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# Town of Wrentham New DPW & Land Use Facility

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Presentation  
November 13, 2023

# Town of Wrentham New DPW & Land Use Facility Agenda



Public Works &  
Land Use  
Responsibilities



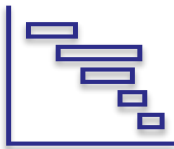
Existing Facility  
Conditions



Work  
Completed  
to Date



Benefits of a  
New Facility



Schedule

Town of Wrentham  
**New DPW & Land Use Facility**

**Public Works Responsibilities**

# Town of Wrentham

## New DPW & Land Use Facility

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

- Repair & Maintenance of Town roads
  - Approx. 96 miles of roadway
- Roadside mowing
- Street sweeping
- Drainage installation & repairs
- Town tree maintenance
- Street sign installation & repair
- Line painting / crosswalk painting
- Inspections for developments
- Maintenance & operation of the cemeteries
- Maintenance of Town vehicles
- Grounds Maintenance and plowing of Town-owned Properties
  - Elementary school complex, Fiske Public Library, Public Safety Building, Town Hall, Town Commons, Sweatt Park, and 3 town-owned cemeteries
- Maintenance & operation of water system
  - Five water supply wells
  - Three treatment facilities
  - Three storage tanks
  - 101 miles of water mains
  - 11,700 water customers

Town of Wrentham  
**New DPW & Land Use Facility**

**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
- Flooding
- Removal of road hazards
- Oil spills / accidents
- Emergency road repairs
- The support of other emergency departments



# Town of Wrentham

## New DPW & Land Use Facility

### Land Use Responsibilities

#### Planning and Community Development

- Provides guidance, coordination and advisory planning services to the Town.
  - Land use
  - Planning
  - Zoning
  - Economic development
  - Affordable housing
  - Open space
  - Land preservation

#### Department of Inspections

- Enforcement of the building and zoning codes
- Testing of all weighing and measuring devices

#### Conservation

- Protection and management of Wrentham's natural resources and the administration of the Wetlands Protection Act including reviewing:
  - Request for Determination of Applicability
  - Notice of Intent / Abbreviated Notice of Resource Area Delineation
  - Request for Certificate of Compliance

#### Board of Health

- Protecting groundwater
- Ensuring dwellings are fit for habitation
- Protecting against environmental hazards
- Enforcing DEP regulations on disposal of wastewater, among other responsibilities

Town of Wrentham  
**New DPW & Land Use Facility**

**Why Does the Town Need a New Facility?**

# Town of Wrentham

## New DPW & Land Use Facility

Why does the Town need a new DPW facility?

- The existing facility has exceeded its useful life
- Responsibilities have increased significantly over the years, but the facilities have not
- The facilities no longer serve the needs of the DPW/Town
- Facilities do not meet current codes
- Efficiency of operations and employee safety are negatively impacted





# Town of Wrentham New DPW & Land Use Facility

Why does the Town need a new Public Works facility?

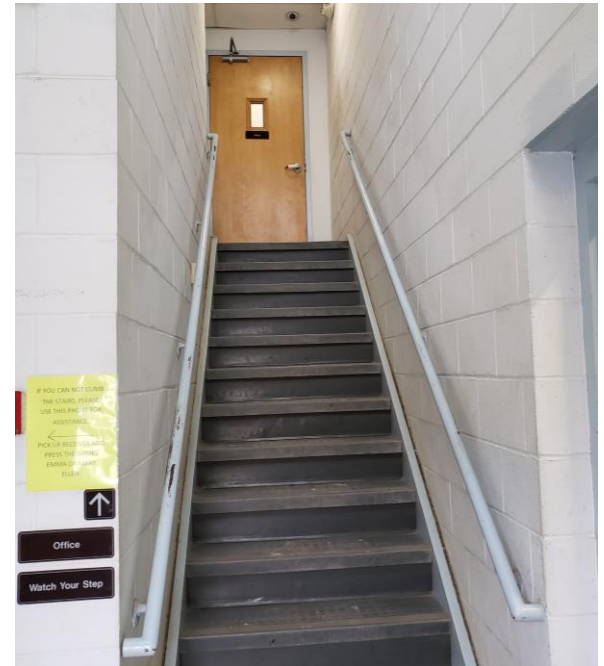
Facility does not meet current needs of the DPW Operations



