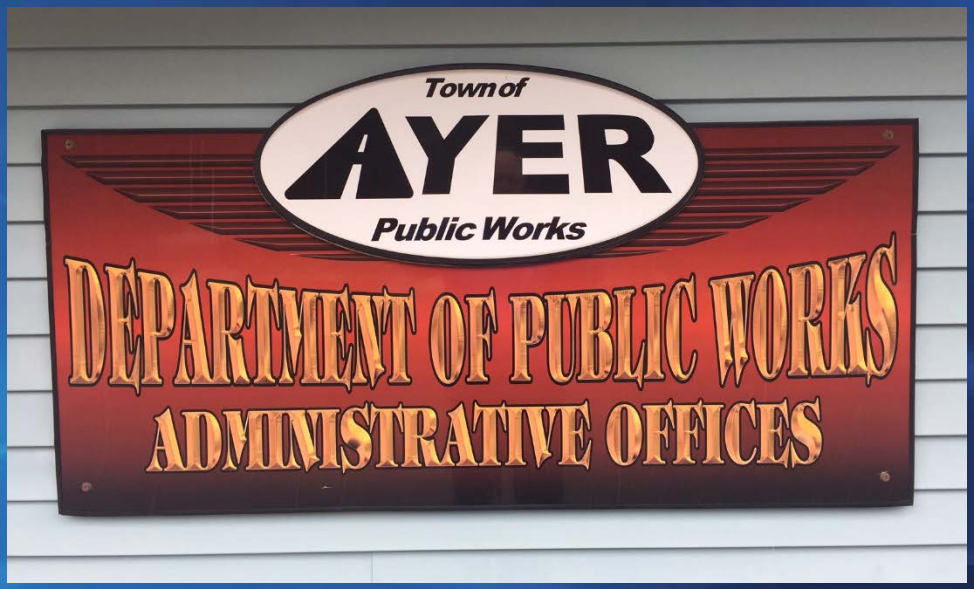
Town of Ayer
DPW FACILITY CAPITAL IMPROVEMENT PLAN



January 2017

Public Works Responsibilities

The DPW touches the lives of the residents everyday by maintaining the infrastructure that the community relies on including…

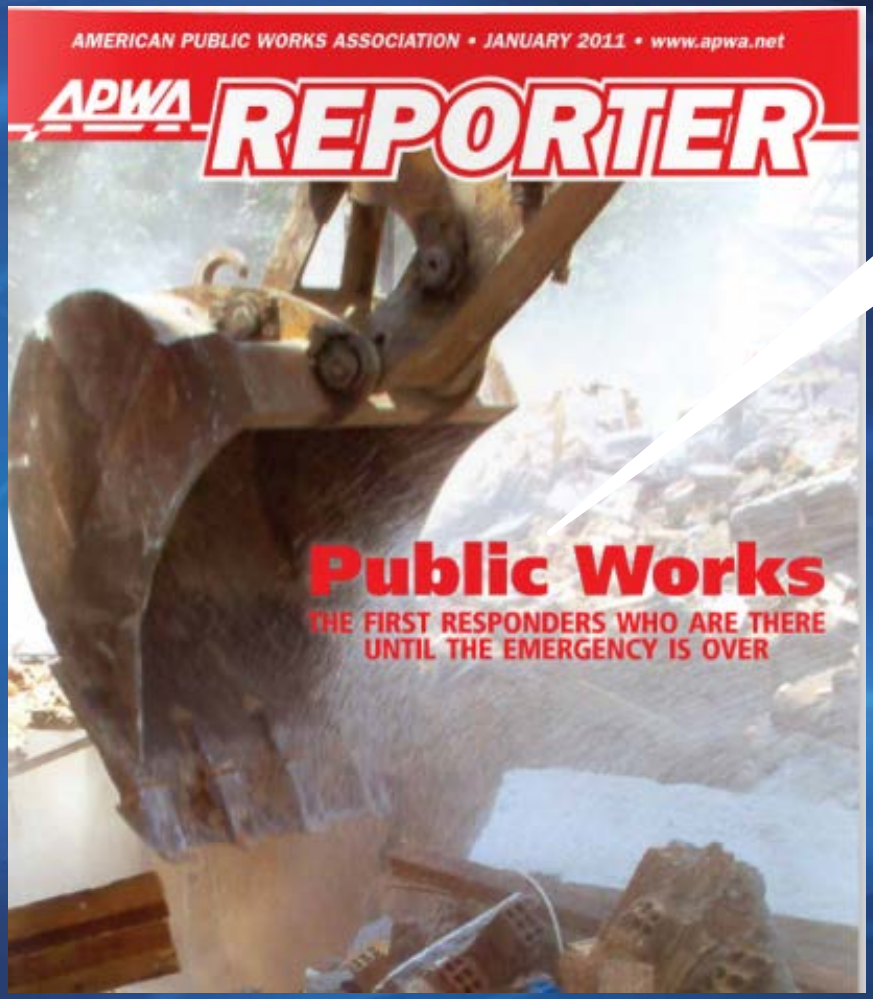
- Administration / Engineering
- Streets and sidewalk maintenance and construction
- Equipment maintenance
- Sanitary sewer construction, maintenance, and treatment
- Stormwater system construction and maintenance
- Solid waste disposal
- Water supply and distribution

