



Town of Boxford
Massachusetts

NEW DPW FACILITY PROJECT

Public Information Session

Monday, April 29, 2024

Boxford Town Hall





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Massachusetts

NEW DPW FACILITY PROJECT

WHAT WE WILL COVER TONIGHT

- Introduction & Background
- Who is the Department of Public Works
- Why is a new facility needed
- What is being proposed
- What are the benefits of a new facility
- Next steps
- Questions and Comments



NEW DPW FACILITY PROJECT

▶ PERMANENT BUILDING COMMITTEE

- Margaret Chow-Menzer, Attorney, Select Board
- Charles Costello, Engineer, Select Board rep
- Tom Duval, General Contractor
- Bob Hazelwood, Retired Police Lieutenant
- Phil McManus, Finance, Finance Committee rep
- Scott Novack, General Contractor
- Chris Olbrot, DPW Superintendent/Town Engineer, DPW rep
- Rich O'Brien, Engineer
- Al Vaz, Project Management, At Large rep

▶ DPW STAFF

- Dave Noyes, Foreman, 32 years
- Eric Wendell, Assistant Foreman, 26 years
- Mikey Ricker, HEO III, 26 years
- Dave Waterhouse, HEO III, 20 years
- Brody Flynn, HEO, 3 years
- Nick Giangregorio, HEO, 2 years
- Christos Pouloupoulos, HEO, 1 year
- Kyle Cambece, HEO, New Hire
- Charlene DiFilippo, Administrative Assistant, 9 years
- Chris Olbrot, DPW Superintendent/Town Engineer, 5 years



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The Many Responsibilities of the DPW

As **FIRST RESPONDERS**, the DPW is on call 24 hours a day to handle unexpected problems and emergencies

Roadways:

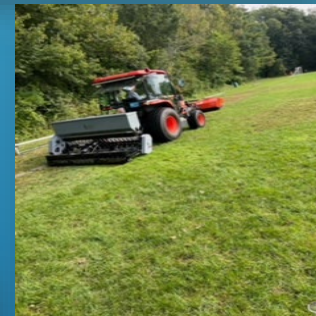
- Snow Plowing & De-icing
- Windstorm cleanup
- Road & Pothole repairs
- Brush side mowing; street tree maintenance
- Street Sweeping & Line Striping
- Regulatory and street sign maintenance

Drainage:

- Maintain street drainage: 850 catch basins, 250 manholes, miles of drainage & 250 culverts
- Manage capital improvements projects such as Bridge Replacements

Athletic Fields, Stiles Pond Beach, Grounds & Buildings:

- Mow and soil amendments
- Core aeration, overseeding, topdressing
- Mulch and plant at parks & islands
- Maintain Irrigation and watering
- Manage beach erosion and dock
- Maintain the Town's public buildings





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The Many Responsibilities of the DPW

Engineering Services:

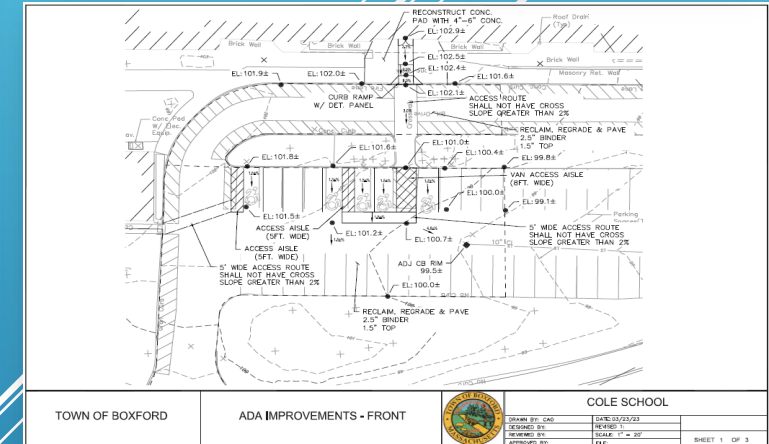
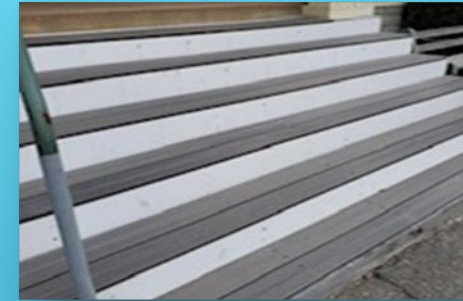
- Technical Reviews of Development & Construction
- Federal and National Permit Compliance
- Assisting Residents, Contractors, Town staff and TTU with Professional Technical Expertise
- Grant Writing
- “In House” PE Construction Oversight

