



# **Milton DPW Yard Needs Assessment Study**

**Presentation to Milton Town  
Meeting**

**OCT 26, 2015**

# Milton DPW Yard Needs Assessment Study

- May, 2014 Annual Town Meeting directed a needs assessment
- Spacial needs of the DPW, CFD, P&R, and Cemetery
- \$35,000 authorized
- Cemetery opts out

# **STUDY COMMITTEE MEMBERS**

- **Stan Genega – Chairman**
- **Marie Theodat**
- **Kevin Burke**
- **John Driscoll**
- **Marvin Gordon**

## **STAFF ADVISORS –**

- **Joseph Lynch – Director of Department of Public Works**
- **Thomas McCarthy – Parks Commission**
- **William Ritchie – Director of Consolidated Facilities**

# SUMMARY

## • CURRENT

- Office & Admin.
  - 4,587 S.F.
- Employee Work Facilities
  - 1,100 S.F.
- Work Shops & Material Storage
  - 1,766 S.F.
- Vehicle Maintenance
  - 4,100 S.F.
- Equip. Wash Area
  - 0 S.F.
- Veh. & Equip. Storage
  - 25,453 S.F.
- **TOTAL**
  - **37,006 S.F.**

## • NEEDED

- Office & Admin.
  - 7,202 S.F.
- Employee Work Facilities
  - 5,127 S.F.
- Work Shops & Material Storage
  - 11,098 S.F.
- Vehicle Maintenance
  - 7,394 S.F.
- Equip. Wash Area
  - 1,591 S.F.
- Veh. & Equip. Storage
  - 40,079 S.F.
- **TOTAL**
  - **72,492 S.F.**

Note – Existing facilities one half of industry standards. Requirement at low end of comparables.

Town of Milton  
DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility.....



Portions of the storage garage are failing – structural roof framing is collapsing and there are numerous large holes in the roof

Town of Milton  
DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility?



Portions of the storage garage are failing – facilities are unable to keep the weather out

Town of Milton  
DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility.....



The mechanical systems are antiquated and inefficient

Town of Milton  
DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility.....



Buildings have reached their useful life



Town of Milton  
DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility.....



Existing vehicle storage areas are undersized to adequately store vehicles  
(does not provide code required egress around vehicles)

Town of Milton  
DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility.....



Vehicle/equipment storage areas are undersized resulting in congested / unsafe vehicle and equipment storage configurations

# Town of Milton DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility.....



Portions of the multi-million dollar fleet are stored outdoors due to undersized vehicle / equipment storage areas

Town of Milton  
DPW, Parks, and Consolidated Facilities Complex

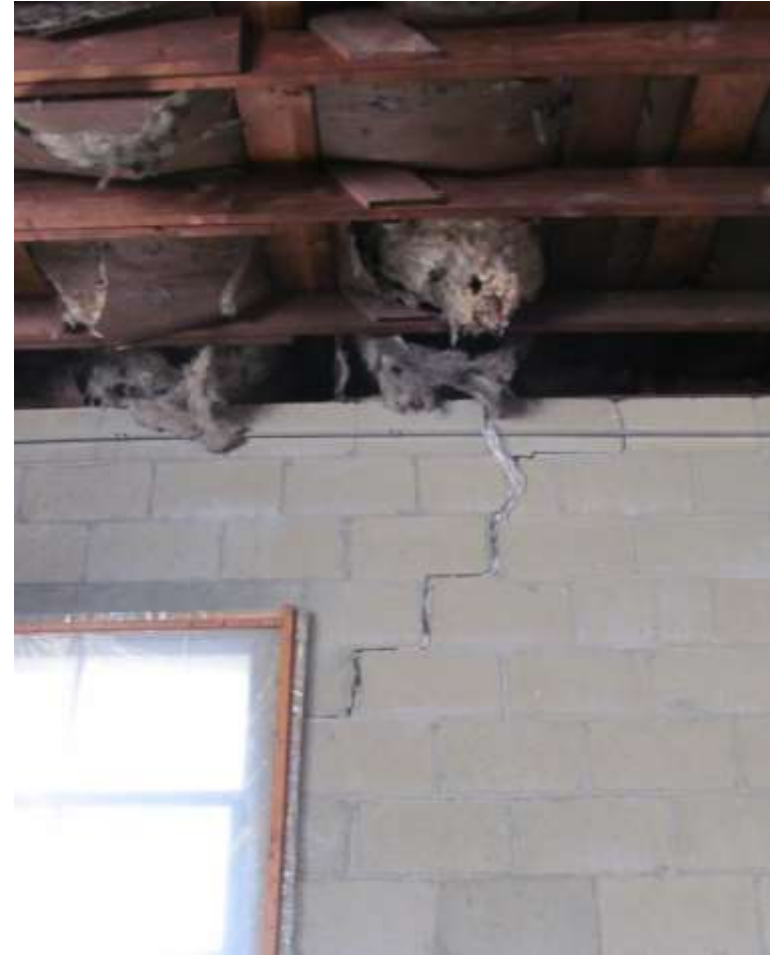
Why does the Town need a new facility.....



