

A photograph of a large body of water, possibly a lake or reservoir, with a forested shoreline in the background. The water is a deep blue color with ripples. In the foreground, there are green grasses and some small plants. The sky is bright and blue with some light clouds. The text "Public Services Building at Dedham Avenue" is overlaid on the water in a large, black, sans-serif font. Below it, the date "April, 2008" is also overlaid in a smaller, black, sans-serif font.

# Public Services Building at Dedham Avenue

April, 2008

# Renovation/Reconstruction at DPW

“The existing DPW main building is an unsuccessful mix of garage, storage and office space.” – Kaestle Boos, 1998





# Historical Context

- Kaestle Boos 1998-1999
- Board of Selectmen 2000 & 2002
- Facility Master Plan 2005 – 2006
- Town Hall Feasibility 2007 – 2008

# Kaestle Boos Evaluation of DPW (1999)

- Facility Rating:
  - Physical C-
  - Infrastructure C
  - Safety/Code D
  - Accessibility D-
  - Technology D
  - Community Use C-

# Kaestle Boos Recommendation

- The facility is better suited for storage than as a work environment
- “The biggest problem remains the juxtaposition of the office environment and garage function below.”
- Keep functions together and consolidate DPW functions at Dedham Avenue
- Separate Office-related functions

# Kaestle Boos Recommendation

- Construct a new Administration building, leaving the existing facility for garage and storage functions (recommended: \$4.4 million in 1999\$\$), OR
- Construct a new garage/storage building and renovate existing building to house Administration (discussed not recommended)
- Include EOC, Planning and MBMB (Public Facilities)



# Kaestle Boos Master Plan (12 Year) Partial List

- Addition & Renovation Public Library 1998
- Eliot/Broadmeadow/Newman/HR 1999
- Senior Center at High Rock (2002)
- New Middle School (2004)
- **New Building and Renovations at DPW (2004)**
- High School Renovation (2006)
- Town Hall (2006)
- Pollard Renovation (2007)
- Mitchell Renovation (2008)
- Hillside Renovation (2009)

# Board of Selectmen Plan 2000

- HS HVAC (1999)
- Rosemary Pool (2001)
- Emery Grover (2003)
- Town Hall (2003)
- **Public Works Administration Building (New) (2005)**
- Middle School (2005)
- Police/Fire (2007)
- High School Renovation (2007)
- Hillside School (2009)
- Mitchell School (2009)
- High Rock Community Center (2009)

# Board of Selectmen Plan 2002

- High School HVAC (2002)
- Senior Center at Rosemary (2003)
- Town Hall Renovation (2005)
- **DPW Administration Building (2006)**
- Library Renovation (2007)
- New Middle School (2007)



# 2006 Facility Master Plan Timeline “Left Side”

- Senior Center 2008 (\$3.1 - \$4 million)
- High Rock School & Modulares 2008 (\$15 million)
- DPW Interim 2009 (\$3.5 - \$4 million)
- Town Hall Infill 2010 (\$12.8 million)
- DPW Salt Shed 2012 (\$4.9 million)
- Emery Grover Annex 2012 (\$11.4 million)

Note: 2008 \$\$

# 2006 Facility Master Plan Timeline “Right Side”

- Senior Center Expansion 2013 (\$2.5-\$5 million)
- EOC 2013 (\$2.1 million)
- Middle School 2014 (\$32.2 million)
- DPW/Central Ave. 2014 (\$7.2 million)
- DPW/Central Ave. 2015 (\$1.6 million)
- DPW/Central Ave. 2016 (\$5.7 million)
- DPW/Central Ave. 2017 (\$5.9 million)
- Hillside 2018 (\$14.6 million)
- Mitchell 2019 (\$15 million)

Note: 2008 \$\$

# Facility Master Plan DDP

- “The existing DPW facility on Dedham Avenue is too small for department needs, and garage space is inefficient and inappropriate. Second floor office space has a fire escape as a second means of egress, there is no handicapped accessibility and there is a history of air quality problems from the garage below. There is also an EPA citation for environmental site issues.” -- DiNisco



# Description of Plan

- Phase 1: Construction of Administration Building for Public Works, Public Facilities, ZBA, Conservation, Planning & Park and Recreation (\$6.09 million)
- Phase 2: Renovation of Existing Building for air quality, systems, accessibility, vehicle storage, stormwater and EPA compliance, moving of salt shed (\$10 million).
- Existing building will be used for storage, vehicle maintenance, maintenance and repair shops

# Project Timeline

- RFP for design firm issued March, 2008
- Funding for design and construction in May, 2008
- Construction begins February, 2009
- Project Completion and fit out for Town Hall use November/December, 2009
- Town Hall use from December 2009 through June/July 2011
- Fit out for Public Services use July, 2011