*Portions of employee support space are in a temporary trailer*

# Town of Wrentham New DPW & Land Use Facility

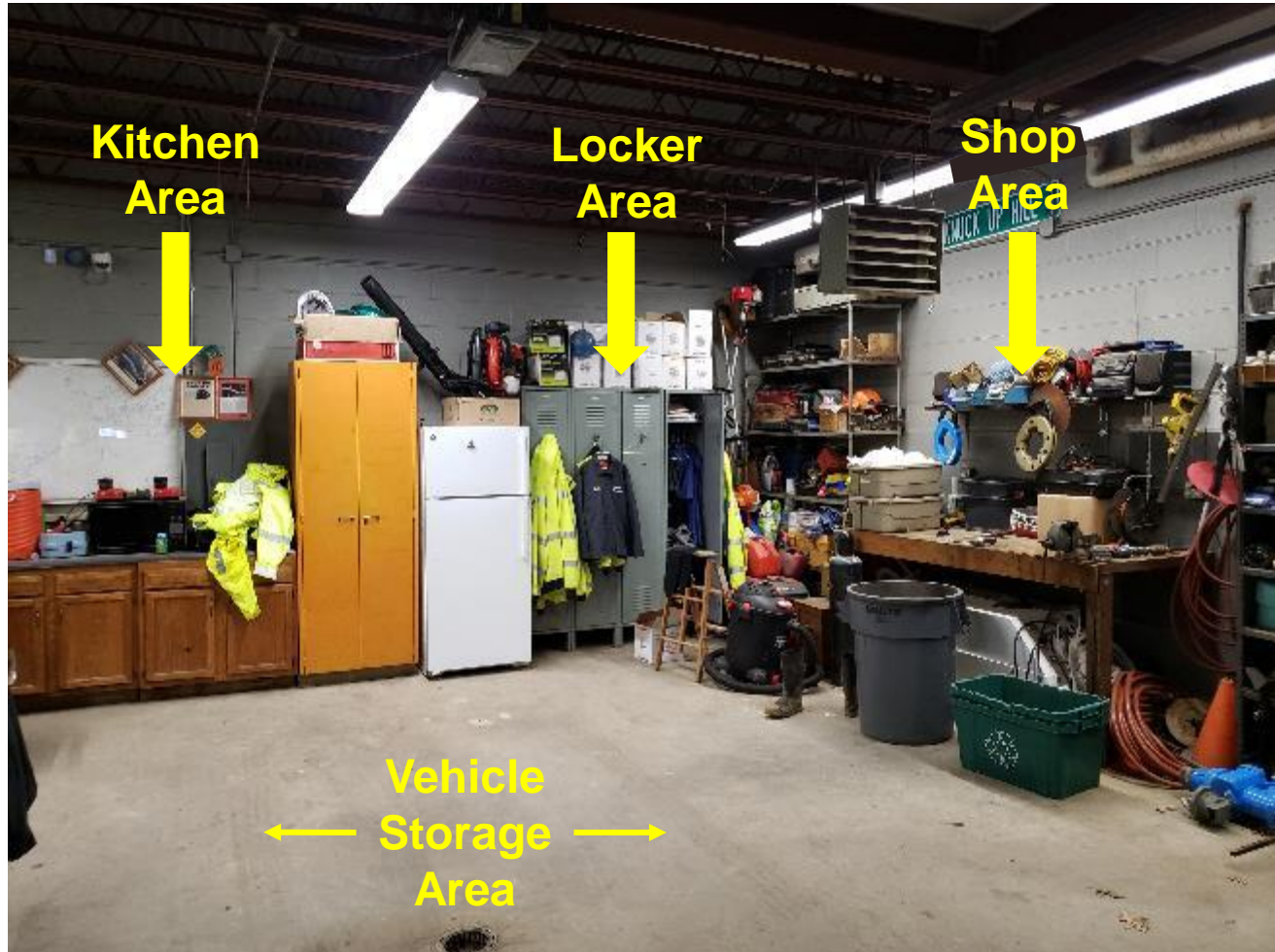
Why does the Town need a new Public Works facility?