Inadequate salt shed storage capacity requiring a portion of the material to be stored outdoors

Town of Milton  
DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility.....



Excessive damage to the building envelopes due to the age of the buildings and differential settlement of the foundations

# Town of Milton DPW, Parks, and Consolidated Facilities Complex

Why does the Town need a new facility.....



Vehicle Maintenance area is undersized to safely and efficiently support larger DPW vehicles and Fire apparatus

# OUTDOOR STORAGE

- Approx. 50% of DPW, CFD, P&R equipment stored outdoors
- Truck life- 10 years, replaced 15-20 years
- Heavy Equipment life- 15 years, replaced 20-25 years
- Wayland dump truck example- significant impact on service life

# Criterion Issued to Consultant by Study Committee

- DPW, CFD, & P & R to stay at site
- Establish traffic patterns to safely separate public and operational traffic
- Utilize existing buildings as much as possible










# PROPOSED ALTERNATIVES

- Fourteen conceptual alternatives were studied and reviewed.
  - DPW Yard Study Committee selected Scheme 3C as the optimum alternative
    - Converts Vehicle Maintenance Building to Administration Building
    - Converts Storage Building to Workforce Facilities
    - Reuses Metal Building as Equipment Storage and Annexes new Building to it.

# OPTIMUM ALTERNATIVE

SYMBOL LEGEND	
	Existing Building to Remain
	Setback Line
	Property Line
	Pinch Line

	ADMINISTRATION / EMPLOYEE FACILITIES	12,800 SF
	SHOPS	12,600 SF
	VEHICLE MAINTENANCE	6,000 SF
	VEHICLE STORAGE	38,700 SF
	<b>TOTAL</b>	<b>70,100 SF</b>
	SALT	6,000 SF
	FUEL	1,200 SF
	WASH	1,400 SF



SCHEME 3C -  
REUSES 3 STRUCTURES

SCALE 1" = 20'

Comments

Rev	Date	Description

Revisions

Rev	Date	Description

Scale: For  
**CONCEPTUAL DESIGN**

Date: August 20, 2010  
 Scale: 1" = 40'  
 Drawn By: JGPH  
 Prepared By: JGPH  
 Checked By: JGPH  
 Approved By: JGPH

# Sequence and Funding Alternatives for Project Implementation

Project implementation must minimize disruption of the current operations

- Single contract
  - 28 Month Project - \$26,950,000
  
- Three distinct phases under separate contracts.
  - Phase 1 – 10 Month Project - \$845,000
  - Phase 2 – 24 Month Project - \$19,225,000
  - Phase 3 – 18 Month Project - \$10,270,000
  - TOTAL PROJECT – 52 Month Project - \$30,350,000**

# Next Step

Recommend BOS support TM providing \$675,000 for Preliminary Engineering to include activities such as:

- Geotechnical investigation
- Environmental surveys
- Hazardous Materials identification
- Drainage assessment
- Schematic design plan
- Outline specifications