Town Events & Activities:

- Parades, Winter Fest, Apple Fest, Chowder Fest, Voting, etc.
- Assisting in Managing the Recycling Center

“Catch All:”

- Moving Town Hall during COVID
- Picking up Litter and Illicit Dumping





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WHY IS A NEW FACILITY NEEDED?

Deteriorating Conditions



Garage is 54 years old & Office Trailer is more than 20 years old



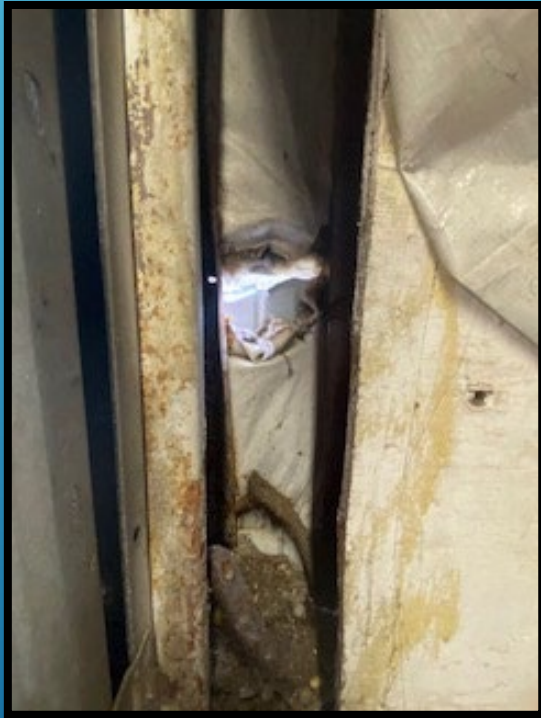
Failing Fuel Island is more than 30 years old



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WHY IS A NEW DPW FACILITY NEEDED?

Failing Garage is in Excess of 50 Years Old!



