



westonandsampson.com

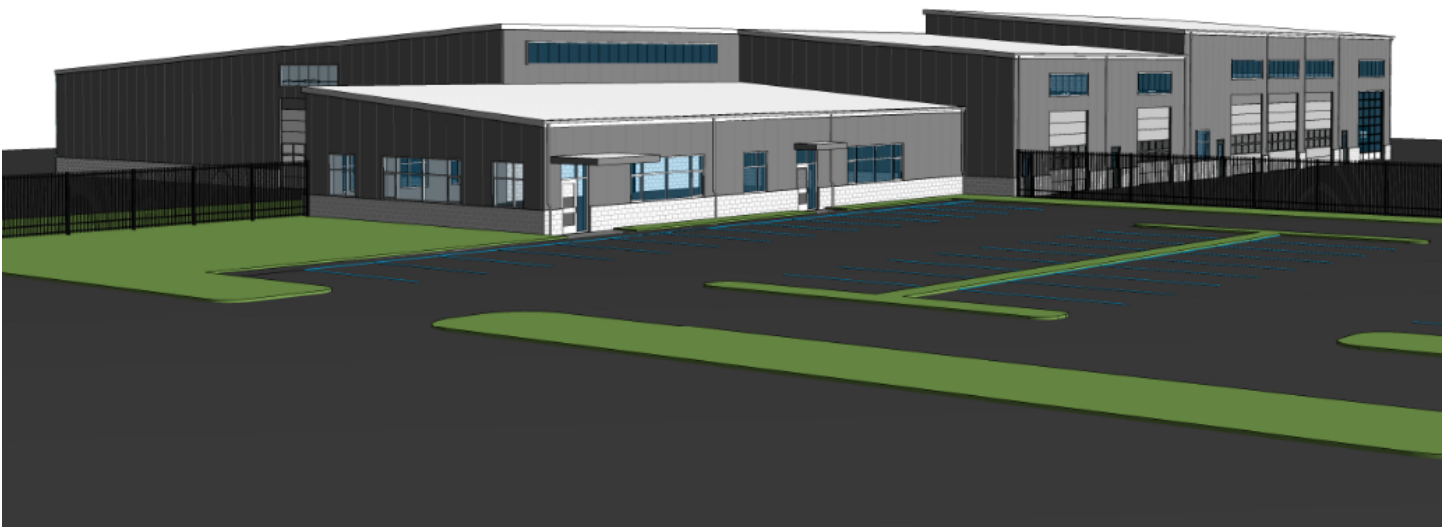
WESTON & SAMPSON ENGINEERS, INC.  
100 Foxborough Boulevard, Suite 250  
Foxborough, MA 02035  
tel: 508.698.3034

# REPORT

November 19, 2021

TOWN OF  
**Wrentham**  
MASSACHUSETTS

Department of Public Works  
Facility Needs Assessment and  
Feasibility Study



**Town of Wrentham**  
**Department of Public Works**  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

**TABLE OF CONTENTS**

Executive Summary

Section 1. .... Staff Interview Documentation

Section 2. .... Space Needs Assessment

Section 3.....Existing Site Assessment

Section 4.....Initial Conceptual Alternatives

Section 5.....Preferred Alternative & Massing Model

Section 6.....Conceptual Cost Estimate

Section 7.....Cost Comparison to Recent DPW Facilities

## **I. Introduction**

The Town of Wrentham retained the services of Weston & Sampson to prepare a feasibility study to identify the current and future needs of the Department of Public Works (DPW). The goal of the study was to develop an objective program of building and site features which are needed to cost effectively and efficiently support the services offered by the Department to the community. The study included inspecting existing facilities, identifying deficiencies, interviewing staff, identifying current and future needs, developing conceptual alternatives, evaluating the preferred conceptual alternatives with the DPW, and preparing budget cost estimates for the preferred alternative.

## **II. Space Needs Assessment**

The Project Team prepared a space needs assessment to identify the current and future needs of the Department of Public Works. The assessment included analyzing current deficiencies in the facility which need to be corrected with the construction of a new facility. The assessment also included interviewing key staff to learn first-hand the operational issues with the existing buildings and site. The staff interviews were supplemented with support by the project team's knowledge of industry practices and familiarity with solutions which have been successfully implemented on recently constructed public works facilities.

### Operational Analysis

The operational analysis was based on inspection of the existing facilities which are used to support the Department of Public Works' operations, and a determination of the functional inadequacies and space limitations of the existing buildings and site. The following is a summary of some of the deficiencies and/or inefficiencies associated with the existing facilities:

- The Vehicle Storage facilities are undersized and are unable to efficiently support current operations, resulting in a large portion of the multi-million dollar fleet being stored outdoors. This impacts DPW response times during cold and inclement weather conditions. It also contributes to the rapid deterioration of high value Town owned equipment and increases vehicle maintenance costs.
- The employee facilities are undersized and lack adequate supervisor office space, conference room, storage areas, and code compliant Men's and Women's toilet/locker facilities.
- The facilities do not have a vehicle wash facility to properly care for vehicles which are exposed to corrosive chemicals. This decreases vehicle life expectancy and increases vehicle maintenance costs.
- Inadequate working environment, including:
  - Poor ventilation
  - Inadequate lighting
  - Confined workshop areas
  - Inadequate facilities for state mandated training
  - Non-ADA compliant facility

These deficiencies directly impact operations and the efficiency of service that the DPW is able to provide to the town.

### Staff Interviews

The staff interviews conducted by the project team focused on identifying all DPW functions, identifying current deficiencies, and identifying current and future space requirements. In addition, the project team evaluated options to potentially incorporate other town departments/functions into a larger consolidated facility. The information obtained during these interviews included detailed accounts of space deficiencies in the existing facilities which affect day-to-day operations. A summary of the DPW organization and equipment inventory is as follows:



Town of Wrentham  
Department of Public Works  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

Division/ Department	Admin	Workforce	Future	Seasonal	Locker	Parking
Administration	4	-	3*	-	3 half	Staff – 6 Visitor - 4
Engineering	-	-	2	-	-	2
Highway	-	5	+/- 4	2	+/- 8 full 2 half	10
Water	1**	5	5	1	+/- 8 full 1 half	11
Cemetery / Parks	-	3	4	2	+/- 6 full 2 half	7
Fleet Maintenance	-	2	-	-	2	2
Facilities***	1.5	2 PT janitors 1 FT technician	-	-	-	-
<b>TOTAL:</b>	<b>5</b>	<b>15</b>	<b>+/- 18</b>	<b>5</b>	<b>+/- 24 full 8 half</b>	<b>42</b>

\* Potential future IT personnel

\*\* Potential need for a Water Admin Assistant

\*\*\* Likely not to be included in the new facility

Vehicles / Equipment Inventory (not including small support equipment)

- Large Vehicles: 31
- Small Vehicles: 22
- Equipment: 7
- Towed Equipment: 10

Refer to **Section 1** for a copy of the staff interview notes and vehicle/equipment inventory list.

### Space Needs Assessment

The data obtained from the operations analysis and interviews were compiled and analyzed by Weston & Sampson. The analysis consisted of individually identifying the space needs for the operations of each function. The spaces were assembled into a space needs matrix identifying each space and providing a recommended program size. The space needs assessment identified an initial requirement of 70,447 square feet for DPW and Facilities as well as another 4,093 square feet for other Town departments (Planning/Zoning, Conservation, Board of Health, and Building/Inspection). This initial program assumed that all vehicles and equipment would be stored in an enclosed and minimally heated vehicle storage garage.

Recognizing that the overall size of the building has a significant impact on the cost, the results of the initial space needs were reviewed in detail by the Project Team and DPW staff to determine if the spaces could be reduced without negatively impacting operations. Based on input from DPW, the team determined that the additional Town department space needs should be removed from the program. In addition, the Team was able to go through several iterations to reduce, and in some cases combine, spaces in an effort to control the size and cost of the building program. The most significant reduction was achieved by modifying a portion of the fleet storage from enclosed space to open canopy storage. These reductions resulted in a modified space needs projection of 32,252 square feet. Refer to **Section 2** for the space needs matrix and associated programming sketches.

### **III. Conceptual Design Alternatives**

Utilizing the results of the final space needs assessment, the Project Team prepared conceptual alternatives for the development of the existing Taunton Street site. The project team initially conducted a site assessment of the existing site to determine suitable areas to construct a new facility while allowing the existing facility to remain in operation. The assessment included conducting a human and environmental receptor analysis. The results

of the existing conditions assessment are included in **Section 3** of this report.

The alternatives were prepared with the following operational considerations in mind:

- Arrange interior space to provide efficient circulation patterns.
- Provide visual screening of DPW Yard operations from surrounding abutters.
- Attempt to segregate small/public vehicle traffic from heavy truck traffic.
- Providing adequate parking for public and employees.
- Provide full access and safe vehicle movement around the perimeter of the facility.
- Provide bulk material storage area with adequate yard area for large vehicle maneuvering.
- Maintain safe and functional access to/from the salt/sand operations area.
- Maintain a counterclockwise circulation pattern to promote safe turning movements for large vehicles.

The conceptual alternatives were prepared by developing “Block Building Plans”. These Block Building Plans were developed for each of the major space categories for the new facility as follows:

- Office & Employee Facilities
- Shops
- Vehicle Maintenance
- Vehicle / Equipment Storage
- Wash Bay
- Canopy Storage

The configuration and size of the planning “blocks” were developed by assembling the individual rooms identified during the space needs assessment and appropriate circulation and grossing factors. Five (5) initial concepts were developed utilizing the approved space needs program. Refer to **Section 4** for a copy of the initial alternatives.

The advantages and disadvantages of each alternative were reviewed with the DPW. Based on input from the DPW, Option 4a was selected as the preferred alternative. A copy of the preferred alternative and associated overall building massing sketches are included in **Section 5** of this report.

#### **IV. Conceptual Cost Estimate**

A conceptual cost estimate was prepared for the preferred alternative, using square foot costs based on historical data for similar DPW facilities. In general, the cost estimate assumes cost effective building systems, finishes, and equipment as identified in the estimate spreadsheet and as described as follows:

- Construction of a new pre-engineered metal building with partial masonry wall finish and concrete protection wall for the vehicle storage area and shops areas
- Factory foam insulated architectural metal panel with improved exterior finish system
- Primary industrial support equipment for vehicle maintenance operations
- Site improvements, including storm water management, utilities, fencing, and paving upgrades
- New material storage bins
- Contingency allowance for unanticipated design and construction costs, pending final design
- Pricing contingencies to account for the early nature of the project

The estimated costs for new building construction and site improvements are based on costs of similar construction for which bid prices are available, supplemented by cost data obtained from published sources. It is assumed that the project will be publicly bid under Chapter 149 requirements, and prices are projected to 2023 using a standard escalation factor of 5%.

*Town of Wrentham*  
*Department of Public Works*  
*Facility Needs Assessment and Feasibility Study*  
**FINAL REPORT**

The following is a summary of the anticipated total project costs:

Building Construction Costs:	\$11,040,000
Industrial Equipment:	\$605,000
Site Development:	\$2,235,000
Contingencies:	\$2,335,000
Escalation:	\$1,575,000
Soft Costs:	<u>\$2,900,000</u>

TOTAL PROJECT COST: \$20,690,000

Additional escalation factors should be included if the Town does not move forward with bidding of the project in 2023. Escalation factors will vary depending on the construction market. The estimated costs include a market adjustment factor to account for the current volatile market associated with the ongoing pandemic. The duration and continued impact of this market volatility due to current raw material and supply chain shortages is uncertain and are subject to change. The results of the cost estimate, as well as a comparison of the cost to recent DPW projects, are included **Section 6 and Section 7** of this report.

**Town of Wrentham**  
**Department of Public Works**  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

**Section 1**

**Staff Interview Documentation**

**Project:** New Department of Public Works Facility  
**Address:** 360 Taunton Street, Wrentham, MA 02093  
**Date:** November 12, 2020  
**Subject:** Programming & Operations

The following programming requirements were developed from the Wrentham staff interviews conducted by Weston & Sampson personnel.

**STAFF SUMMARY:**

Division/ Department	Admin	Workforce	Future	Seasonal	Locker	Parking
Administration	4	-	3*	-	3 half	Staff – 6 Visitor - 4
Engineering	-	-	2	-	-	2
Highway	-	5	+/- 4	2	+/- 8 full 2 half	10
Water	1**	5	5	1	+/- 8 full 1 half	11
Cemetery / Parks	-	3	4	2	+/- 6 full 2 half	7
Fleet Maintenance	-	2	-	-	2	2
Facilities***	1.5	2 PT janitors 1 FT technician	-	-	-	-
<b>TOTAL:</b>	<b>5</b>	<b>15</b>	<b>+/- 18</b>	<b>5</b>	<b>+/- 24 full 8 half</b>	<b>42</b>

\* Mentioned the need for future IT personnel

\*\* Town mentioned needing a Water Admin Assistant (part-time, maybe full-time)

\*\*\* Most likely not to be included in new facility, TBD

**LAND USE GROUPS:**

Department/Committee	Location	Space Needs
Board of Health	Town Hall	4 members & 2 agents. Conference room
Building Inspection	350 Taunton St. (adjacent to the DPW)	5 inspectors listed on dept. page
Conservation	79 South Street	Agent Office Admin Asst. Office
Planning & Comm. Dev.	79 South Street	Director office Admin Asst. office

**Space Needs Assessment:**

Office & Office Support	
Name of Space	Description
Vestibule/Waiting	3-4 seats in waiting area
Reception Area	10/20 visitors/day Public counter, sliding window (security)
Admin Area	Open Office: Office Manager (Mary Ellen), Admin Assistant (UNFILLED), Water Admin Assistant (UNFILLED) → 3 workstations [Or, private office for office manager] Secure money lock box
Offices	Private: <ol style="list-style-type: none"> <li>1. Superintendent (Mike Lavin)</li> <li>2. Assistant Director (UNFILLED)</li> <li>3. Town Engineer (future)</li> <li>4. Highway Manager (Ron)</li> <li>5. Highway Supervisor (Kevin Moranti) [or a workstation in Ron's office?]</li> <li>6. Water Manager (Dean Johnson)</li> <li>7. Water Supervisor workstation [private or combined]</li> <li>8. Cemetery &amp; Parks Manager (Ray Rose)</li> <li>9. C &amp; P Supervisor office [or a workstation in Ray's Office]</li> </ol> <p>➤ If Chad (Facilities) is included in new facility =</p> <ol style="list-style-type: none"> <li>10. Private Office – Director of Facilities</li> <li>11. Shared Office – 2 workstations</li> </ol>
Conference Room	Sized for 8-10 people, (doubles as Storm Event Room)
Copy/Mail	Printer, cabinets, counter space
File Storage	Close proximity to admin area
Layout Area	Large format layout capabilities
Toilet Facility	Public Toilet
Kitchenette	Industry standard
Supply Closet	See recycle bin requirements below

- Admin distributes 35 gal recycle bins
  - Keep 500 ct supply in storage, grab as needed.
  - Program a small supply near admin area for efficiency



Employee Facilities	
Name of Space	Description
Male Locker Room	18" x 36" W lockers, x 30 2 toilets, 2 urinals, 2 showers
Female Locker Room	18" x 36" W lockers, x 4 2 toilets, 1 shower
Mudroom / Laundry	Nice to have, but not essential
Muster Room	Sized for +/- 40 people Doubles as a training room Oven and/or cooktop, refrigerator, microwave (x2), ice machine
Janitor Closet	Industry standard
Tel/Data Room	Industry standard
Electrical Room	Per code
PL/F Protection	Per code
Mech. Room	Per code

Workshops	
Name of Space	Description
Shared Shop (Highway & Cemetery/Parks)	50' x 30' shop, 1 bay secure tool crib paint machines (2) Pallets of asphalt emulsion, crack seal machine, vibrators, plow blade racks (4 sizes), shovels/rakes/chainsaws Cemetery & Parks to use same shop space
Water Shop	60' x 40' shop, 1 bay Storage needs: water meters, valves, etc. Meter test bench
Facilities Shop Space	20' x 20', sign storage (out-source sign making, but have storage needs)

- Overhead doors 16' T

Maintenance	
Name of Space	Description
Maintenance Bays	4 bays / 1 drive-thru 1:4 welding bay
Fluids Room	Currently have (9) 55 gal drums, wants 2 more → 11 drums Distribution system
Parts / Material Storage	Currently 20' x 20', not sufficient. Town wants 30' x 30'
Tire Storage	No tire work. Keep majority outside, but a small supply on the floor
Hydraulic Hose Shop Space	Industry standard
Mechanics Office	2 workstations
Reference Area	Industry standard
Toilet	Single fixture uni-sex
Compressor Room	Industry standard

- Maintain other town group's fleet (i.e. police, fire)
  - No school bus maintenance
- Radiant Flooring

Wash Area	
Name of Space	Description
Wash Bay	Auto undercarriage Manual pressure washer Movable ladders
Wash Equipment Room	Industry standard

Vehicle / Equipment Storage	
Name of Space	Description
Vehicle Storage	Support storage of multi-million dollar fleet (large, small, construction vehicles)
Equipment Storage	All miscellaneous support equipment and plows

- Facilities has (1) Explorer to store

Staffing Needs  
Wrentham, MA  
4/6/2020

Updated March 2021

\*\*all deleted staff updates from 2/24/2021 noted in strikethrough

BASE						
Division	Staffing	Office	Workstation	Lockers	Muster	Parking
Administration	Superintendent/Director	✓		HALF	✓	✓
	Assistant Director	✓		HALF	✓	✓
	Office Manager		✓			✓
	Admin Assistant		✓			✓
	Water Admin Assistant		✓			✓
	<del>(future) Admin Assistant</del>		<del>✓</del>			<del>✓</del>
	<del>(future) Admin Assistant</del>		<del>✓</del>			<del>✓</del>
	<del>(future) Town Engineer</del>	✓		HALF		✓
	<del>(future) Town Engineer Admin Staff</del>		<del>✓</del>			<del>✓</del>
	<del>(future) IT personnel</del>		<del>✓</del>			<del>✓</del>
Highway	Highway Manager	✓		✓	✓	✓
	Highway Supervisor		✓	✓	✓	✓
	Equip. Operator			✓	✓	✓
	Equip. Operator			✓	✓	✓
	Equip. Operator			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
Water	Water Manager	✓		✓	✓	✓
	Water Supervisor		✓	✓	✓	✓
	Technician			✓	✓	✓
	Technician			✓	✓	✓
	Technician			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
Fleet Maintenance	Fleet Manager	✓		✓	✓	✓
	Technician			✓	✓	✓
TOTALS:		Office 6	Workstation 6	Full 21 Half 6	Muster 26	Parking 31

ALTERNATE						
Division	Staffing	Office	Workstation	Lockers	Muster	Parking
Planning / Zoning	Director	✓				✓
	Admin		✓			✓
Conservation	Director	✓				✓
	Admin		✓			✓
	Admin		✓			✓
Board of Health	Director	✓				✓
	Admin		✓			✓
	Admin		✓			✓
	Admin		✓			✓
Building / Inspection	Director	✓		HALF		✓
	Admin		✓	HALF		✓
	Admin		✓	HALF		✓
	Admin		✓	HALF		✓
	Admin		✓	HALF		✓
	Admin		✓	HALF		✓
	Admin		✓	HALF		✓
Cemetery & Parks	C&P Manager	✓		✓	✓	✓
	C&P Supervisor		✓	✓	✓	✓
	Equip. Operator			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
	<del>(future) Technician</del>			✓	✓	✓
Facilities	Director of Facilities	✓			✓	✓
	Technician		✓	✓	✓	✓
	Admin Assistant (PT)		✓			✓
	Janitor (PT)					✓
TOTALS:		Office 6	Workstation 15	Full 8 Half 9	Muster 11	Parking 28

Wrentham DPW  
Capital Rolling Stock

Veh. #	Type	Manuf.	Model	Descript.	Tag #	Div.	Comments
??	LG EQ	JD	935	Tractor		Cemetery	
100	LG EQ	JD	740	Tractor Loader		Cemetery	OFF ROAD 9-5-18
302	LG V	Ford	L8000	6 whl dump	M87-340	Highway	
303	LG V	Ford	L8000	6 whl dump	M87-336	Highway	GONE
304	LG V	Ford	F550	Dump	M49-990	Highway	
305	LG V	Cat	936F	Loader	M28-49A	Highway	
306	LG V	Int.	2574	10 whl dump	M28-46A	Highway	
308	LG V	Ford	LT9000	10 whl dump	M93-609	Highway	GONE
311	LG V	JD	410D	Backhoe	M2845A	Highway	
312	LG V	Lotourneau		Grader	M46-749	Highway	OFF ROAD
313	LG V	Int.	2574	6 whl dump	M75-801	Highway	GONE
314	LG V	Elgin	S8366D	Sweeper	M55-264	Highway	
315	LG V	Int.	2574	6 whl dump	M87-338	Highway	GONE
320	LG V	MACK	GU712	DUMP TRUCK	M92-102	Highway	
331	LG V	Ford	F550	6 whl dump	M49-996	Highway	
337	LG V	Ford	L8501	Catch Basin	M55-218	Highway	
339	LG V	FORD	F550	1 TON	M96-001	Highway	3.....
342	LG V	Volvo	L70-F	Loader	M84-209	Highway	
322	LG V	MACK	GU713	10 whl dump	M13-45A	Highway	
369	LG V	FRHT	M2	SWEEPER	M1346A	Highway	MFR 2/2018
319	LG V	MACK	GU712	6 WHL DUMP	M99266	Highway	
225	LG V	FORD	F-550	UTILITY BODY	M95-095	Water	
226	LG V	Ford	E350	Cutaway	M87-152	Water	
227	LG V	MACK	GU712	DUMP TRUCK	M92-101	Water	
228	LG V	CAT	430 FIT	Backhoe	M86-760	Water	
231	LG V	MACK	GR42F	DUMP	M7779A	Water	IN SERVICE 3/9/20
302	S	HiWay		SS sander		Highway	
303	S	HiWay		SS sander		Highway	
306	S	HiWay		SS sander		Highway	
313	S	HiWay		SS sander		Highway	
315	S	HiWay		SS sander		Highway	
337	S	HiWay		SS sander		Highway	
224	S	Downeaster		SS sander		Water	
32	SM EQ	Whaker	880V	Roller	M55-289	Highway	
33	SM EQ	Muller	CM9H	Cement Mixer	M53-640	Highway	
400	SM EQ	kubota	zd1211-60	48" Mower		Highway	IN SERVICE 7/3/19
401	SM EQ	wright	mower	e-49s Mower		Highway	IN SERVICE 7/3/19
351	SM EQ	JD	4300	Tractor		Cemetery	
399	SM V	Ford	F350	Utility	M55-261	building maint	GONE
10	SM V	FORD	F-350	UTILITY BODY	M95-094	central motors	
1	SM V	Chevy	Tahoe	SUV	M4625A	Highway	
110	SM V	FORD	WINDSTAR	VAN	M68-048	Highway	GONE
30	SM V	FORD	F-350	pick up	M5195A	Highway	
309	SM V	Ford	F350	Pickup	M87-335	Highway	GONE
318	SM V	ASV	RC.30	Skid Steer	M28-47A	Highway	GONE
324	SM V	HOLDER	C-270	TRACKLESS	M98-562	Highway	
333	SM V	JD	8875	Skid Steer	M55-294	Highway	GONE
338	SM V	JD	5410	Boom mower	M55-220	Highway	
?	SM V	JD	5575	Skid Steer	M55-257	Highway	GONE
CAR-3	SM V	FORD	CROWN VIC	SEDAN	M69-328	Highway	NOT IN SERVICE

Wrentham DPW  
Capital Rolling Stock

Veh. #	Type	Manuf.	Model	Descript.	Tag #	Div.	Comments
370	SM V	caterpillar	239-D	SKID STEER	M4477A	Highway	IN SERVICE 10/2/19
371	SM V	caterpillar	262d3	SKID STEER	M3861A	Highway	IN SERVICE 10/2/19
2	SM V	Ford	Explorer	utility	M86-485	superintendent	
200	SM V	FORD	EXPLORA	UTIL	M93-609	Water	
20	SM V	FORD	f-250	PICK UP	M95-093	Water	
224	SM V	Ford	F350	Pickup	M1756A	Water	
229	SM V	Ford	F-350	Utility	M58-123	Water	GONE
230	SM V	FORD	TRANSIT	VAN	M4614A	Water	
40	SM V	FORD	f-250	PICK UP	M92-114	Cemetery	
41	SM V	FORD	F350	PICKUP	M87-151	Cemetery	
323	T	CAM	TILT TRAILER	Trailer	M28-48A	Highway	
336	T	YELLOW	TRAILER	Trailer	M55-422	Highway	
229	T	homesteader	612 ht	Trailer	M72-523	Water	
233	TOW	WANCO		BIG SIGN BOARD	M98-568	Water	
229	TOW	WANCO		SMALL SIGN BOARD	M98-722	Water	
316	TOW	Br. Band.	250XP	Chipper	M93-606	Highway	
317	TOW	Leroi		Compressor	M58-121	Highway	GONE
350	TOW	FALCON	HOT BOX	TRAILER	M93-211	Highway	
368	TOW	DOOSAN	P-185	Compressor	M99-275	Highway	
232	TOW	MAGMUN	MLT3060M	LIGHT TOWER	M7778A	Water	
	24	Large Vehicle					
	22	Small Vehicle					
	2	Large Equipment					
	5	Small Equipment					
	3	Trailer					
	7	Towed					
	7	Sander					