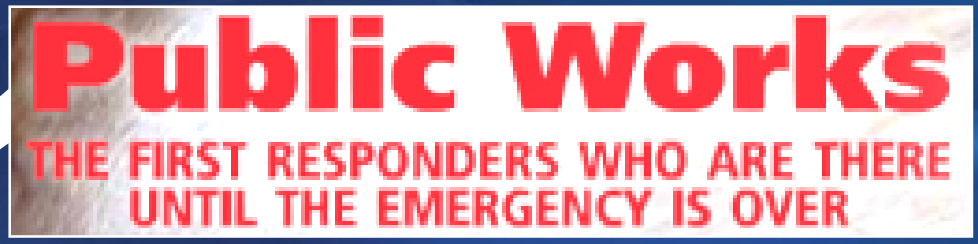
The DPW touches the lives of the residents everyday by maintaining the infrastructure that the community relies on including…

On call 24 hours a day to handle incidents & emergencies including:

- Snow and ice removal operations
- Hurricane / windstorm cleanup
- Removal of road hazards
- Flooding
- Road repair
- Emergency response / consequence management
- The support of other emergency departments

Public Works agencies are considered First Responder and the facilities must support this important role:





"Since the Fall of 2009 DPW's have been classified as first responders under U.S. Department of Homeland Security's (DHS) Emergency Services Sector Coordinating Council's Sector Specific Plan"

Town of AYER Public Works

Why Does the Town Need to Upgrade the DPW Facility?

Why does the Town need a new Public Works facility?

- Existing facility was built in the 1970's with a small addition added in the 1990's
- Responsibilities have increased significantly over the decades along with vehicles, equipment, and staff
- The facility no longer meets the needs of Public Works and is not code complaint
- Efficiency of operations and employee safety are negatively impacted by the substandard conditions

Non-Code Compliant, Undersized, and Unsafe Working Conditions

Office / employee work areas are undersized for today's operations

Shop & Employee Support Spaces are Undersized, Inefficient, and Unsafe for Today's Operations

Town of AYER Public Works

Non-Code Compliant, Undersized, and Unsafe Working Conditions

Employee break area is located in vehicle storage area

Locker area & toilet facilities are undersized and do not meet current codes

Shop & Employee Support Spaces are Undersized, Inefficient, and Unsafe for Today's Operations

Town of AYER Public Works

Vehicle Maintenance Area

- Does not meet acceptable industry and safety standards
- Inadequate height for maintenance
- Poor ventilation - antiquated mechanical system
- Poor lighting
- Non code compliant shop clearances

Maintenance bays and support space are undersized to safely and efficiently maintain vehicles and equip

Town of AYER Public Works

Existing Vehicle / Equipment Storage

Vehicle and equipment storage area is too small to safely and efficiently store the DPW equ

Town of AYER Public Works

Unprotected vehicle/equipment storage due to undersized facility

As a result, a portion of the multi-million dollar fleet and equipment are stored outdoors due to limited space

Town of AYER Public Works

Potential risks associated with substandard facilities – Don’t become a headline!