*2<sup>nd</sup> floor office area is not ADA / Code Compliant*

# Town of Wrentham New DPW & Land Use Facility

## Employee Support Spaces



*Inadequate basic employee support spaces  
(spaces should be separate)*

# Town of Wrentham New DPW & Land Use Facility

Undersized storage for vehicles and equipment



**Inadequate clearance  
in front of vehicles**

**Inadequate clearance  
on sides of vehicles**



Inadequate interior storage for the multi-million dollar fleet and equipment

# Town of Wrentham New DPW & Land Use Facility

Undersized storage for vehicles and equipment



Inadequate interior storage for the multi-million dollar fleet and equipment

# Town of Wrentham New DPW & Land Use Facility

Unprotected vehicle/equipment storage due to undersized facility

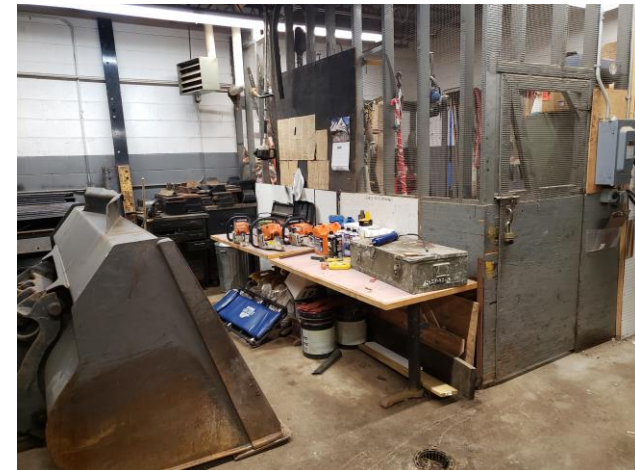


Inadequate storage results in a portion of the multi-million dollar fleet and equipment being stored outdoors

# Town of Wrentham New DPW & Land Use Facility

## Summary of Deficiencies

- The existing facilities have exceeded their useful life with no significant improvements
- Existing buildings do not comply with today's Building Code and OSHA requirements
  - No code compliant sprinkler system
  - Not ADA accessible or accessible to all town residents, visitors, and employees
  - No fire separation
  - Inadequate egress
- Toilet facilities do not meet current Plumbing Code (no segregated toilet facilities)
  - Facility does not have shower facilities which are code required for an industrial facility
- Building does not meet current Mechanical / Electrical Code
- Operational inefficiencies due to space constraints
  - Inadequate storage areas
  - Inadequate employee facilities
  - Inadequate material storage areas
  - Undersized maintenance area
  - Safety concerns for staff