**Town of Wrentham**  
**Department of Public Works**  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

**Section 2**

**Space Needs Assessment**

Town of Wrentham  
Department of Public Works  
**Space Needs Assessment**  
*Base Program*  
11/19/2021

## Building Requirements

[illegible]

Town of Wrentham  
Department of Public Works  
**Space Needs Assessment**  
Base Program  
11/19/2021

**Building Requirements**

Area	Description	Rev 1 Size (SF)	Rev 2 Size (SF)	Rev 3 Size (SF)	Rev 4 Size (SF)	Rev 5 Size (SF)	Ref #	Room / Area Dimensions		
								length	width	size
Work Shops & Material	Shared Shop (Highway & Cemetery/Parks)	1,386	1,260	1,260	1,740	Total Below Based on Model DPW	C1	30	58	1,740
	Sign Storage & Shop	400	280	-	-		C2	0	0	-
	Water Workshop	1,386	1,260	1,260	1,740		C1	30	58	1,740
	Facilities Workshop	1,386	1,260	-	-		C1	0	0	-
	Subtotal:	4,558	4,060	2,520	3,480					
	Area Grossing Factor (5%):	228	203	126	174					
	Circulation (10%):	479	426	265	110		3%			
	<b>TOTAL:</b>	<b>5,264</b>	<b>4,689</b>	<b>2,911</b>	<b>3,764</b>	<b>3,480</b>				
Vehicle Maintenance	Maintenance Bay	1,600	1,600	1,600	1,160	Total Below Based on Model DPW	D1	20	58	1,160
	Maintenance Bay	1,200	1,000	960	1,160		D1	20	58	1,160
	Maintenance Bay	1,200	1,000	960	1,040		D1	26	40	1,040
	Welding Bay	1,200	1,000	960	-		D1			-
	Fluids Room	224	224	224	224		D2	14	16	224
	Parts/Material Storage	900	625	625	450		D3	15	30	450
	Tire Storage	216	180	180	180		D4	10	18	180
	Hydraulic Hose Shop Space	100	100	100	100		D5	10	10	100
	Mechanics Office	216	216	144	144		D6	12	12	144
	Toilet Facility	56	56	56	56		D7	7	8	56
	Compressor Room	(on mezz)	(on mezz)	(on mezz)	(on mezz)					
	Subtotal:	6,912	6,001	5,809	4,514					
	Area Grossing Factor (5%):	346	300	290	226					
	Circulation (10%):	726	630	610	308		6.5%			
	<b>TOTAL:</b>	<b>7,983</b>	<b>6,931</b>	<b>6,709</b>	<b>5,048</b>	<b>5,065</b>				
Wash Area	Wash Bay	1,650	1,400	1,250	1,450	Total Below Based on Model DPW	E1	25	58	1,450
	Wash Equipment Room	100	100	100	64		E1	4	16	64
	Subtotal:	1,750	1,500	1,350	1,514					
	Circulation:	n/a	n/a	n/a	n/a					
	<b>TOTAL:</b>	<b>1,750</b>	<b>1,500</b>	<b>1,350</b>	<b>1,514</b>	<b>1,660</b>				
Vehicle & Equipment Storage	Vehicle / Equipment Storage	25,000	16,128	22,560	15,960	Total Below Based on Model DPW	F1	96	168	16,128
	Vehicle / Equipment Storage 2	18,800	-	-	-		F2	0	0	-
	Secure Tool Crib	400	(in V/E Stor)	(in V/E Stor)	(in V/E Stor)					
	Plumbing/Fire Protection Room	168	168	168	168		B8	12	14	168
	Mechanical Room	320	288	288	(on mezz)		B9	16	18	288
	Subtotal:	44,688	16,584	23,016	16,128					
	Area Grossing Factor (5%):	2,234	829	1,151	806					
	Circulation:	n/a	n/a	n/a	n/a					
	<b>TOTAL:</b>	<b>46,922</b>	<b>17,413</b>	<b>24,167</b>	<b>16,934</b>	<b>16,100</b>				
<b>BASE TOTAL:</b>		<b>70,876</b>	<b>38,157</b>	<b>41,993</b>	<b>32,252</b>	<b>31,006</b>				

Note - Programming sketches on the following pages represent the "Rev 1" program listed above. Refer to the space needs matrix above for modifications to these programming sketches to meet the final preferred space needs.



Town of Wrentham  
Department of Public Works  
**Space Needs Assessment**  
*Alternate Program*  
4/6/2020

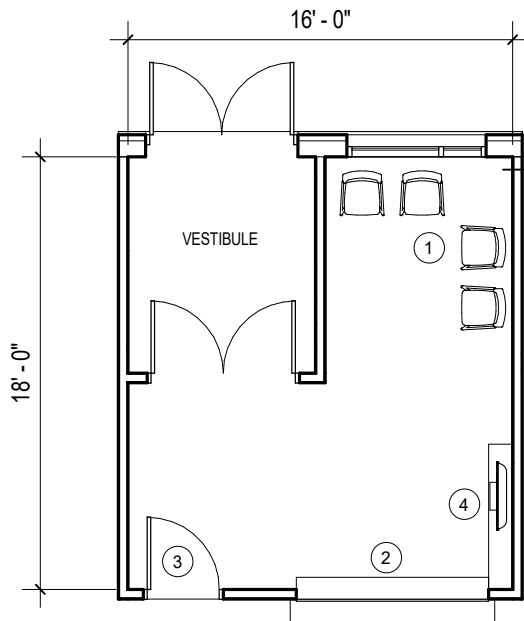
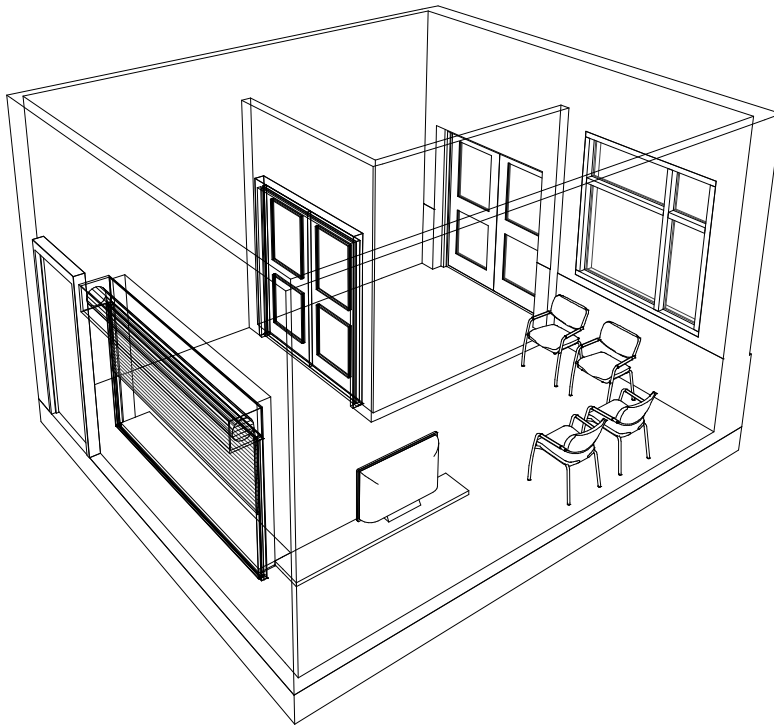
**Building Requirements**

Area	Division	Description	Original Size (SF)	Rev 1 Size (SF)	Rev 2 Size (SF)	Room / Area Dimensions		
						length	width	size
Admin & Employee Facilities	Planning / Zoning	Director Office	144	144	144	12	12	144
		Admin Workstation	80	80	80	10	8	80
		additional (10%) public lobby	29	29	29	-	-	-
		additional (10%) copy/mail area	16	16	16	-	-	-
		additional (20%) layout area	60	60	60	-	-	-
		additional (40%) file storage	90	90	90	-	-	-
		additional (10%) kitchenette	5	5	5	-	-	-
		additional (10%) toilet area	6	6	6	-	-	-
		additional conference room	224	224	224	14	16	224
		Subtotal:	653	653	653			
		Area Grossing Factor (10%):	65	65	65			
		Circulation (30%):	215	215	215			
		<b>Planning / Zoning TOTAL:</b>	<b>934</b>	<b>934</b>	<b>934</b>			
Admin & Employee Facilities	Conservation	Director Office	144	144	144	12	12	144
		Admin Workstation	80	80	80	10	8	80
		Admin Workstation	80	80	80	10	8	80
		additional (10%) public lobby	29	29	29	-	-	-
		additional (10%) copy/mail area	16	16	16	-	-	-
		additional (10%) layout area	30	30	30	-	-	-
		additional (10%) file storage	22	22	22	-	-	-
		additional (10%) kitchenette	5	5	5	-	-	-
		additional (10%) toilet area	6	6	6	-	-	-
		additional conference room	224	224	224	14	16	224
		Subtotal:	636	636	636			
		Area Grossing Factor (10%):	64	64	64			
		Circulation (30%):	210	210	210			
		<b>Conservation TOTAL:</b>	<b>909</b>	<b>909</b>	<b>909</b>			

Town of Wrentham  
Department of Public Works  
**Space Needs Assessment**  
*Alternate Program*  
4/6/2020

**Building Requirements**

Area	Division	Description	Original Size (SF)	Rev 1 Size (SF)	Rev 2 Size (SF)	Room / Area Dimensions		
						length	width	size
Admin & Employee Facilities	Board of Health	Director Office	144	144	144	12	12	144
		Admin Workstation	80	80	80	10	8	80
		Admin Workstation	80	80	80	10	8	80
		Admin Workstation	80	80	80	10	8	80
		additional (10%) public lobby	29	29	29	-	-	-
		additional (10%) copy/mail area	16	16	16	-	-	-
		additional (10%) layout area	30	30	30	-	-	-
		File Storage	22	400	400	20	20	400
		additional (10%) kitchenette	5	5	5	-	-	-
		additional (10%) toilet area	6	6	6	-	-	-
		Subtotal:	492	869	869			
		Area Grossing Factor (10%):	49	87	87			
		Circulation (30%):	162	287	287			
		Board of Health TOTAL:	703	1,243	1,243			
Admin, Employee Facilities & Fleet Storage	Building / Inspection	Director Office	144	144	144	12	12	144
		Admin Workstation	80	80	80	10	8	80
		Admin Workstation	80	80	80	10	8	80
		Admin Workstation	80	80	80	10	8	80
		Admin Workstation	80	80	80	10	8	80
		Admin Workstation	80	80	80	10	8	80
		Admin Workstation	80	80	80	10	8	80
		additional (10%) public lobby	29	29	29	-	-	-
		additional (10%) copy/mail area	16	16	16	-	-	-
		additional (10%) layout area	30	30	30	-	-	-
		File Storage	22	22	400	20	20	400
		additional (10%) kitchenette	5	5	5	-	-	-
		additional (10%) toilet area	6	6	6	-	-	-
		additional locker room area (50sf/person)	350	350	350	-	-	-
		Subtotal:	1,082	1,081	1,459			
		Area Grossing Factor (10%):	108	108	146			
		Circulation (30%):	357	357	482			
		Building / Inspection TOTAL:	1,547	1,546	2,087			
Planning / Zoning TOTAL:			934	934	934			
Conservation TOTAL:			909	909	909			
Board of Health TOTAL:			703	1,243	1,243			
Building / Inspection TOTAL:			1,547	1,546	2,087			
GRAND TOTAL:			4,093	4,633	5,173			



1 Public Lobby - 288sf  
1/8" = 1'-0"

## ROOM FINISHES

**FLOORS:** CERAMIC TILE

**WALLS:** GWB PAINTED

**CEILING:** ACT TILE

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

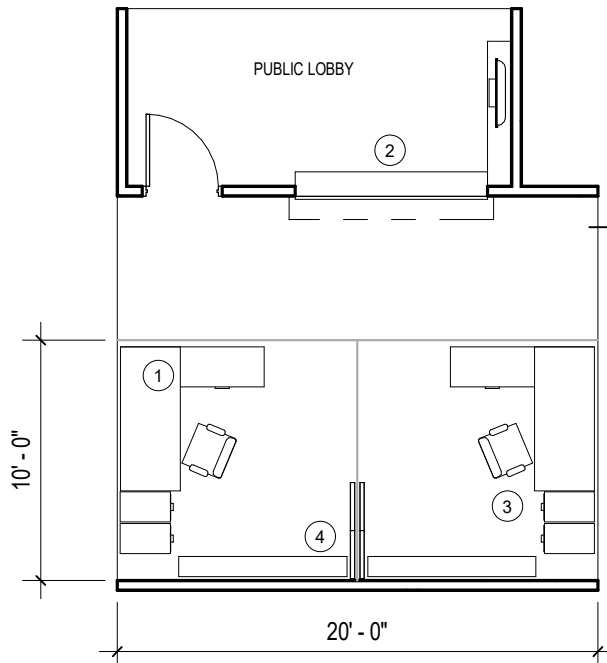
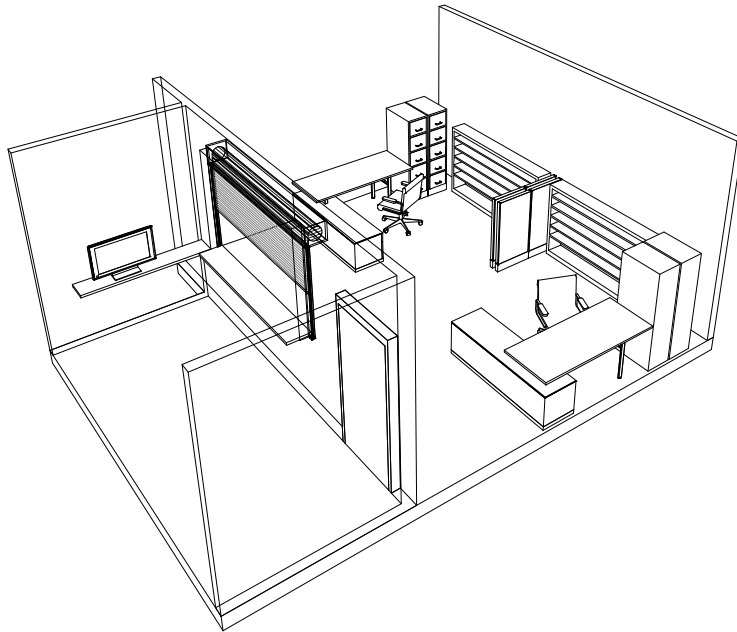
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. (4) WAITING CHAIR
2. ROLL-UP SECURITY GRILL
3. ACCESS CONTROLLED DOOR
4. PUBLIC ACCESS COMPUTER  
STATION - AS NEEDED



1 Admin Area - 200sf  
1/8" = 1'-0"

## ROOM FINISHES

**FLOORS:** CARPET

**WALLS:** GWB PAINTED

**CEILING:** ACT TILE

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

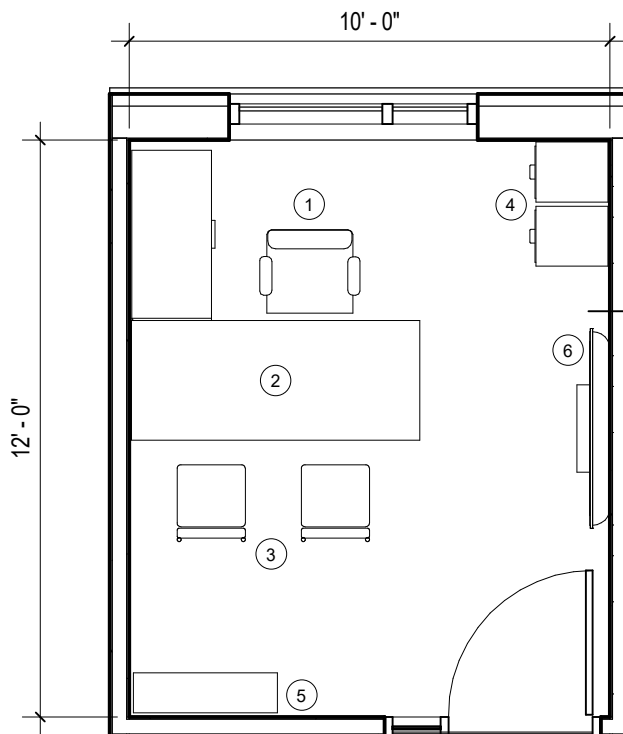
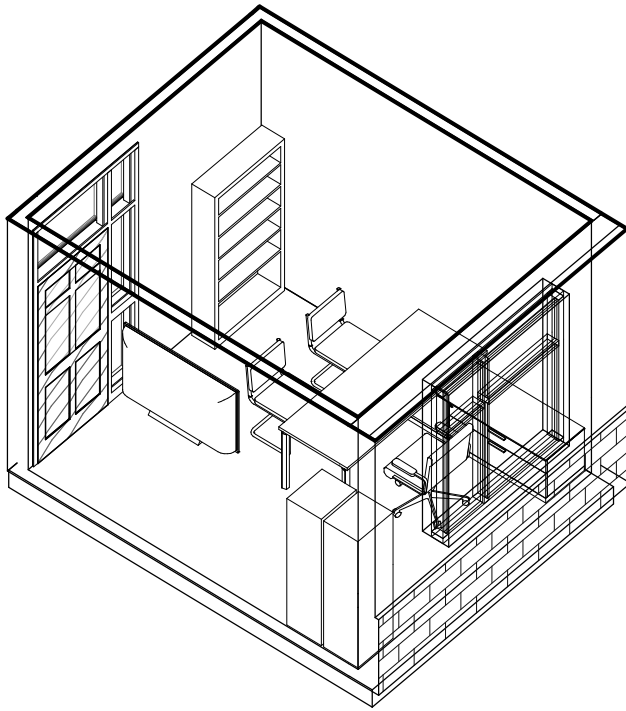
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. (2) WORK STATIONS
2. PUBLIC COUNTER
3. DESK CHAIR
4. BOOKCASE



① Office - 120sf  
1/4" = 1'-0"

## ROOM FINISHES

**FLOORS:** CARPET TILE

**WALLS:** GWB PAINTED

**CEILING:** ACT TILE

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

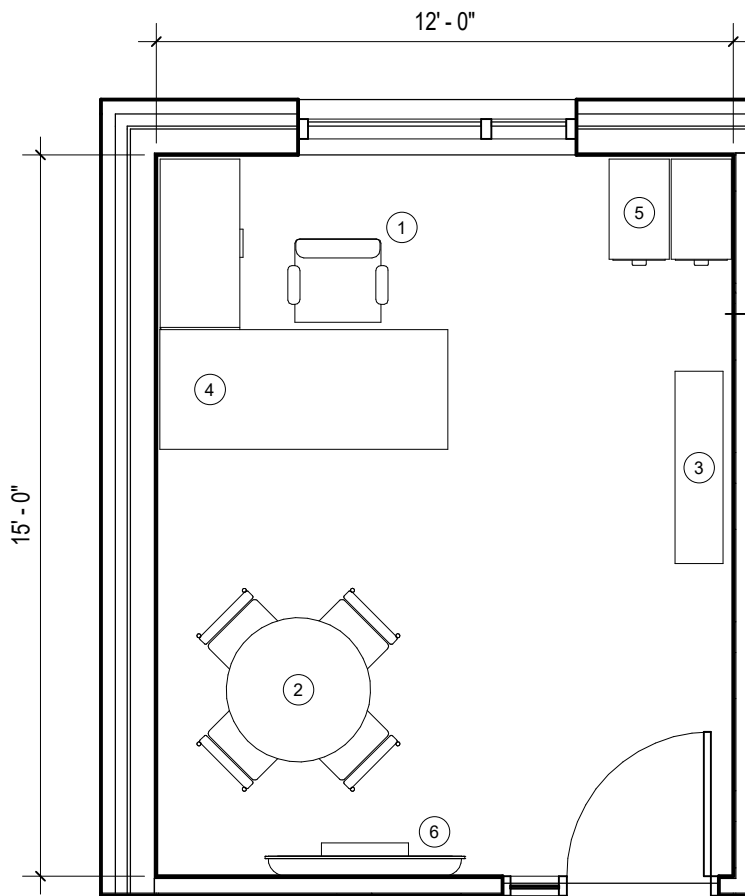
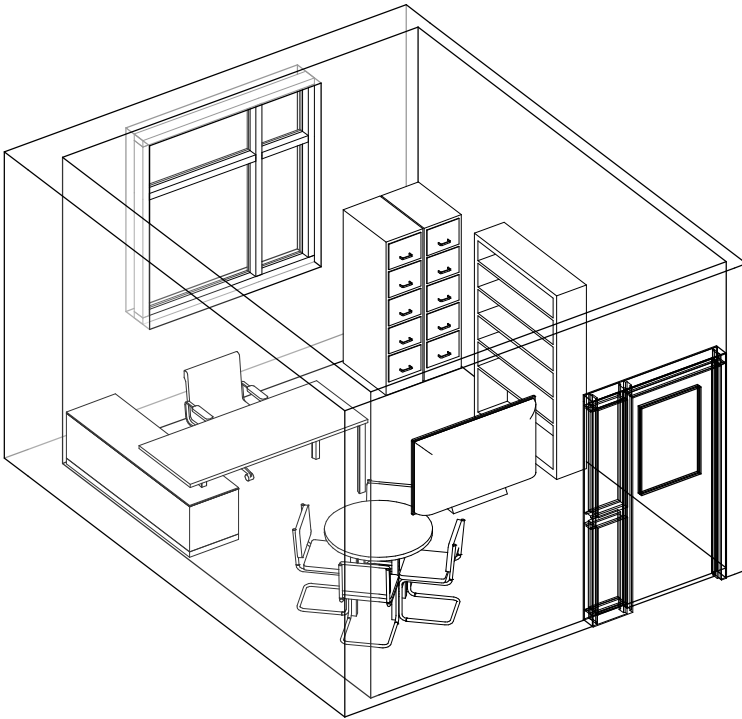
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. DESK CHAIR
2. DESK WITH SIDE  
STORAGE CABINET
3. GUEST CHAIR)
4. FILE CABINET
5. BOOKCASE
6. TV MONITOR



1 Office - 180sf  
1/4" = 1'-0"

## ROOM FINISHES

**FLOORS:** CARPET TILE

**WALLS:** GWB PAINTED

**CEILING:** ACT TILES

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

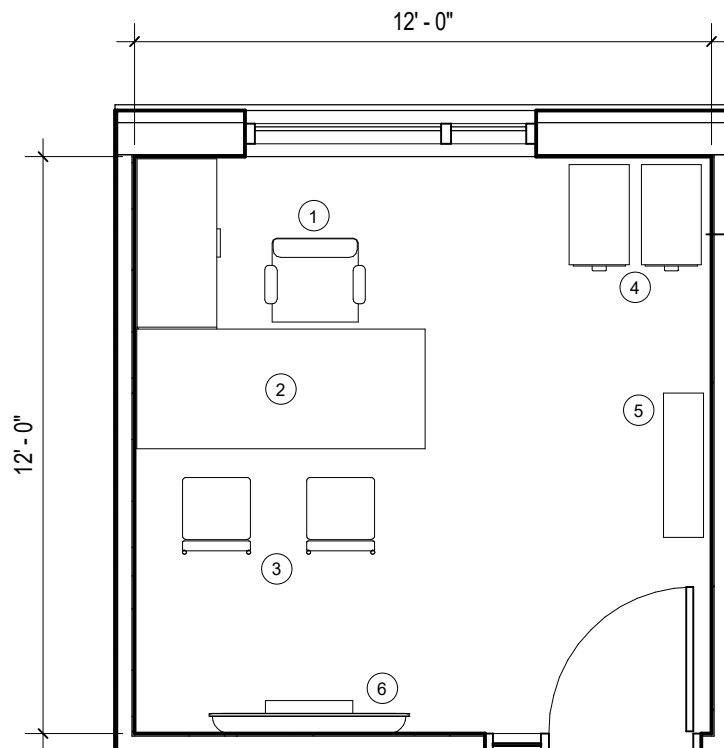
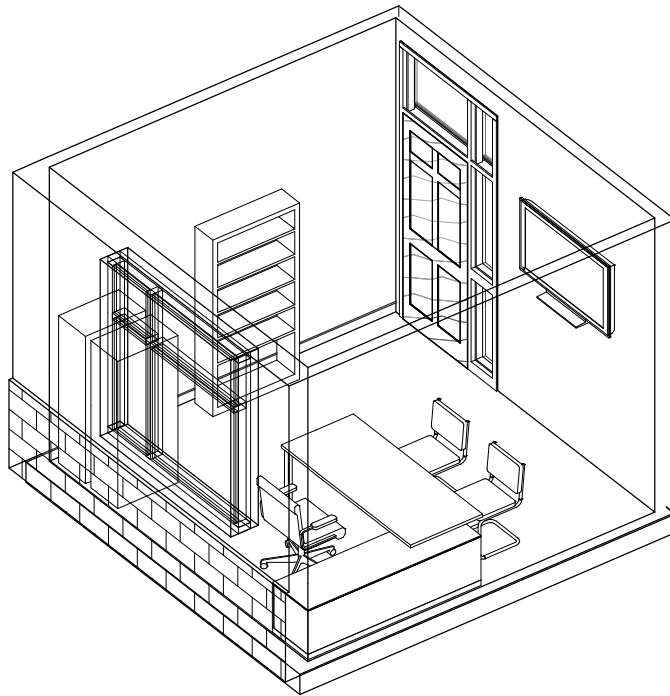
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. DESK CHAIR
2. SMALL CONFERENCE  
TABLE & (4) CHAIRS
3. BOOKCASE
4. DESK WITH SIDE  
STORAGE CABINET
5. FILE CABINET
6. TV MONITOR