Holes in Roof and Siding

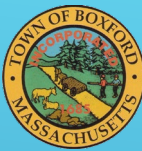


Water Leaks in Office Space



Rusted Sheet Metal Panels

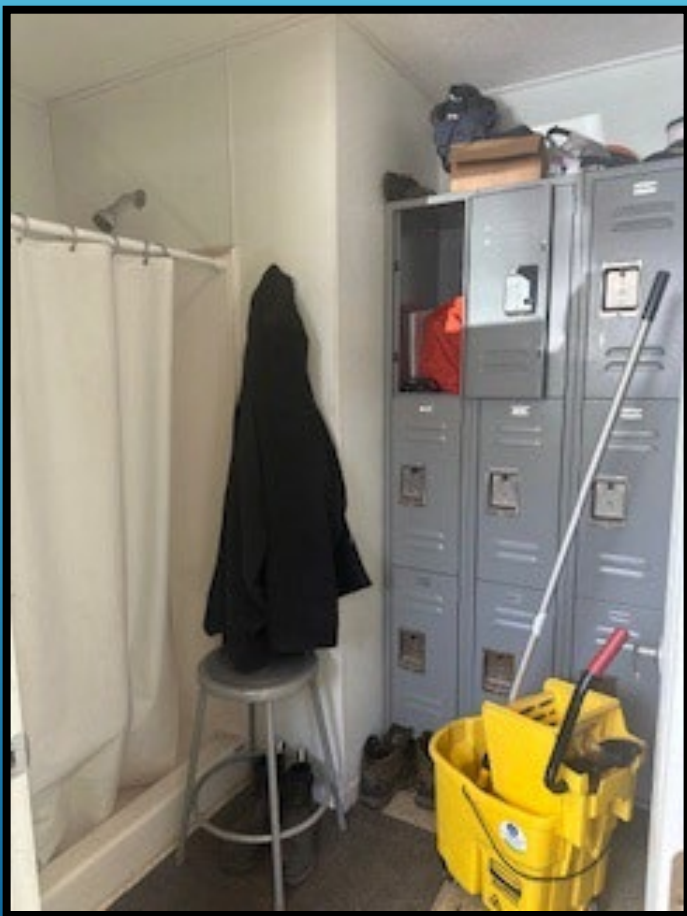




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WHY IS A NEW DPW FACILITY NEEDED

Inadequate Facilities to Accommodate Staff



6' x 6' Locker Room/Shower
doubles as Mop Closet



Lunch/Meeting Room only fits
6 people



1 Bathroom for 9 Full Time
Employees



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WHY IS A NEW DPW FACILITY NEEDED?

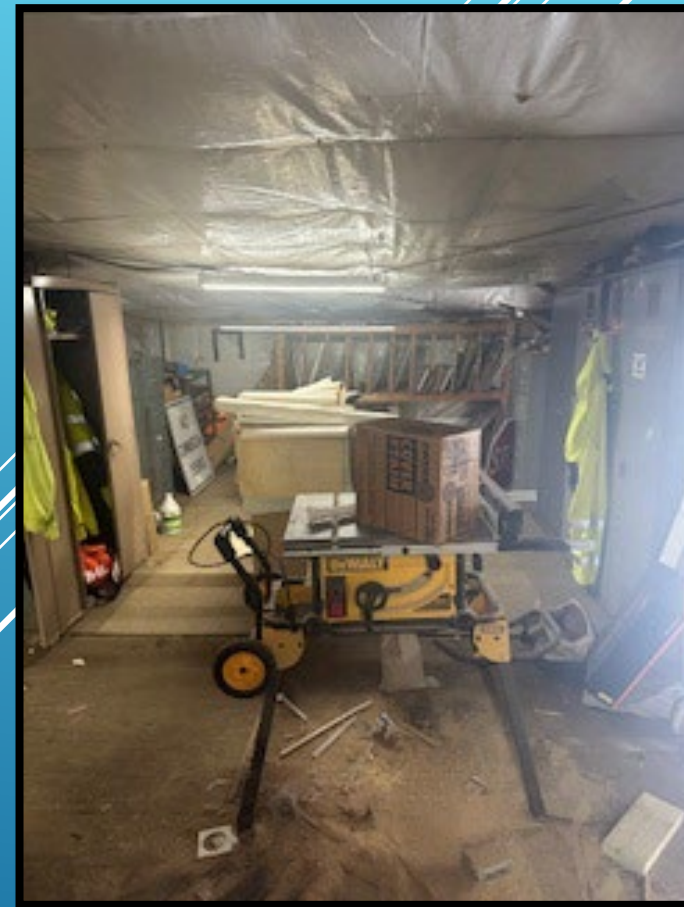
Current Conditions Expose the Town to Health and Safety Issues