# Financing Plan

- Facility Financing Concept Plan:
  - Town Hall CPA with some tax levy support
  - DPW/Public Services building within the levy & proportional allocation to enterprise funds
  - Senior Center as a debt exclusion
- Debt Ratios – 12.5% in 2011, Peak year

# Synergy with Town Hall Project

- Convenient
- Centrally located
- Saves over \$1 million in 2008 dollars for temporary swing space



# Project Specifics

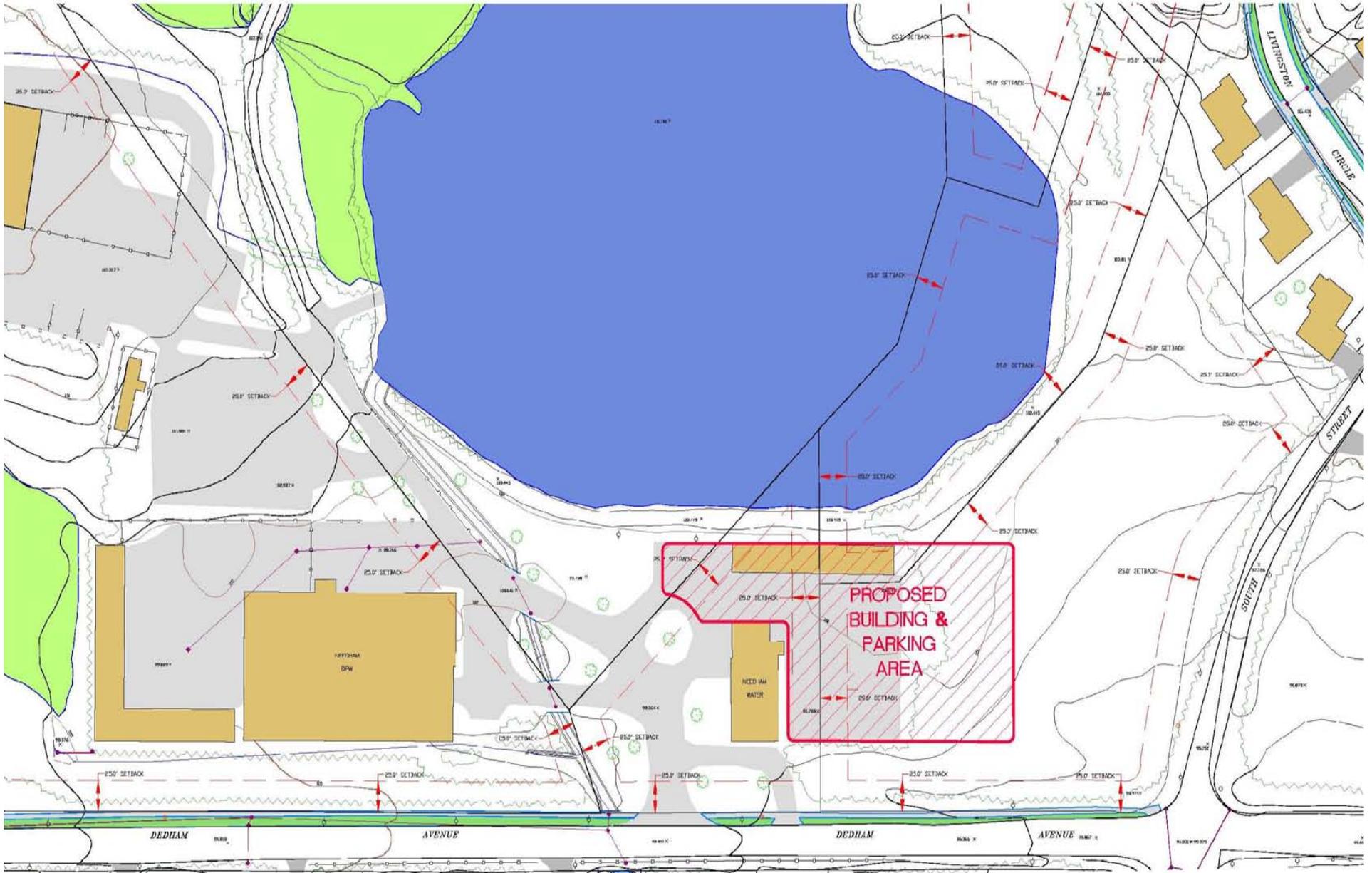
- Design: \$400,000
- Site Costs: \$300,000
- Construction: \$4,700,000
- F,F,&E, Technology: \$400,000
- Contingency/Other: \$290,000
- Total: \$6,090,000

# Project Specifics

- Public Works forces to provide assistance with clearing, site work, relocation of Public Works equipment and materials
- Initial estimate of annual operating costs:
  - Salaries, wages and indirect: \$52,158
  - Services, supplies, materials: \$122,473