1 Office - 144sf  
1/4" = 1'-0"

## ROOM FINISHES

**FLOORS:** CARPET TILE

**WALLS:** GWB PAINTED

**CEILING:** ACT TILES

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

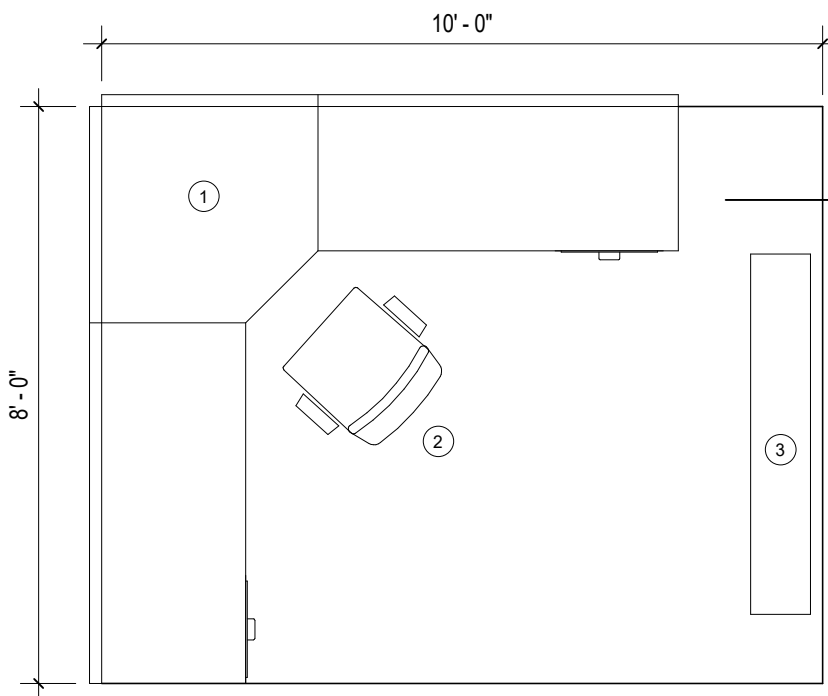
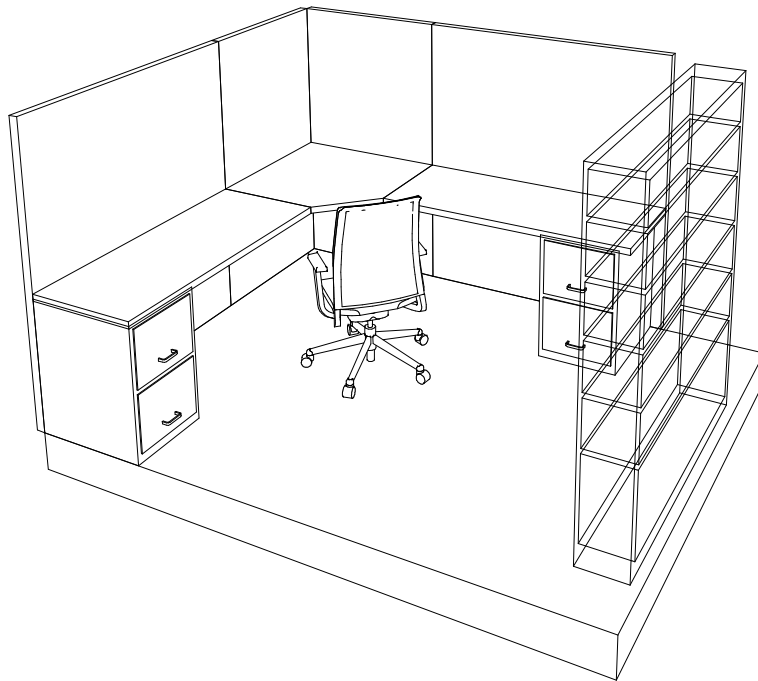
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. DESK CHAIR
2. DESK WITH SIDE  
STORAGE CABINET
3. GUEST CHAIRS
4. FILE CABINET
5. BOOKCASE
6. TV MONITOR



① Supervisor Workstation - 80sf  
3/8" = 1'-0"

#### ROOM FINISHES

**FLOORS:** CARPET TILES

**WALLS:** GWB PAINTED

**CEILING:** ACT TILES

#### MEP/DATA REQUIREMENTS

HEATING

COOLING

DUPLEX ELECTRICAL OUTLETS

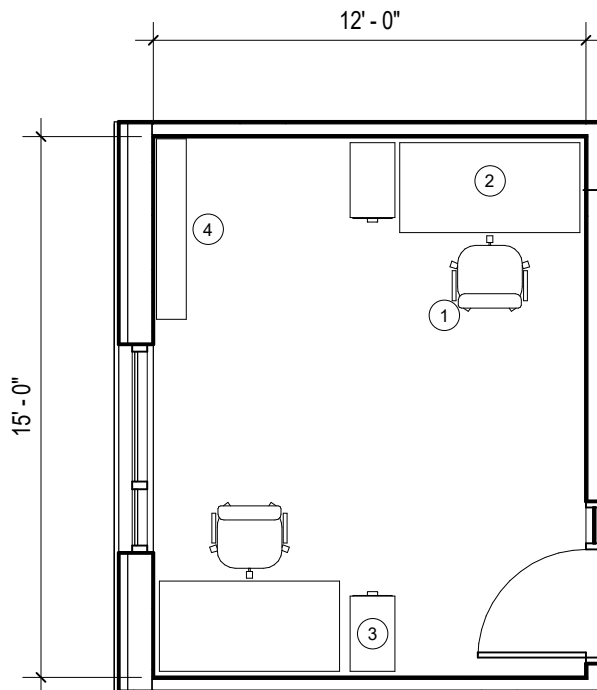
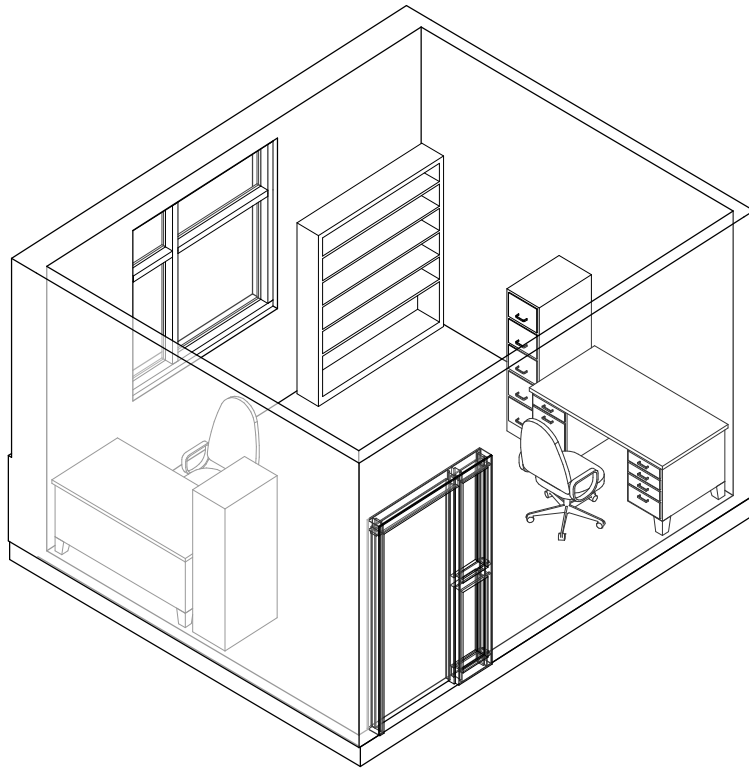
TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

#### COMPONENTS:

1. DESK
2. TASK CHAIR
3. BOOKCASE





1 Shared Technician Office - 180sf  
3/16" = 1'-0"

#### ROOM FINISHES

**FLOORS:** VCT TILE

**WALLS:** GWB PAINTED

**CEILING:** ACT TILES

#### MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

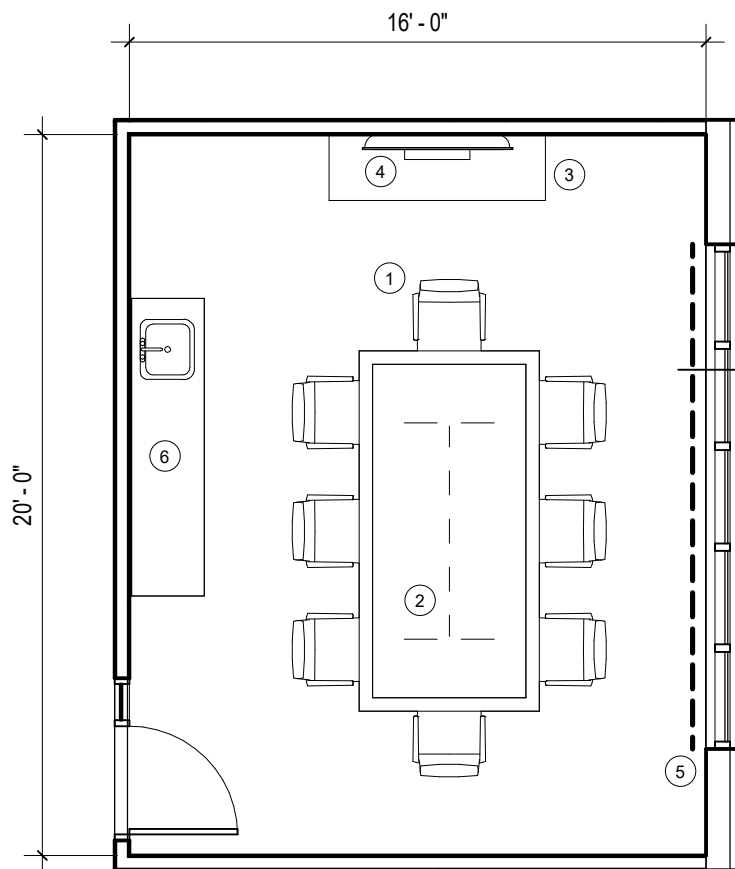
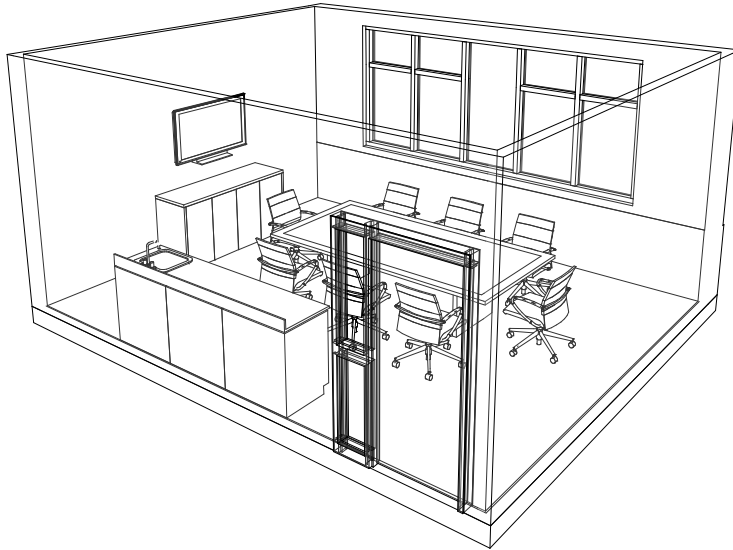
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

#### COMPONENTS:

1. DESK CHAIR (2)
2. WORKSTATION (2)
3. FILE CABINET (2)
4. BOOKCASE



1 Conference Room - 320sf  
3/16" = 1'-0"

## ROOM FINISHES

FLOORS: CARPET TILE

WALLS: GWB PAINTED

CEILING: ACT TILE

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

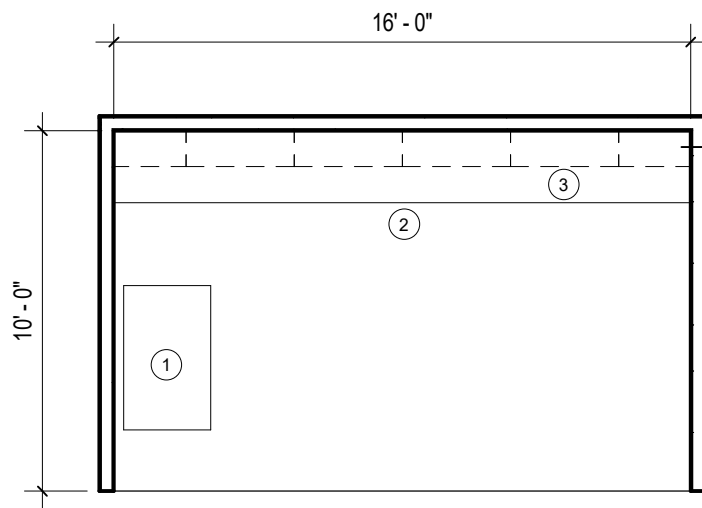
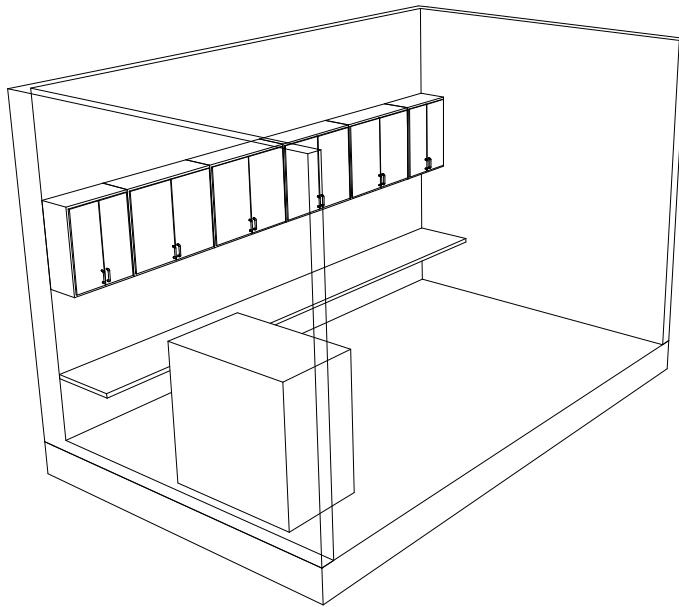
HEATING

COOLING

FLOOR OUTLETS FOR  
CONFERENCE TABLE

## COMPONENTS:

1. (8) CHAIRS
2. 5' x 10' CONFERENCE TABLE W/  
CENTRAL POWER/DATA CONSOLE
3. CREDENZA
4. LARGE FORMAT TV/MONITOR
5. ROOM DARKENING SHADES  
FOR PRESENTATION
6. KITCHENETTE W/ SINK  
AND UC FRIDGE



1 Copy/Mail Area - 160sf  
 $\frac{3}{16}'' = 1'-0''$

## ROOM FINISHES

FLOORS: CARPET TILE

WALLS: GWB PAINTED

CEILING: ACT TILE

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

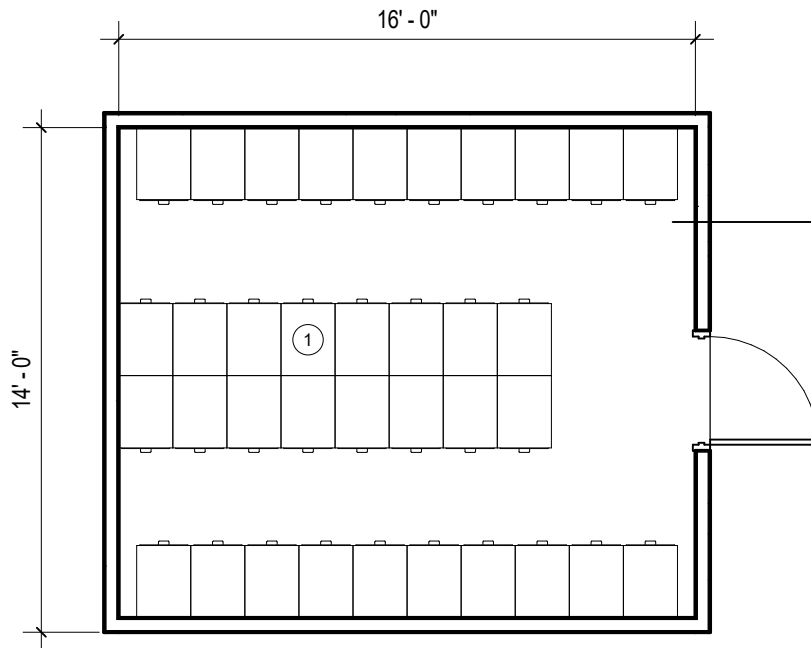
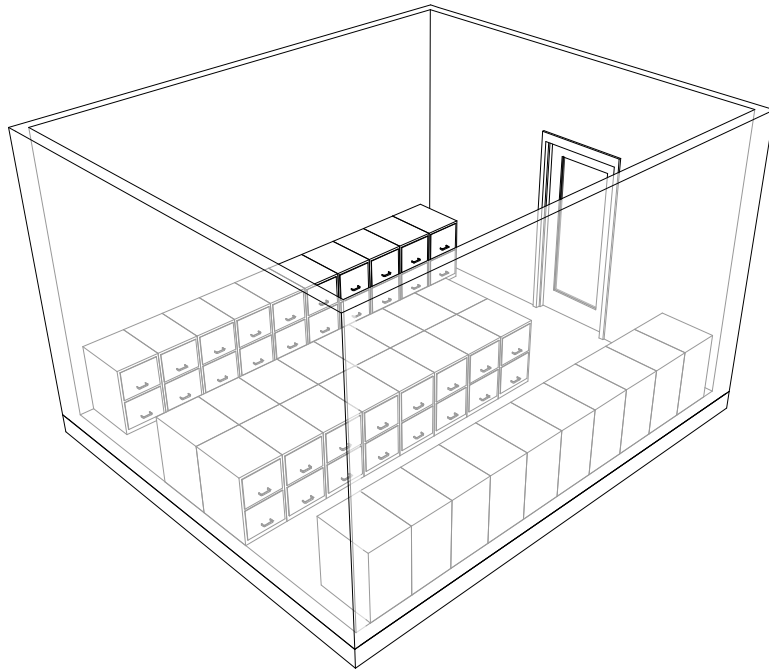
OCCUPANCY SENSORS FOR  
 LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. PRINTER
2. WORK COUNTER
3. UPPER CABINETS



① File Storage - 224sf  
 $3/16" = 1'-0"$

#### ROOM FINISHES

**FLOORS:** CARPET TILES

**WALLS:** GWB PAINTED

**CEILING:** ACT TILES

#### MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

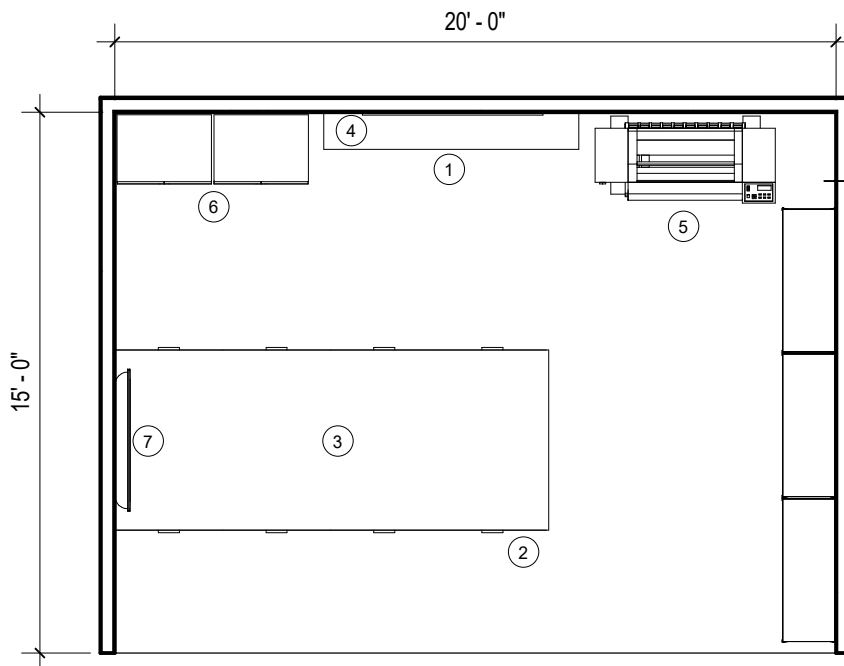
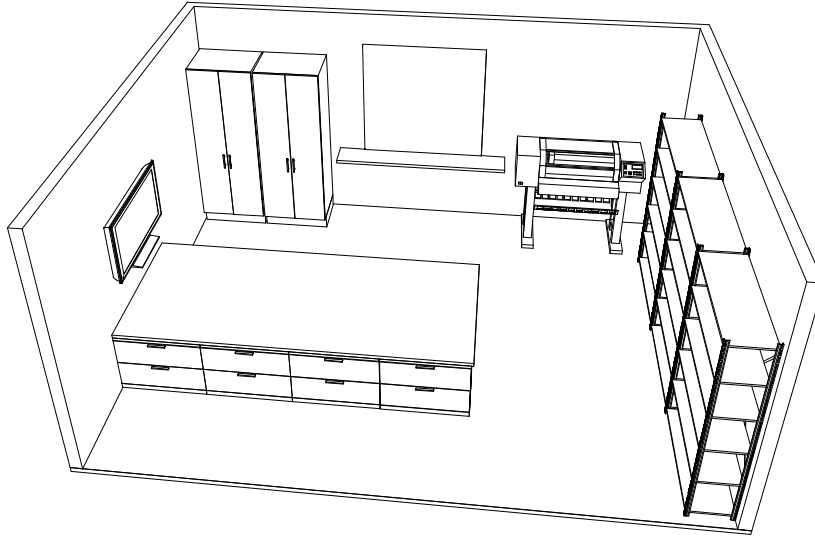
OCCUPANCY SENSORS FOR  
 LIGHTING CONTROLS

HEATING

COOLING

#### COMPONENTS:

1. (36) 18" X 24" FILE CABINETS



① Layout Area - 300sf  
3/16" = 1'-0"

## ROOM FINISHES

**FLOORS:** CARPET TILES

**WALLS:** GWB PAINTED

**CEILING:** ACT TILES

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

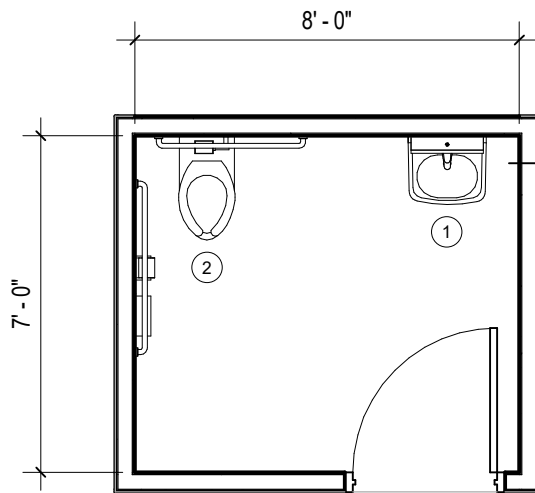
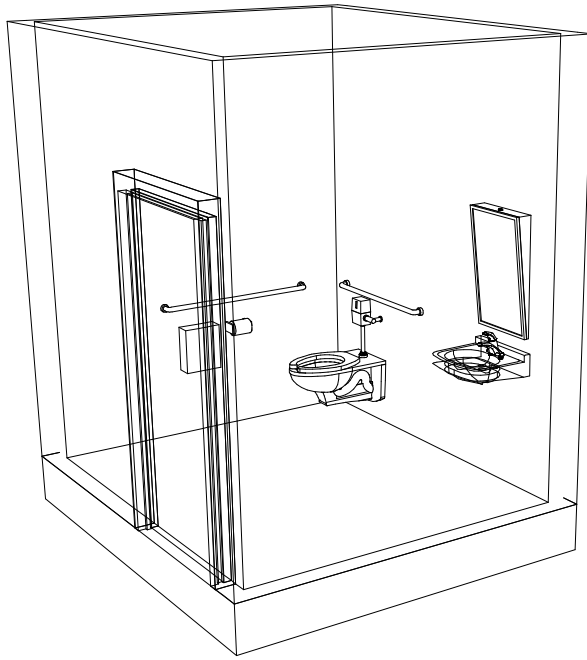
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. COUNTER TOP
2. (6) FLAT FILES
3. LAYOUT COUNTER TOP  
(ABOVE FLAT FILES)
4. DISPLAY BOARD
5. PLOTTER
6. SUPPLY CABINET
7. LARGE FORMAT TV/MONITOR