Town's Fleet of Plows Crushed in Collapse
(Plymouth CT, NBCConnecticut.com 2011)

Fire destroys town's public works building *Officials say fire was major loss for town (WMUR Hopkinton NH 2012)*

Lynnfield DPW Storage Garage Fire *(2013)*

Blaze destroys Henniker snow-removal equipment, leaving ‘serious problem’ *(Henniker NH, Concord Monitor 2015)*

Town of AYER Public Works

Costs

Project Costs – Comparisons Total Project Cost

(Includes soft costs: contingencies, A&E fee, OPM fees, furnishings, communications, etc.)

Description	Size (SF)	Bid Date	Total Project Cost	2014 Avg Cost per SF	2015 Avg Cost per SF	2016 Avg Cost per SF	2017 Avg Cost per SF
Wayland Public Works Facility	39,869	2014	$ 14,038,757	$352	$367	$383	$403
Medford Public Works Facility	45,000	2014	$ 14,591,270	$324	$338	$353	$371
Bourne Public Works Facility	39,040	2014	$ 12,477,309	$320	$334	$348	$365
Norwood Public Works Facility	53,870	2014	$ 18,000,140	$334	$349	$364	$382
Hopkinton Public Works Facility	42,410	2016	$ 14,350,000	--	--	$338	$355
Average Cost per SF:				**$333**	**$333**	**$346**	**$363**

Benefits of an Improved / Code Compliant Facility?

Town of Ayer
Public Works Facility

What are the benefits |

What will an improved / code compliant facility do for the DPW & community……..

- Code compliant and safe work environment for Town employees
- Protect the Town's multi-million dollar investment in vehicles and equipment
- More efficient work space and response times
- Creates a consolidated public works operations improving overall efficiencies for the department
- Eliminates the need to invest money (band-aids) in the existing substandard facility

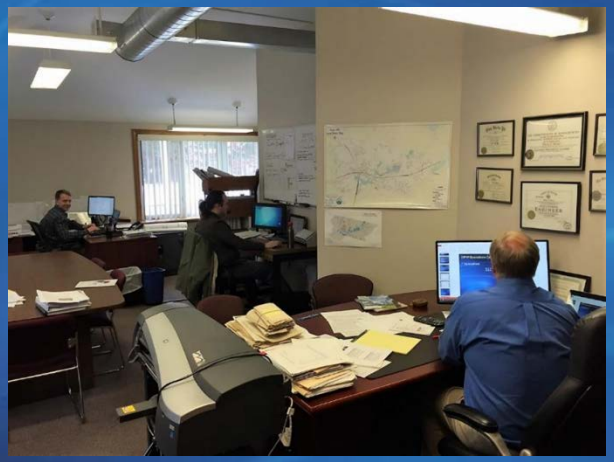
Existing DPW Operations and Maintenance Facilities