Undersized to safely and efficiently maintain DPW equipment



Infested with Rodents and Birds

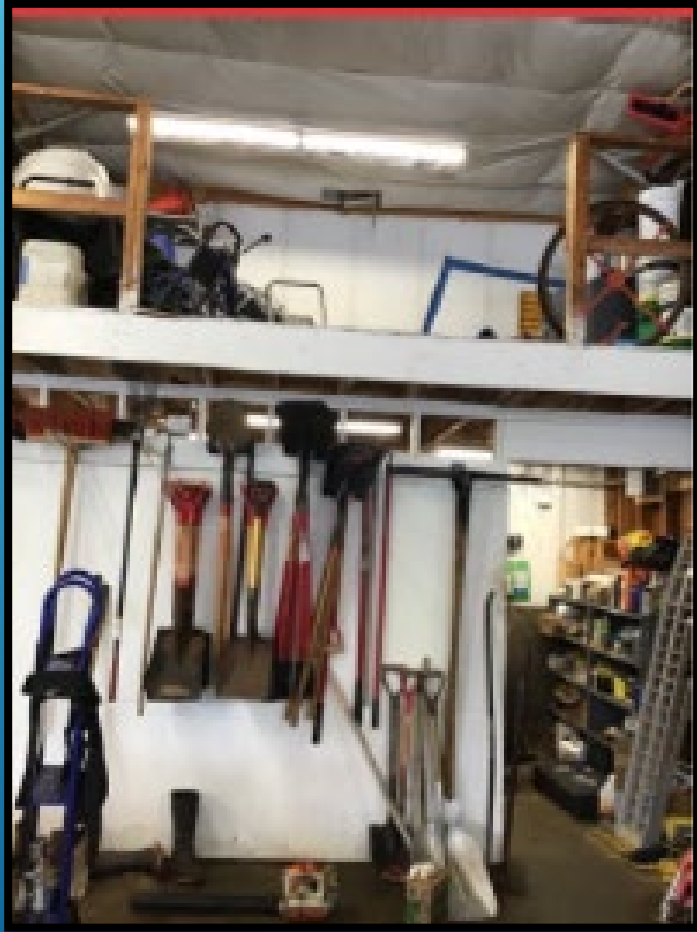


Fabrication Shop Does Not Meet Acceptable Industry & Safety Standards



WHY IS A NEW DPW FACILITY NEEDED?

CODE COMPLIANCE ISSUES



Mezzanine Failing and not Rated
for Equipment Load



Inadequate Space for
HazMat and Flammables

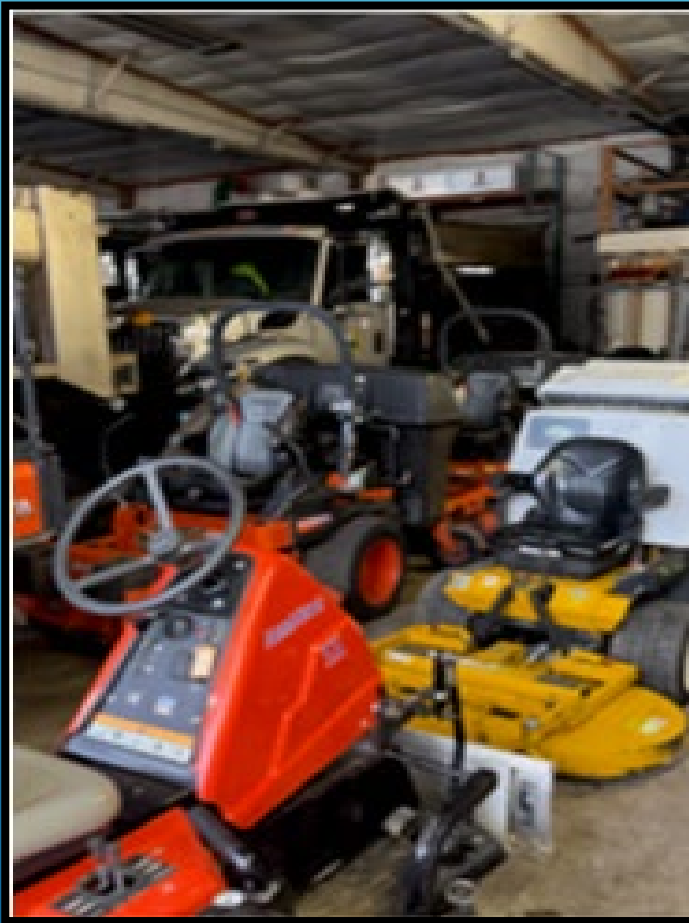


Poor ventilation, antiquated
electrical & mechanical
system



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Inadequate Storage Capacity for Multi-Million Dollar Fleet & Equipment



Current DPW Vehicle & Equipment Inventory includes:

- 7 Heavy Equipment (Front End Loader, Bobcat, Backhoe, Brush Side Tractor, 3 Tractors,
- 8 Trucks/SUVs
- 6 Large Dumps/Plows
- Large Equipment (Large Chipper, Tow behind Seedavator, 6 Trailers, 6 Mowers, 17 plows of various sizes, Pavement Roller, Pavement Line Strip Machine, Light Tower, Variable Message Sign Board, Pavement Saw
- Small equipment & attachments (flail mowers, snow blowers, and hand tools

