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.
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.
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
Existing vehicle storage areas are undersized to adequately store vehicles
(does not provide code required egress around vehicles)
Vehicle/equipment storage areas are undersized resulting in congested / unsafe vehicle and equipment storage configurations
Portions of the multi-million dollar fleet are stored outdoors due to undersized vehicle / equipment storage areas
Inadequate salt shed storage capacity requiring a portion of the material to be stored outdoors
Excessive damage to the building envelopes due to the age of the buildings and differential settlement of the foundations

Why does the Town need a new facility........
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**
- Building
- Building to Boundary
- Setback Line
- Property Line
- Fence Line

**Administration/Employee Facilities:** 12,800 SF
**Shops:** 12,600 SF
**Vehicle Maintenance:** 6,000 SF
**Vehicle Storage:** 38,700 SF
**Total:** 70,100 SF

**Salt:** 6,000 SF
**Fuel:** 1,200 SF
**Wash:** 1,400 SF

Scheme 3C - Reuses 3 Structures
Scale 1" = 20'
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