# Challenges

- Constrained Site
- Pace requires appropriation of design and construction simultaneously
- Relocation of Town Hall departments (Planning & Park and Rec)

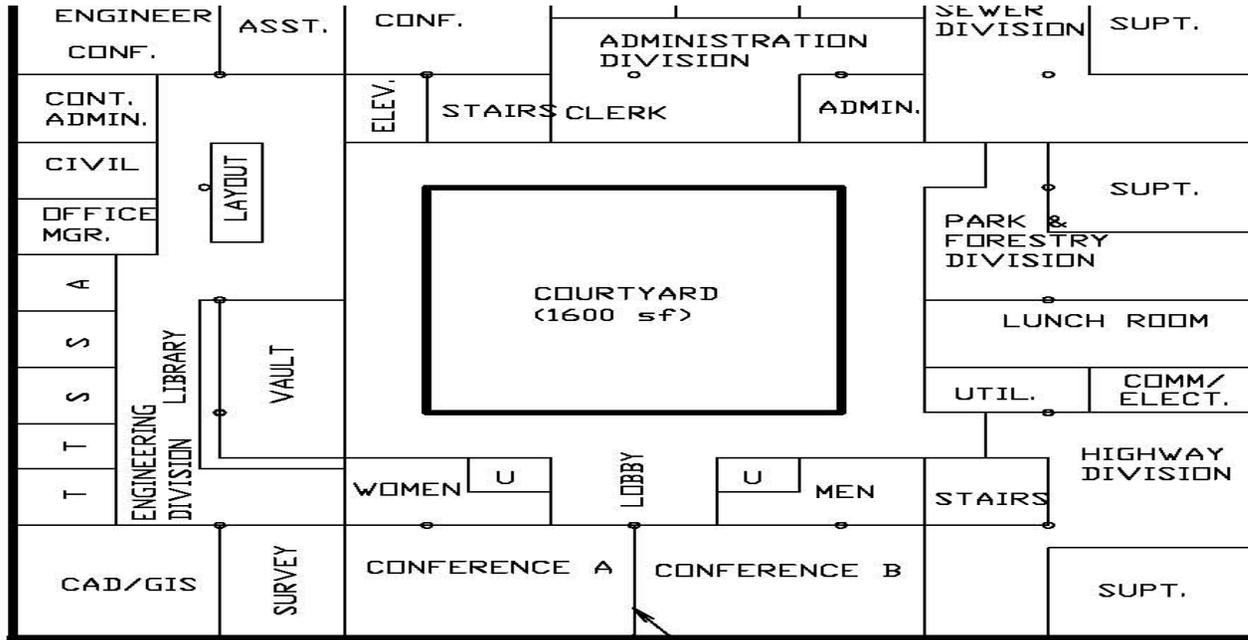


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**DRAFT**

SECOND FLOOR



RETRACTABLE WALL

FIRST FLOOR

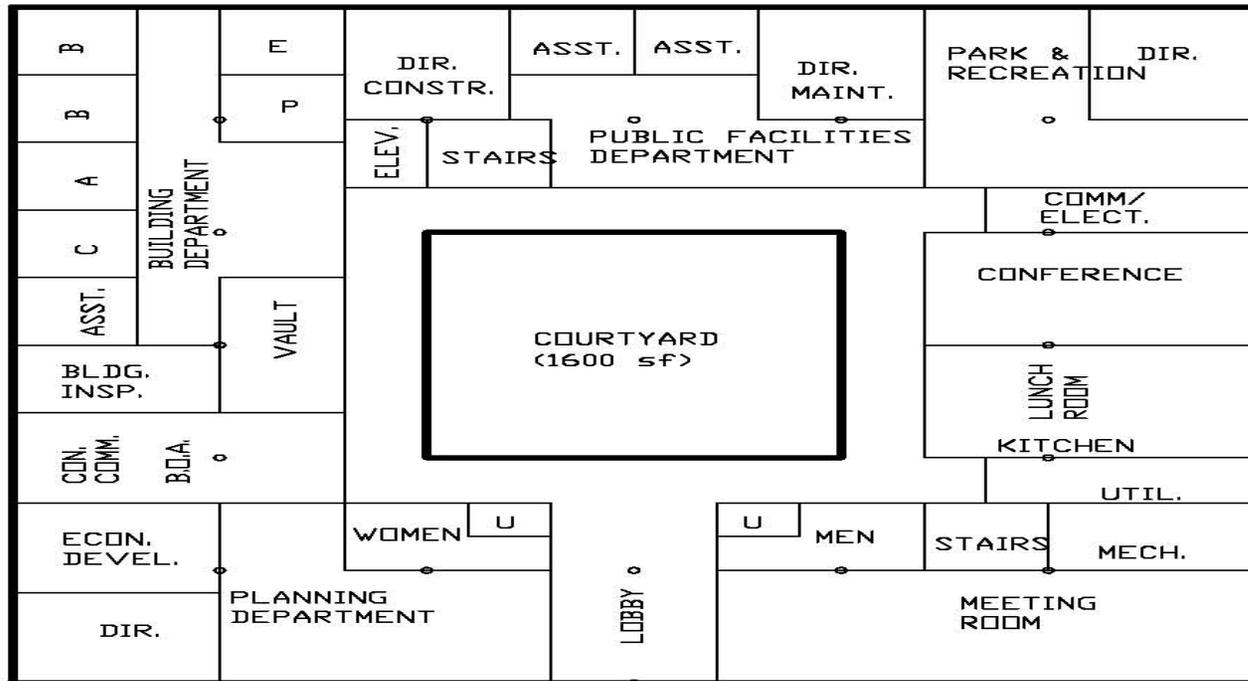


TABLE OF EXISTING OFFICE AREAS

OFFICE	EXISTING AREA	PROPOSED AREA*
PLANNING BOARD	673.92 sf	1,000 sf
BUILDING DEPARTMENT	1,268.27 sf	2,140 sf
ENGINEERING DIV.	2,320.08 sf	4,000 sf
HIGHWAY DIV.	435.12 sf	1,020 sf
WATER & SEWER DIV.	514.98 sf	1,160 sf
PARK & FORESTRY DIV.	224.00 sf	960 sf
PUBLIC FACILITIES DEPT.	659.12 sf	1,440 sf
PARK & RECREATION DEPT.	626.71 sf	700 sf
PUBLIC MEETING ROOM	0 sf	800 sf
BRD APPEAL/CONS. COMM.	217.98 sf	312 sf
DPW ADMINISTRATION DIV.	747.04 sf	1,324 sf
DPW DIRECTOR	250.35 sf	400 sf
CONFERENCE ROOMS (2)	468.00 sf—1 Rm	768 sf
KITCHEN/LUNCH ROOM	147.00 sf	400 sf
MECHANICAL/ELEC/COMM.	622.72 sf	680 sf
UTILITY ROOMS (5 TOTAL)	206.50 sf	602 sf
STAIRS/ELEVATOR	107.53 sf	400 sf
MEN'S RESTROOMS (2)	405.79 sf—2 Rm	437 sf
WOMEN'S RESTROOMS (2)	112.00 sf—1 Rm	437 sf
LOBBY/HALLWAYS	1,305.39 sf	5,020 sf
COURTYARD	0 sf	1,600 sf
TOTAL	11,312.50 sf	25,600 sf

\* — TO BE VALIDATED BY ARCHITECT

<b>Department &amp; Support Spaces</b>	<b>Net* Existing s.f.</b>	<b>Net* Estimated Future s.f.</b>
<b>TOWN ADMINISTRATION</b>		
Town Manager/ Selectmen	730	1080
Finance/Asst. Town Mgr.	78	150
Personnel/Asst. Town Mgr.	423	500