1 Toilet Facility - 56sf  
1/4" = 1'-0"

#### ROOM FINISHES

**FLOORS:** CERAMIC TILE

**WALLS:** CERAMIC TILE /  
GWB PAINTED

**CEILING:** ACT TILE

#### MEP/DATA REQUIREMENTS

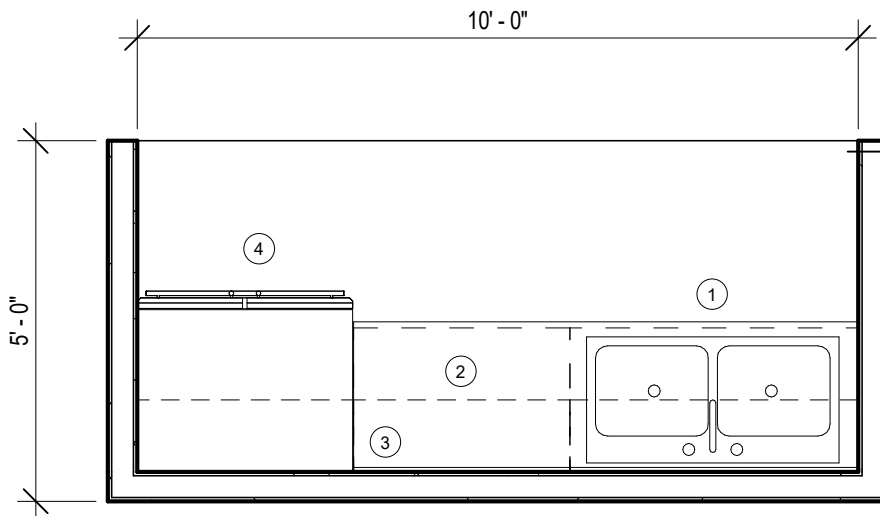
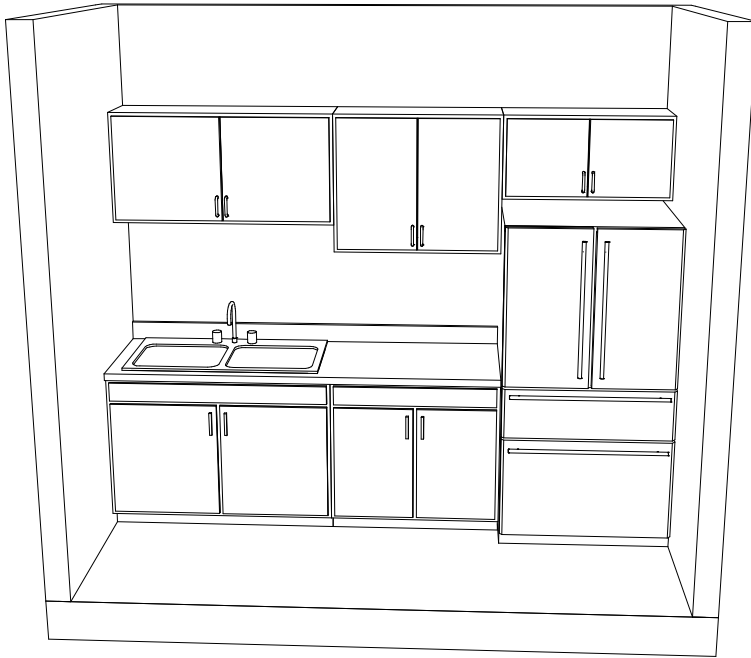
HEATING

COOLING

GFI DUPLEX ELECTRICAL OUTLETS

#### COMPONENTS:

1. WALL HUNG LAV
2. ADA TOILET



① Admin Kitchenette - 50sf  
 $3/8" = 1'-0"$

#### ROOM FINISHES

**FLOORS:** LINOLEUM SHEET

**WALLS:** GWB PAINTED

**CEILING:** ACT TILE

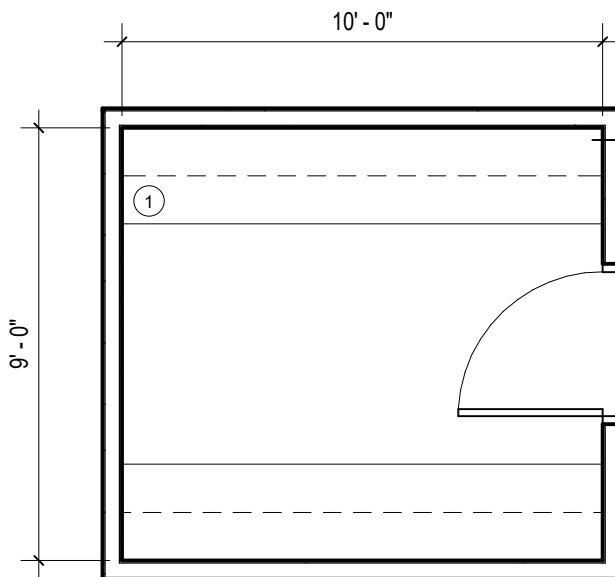
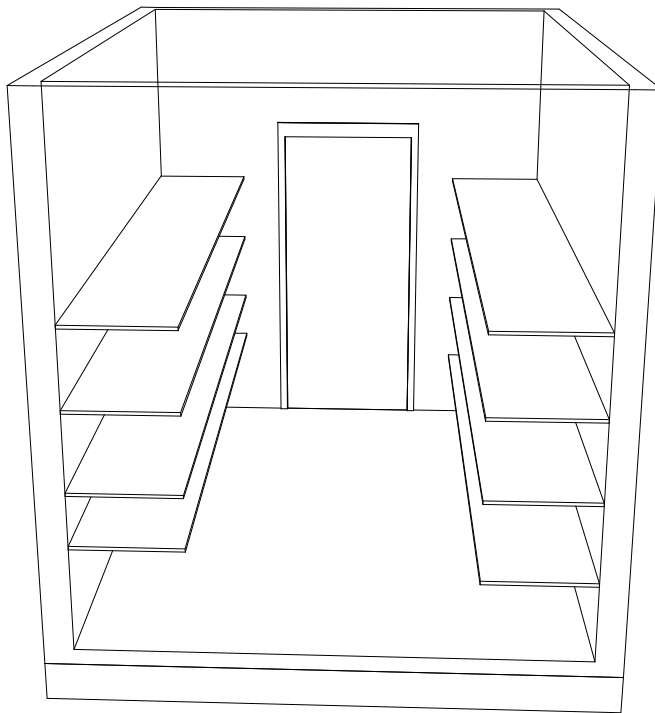
#### MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

#### COMPONENTS:

1. STAINLESS STEEL SINK
2. COUNTER & BASE CABINET (BELOW)
3. UPPER CABINETS (ABOVE)
4. STAINLESS STEEL REFRIGERATOR



① General Supply Closet - 90sf  
1/4" = 1'-0"

#### ROOM FINISHES

**FLOORS:** CARPET TILE

**WALLS:** GWB PAINTED

**CEILING:** ACT TILE

#### MEP/DATA REQUIREMENTS

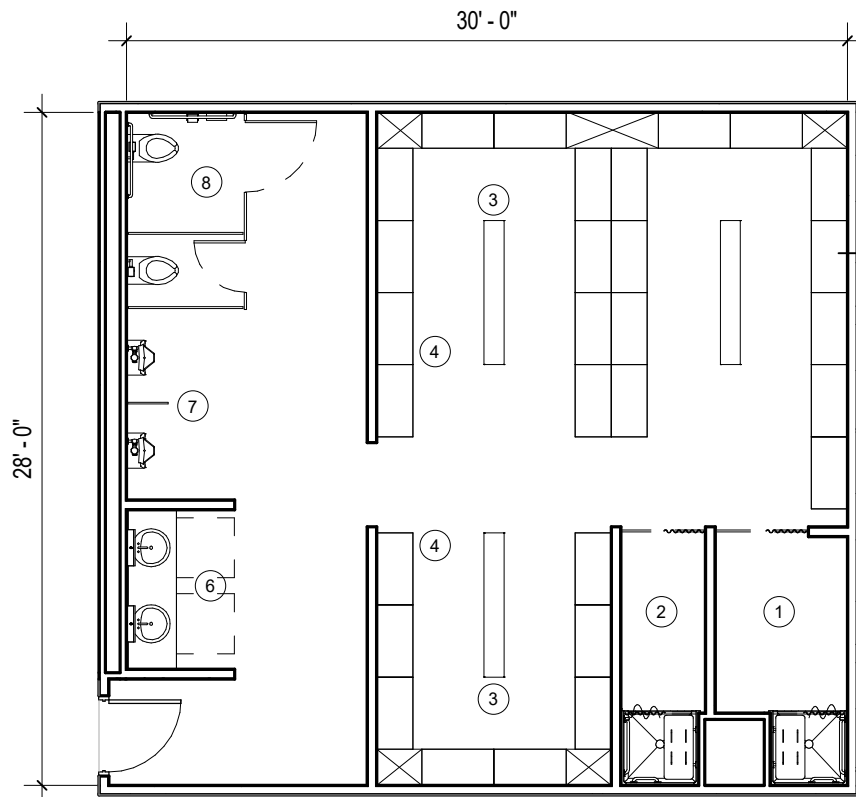
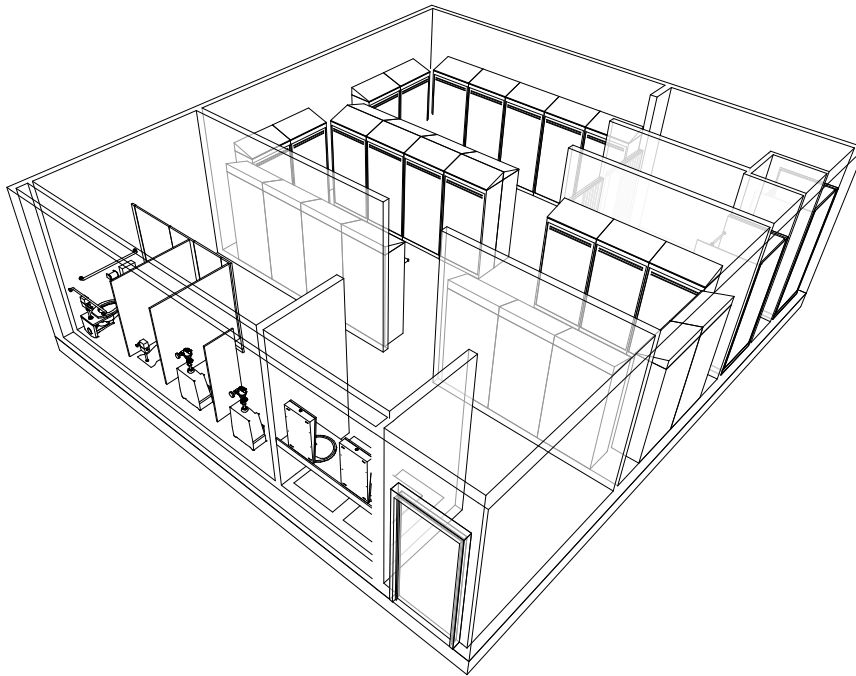
DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

#### COMPONENTS:

1. WALL MOUNTED SHELVING





1 Male Locker/Shower/Toilet - 840sf  
1/8" = 1'-0"

## ROOM FINISHES

**FLOORS:** RESINOUS EPOXY

**WALLS:** CERAMIC TILE &  
GWB PAINTED

**CEILING:** MOISTURE RESISTANT  
ACT TILES

## MEP/DATA REQUIREMENTS

GFI ELECTRICAL OUTLETS

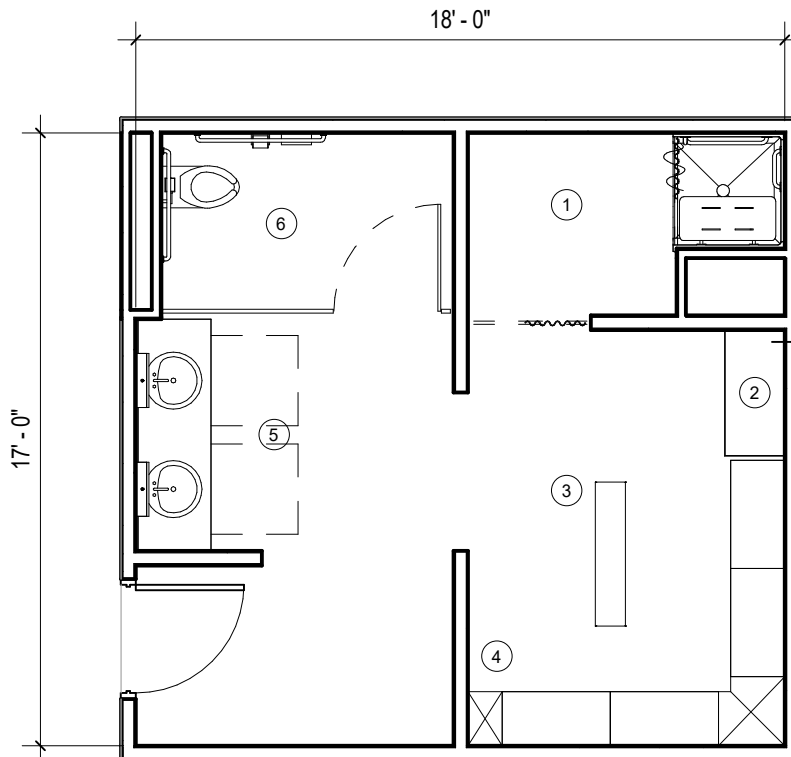
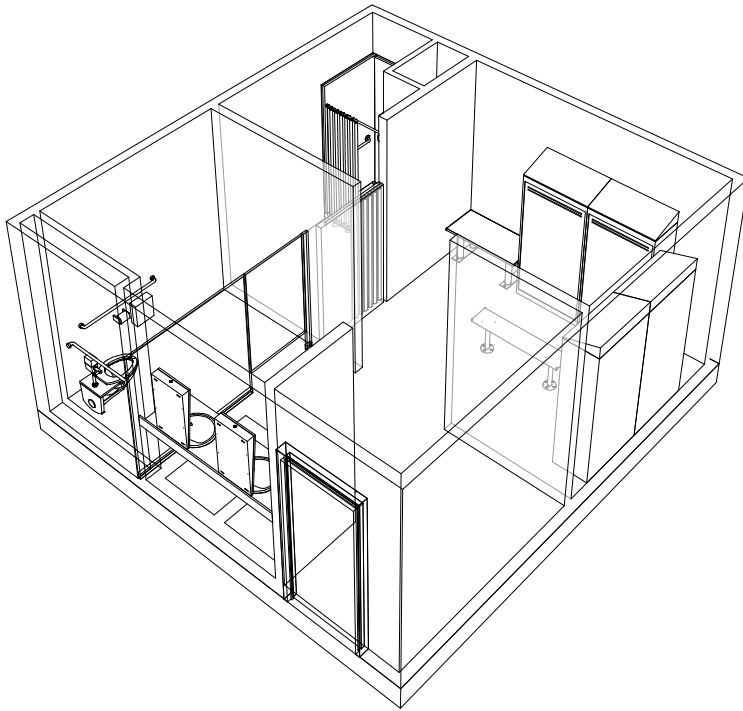
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. ADA SHOWER STALL
2. STANDARD SHOWER STALLS
3. BENCH
4. (29) 18" X 36" LOCKERS
5. COUNTER, SINKS & MIRRORS
6. WALL HUNG URINALS
7. ADA STALL
8. STANDARD STALL



① Female Locker/Shower/Toilet - 306sf  
3/16" = 1'-0"

## ROOM FINISHES

**FLOORS:** RESINOUS EPOXY

**WALLS:** CERAMIC TILE &  
GWB PAINTED

**CEILING:** MOISTURE RESISTANT  
ACT TILES

## MEP/DATA REQUIREMENTS

GFI ELECTRICAL OUTLETS

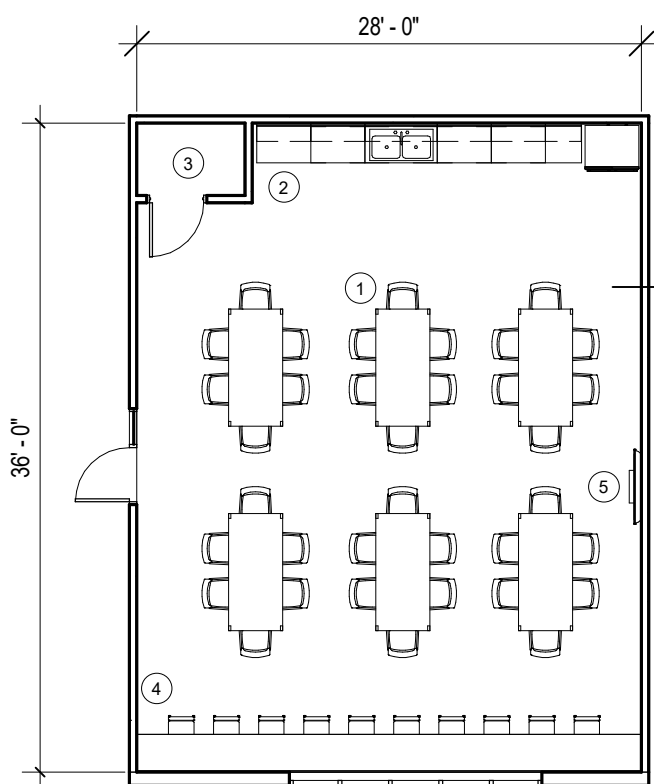
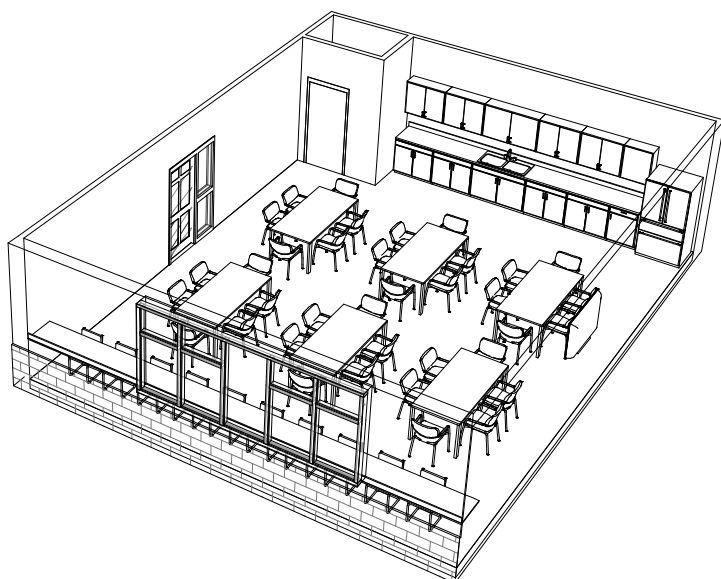
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

## COMPONENTS:

1. ADA SHOWER STALL
2. ADA BENCH
3. STANDARD BENCH
4. 4) 18" X 36" LOCKERS
5. COUNTER, SINKS & MIRRORS
6. ADA STALL W/ WALL HUNG LAV



① Muster Room - 1,008sf  
3/32" = 1'-0"

#### ROOM FINISHES

FLOORS: LINOLEUM

WALLS: GWB PAINTED

CEILING: ACT TILE

#### MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

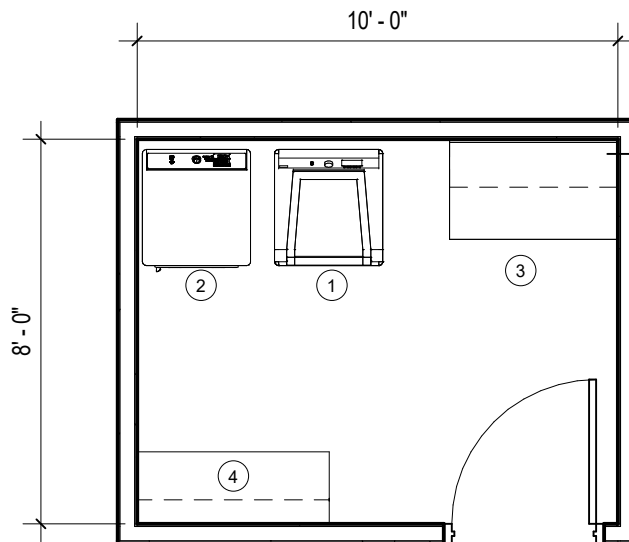
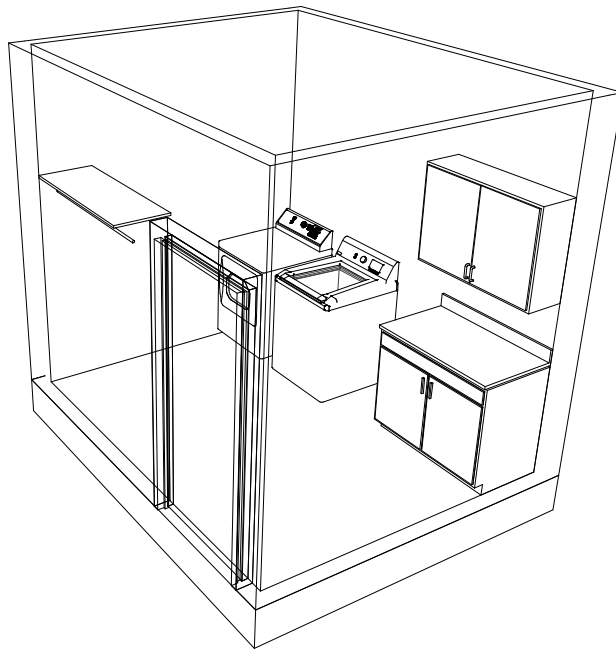
OCCUPANCY SENSORS FOR  
LIGHTING CONTROLS

HEATING

COOLING

#### COMPONENTS:

1. (6) TABLES & (36) TASK CHAIRS
2. KITCHEN, INCLUDES: (TBD)
  - SOLID SURFACE COUNTERS
  - BASE & WALL CABINETS
  - STAINLESS STEEL SINK
  - REFRIGERATOR
  - ELECTRIC COOKTOP W/ HOOD
  - MICROWAVE (2)
  - ICE MACHINE
3. STORAGE CLOSET
4. COUNTER & STOOLS
5. WALL MOUNTED  
TELEVISION



1 Laundry Room - 80sf  
 1/4" = 1'-0"

## ROOM FINISHES

FLOORS: RESINOUS

WALLS: GWB PAINTED

CEILING: ACT TILE

## MEP/DATA REQUIREMENTS

HEATING

COOLING

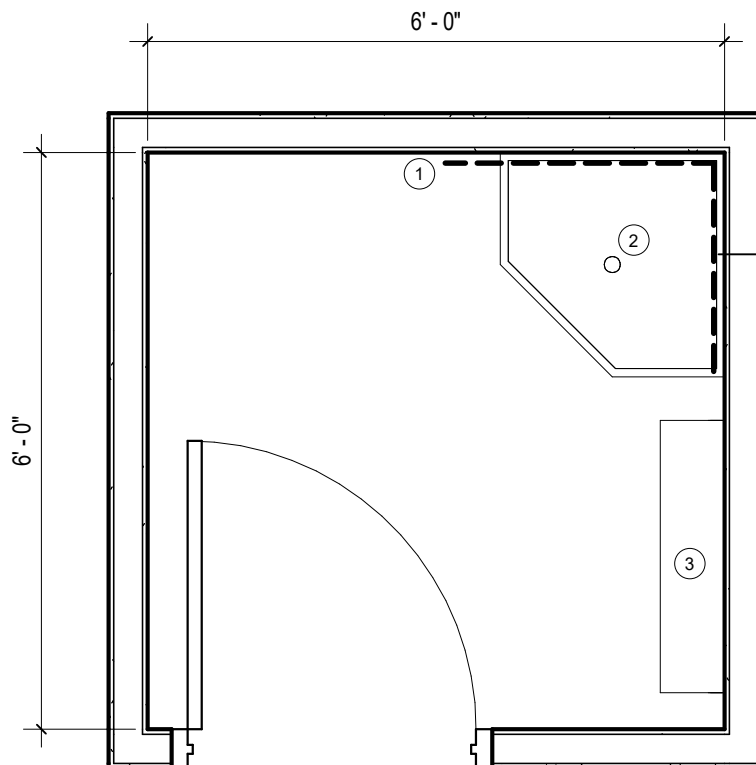
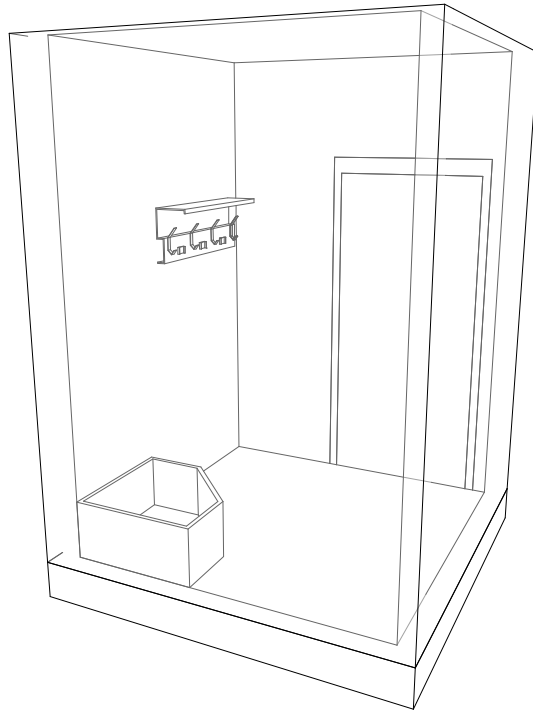
DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