Town of Wrentham  
**New DPW & Land Use Facility**

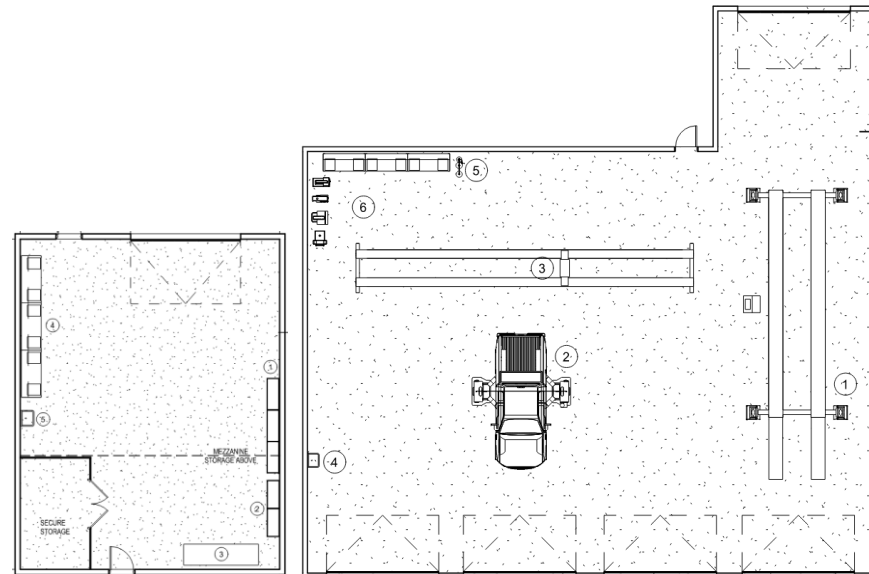
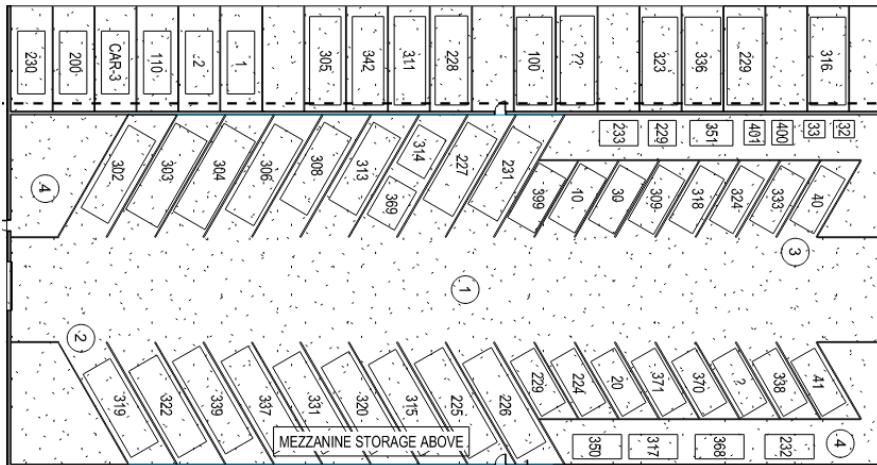
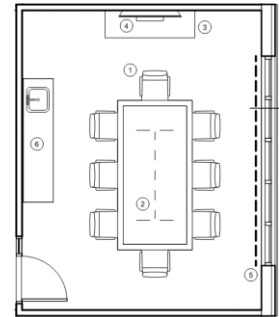
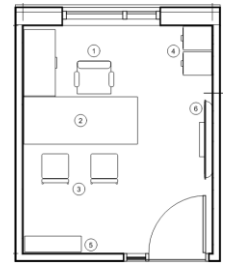
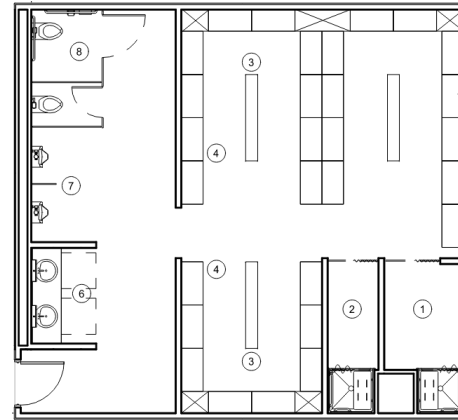
**What is Proposed?**



# Town of Wrentham New DPW & Land Use Facility

## Programming Process

- Conducted staff interviews to verify program and code requirements
  - DPW Administration
  - Highway
  - Fleet Maintenance
  - Cemetery / Parks
  - Water
  - Land Use Departments
- Developed a comprehensive list of vehicles and equipment
- Prepared a Space Needs Assessment