Town Clerk/ Registrar	784	850
Accounting	507	525
Treasurer / Tax Collector & Parking Clerk	722	800
Retirement	259	250
Information Technology Center	1,162	1100
Assessor	772	775
<b>Total Administration</b>	<b>5,437</b>	<b>6,030</b>

\* Does not include corridors, stairs, public entries or bathroom spaces.

<b>COMMUNITY DEVELOPMENT</b>		
Planning & Economic Development	<b>707</b>	<b>850</b>

<b>COMMUNITY SERVICES</b>		
Public Health	849	1050
Veteran's Services	163	200
Youth Services	686	850
Park & Recreation	626	700
<b>Total Community Services</b>	<b>2,324</b>	<b>2,800</b>

<b>TOTAL DEPARTMENT SPACES</b>	<b>8,468</b>	<b>9,680</b>
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<b>SUPPORT SPACES</b>		
Selectmen's Meeting Room	443	587
Training Rooms	200	150
Shared Conference Rooms	0	250
Lunch Room	219	250
Record Storage Vault	223	223
Town Clerk Storage	332	300
Assessor's / IT Storage	146	300
Paper Supply Room	154	170
Cable TV	25	30
Copy Room(s)	106	80
Public Health / Veteran's Storage	73	100
Mail Room	82	80
Custodian	205	200
Lower Level Corridor Storage & Trash Storage	250	Storage to remote location
Park & Rec. Storage (Over Stage)	169	100
General Storage at and Over Stage	169	169
Custodial Closet	31	30
<b>Total Support Spaces</b>	<b>2,827</b>	<b>3,019</b>

<b>Total Net Occupied Floor Spaces*</b>	<b>11,295</b>	<b>12,699</b>
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\* Does not include corridors, stairs, public entries or restrooms.

# Public Services Building at Dedham Avenue

- Questions?
- Next Steps?