Town of AYER Public Works

Existing DPW Storage Facilities

Town of AYER Public Works



Town of AYER Public Works

Benefits of Upgraded DPW Facility

- Code compliant and safe work environment for Town employees
- Protect the Town's multi-million dollar investment in vehicles and equipment
- More efficient work space and response times
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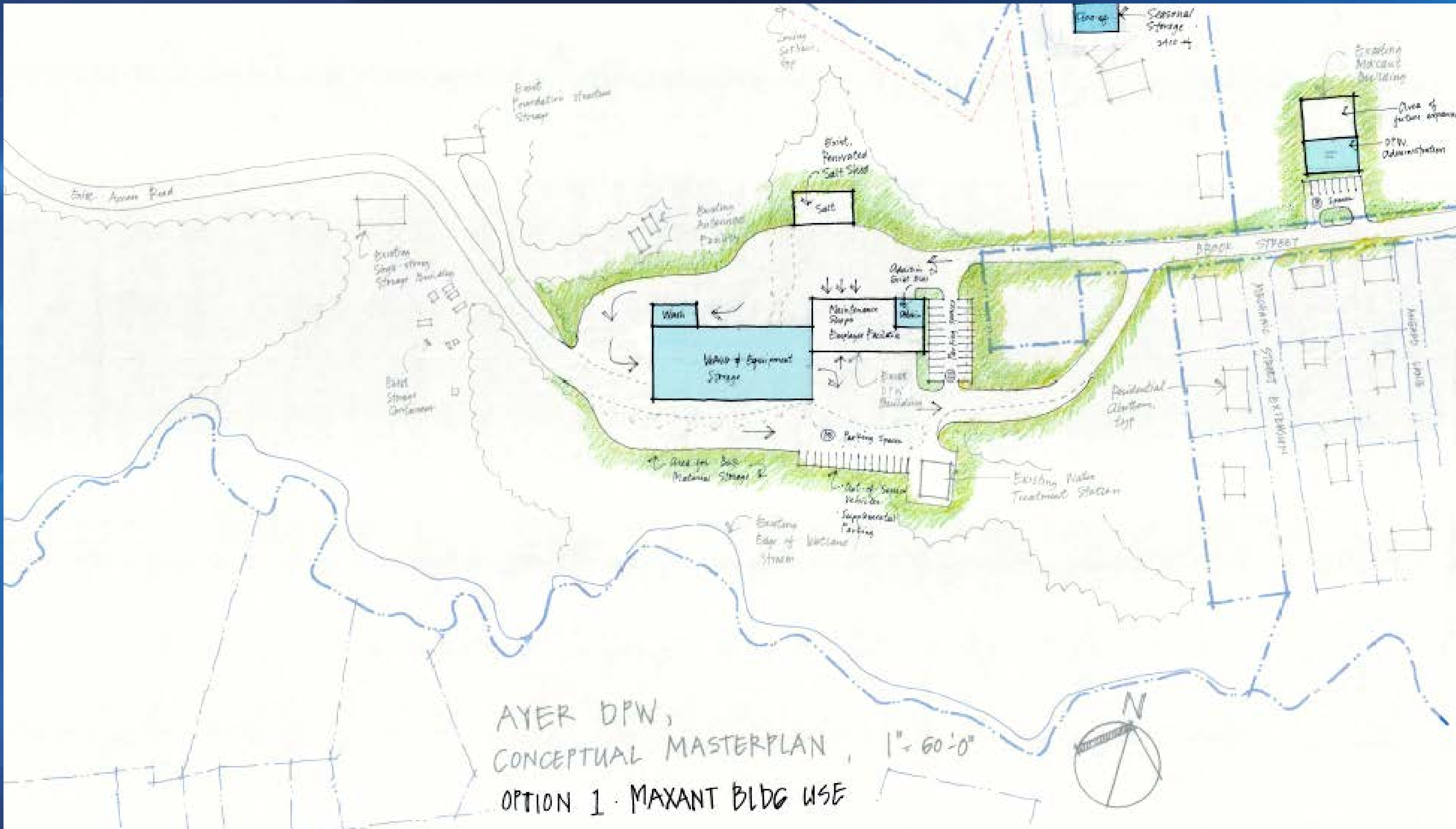
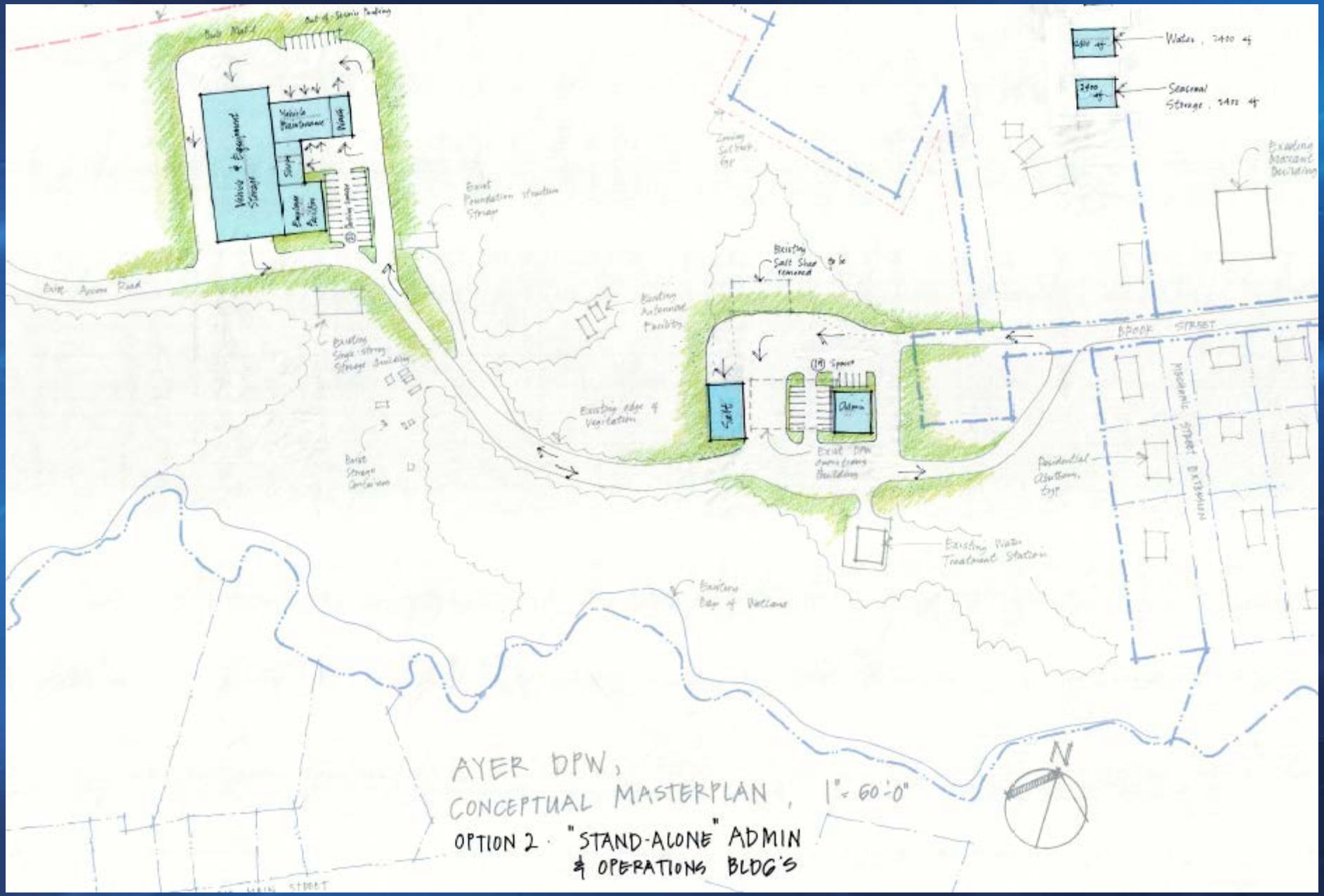
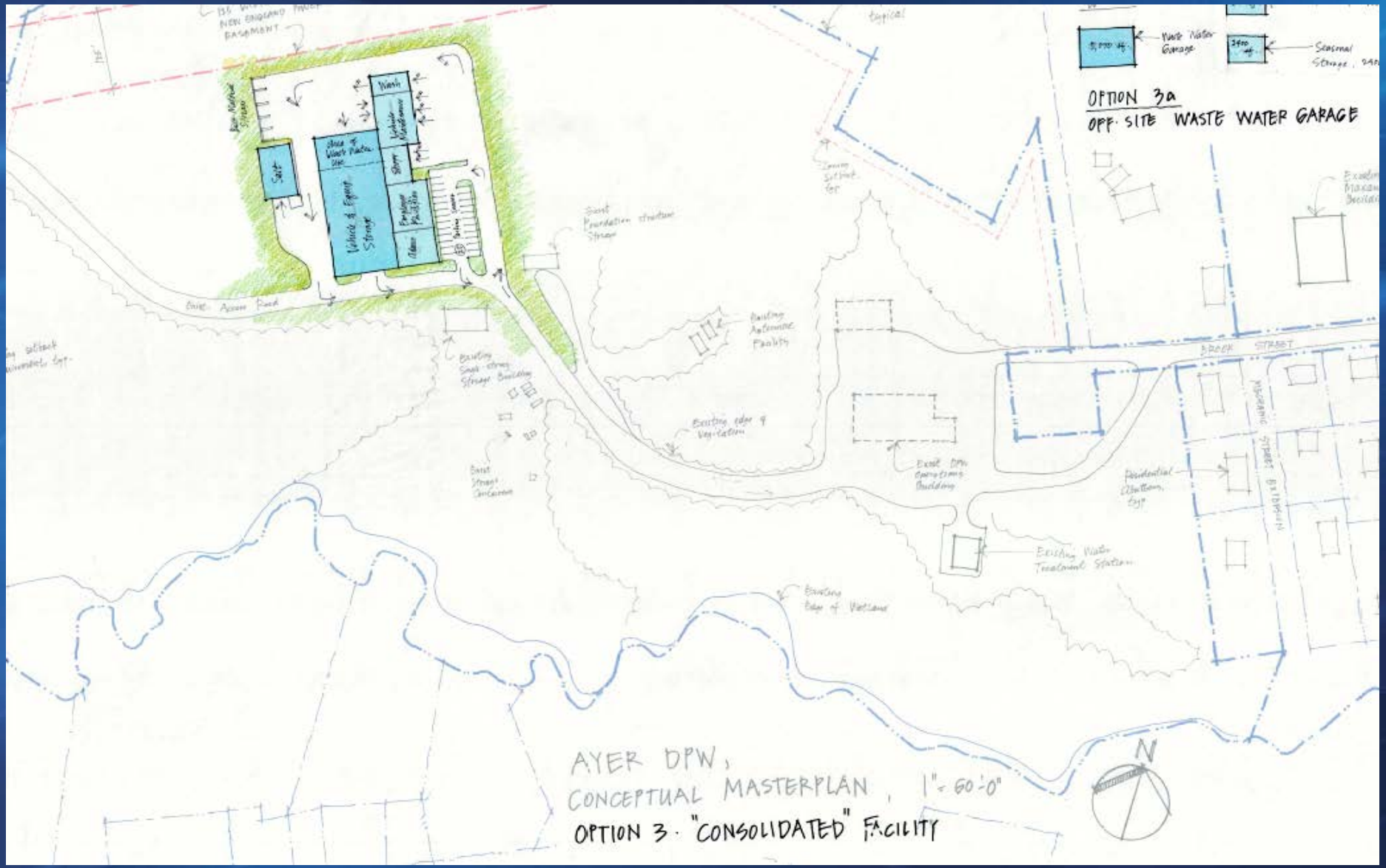
DPW Facilities Options