DRYER EXHAUST

## COMPONENTS:

1. WASHER MACHINE
2. DRYER MACHINE
3. COUNTER, SINK & CABINETS
4. UNIFORM RACK



1 Janitor Closet - 36sf  
1/2" = 1'-0"

## ROOM FINISHES

FLOORS: CARPET TILE

WALLS: GWB PAINTED

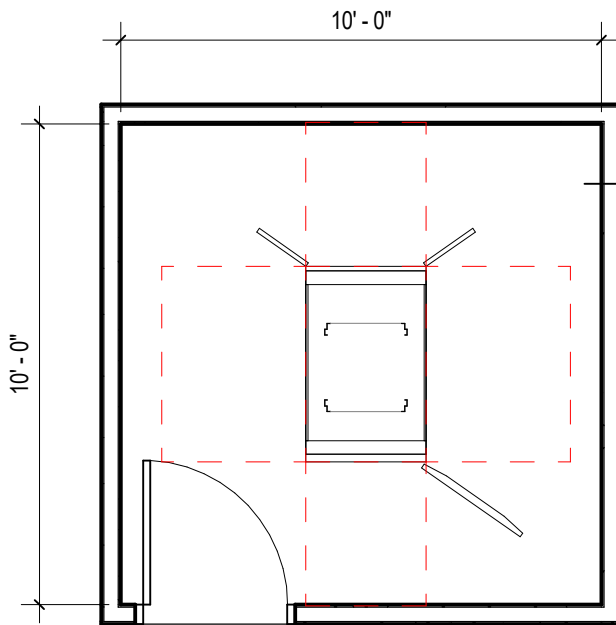
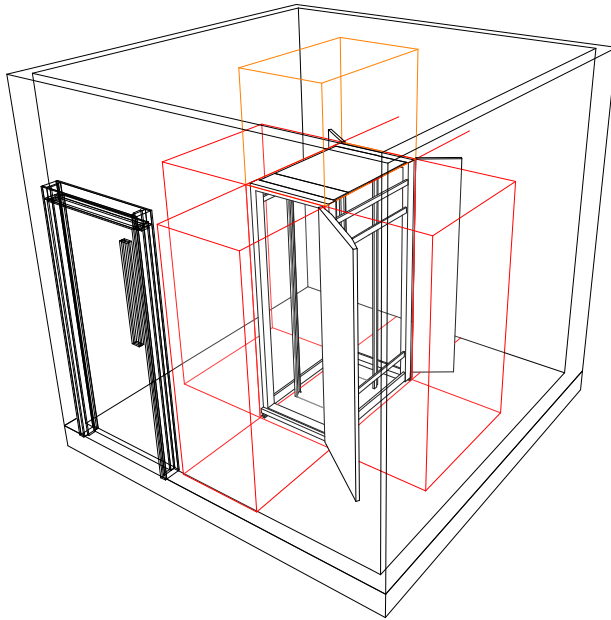
CEILING: ACT TILE

## MEP/DATA REQUIREMENTS

GFI DUPLEX ELECTRICAL OUTLETS

## COMPONENTS:

1. FRP PANELING AT SINK
2. UTILITY SINK
3. UTILITY SHELF W/  
MOP & BROOM HOLDERS



1 Tel / Data Room - 120sf  
1/4" = 1'-0"

#### ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** GWB PAINTED

**CEILING:** OPEN TO ABOVE

#### MEP/DATA REQUIREMENTS

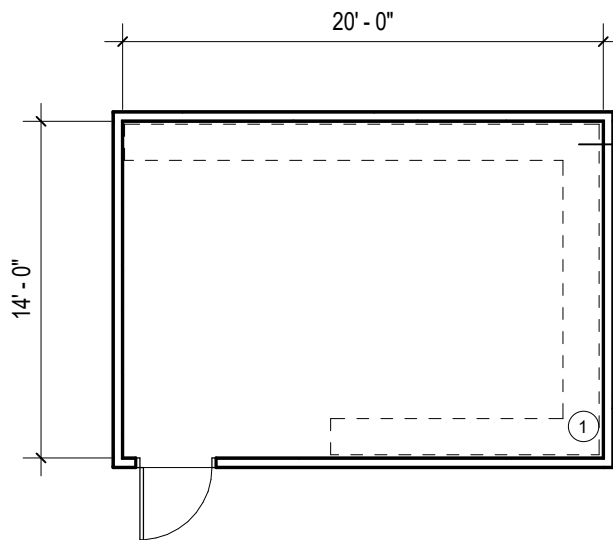
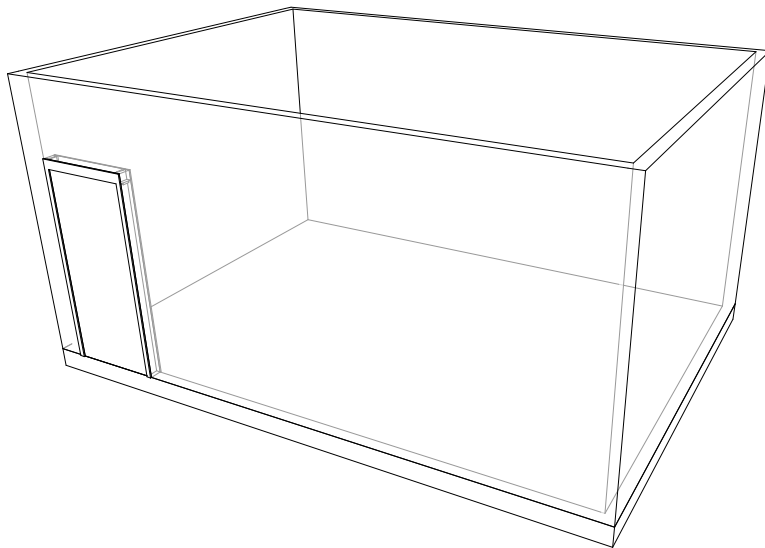
DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

RACK-MOUNTED POWER

#### COMPONENTS:

1. DATA RACK
2. PLYWOOD BACK BOARD FOR BUILDING SYSTEM COMPONENTS (SECURITY, CABLE, ETC.)



① Electrical Room - 280sf  
1/8" = 1'-0"

#### ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** GWB PAINTED

**CEILING:** OPEN TO STRUCTURE

#### MEP/DATA REQUIREMENTS

HEATING

COOLING

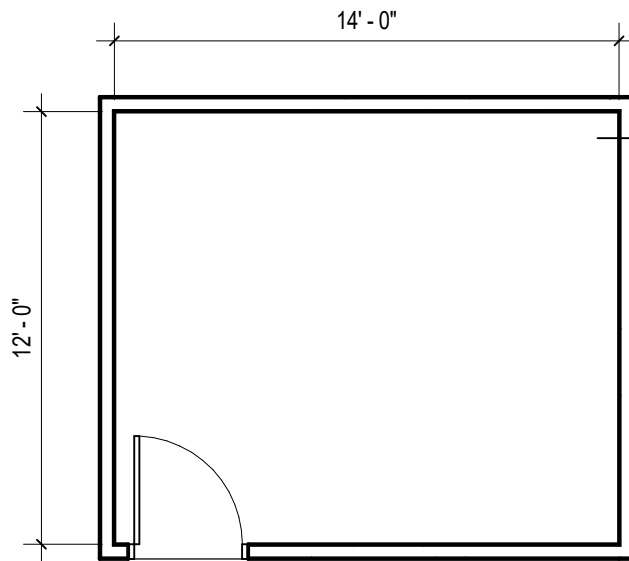
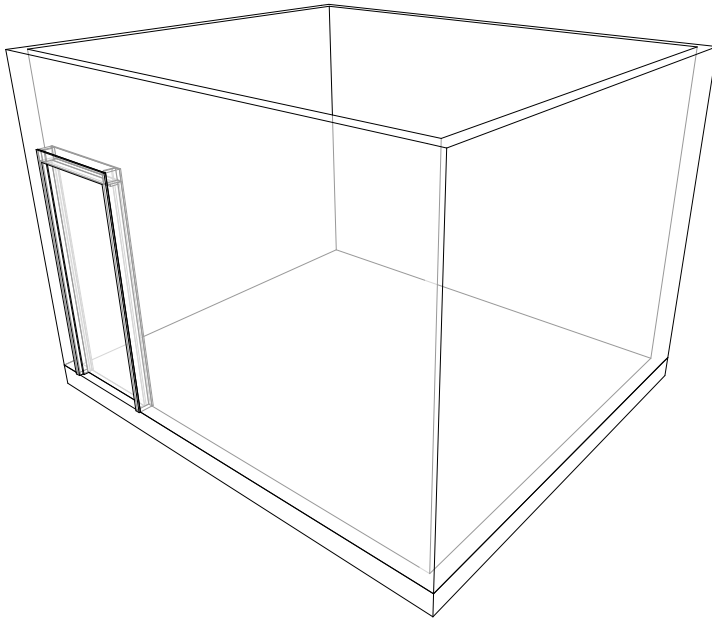
DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

SEPARATE EXHAUST

#### COMPONENTS:

1. WALL MOUNTED PANELS



① Plumbing/Fire Protection Room - 168sf  
 $3/16" = 1'-0"$

#### ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** CMU PAINTED

**CEILING:** OPEN TO STRUCTURE

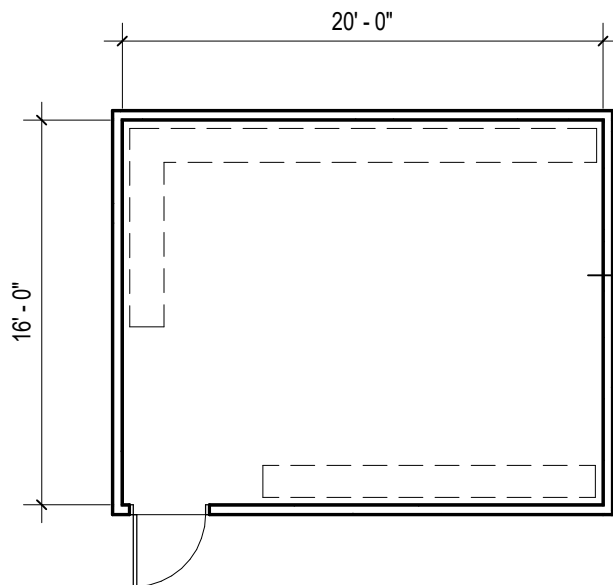
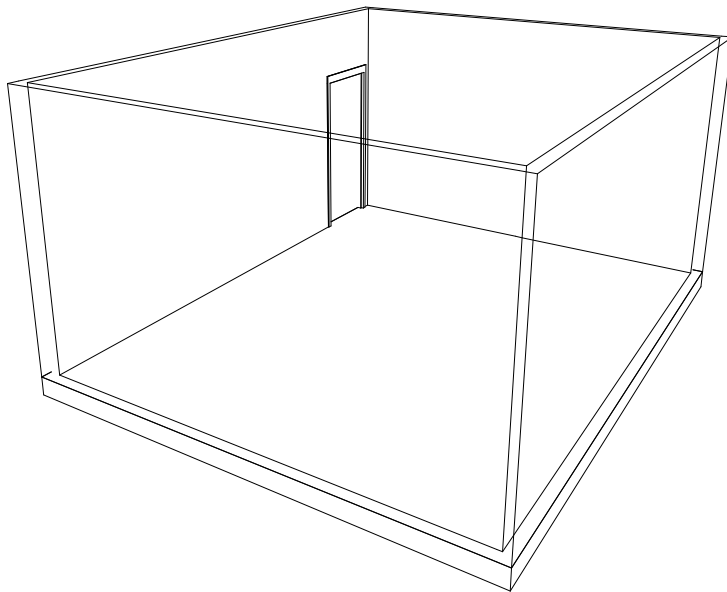
#### MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

#### COMPONENTS:





① Mechanical Room - 320sf  
1/8" = 1'-0"

#### ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** GWB PAINTED

**CEILING:** OPEN TO ABOVE

#### MEP/DATA REQUIREMENTS

HEATING

COOLING

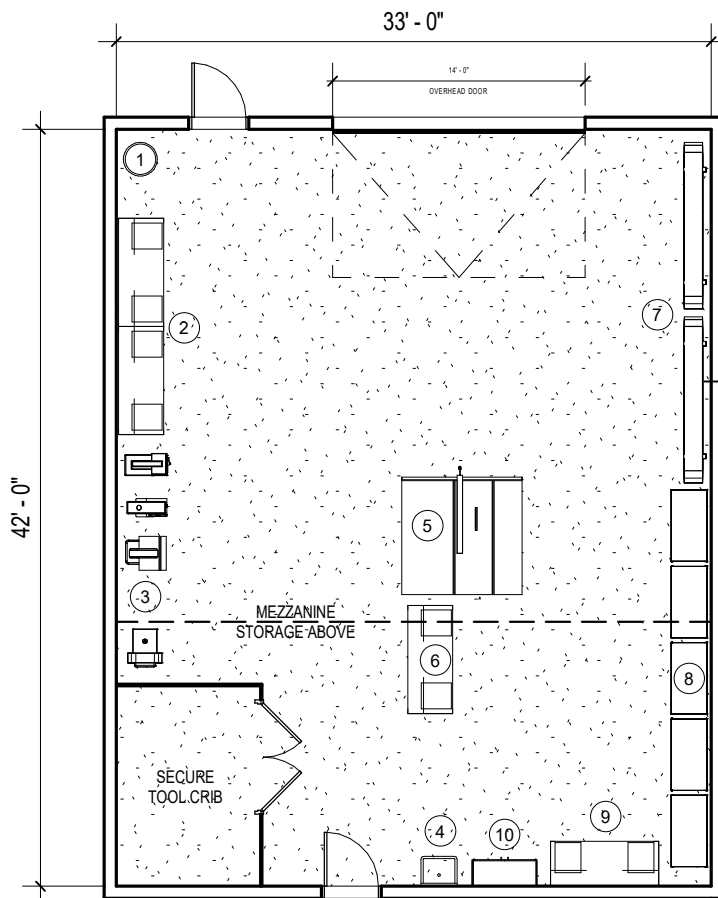
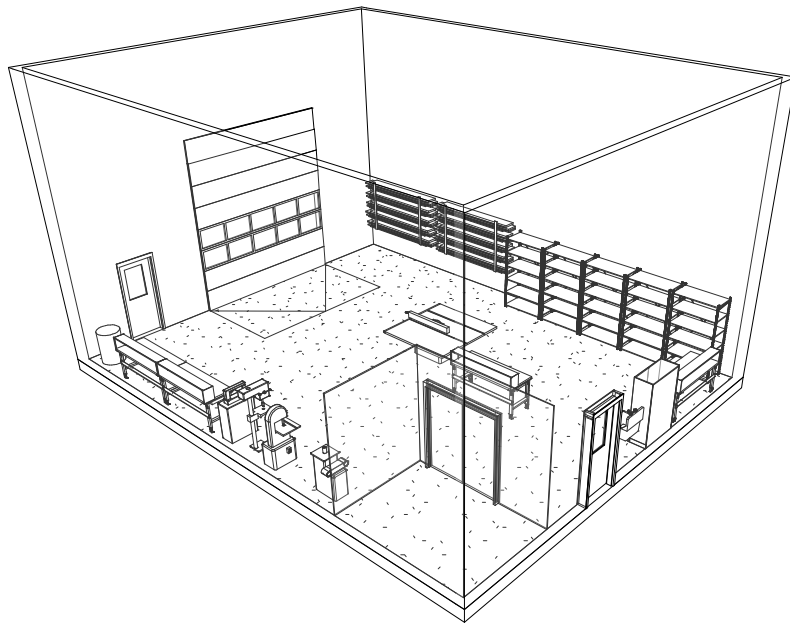
DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

SEPARATE EXHAUST

#### COMPONENTS:

1. WALL MOUNTED PANELS



1 Shared Shop - 1386sf  
3/32" = 1'-0"

## ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** CMU PAINTED

**CEILING:** OPEN TO STRUCTURE

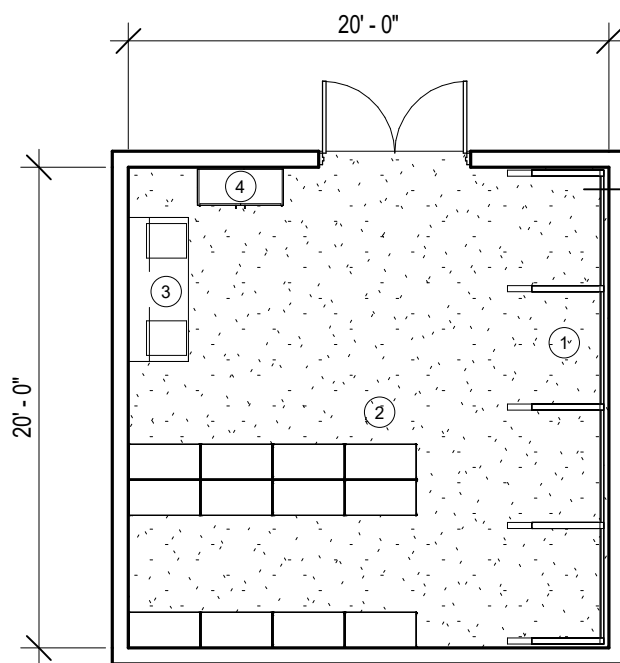
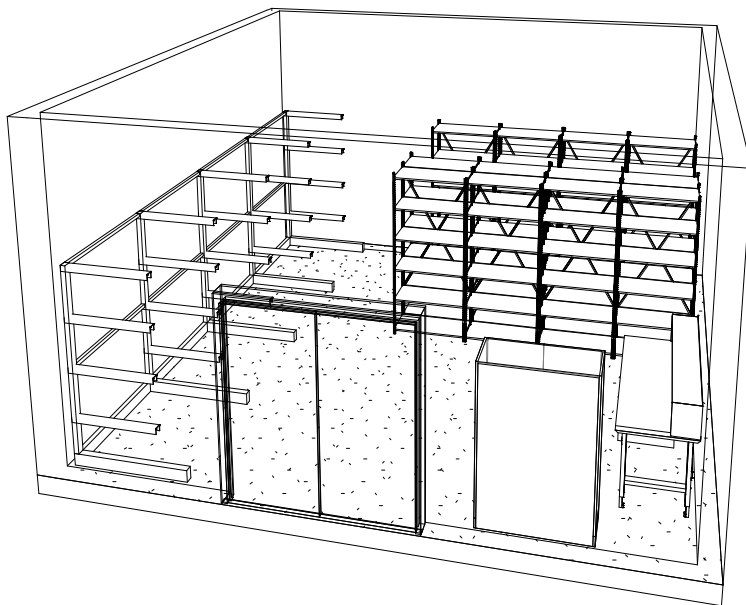
## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

## COMPONENTS:

1. DUST COLLECTION
2. BENCH W/ CHOP SAW
3. VARIOUS SMALL EQUIP (TBD)
4. UTILITY SINK
5. TABLE SAW
6. WORK/LAYOUT BENCH
7. BLADE RACK
8. UTILITY SHELVING
9. SMALL EQUIP REPAIR BENCH
10. FIRE CABINET



1 Facilities Sign Storage & Shop - 400sf  
1/8" = 1'-0"

#### ROOM FINISHES

FLOORS: SEALED CONCRETE

WALLS: CMU PAINTED

CEILING: OPEN TO STRUCTURE

#### MEP/DATA REQUIREMENTS

HEATING

COOLING

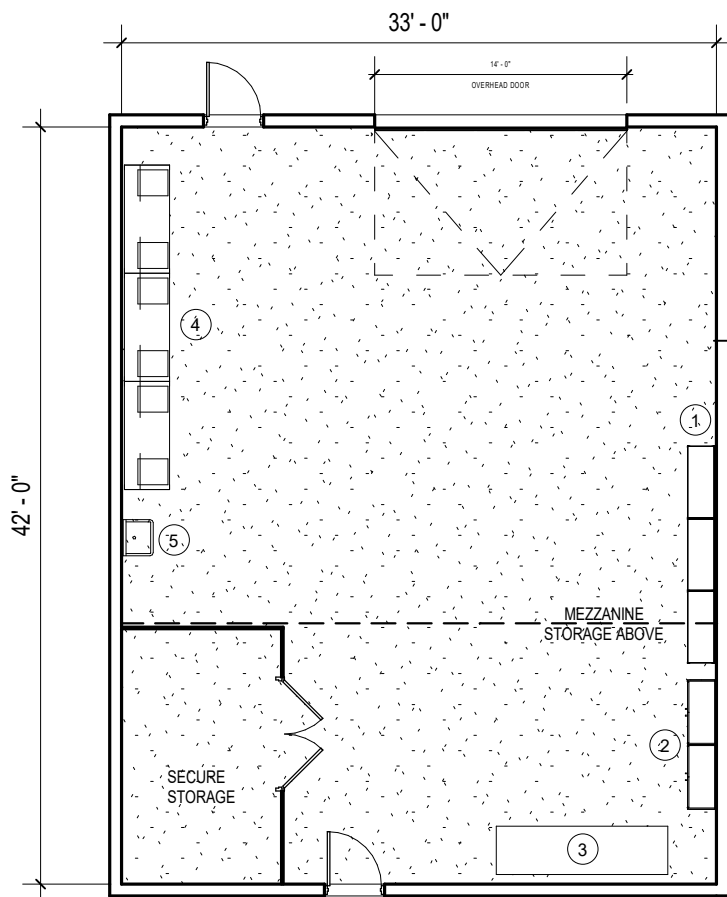
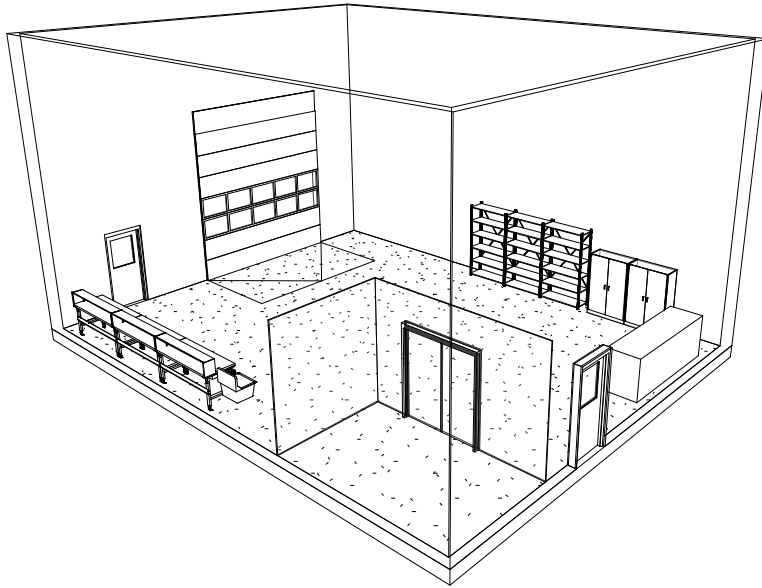
VENTILATION

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

#### COMPONENTS:

1. SIGN STORAGE RACKS
2. UTILITY SHELVING
3. WORKBENCH
4. SUPPLY CABINET



1 Water Workshop - 1,386sf  
 $\frac{3}{32}'' = 1'-0''$

## ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** CMU PAINTED

**CEILING:** OPEN TO STRUCTURE

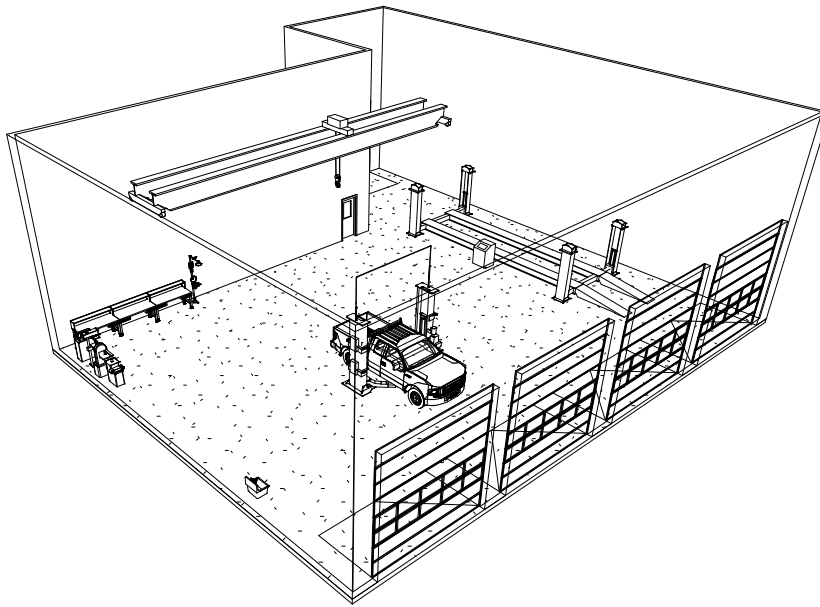
## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