Town of Wrentham  
**New DPW & Land Use Facility**

**Programming Results**

<u>Space Needs Assessment</u>	<u>Final Space Needs</u>
• Office / Office Support	5,841 SF
• Employee Facilities	2,478 SF
• Workshops	4,002 SF
• Vehicle Maintenance	4,892 SF
• Wash Bay	1,514 SF
• Vehicle & Equipment Storage	16,934 SF
<b>Subtotal:</b>	<b>35,661 SF</b>

**Completed Six (6) programming iterations**

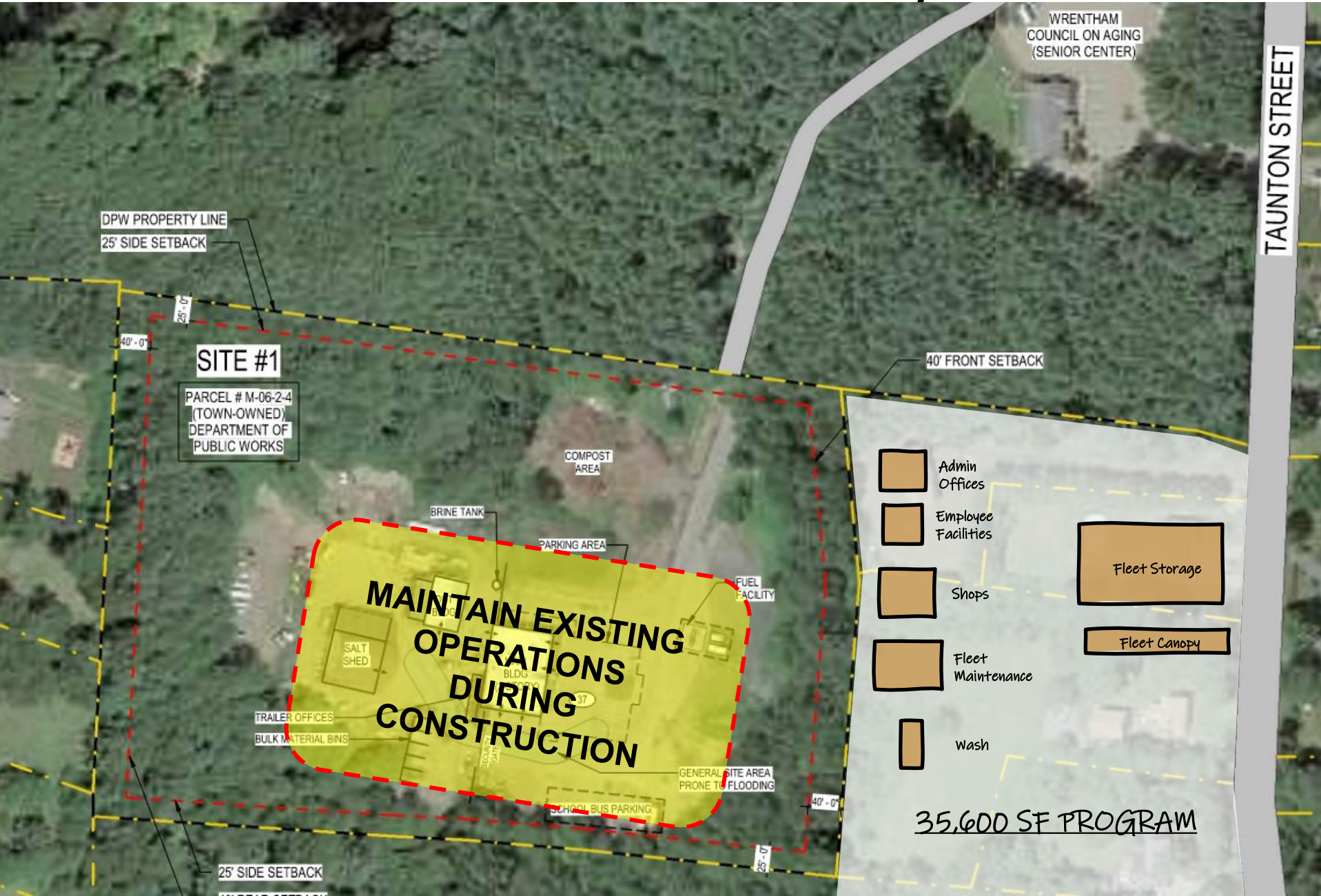
Town of Wrentham  
**New DPW & Land Use Facility**