- Study developed three options ranging in costs from$16M to $18M
- Supt Wetzel has developed a 5 year phased plan that totals $8.9M (including Wastewater & Solid Waste)
- DPW Capital Plan includes budget for:
  - Operations Center (Administration, Management, Meetings, Operations, Engineering Highway storage garage
  - Future improvements to existing garage
  - Garage for Solid Waste and Wastewater


AYER DPW,
CONCEPTUAL MASTERPLAN, 1"=60'-0"
OPTION 1 · MAXANT BLDG USE
Wash
Vehicle & Equipment Storage
Maintenance Shops
Employee Facilities
Salt
Exist. Renovated Salt Shed
BROOK STREET
Parking Spaces
Existing Water Treatment Station
Existing Edge of Wetland
Stream
Seasonal Storage
Existing Maxant Building
DPW Administration


Vehicle & Equipment Storage
Vehicle Maintenance
Office
Salt
Existing Salt Shed removed
Salt
Admin
(19) Spaces
Existing edge of Vegetation
Existing Foundation Structure
Existing Water Treatment Station
Existing Single-Story Storage Building
Existing Antennae Facility
Existing Bay of Natural
Residential Structures, typ
BROOK STREET
RESIDENTIAL STREET EXTENSION
Water, 2400 sf
Seasonal Storage, 2400 sf
N
AYER DPW,
CONCEPTUAL MASTERPLAN, 1" = 60'-0"
OPTION 2 · "STAND-ALONE" ADMIN & OPERATIONS BLDG'S