## COMPONENTS:

1. UTILITY SHELVING
2. FIRE CABINET
3. METER TEST BENCH
4. WORKBENCH
5. SHOP SINK



## ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** CMU TO 5'-4",  
MTL PANEL ABOVE

**CEILING:** OPEN TO STRUCTURE

## MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

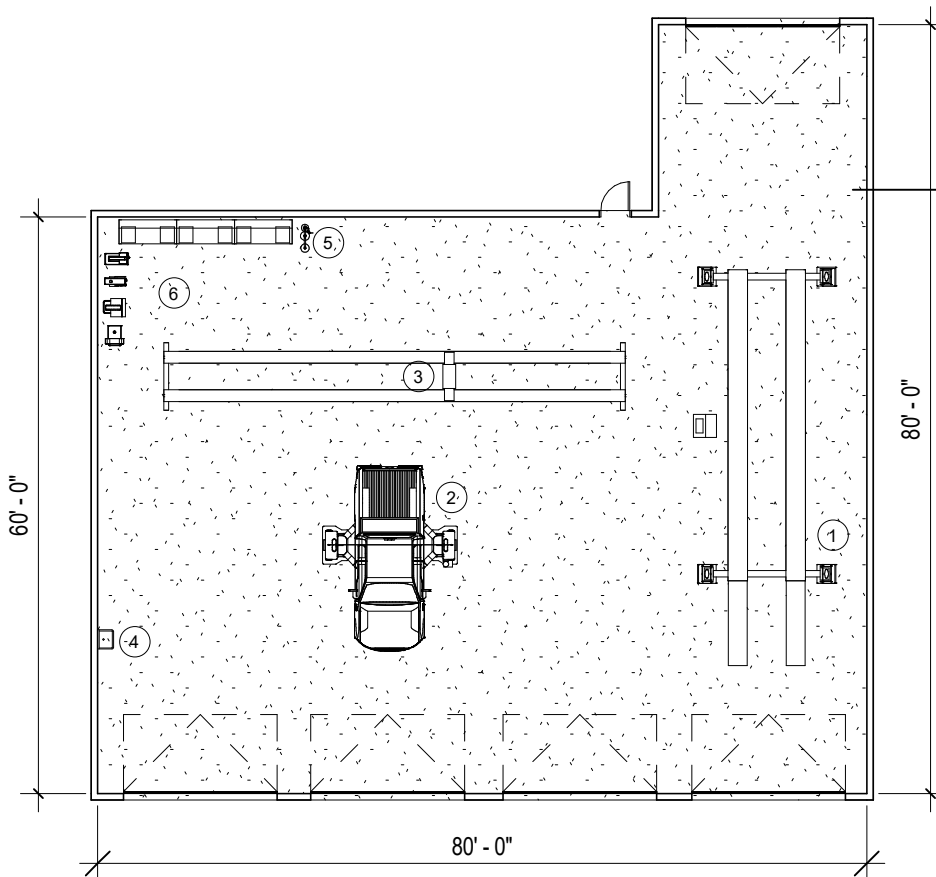
SPECIALTY EQUIP. ELEC. OUTLETS

HEATING (RADIANT FLOOR)

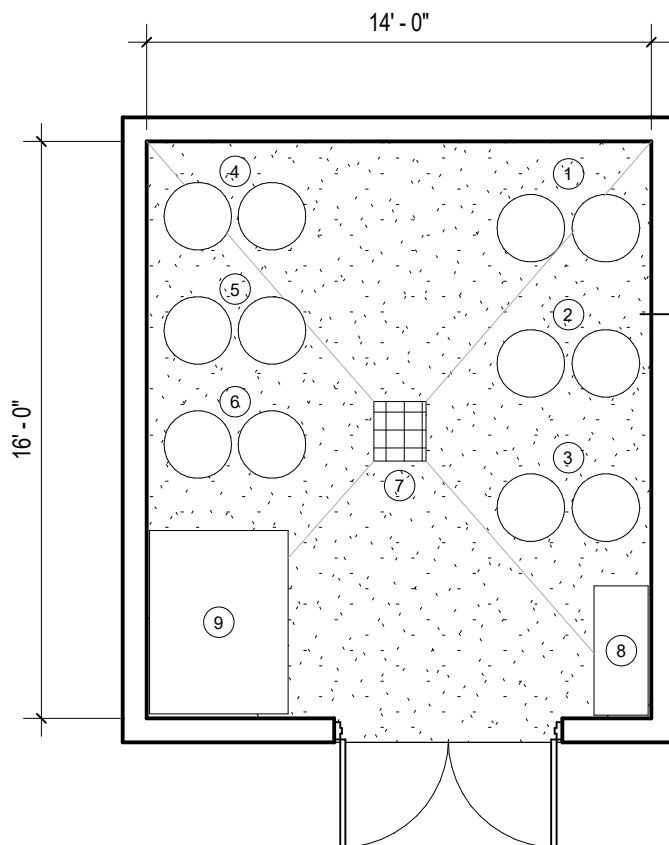
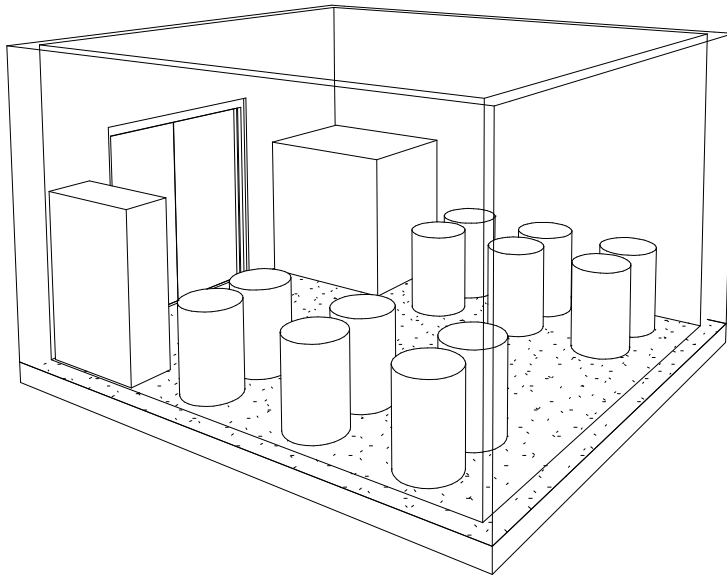
VENTILATION

## COMPONENTS:

1. HEAVY DUTY LIFT
2. LIGHT DUTY LIFT
3. OVERHEAD CRANE
4. SHOP SINK
5. EMERGENCY EYE WASH STATION
6. SMALL EQUIP WORK SHOP  
(EQUIPMENT TBD)



① Vehicle Maintenance Bays - 5,280sf  
1" = 20'-0"



① Fluids Room - 224sf  
3/16" = 1'-0"

## ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** CMU PAINTED

**CEILING:** GWB PAINTED

## MEP/DATA REQUIREMENTS

HEATING

DEDICATED EXHAUST SYSTEM

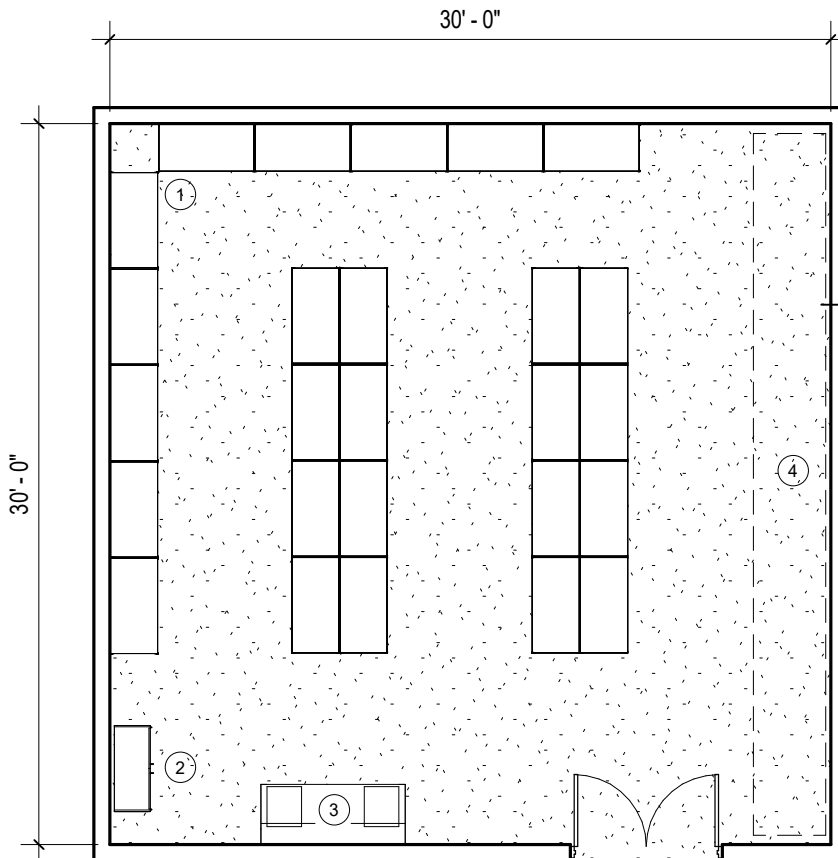
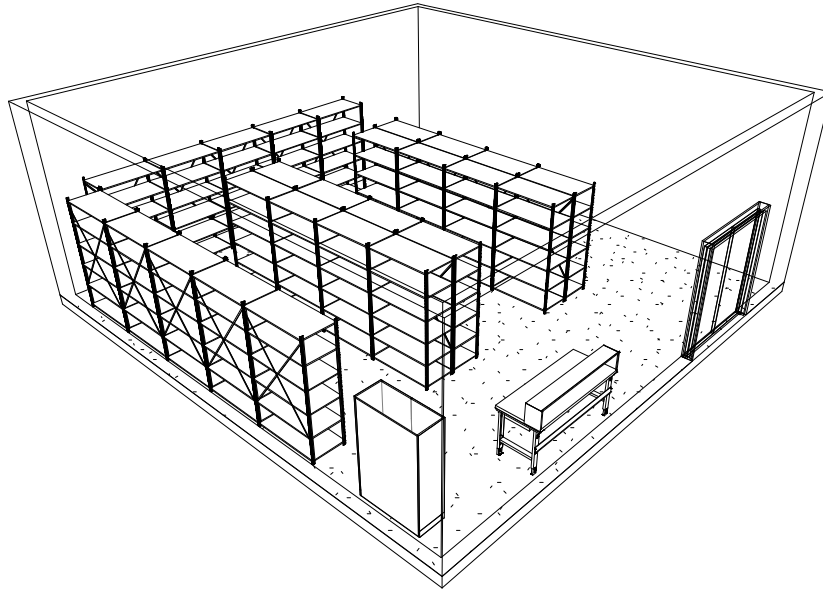
GFI ELECTRICAL OUTLETS

COMPRESSED AIR FOR  
PNEUMATIC PUMPS

CONTAINMENT SUMP

## COMPONENTS:

1. 15W-40
2. 10W-30
3. 5W-20
4. HYDRAULIC FLUID
5. ANTIFREEZE
6. AUTOMATIC TRANSMISSION  
FLUID (ATF)
7. CONTAINMENT SUMPWASTE OIL
8. WASTE ANTI-FREEZE
9. WASTE OIL



1 Parts Storage Room - 900sf  
1/8" = 1'-0"

#### ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** CMU PAINTED

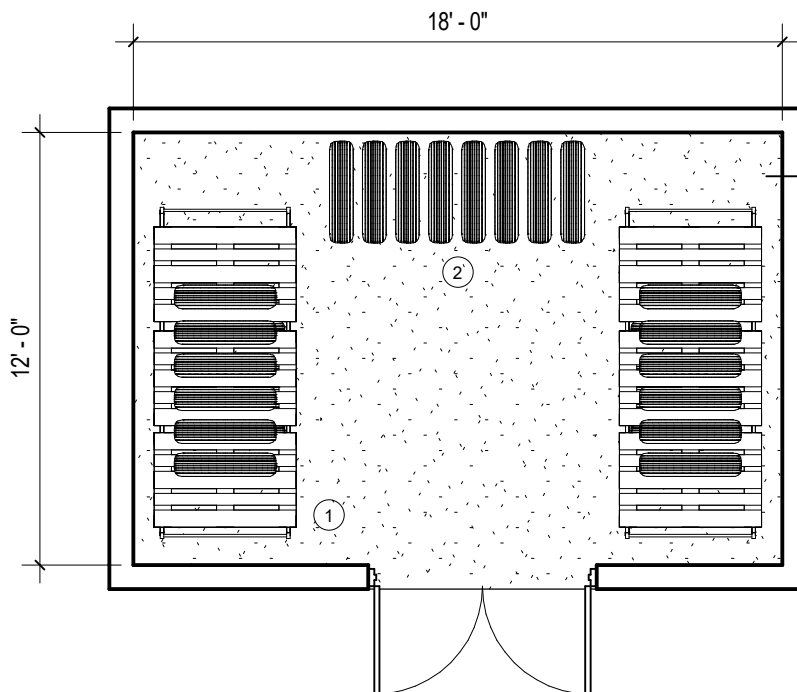
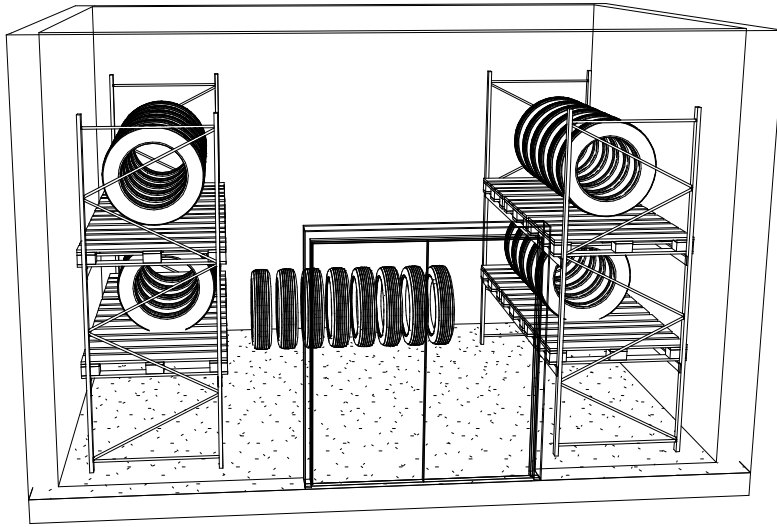
**CEILING:** OPEN TO STRUCTURE

#### MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

#### COMPONENTS:

1. (21) 48" UTILITY SHELVING
2. FLAMMABLE CABINET
3. WORKBENCH
4. FLOOR STORAGE



① Tire Storage - 216sf  
 $\frac{3}{16}'' = 1'-0''$

## ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** CMU PAINTED

**CEILING:** OPEN TO STRUCTURE

## MEP/DATA REQUIREMENTS

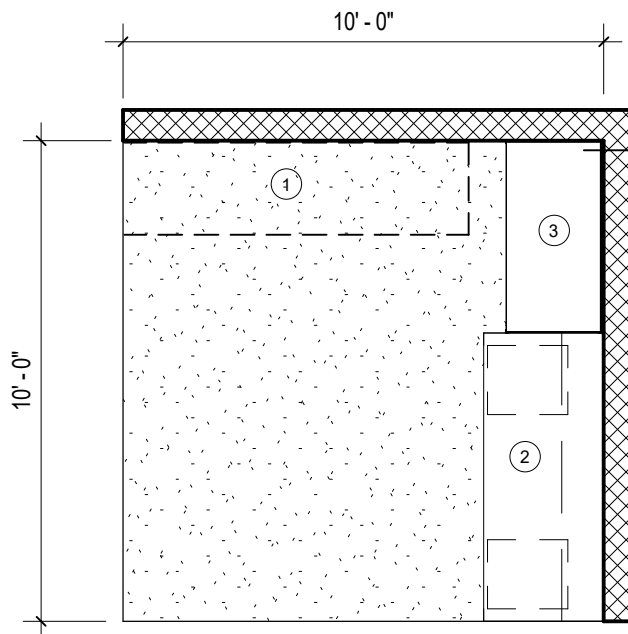
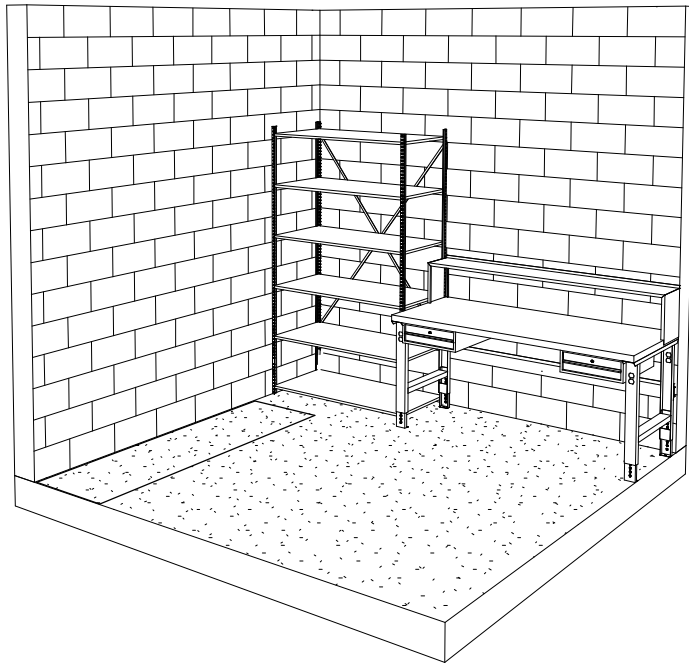
DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

## COMPONENTS:

1. TIRE STORAGE RACKS
2. FLOOR STORAGE FOR LARGE TIRES





1 Hydraulic Hose Shop - 100sf  
1/4" = 1'-0"

#### ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** CMU OR WIRE CAGE

**CEILING:** OPEN TO STRUCTURE

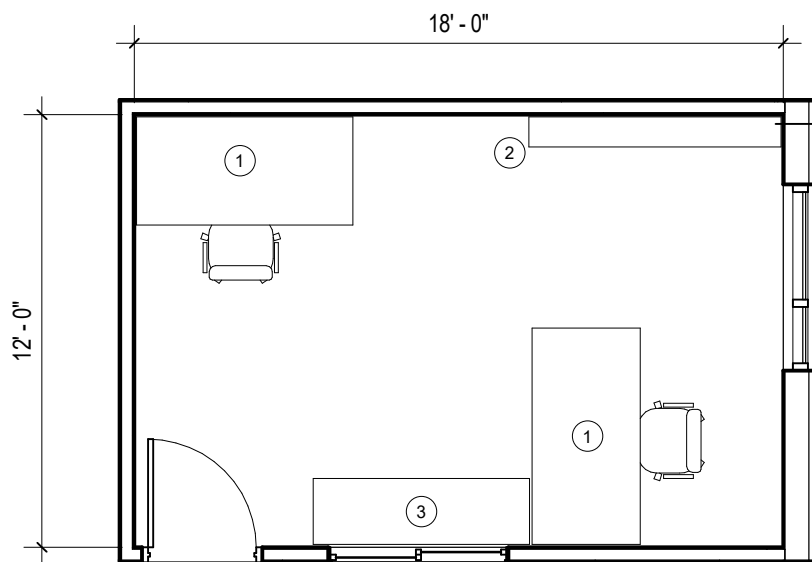
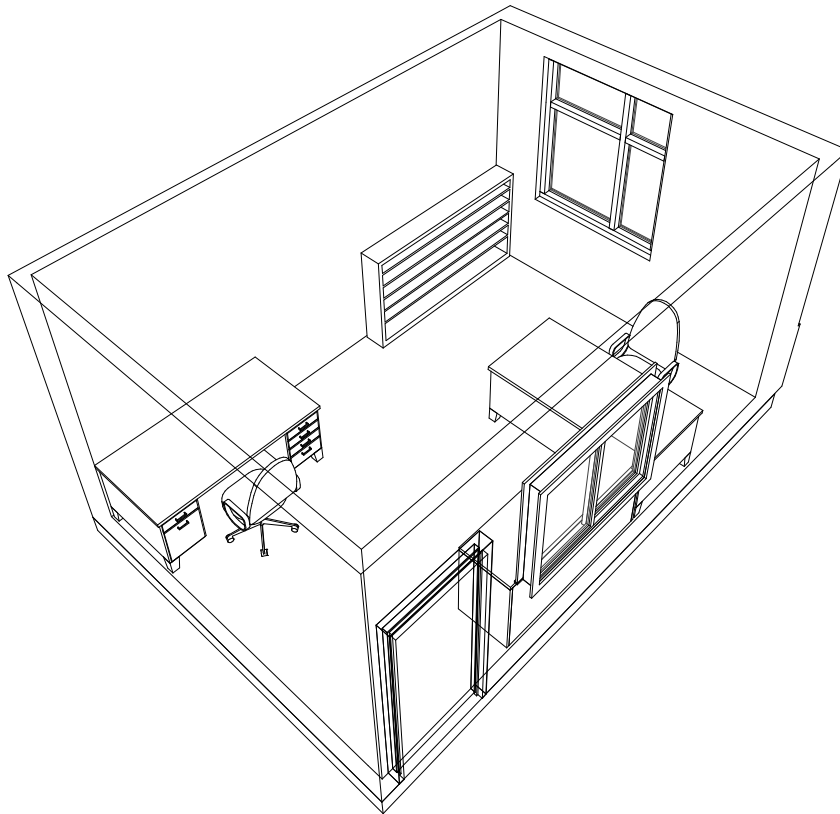
#### MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

#### COMPONENTS:

1. HANGING REELS FOR HOSES (3)
2. CHOP SAW WORKBENCH
3. UTILITY SHELVING FOR PARTS STORAGE



① Mechanic's Office/Reference Room - 216sf  
 $3/16" = 1'-0"$

#### ROOM FINISHES

**FLOORS:** LINOLEUM

**WALLS:** GWB PAINTED

**CEILING:** ACT TILES

#### MEP/DATA REQUIREMENTS

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

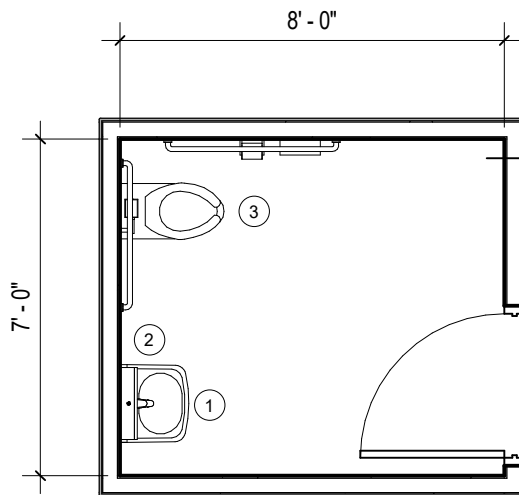
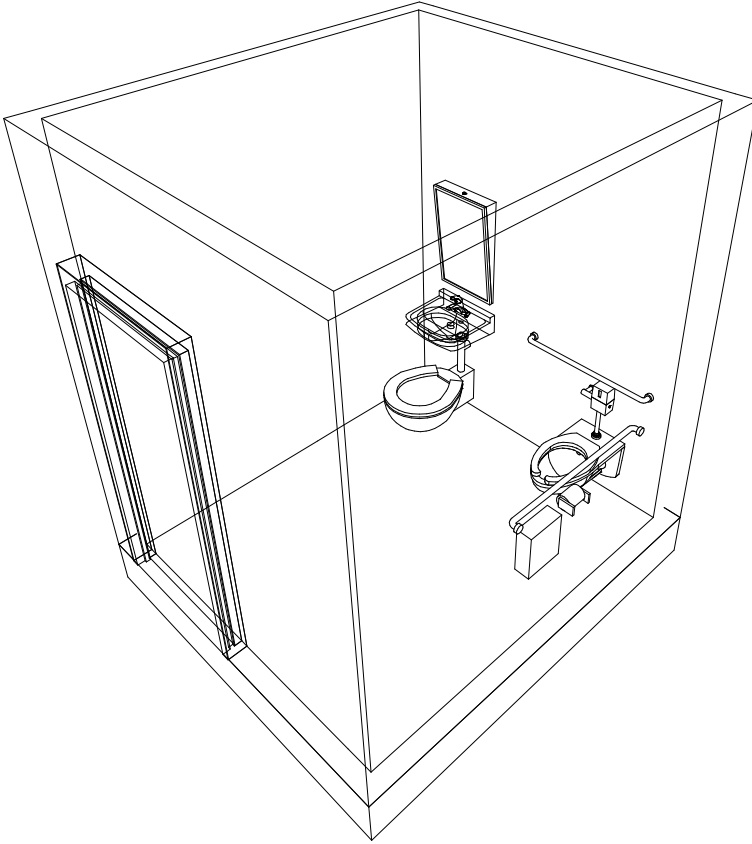
HEATING

COOLING

NATURAL LIGHTING W/ WINDOWS

#### COMPONENTS:

1. DESK
2. BOOKCASE
3. FILE CABINET



① Unisex Toilet - 56sf  
1/4" = 1'-0"

