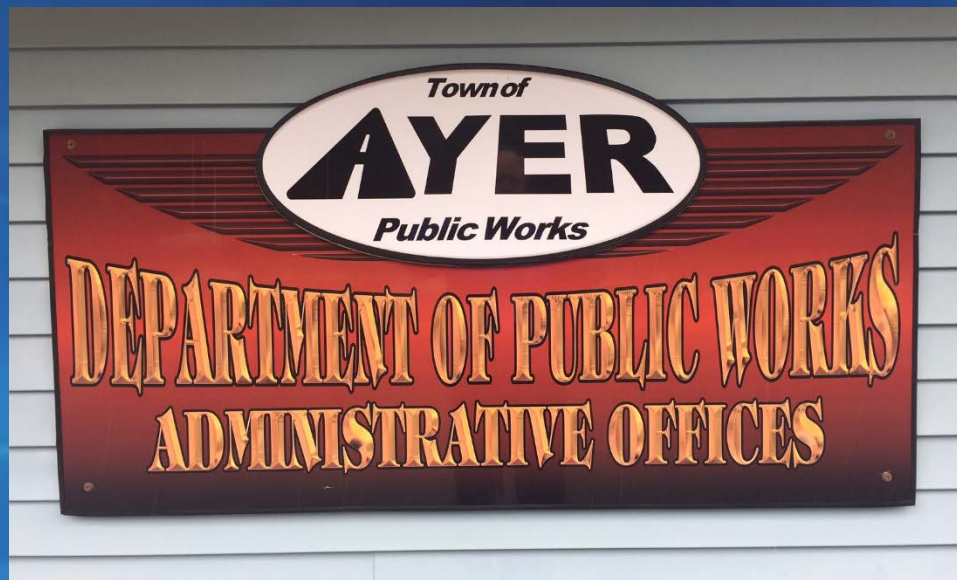


Town of Ayer DPW FACILITY CAPITAL IMPROVEMENT PLAN



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:



Public Works
THE FIRST RESPONDERS WHO ARE THERE
UNTIL THE EMERGENCY IS OVER

“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”



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



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

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 equipment.

Existing Vehicle / Equipment Storage



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

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

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)