**Initial Concept**

# Town of Wrentham New DPW & Land Use Facility



# Town of Wrentham New DPW & Land Use Facility



# Town of Wrentham New DPW & Land Use Facility



# Town of Wrentham New DPW & Land Use Facility



SITE #2

PARCEL # M-07-1-1  
(TOWN-OWNED)  
ZONE: CRSP

WRENTHAM COUNCIL ON AGING (SENIOR CENTER)

TAUNTON STREET

40' REAR SETBACK

DPW PROPERTY LINE

25' SIDE SETBACK

40' REAR SETBACK

SECURITY FENCE

STREET OF FRONTAGE

40' REAR SETBACK

WASH BAY

VEHICLE MAINTENANCE  
= 5,050 SF

SHOPS  
= 3,770 SF

EMPLOYEE FACILITIES  
= 2,300 SF

OFFICES & SUPPORT  
= 2,640 SF

VEHICLE & EQUIPMENT STORAGE  
= 16,900 SF

CANOPY = 5,300 SF

SECURITY FENCE

FUEL ISLAND

EXISTING TO REMAIN








STOR. BLDG.  
EXISTING TO REMAIN

SALT SHED  
EXISTING TO REMAIN

EXISTING TO REMAIN

SITE #1

PARCEL # M-06-2-4  
(TOWN-OWNED)  
DEPARTMENT OF PUBLIC WORKS  
ZONE: CRSP

-  Admin Offices
-  Employee Facilities
-  Shops
-  Fleet Maintenance
-  Wash
-  Fleet Storage
-  Fleet Canopy

25' SIDE SETBACK

40' FRONT SETBACK

Town of Wrentham  
**New DPW & Land Use Facility**

**Benefits of an Improved / Code Compliant Facility**



# Town of Wrentham

## New DPW & Land Use Facility

### What are the benefits?

What will an improved / code compliant facility do for the DPW, Land Use, and the community.....

- Code and OSHA compliant and safe work environment for Town employees
- Consolidates Town functions (DPW and land use) in a central location to more efficiently serve the public and residents
- Protect the Town's multi-million dollar investment in vehicles and equipment
- More efficient workspace and response times to better serve the public
- Will improve employee morale and staff retention reducing costs associate with turnover (training, etc.)
- Eliminates the need to invest money (band-aids) in the existing substandard facility
- Replaces a facility long past its useful life before it becomes a mandated emergency replacement



# Town of Wrentham New DPW & Land Use Facility

## Proposed Schedule

- Feasibility Study – Previously Funded & Completed
- Phase I - Request \$1,600,000 for funding of design & bidding at Fall 2023 Town Meeting
- Complete design documents (9 months)
- Obtain bids (+/- 2 months)
- Phase II – Request construction funds at Fall 2024 Town Meeting / Debt Exclusion Override based on actual low bid price
- Construct Facility

	2023			2024												2025												2026							
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
Obtain Funds for Design/Bidding		■																																	
Design			■	■	■	■	■	■	■	■	■	■																							
Bidding												■	■																						
Obtain Funds for Construction														■																					
Award														■																					
Construction (18 months)															■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Construction Closeout																																		■	

Town of Wrentham  
**New DPW & Land Use Facility**

**Thank You**