#### ROOM FINISHES

**FLOORS:** RESINOUS EPOXY

**WALLS:** CMU PAINTED

**CEILING:** ACT TILE

#### MEP/DATA REQUIREMENTS

HEATING

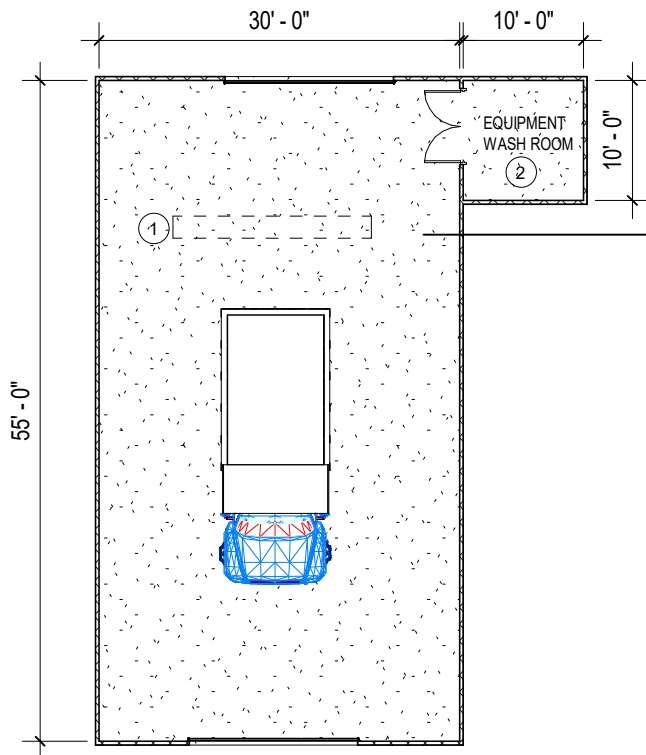
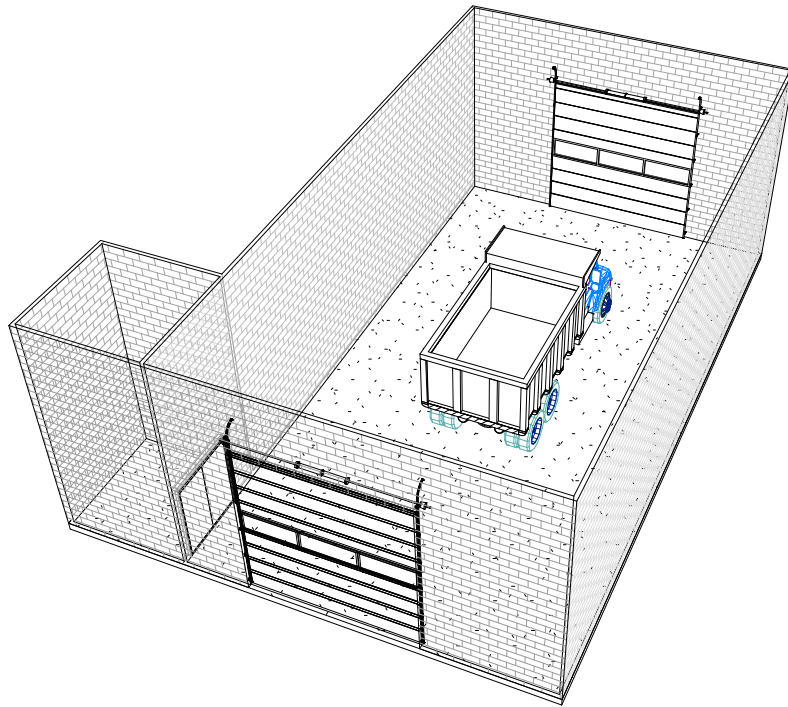
COOLING

SEPARATE TOILET ROOM EXHAUST

GFI DUPLEX ELECTRICAL OUTLETS

#### COMPONENTS:

1. ADA SINK
2. MIRROR
3. ADA TOILET
4. GRAB BARS



① Vehicle & Equipment Wash Bay - 1,750sf  
1/16" = 1'-0"

#### ROOM FINISHES

**FLOORS:** SEALED CONCRETE

**WALLS:** PVC PANELS

**CEILING:** PVC PANELS

#### MEP/DATA REQUIREMENTS

2" WATER SUPPLY

HEATING

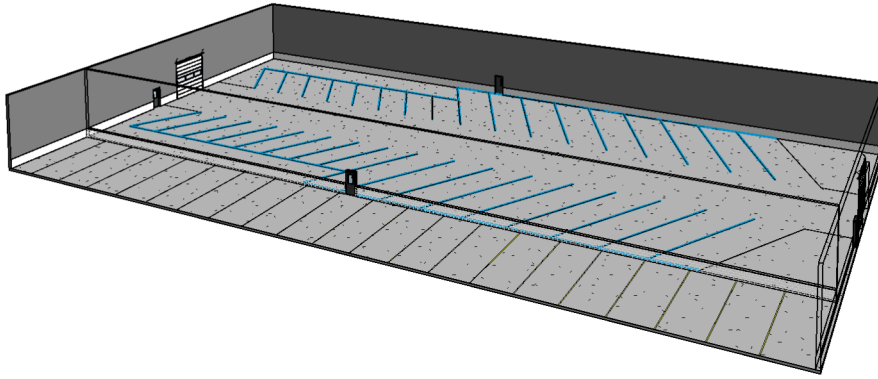
VENTILATION

WATERPROOF DEVICES

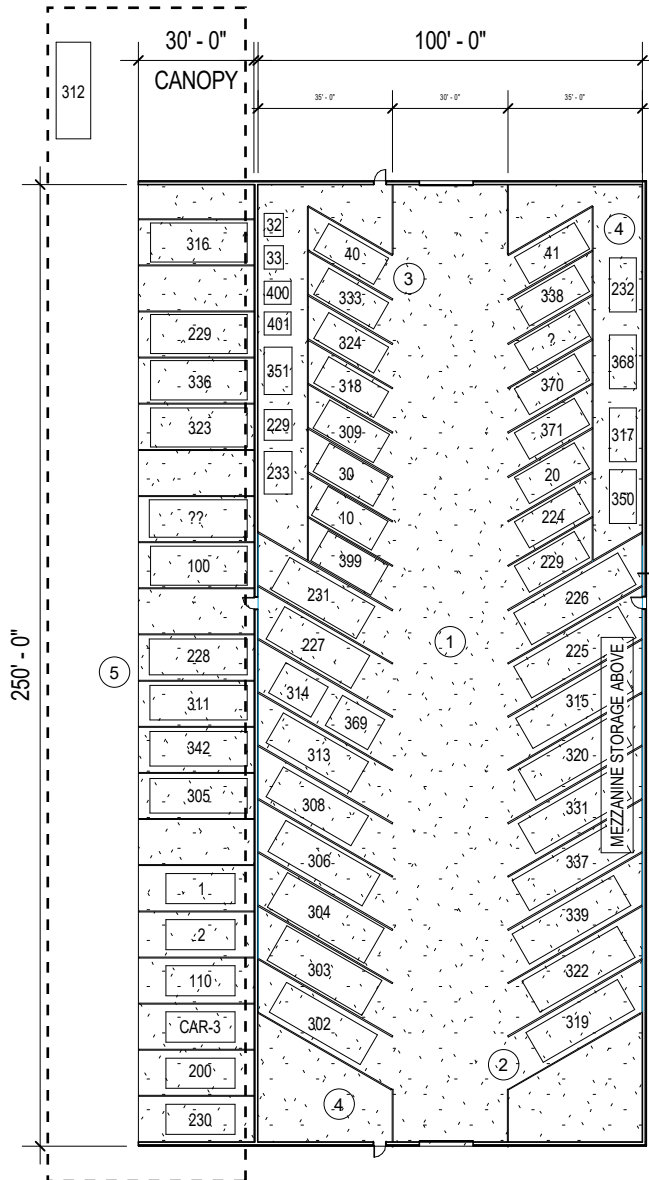
GFI ELECTRICAL OUTLETS

#### COMPONENTS:

1. UNDERCARRIAGE WASH
2. MANUAL WASH EQUIP. PACKAGE



Vehicle / Equipment Storage 2  
(in lieu of open canopy)  
100' x 188'



1 Vehicle & Equipment Storage - 25,000sf  
1" = 50'-0"

## ROOM FINISHES

FLOORS: SEALED CONCRETE

WALLS: CMU TO 5'-4",  
MTL PANEL ABOVE

CEILING: OPEN TO STRUCTURE

## MEP/DATA REQUIREMENTS

HEATING

COOLING

VENTILATION

## COMPONENTS:

1. DRIVE-THRU AISLE
2. LG VEHICLE PARKING
3. SM VEHICLE PARKING
4. EQUIPMENT STORAGE
5. CANOPY STORAGE

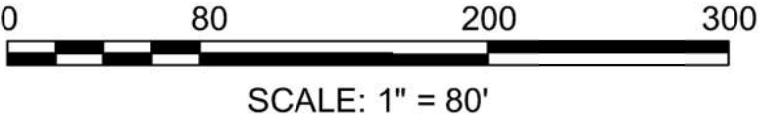
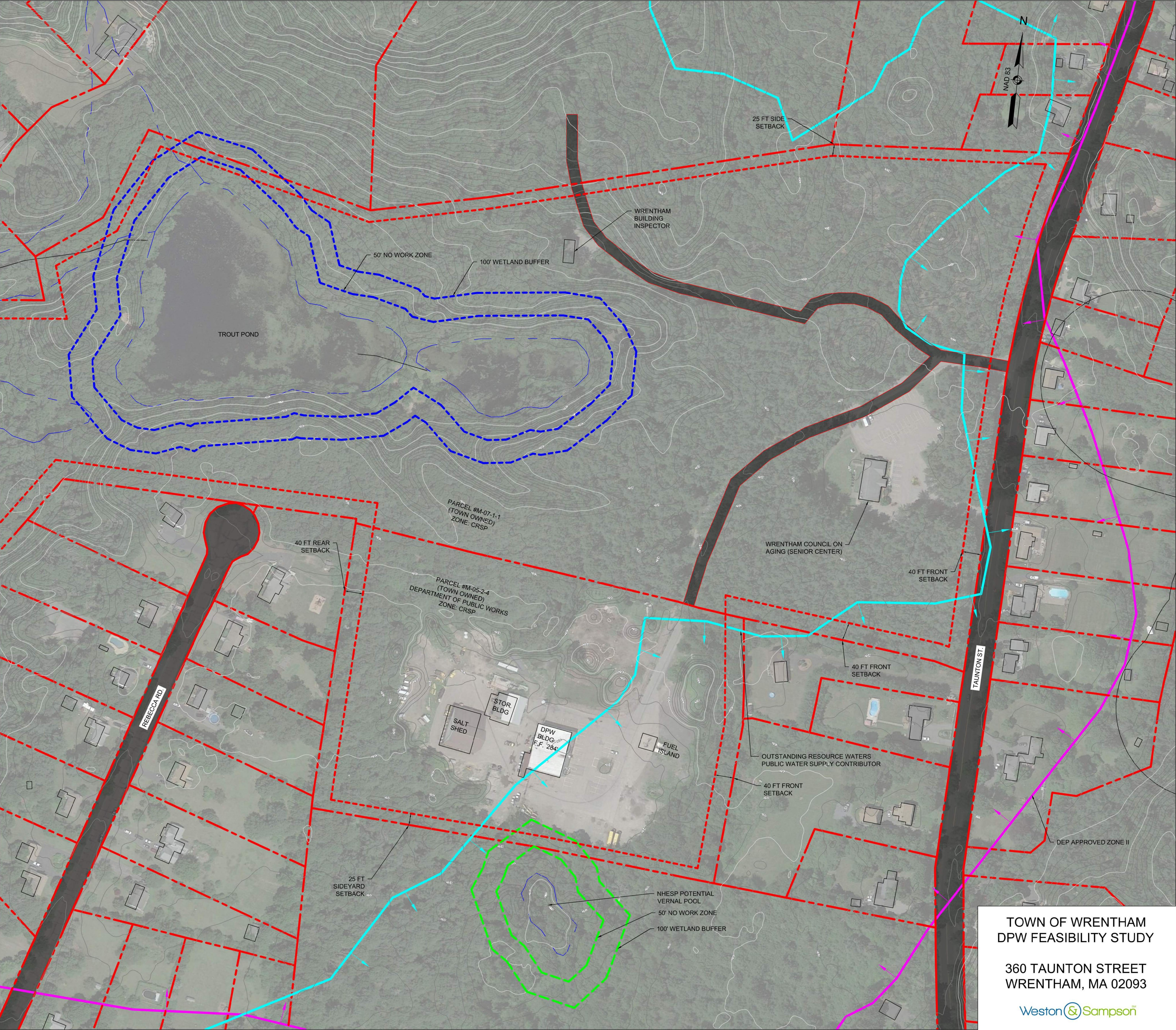
LARGE VEHICLES = 24  
SMALL VEHICLES = 22  
LARGE EQUIPMENT = 2  
SMALL EQUIPMENT = 5  
TRAILER = 3  
TOWED = 7  
SANDER = 7

**Town of Wrentham**  
**Department of Public Works**  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

**Section 3**

**Existing Site Assessment**





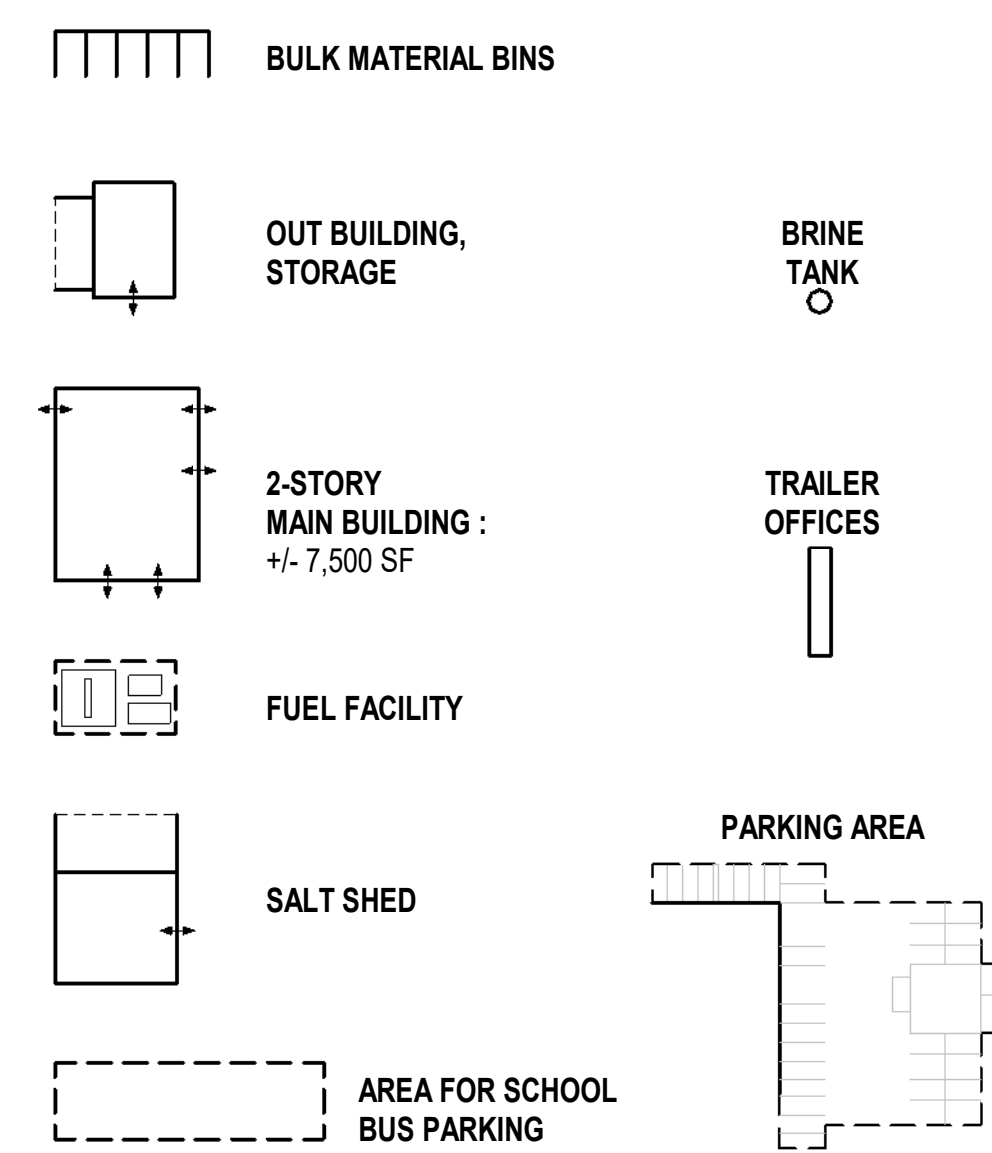
**TOWN OF WRENTHAM  
DPW FEASIBILITY STUDY**

**360 TAUNTON STREET  
WRENTHAM, MA 02093**

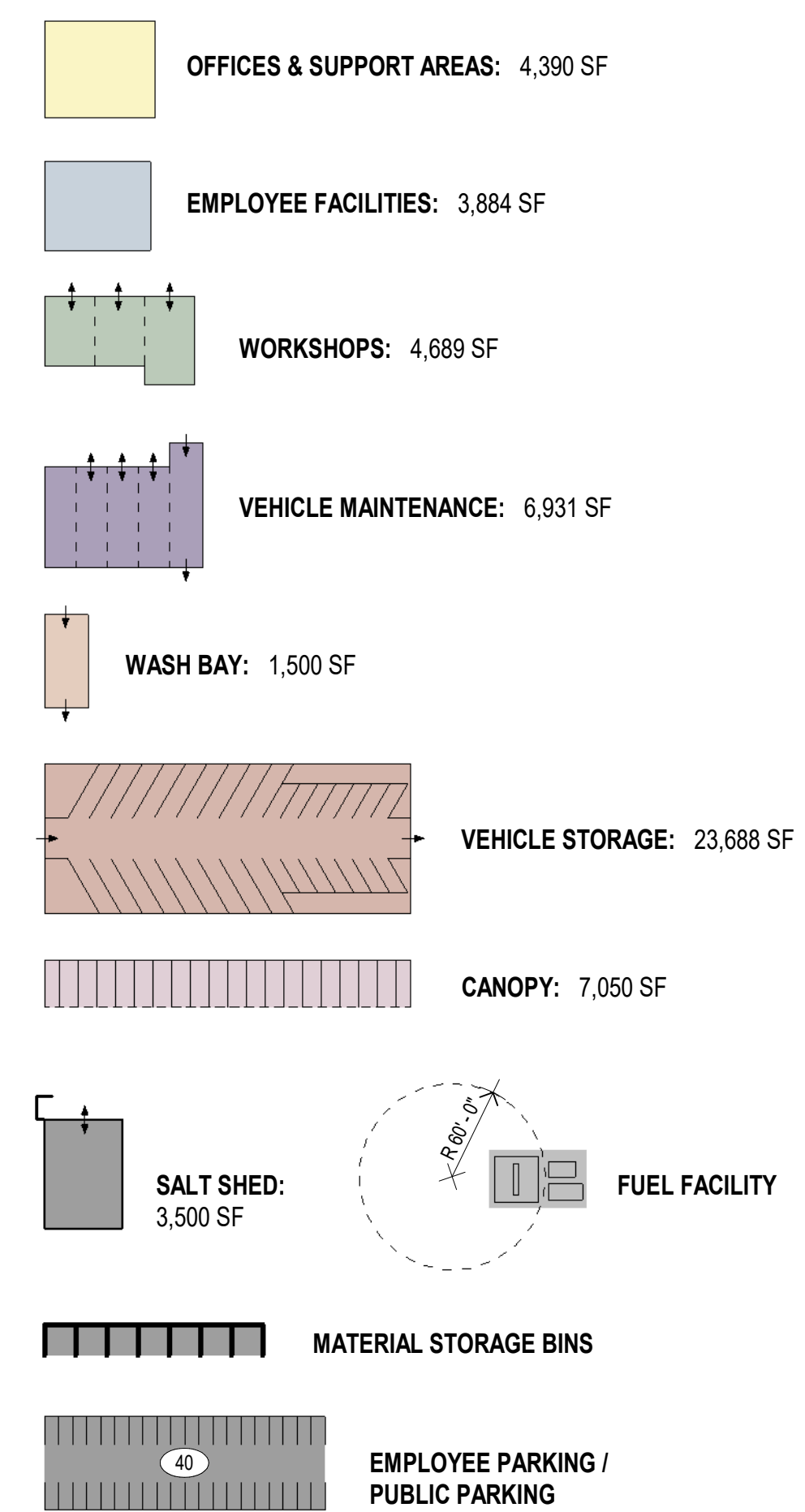
**Weston & Sampson**



SUMMARY OF EXISTING DPW PROGRAM / SITE AMENITIES:



SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:



① WRENTHAM DPW - EXISTING SITE PLAN OVERVIEW & SURROUNDING CONTEXT  
1" = 100'-0"

Project:

TOWN OF WRENTHAM

DPW FEASIBILITY STUDY

360 TAUNTON STREET  
WRENTHAM, MA 02093

Weston & Sampson Engineers, Inc.

100 Foxborough Boulevard, Suite 250  
Foxborough, MA 02035  
(508) 698-3034 (800) SAMPSON  
www.westonandsampson.com

Drawing Title:

EXISTING SITE  
OVERVIEW

PROJECT

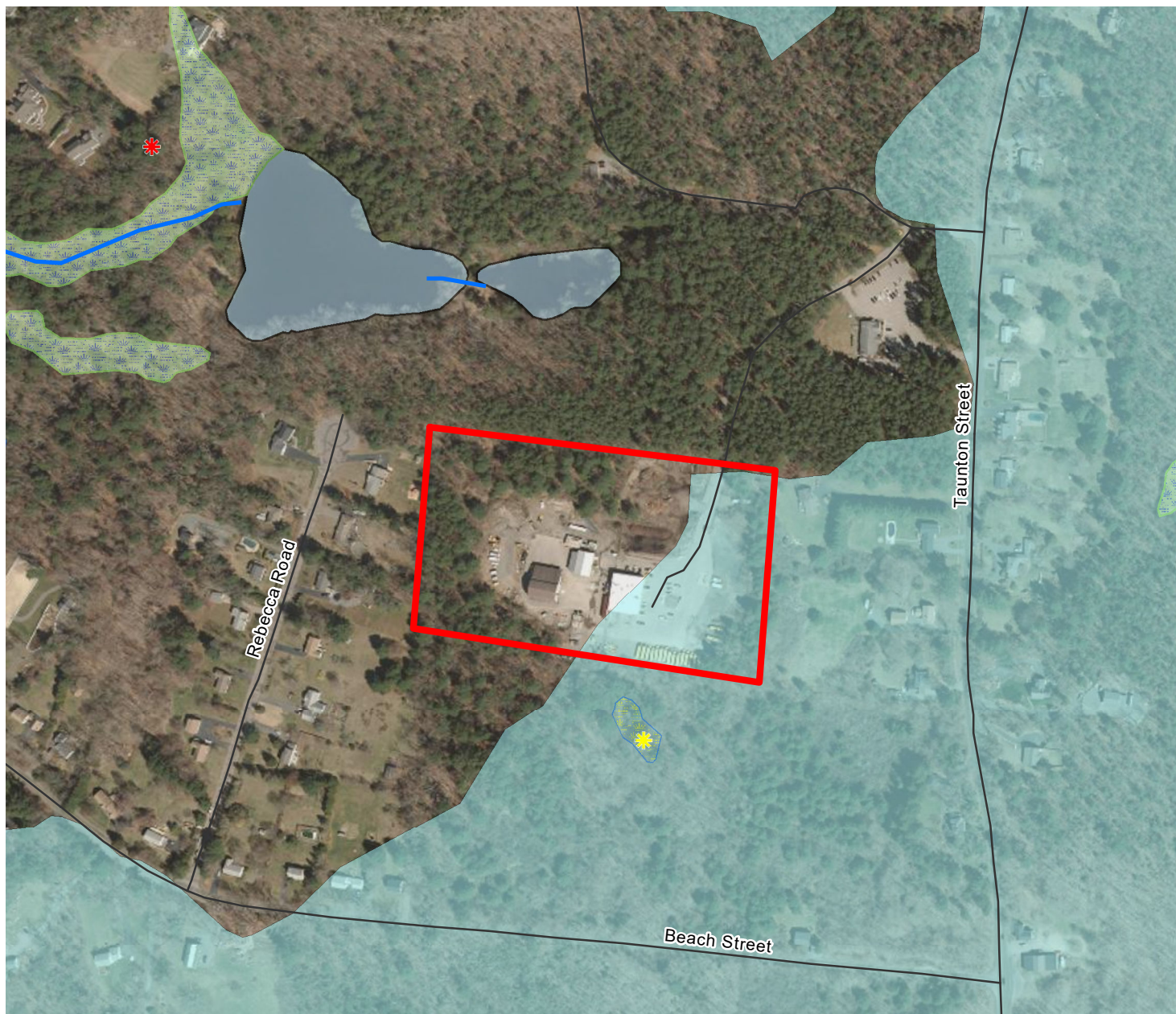
TRUE

0' 50' 100' 200'

SCALE: 1" = 100'

WESTON & SAMPSON COPYRIGHT 2019





## Legend

- Work Area
- Perennial Stream
- Intermittent Stream
- Marsh/Bog
- Wooded marsh
- Cranberry Bog
- Salt Marsh
- Open Water
- Reservoir (with PWSID)
- Tidal Flats
- Beach/Dune

## ACECs

- ACECs

## NHESP Habitats

- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- \* NHESP Certified Vernal Pools
- \* NHESP Potential Vernal Pools