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

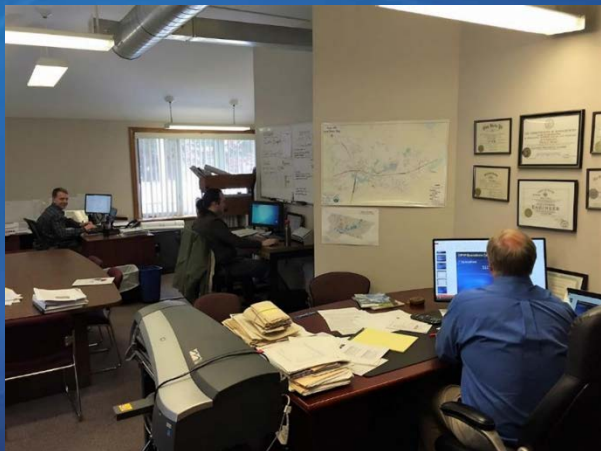


Existing DPW Operations and Maintenance Facilities



Existing DPW Storage Facilities





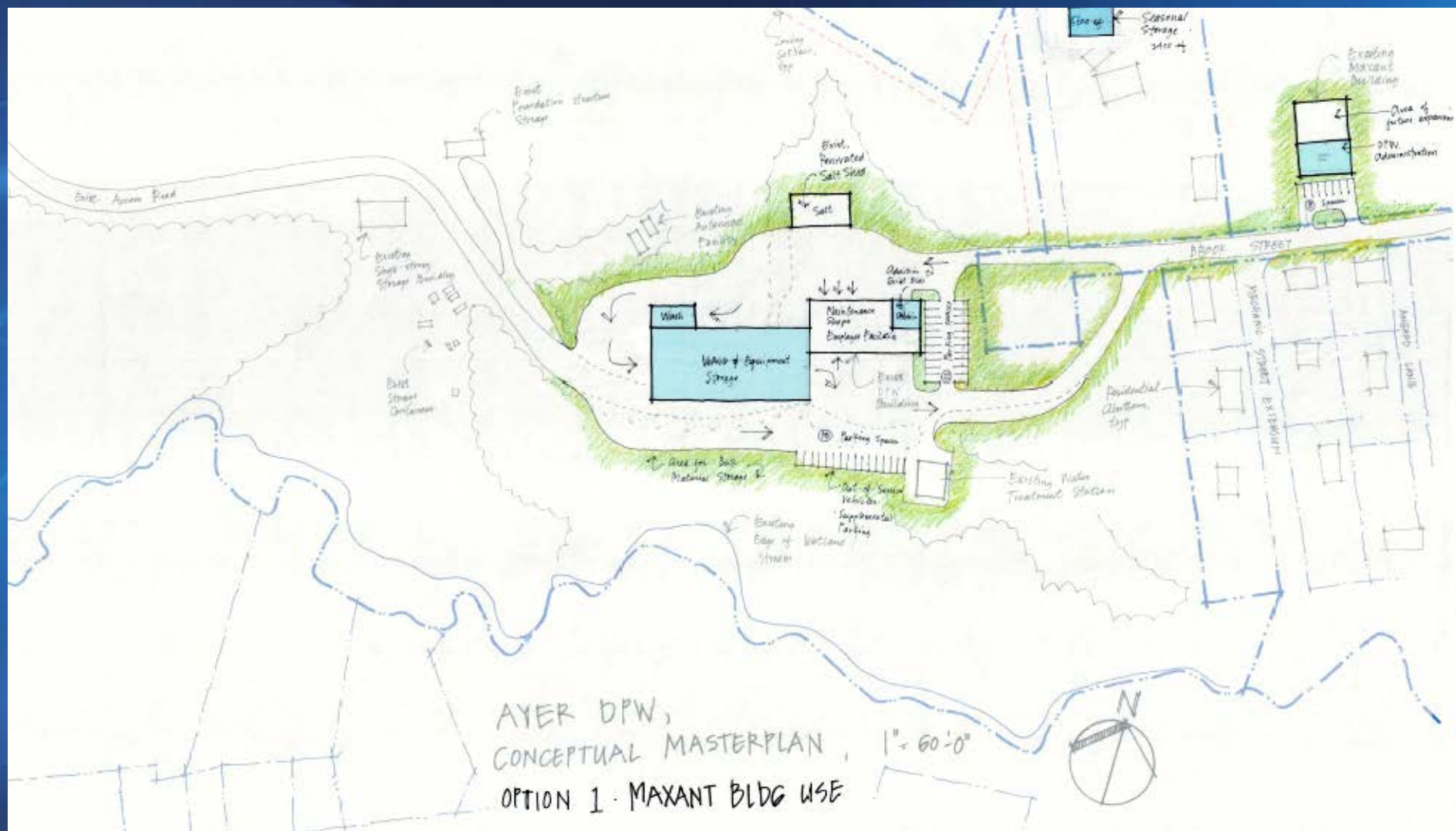
Benefits of Upgraded DPW Facility

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- Protect the Town's multi-million dollar investment in vehicles and equipment
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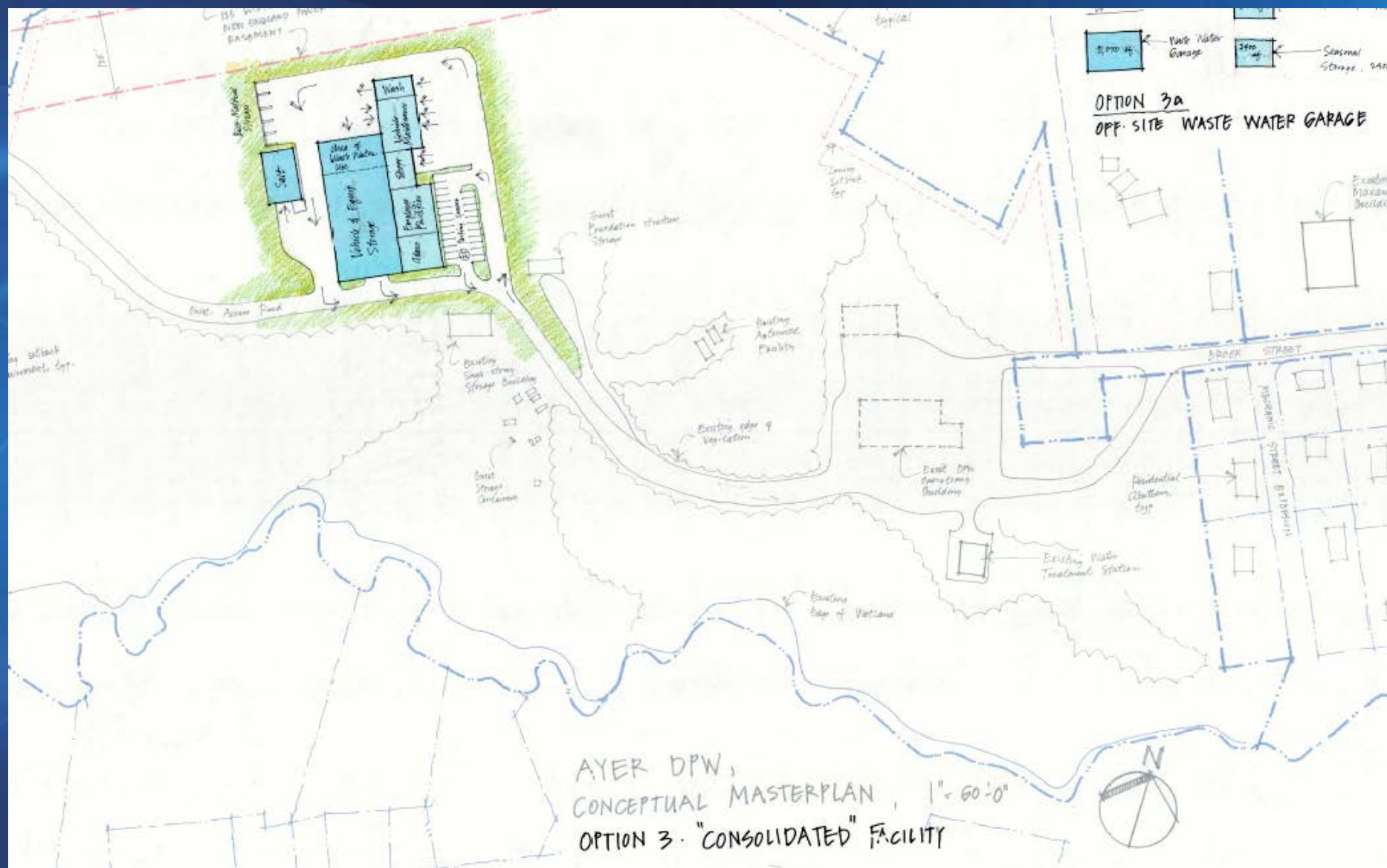
DPW Facilities Options