Anticipated Equipment in the 5 year Capital Plan

- Mini Excavator
- Bucket Truck

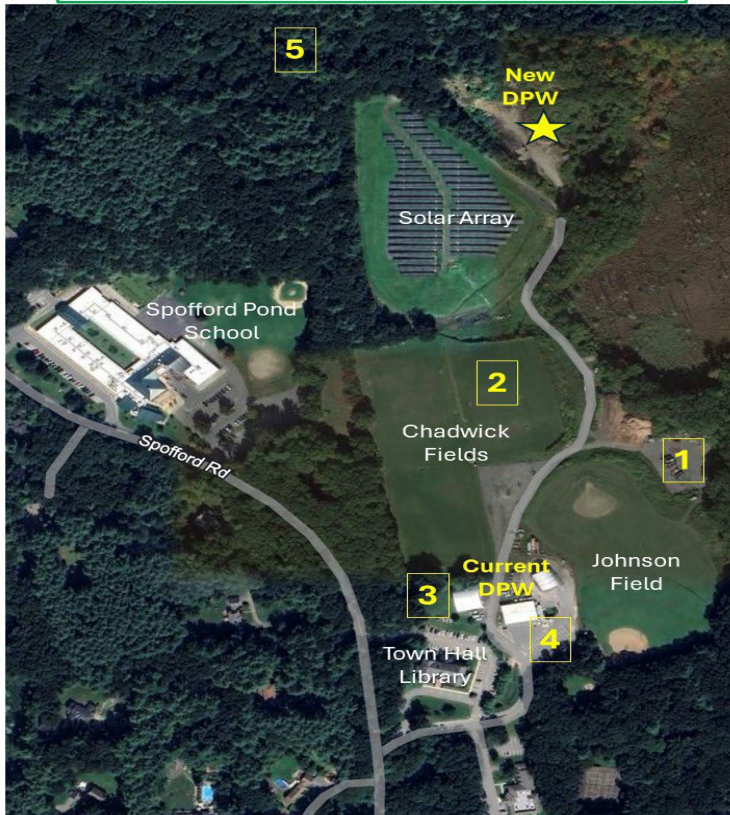
Undersized to safely and efficiently operate
and maintain DPW fleet & equipment



WHAT IS PROPOSED

Site Location of New DPW Facility

DPW Proposed Site Location
Relative to Other Alternatives



Location Key Legend

- ★ Proposed DPW Site
- 1- Recycling Center
- 2- Chadwick Field
- 3- Behind Town Hall
- 4- In Place @current DPW
- 5- Site 4 behind Solar Array