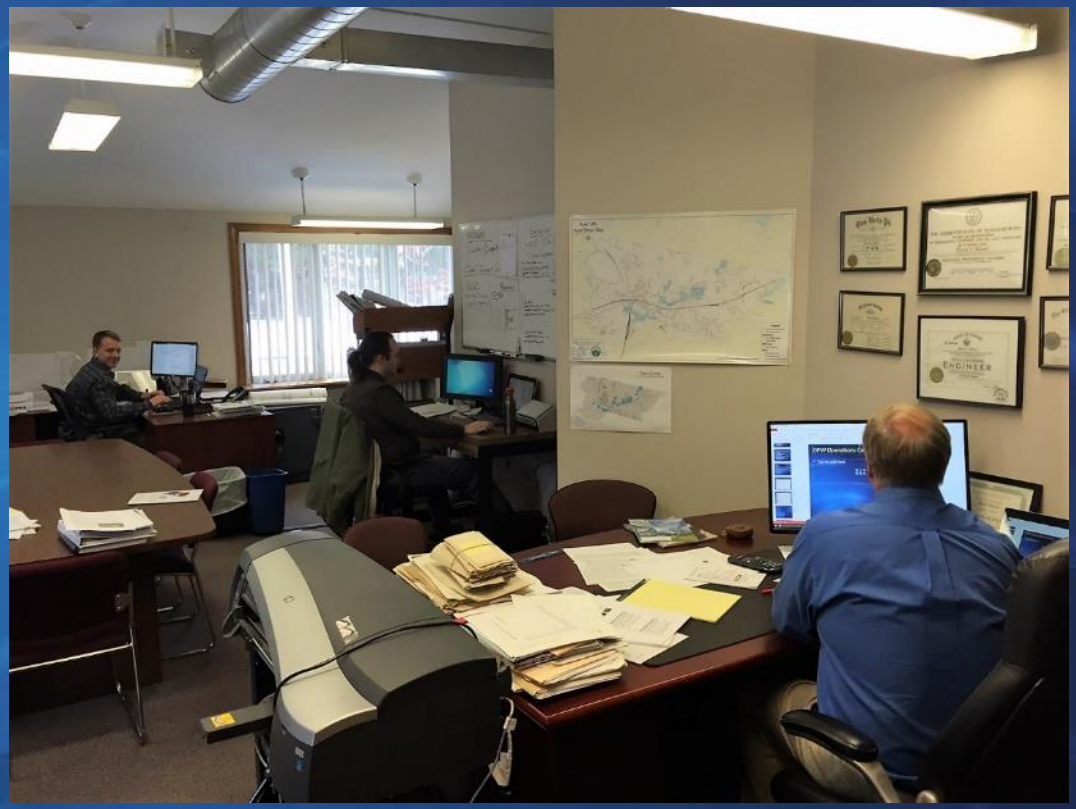

OPTION 3a
OFF SITE WASTE WATER GARAGE
Wash
Salt
Vehicle & Equip. Storage
Existing Antenna Facility
Existing cedar & Vegetation
Existing DPW Operations Building
Existing Water Treatment Station
Existing Cedar & Wetland
BROCK STREET
WASHINGTON STREET
AYER DPW,
CONCEPTUAL MASTERPLAN, 1"=60'-0"
OPTION 3 - "CONSOLIDATED" FACILITY
N

Recommended Phased Plan

Project	FY17 In Progress	FY18	FY19	FY20	FY21
Admin / Operations Building Preliminary Design	$75,000				
Water Division Garage	$350,000				
Admin / Operations Building Construction		$900,000			
Highway Storage Garage		$750,000			
Salt Storage Facility				$250,000	
Highway Garage Renovation				$3,800,000	
Highway Garage Addition					
Solid Waste Garage			$350,000		
Wastewater Garage					$390,000
TOTAL	$425,000	$1,650,000	$350,000	$4,050,000	$390,000

DPW Operations Center $900,000

- Existing DPW Admin office is overcrowded and lacks storage, private office, conference room, engineering work areas and file / equipment storage



DPW Operations Center

- Budget is based on new building on DPW property. Modular Construction is proposed to reduce cost.
- Operations center would house administration, operations, engineering, meeting & training room, lunch room
- Located adjacent to existing building
- Existing DPW Administration space would be used for Highway Staff

DPW Storage Garage

- Provide storage for vehicles and equipment not used on a daily basis
- Protected vehicles/ equipment last longer and are more reliable
- Current practice requires moving vehicles around on a DAILY basis
- Proposed building would be 5 bay, 50 ft. by 80 ft. – steel frame, minimally heated
- Replace wood shed, tank, club house and move some outside storage into the building
- Building would be engineered by Ayer DPW


FMX | Cover Story

Protected vehicle storage provides safe, long-term cost-efficiencies and benefits in seven main areas

1. PUBLIC SAFETY

2. EMPLOYEE SAFETY

3. COST SAVINGS

4. EFFICIENT AND COST EFFECTIVE OPERATIONS

Thank You for Your Consideration of These Important Town Infrastructure Projects

Town of
AYER
Public Works