- 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 2. "STAND-ALONE" ADMIN
 & OPERATIONS BLDG'S



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

FMAK | Cover Story

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

Many fleets – both public and private – unknowingly undermine the usefulness of their vehicles or cost themselves thousands in unnecessary repairs because of improperly stored vehicles. An improperly stored fleet vehicle is typically in an exposed area that is not intended or designed for heavy equipment or vehicle storage.

Vehicles stored in exposed areas may be exposed to harsh seasonal conditions, including weather-related deterioration and reducing the life expectancy of such vehicles in the equipment inventory. Otherwise, the maintenance of vehicles stored in exposed areas also takes place out of doors, potentially compromising staff safety and the surrounding environment.

A best management practice for fleet maintenance management is indoor-protected vehicle storage that is specifically designed for such a task. Such indoor-protected vehicle storage provides safe, long-term cost-efficiency and benefits in seven main areas.

- 1. PUBLIC SAFETY**
Vehicles and equipment used for emergency response purposes, such as responding to fires and for storms, water main breaks, sewer pump failures and other issues, are expensive machines. If stored outdoors during the cold winter months, they may be subject to existing problems or damage that could delay response time during an emergency. This can result in unsafe conditions for the public.
- 2. EMPLOYEE SAFETY**
Fleet fleets with outdoor equipment and non-maintained stored equipment or equipment outdoors, storage of the larger vehicles outdoors during inclement weather may require an employee to climb around the exterior of the vehicle to clean off and prepare the vehicle for use. This exposes the employee to unnecessary risks associated with slipping or falling from the large equipment.
- 3. COST SAVINGS**
CaseWise's analysis identifies the most cost-effective efficient and safe storage of fleet vehicles and equipment based on a comparison of the costs to construct, maintain and operate a new storage garage versus the additional costs incurred by storing vehicles outdoors. Increased maintenance, reduced vehicle life expectancy and non-productive labor for vehicle preparation. The data show that the cost to store vehicles and equipment outdoors over the life of the building will cost approximately three times the cost to construct, operate and maintain a new vehicle storage garage.
- 4. EFFICIENT AND COST EFFECTIVE OPERATIONS**
An analysis of fleet management practices shows that on any given day, 85 percent of fleet vehicles should be in working order to address emergency efficiency, storing vehicles and equipment in a minimally heated and well-lit storage garage results in efficient operations by providing an

5. PROTECTIVE ENVIRONMENT
A heated environment enhances the performance of fleet vehicles, eliminating potential delays associated with cold engines and frozen equipment, and reducing the likelihood of mechanical maintenance.

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10. FLEET MAINTENANCE | **WEEKEND** | www.fma.com/newsroom



Thank You for Your Consideration of These Important Town Infrastructure Projects