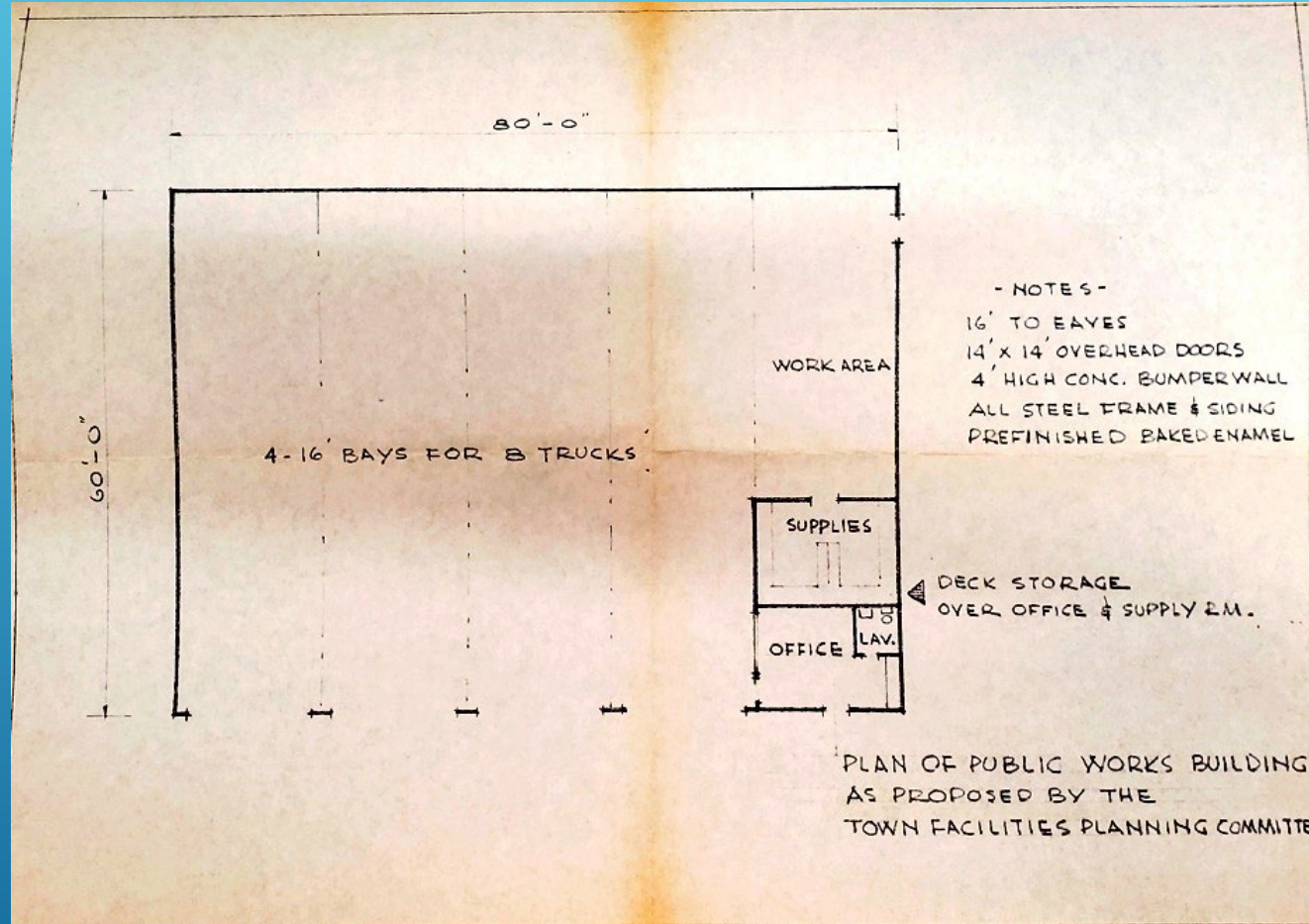
- Approximately 3 acres of Town owned land
- Centrally located and outside the boundaries of the existing capped landfill
- Buildable site that is mostly cleared
- Permitted driveway already in place
- Most suitable location after study and evaluation of 5 possible sites
- Closest residence about 1/2 mile away

DPW Proposed Site Location
Relative to Surrounding Area & Neighborhood





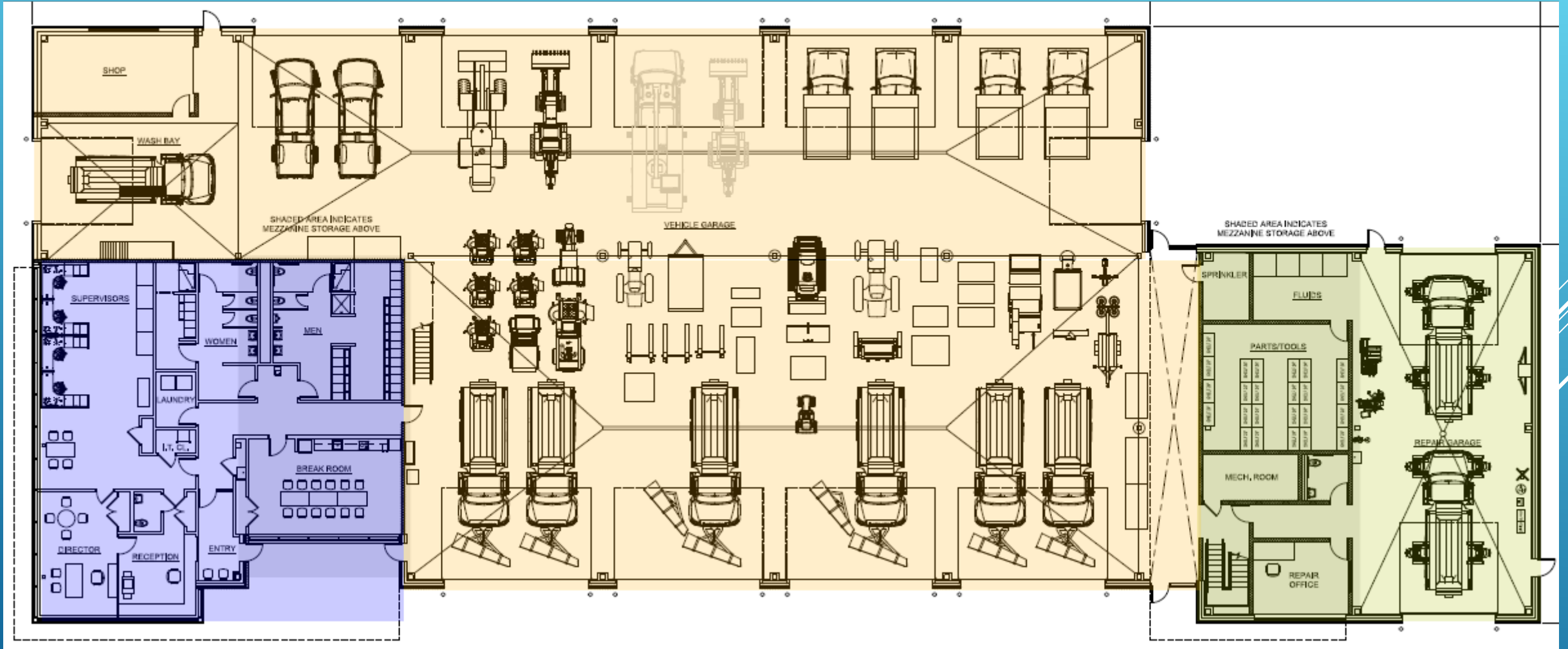
EXISTING FACILITY



Current vehicle & equipment storage plus staff space = 11,200 sf



PROPOSED FACILITY



Vehicle & equipment storage, repair, wash bays plus staff space @
schematic design phase = 25,000 sf



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BENEFITS of a NEW DPW FACILITY

- ▶ Improved response time to better serve the Town by having fully staffed DPW vehicles and equipment on-site and ready to respond to emergencies including:
 - Down power lines & trees blocking roads
 - Snowplow and de-icing
 - Removal of road hazards
 - Road closures
 - Culvert and pothole repairs
- ▶ Code compliant & safe work environment for Town employees
- ▶ Improved maintenance and protection of town's multi-million-dollar fleet of vehicles and equipment to extend their service life and reduce capital investment
- ▶ Efficient workspace and employee facility support spaces for Town employees
- ▶ Environmentally responsive building & site, and new stormwater management system
- ▶ Opportunity for energy efficient & sustainable facility
- ▶ Eliminate the need to invest money in existing substandard facility





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NEXT STEPS: July 2024 to May 2025

- As required by state law, hire an Owner's Project Manager (OPM) to provide unbiased expert advice on all areas of design & construction
- Undertake a comprehensive design process with the architect to refine the proposed project and create the most cost effective and efficient DPW facility for the selected site
- Obtain required permits
- Complete construction bid packages and put construction of new DPW facility out to bid





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Support Article 10 at May 14, 2024 Town Meeting

- Town Meetings in 2022 and 2023 approved funding to design and permit the access driveway to the site and to hire a designer to complete conceptual and schematic design.
- Town Meeting on May 14, 2024 will vote on Article 10 that requests \$1.55M in design and OPM services to provide a full set of construction drawings, a complete bid package, and final construction costs.
- Future Town Meeting will request construction funding to build a new DPW facility.



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QUESTIONS

For more information, please visit: www.boxfordma.gov/NewDPW