## FEMA National Flood Hazard Layer

### Flood Zone Designations

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1-3ft Ponding, with BFE
- AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with Depth
- VE: High Risk Coastal Area
- D: Possible But Undetermined Hazard
- X: 0.2% Annual Chance of Flooding
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in Effect

## Outstanding Resource Waters

- Public Water Supply Contributor
- ORW for ACEC
- ORW for both Water Supply and Other

## FIGURE 1

DPW Feasibility Study  
Wrentham, MA

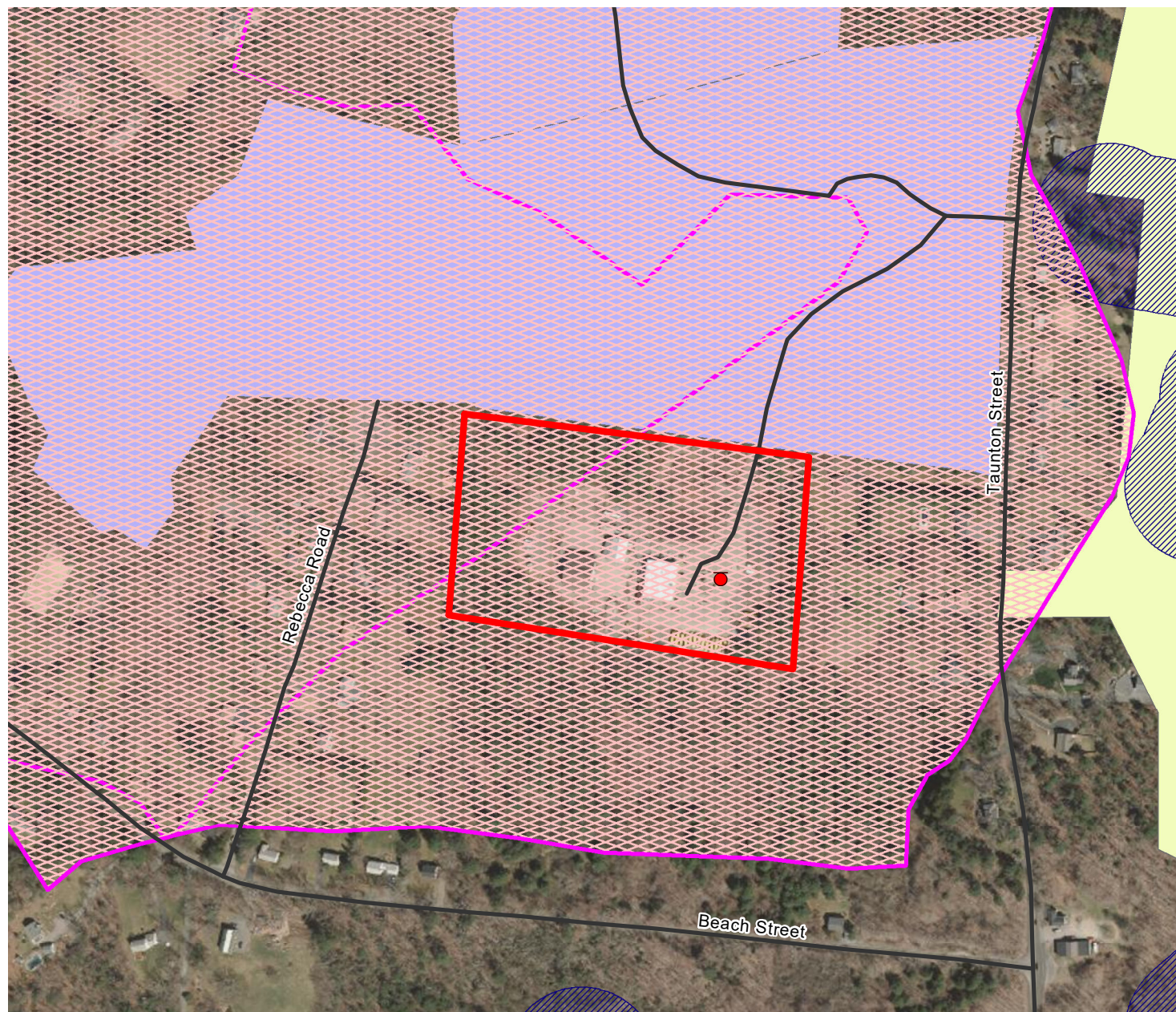
Environmental  
Resource Map



Data Source: Office of Geographic and Environmental Information (MassGIS),  
Commonwealth of Massachusetts Executive Office of Environmental Affairs

Weston & Sampson<sup>SM</sup>





## Legend

- Work Area
- State Registry of Historic Places
- All Underground Storage Tanks

## Tier Classified Sites

- ◆ Tier 1A
- ◆ Tier 1B
- ◆ Tier 1C
- ◆ Tier 1D
- ◆ Tier II

## PUBLIC WATER SUPPLIES

- ▲ Community Ground Water
- ▲ Community Surface Water
- ▲ Surface Distribution Site
- ▲ Non-Transient Non-Community
- ▲ Transient Non-Community
- ▲ Proposed Well

## CH21E AUL Sites

- CH21E AUL Sites

## DEP BWP Major Facilities

### Large Quantity Generators (LQG)

- EPA/RCRA-regulated Hazard. Waste
- MA-regulated Hazard. Waste
- MA and EPA/RCRA-regulated Hazard. Waste
- Zone I
- Solid Waste Facilities - All Landfills
- IWPA's
- DEP Approved Zone IIs
- Zone A
- ZONE B
- <all other values>

## OWNER TYPE

- Conservation Organization
- County
- Federal
- Land Trust
- Municipal
- Other
- Private
- Private Non-Profit
- Private-Private Dispute
- Public Non-Profit
- State
- State-Municipal Dispute
- State-Non-Profit Dispute
- State-Private Dispute
- State-State Dispute
- Unknown

**FIGURE 2**  
DPW Feasibility Study  
Wrentham, MA

Human Receptor Map

Weston & Sampson<sup>SM</sup>



400 200 0 400  
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS),  
Commonwealth of Massachusetts Executive Office of Environmental Affairs

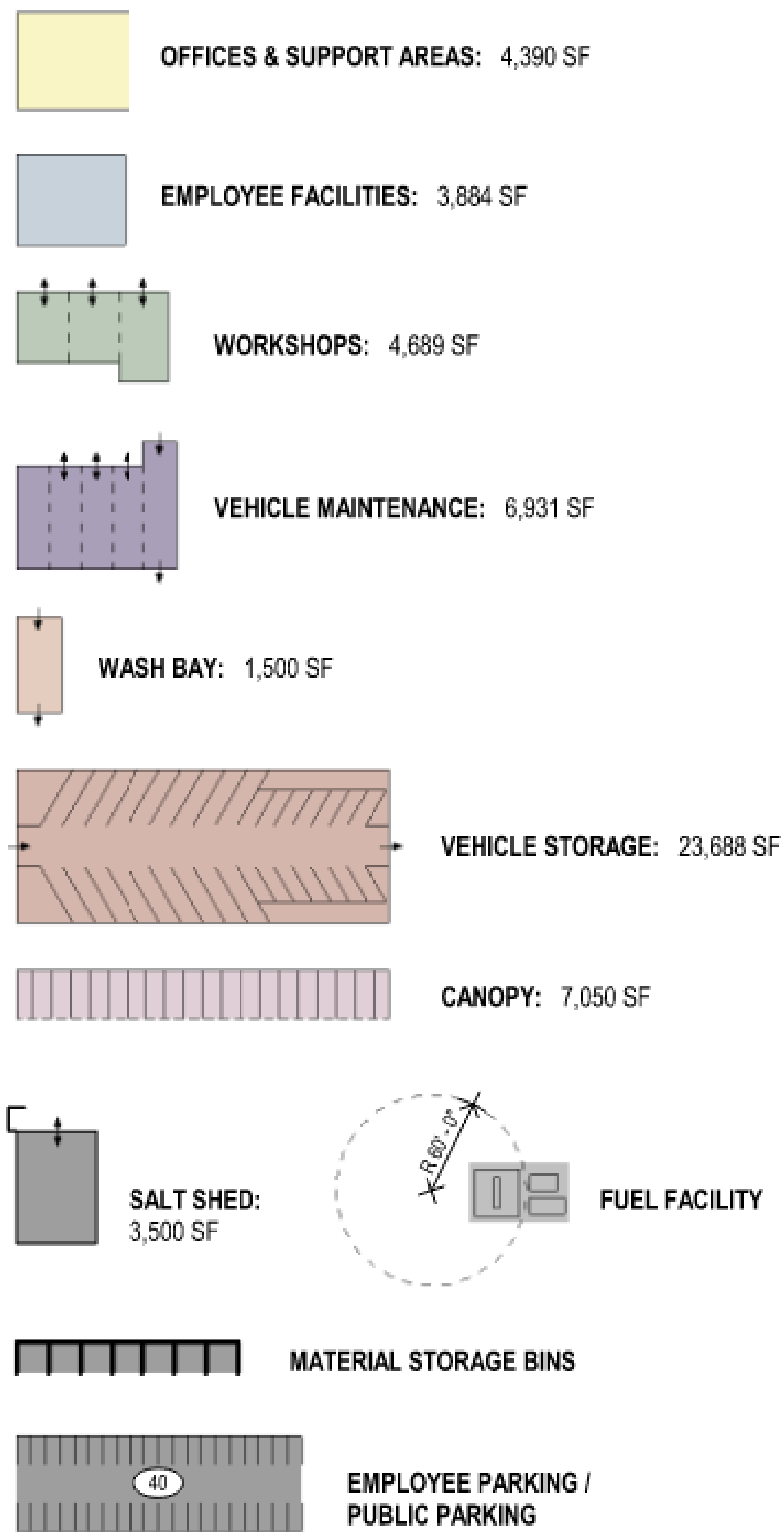
**Town of Wrentham**  
**Department of Public Works**  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

**Section 4**

**Initial Conceptual Alternatives**



SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:



1 WRENTHAM DPW - SITE CONCEPT, OPTION 1 (LINEAR SCHEME)  
1" = 100'-0"

Project:  
TOWN OF WRENTHAM

Weston & Sampson Engineers, Inc.  
100 Foxborough Boulevard, Suite 250  
Foxborough, MA 02035  
(508) 698-3034 (800) SAMPSON  
www.westonandsampson.com

Drawing Title:  
SITE CONCEPT,  
OPTION 1

DPW FEASIBILITY STUDY  
360 TAUNTON STREET  
WRENTHAM, MA 02093

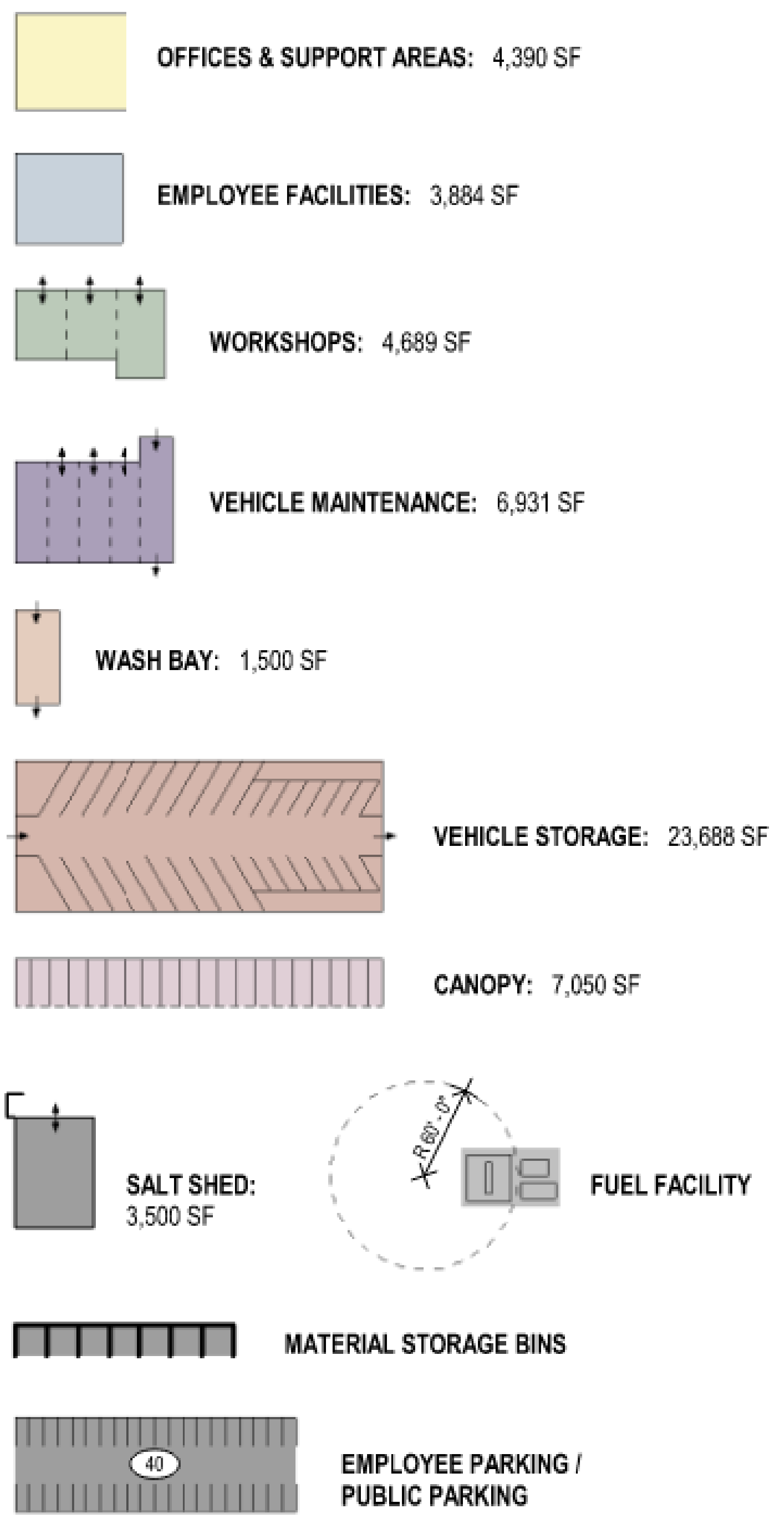
0' 50' 100' 200'  
SCALE: 1" = 100'

PROJECT TRUE

WESTON & SAMPSON COPYRIGHT 2019



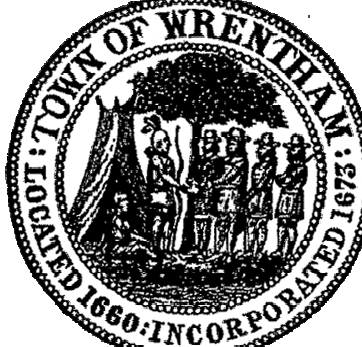
SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:



① WRENTHAM DPW - SITE CONCEPT, OPTION 2 ("T" SCHEME)  
1" = 100'-0"

Project:

TOWN OF WRENTHAM



DPW FEASIBILITY STUDY



360 TAUNTON STREET  
WRENTHAM, MA 02093

Weston & Sampson Engineers, Inc.

100 Foxborough Boulevard, Suite 250  
Foxborough, MA 02035  
(508) 698-3034 (800) SAMPSON  
www.westonandsampson.com

Drawing Title:

SITE CONCEPT,  
OPTION 2



PROJECT TRUE

0' 50' 100' 200'

SCALE: 1" = 100'




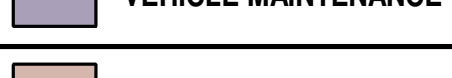





The site plan illustrates the layout of the proposed maintenance facility. The buildings and areas are color-coded and labeled as follows:

- OFFICES & SUPPORT AREAS:** 4,390 SF (Yellow rectangle)
- EMPLOYEE FACILITIES:** 3,884 SF (Blue rectangle)
- WORKSHOPS:** 4,689 SF (Green L-shaped polygon with internal dashed lines and arrows)
- VEHICLE MAINTENANCE:** 6,931 SF (Purple polygon with internal dashed lines and arrows)
- WASH BAY:** 1,500 SF (Orange rectangle with arrows)
- VEHICLE STORAGE:** 23,688 SF (Large brown rectangle with diagonal hatching and arrows)
- CANOPY:** 7,050 SF (Long purple rectangle with vertical hatching)
- SALT SHED:** 3,500 SF (Grey rectangle with an arrow)
- FUEL FACILITY:** (Two small grey rectangles next to a dashed circle with a radius line labeled "R 60'-0\"")
- MATERIAL STORAGE BINS:** (A row of eight small grey rectangles)
- EMPLOYEE PARKING / PUBLIC PARKING:** (A grey rectangle with a central oval labeled "40")





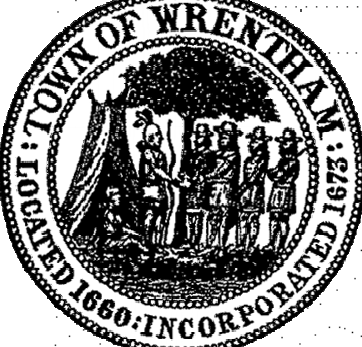
BASE PROGRAM LEGEND:		
	OFFICES & OFFICE SUPPORT AREAS	= 2,831 SF
	EMPLOYEE FACILITIES	= 2,426 SF
	WORKSHOPS	= 2,778 SF
	VEHICLE MAINTENANCE	= 5,296 SF
	VEHICLE STORAGE	= 19,429 SF
	WASH BAY	= 1,350 SF
	CANOPY	= 6,060 SF
BUILDING TOTAL = 34,112 SF		



1 PREFERRED SITE ALTERNATIVE - OPTION 1  
1" = 80'-0"


Project:

TOWN OF WRENTHAM



DPW FEASIBILITY STUDY



360 TAUNTON STREET  
WRENTHAM, MA 02093



Weston & Sampson Engineers, Inc.  
100 Foxborough Boulevard, Suite 250  
Foxborough, MA 02035  
(508) 698-3034 • (800) SAMPSON  
www.westonandsampson.com

Drawing Title:

PREFERRED SITE  
ALTERNATIVE -  
OPTION 1



PROJECT TRUE

SCALE: AS NOTED

WESTON & SAMPSON COPYRIGHT 2019



**BASE PROGRAM LEGEND:**

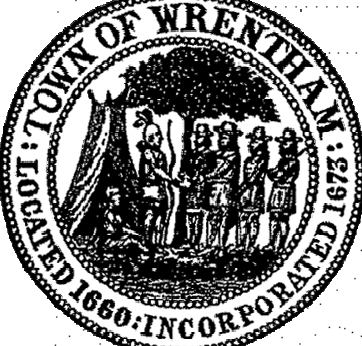
OFFICES & OFFICE SUPPORT AREAS	= 2,831 SF
EMPLOYEE FACILITIES	= 2,426 SF
WORKSHOPS	= 2,778 SF
VEHICLE MAINTENANCE	= 5,296 SF
VEHICLE STORAGE	= 19,429 SF
WASH BAY	= 1,350 SF
CANOPY	= 6,060 SF
BUILDING TOTAL = 34,112 SF	



1 PREFERRED SITE ALTERNATIVE - OPTION 4a  
1" = 80'-0"

Project:

TOWN OF WRENTHAM



DPW FEASIBILITY STUDY

360 TAUNTON STREET  
WRENTHAM, MA 02093

Weston & Sampson Engineers, Inc.

100 Foxborough Boulevard, Suite 250  
Foxborough, MA 02035  
(508) 698-3034 • (800) SAMPSON  
www.westonandsampson.com

Drawing Title:

PREFERRED SITE  
ALTERNATIVE -  
OPTION 4a

SCALE: AS NOTED

PROJECT TRUE

WESTON & SAMPSON COPYRIGHT 2019



**Town of Wrentham**  
**Department of Public Works**  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

**Section 5**

**Preferred Alternative & Massing Model**



**BASE PROGRAM LEGEND:**

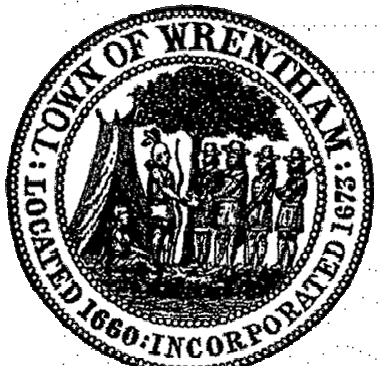
OFFICES & OFFICE SUPPORT AREAS	= 2,672 SF
EMPLOYEE FACILITIES	= 2,320 SF
WORKSHOPS	= 3,764 SF
VEHICLE MAINTENANCE	= 5,048 SF
VEHICLE STORAGE	= 16,934 SF
WASH BAY	= 1,514 SF
CANOPY	= 5,300 SF
BUILDING TOTAL = 32,252 SF	



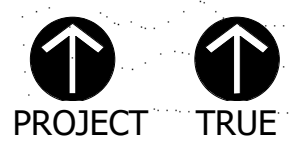
1 PREFERRED SITE ALTERNATIVE - OPTION 4a  
1" = 80'-0"

Project:

TOWN OF WRENTHAM



DPW FEASIBILITY STUDY  
360 TAUNTON STREET  
WRENTHAM, MA 02093



PROJECT TRUE

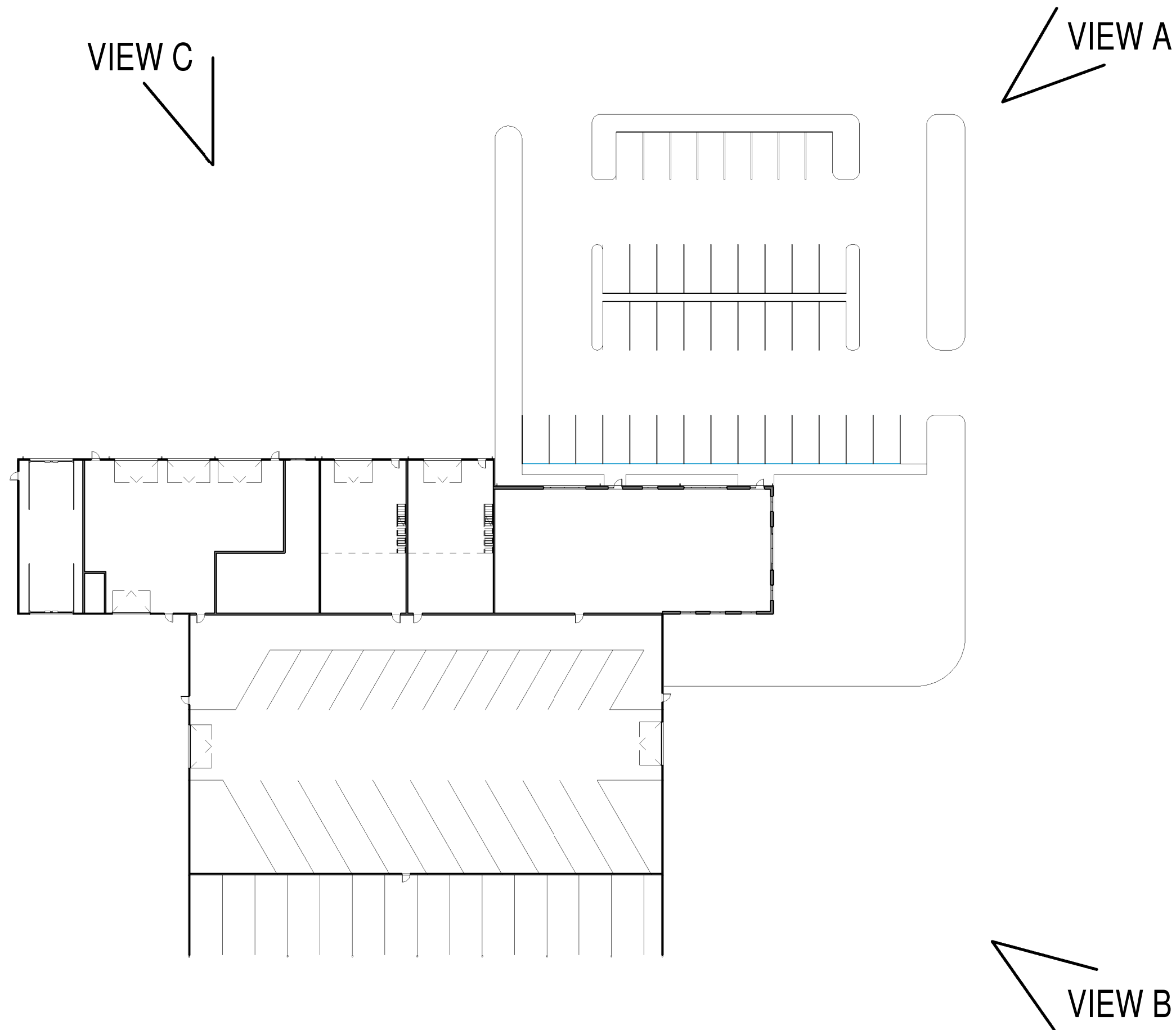
**Weston & Sampson**  
Weston & Sampson Engineers, Inc.  
100 Foxborough Boulevard, Suite 250  
Foxborough, MA 02035  
(508) 698-3034 • (800) SAMPSON  
www.westonandsampson.com

Drawing Title:

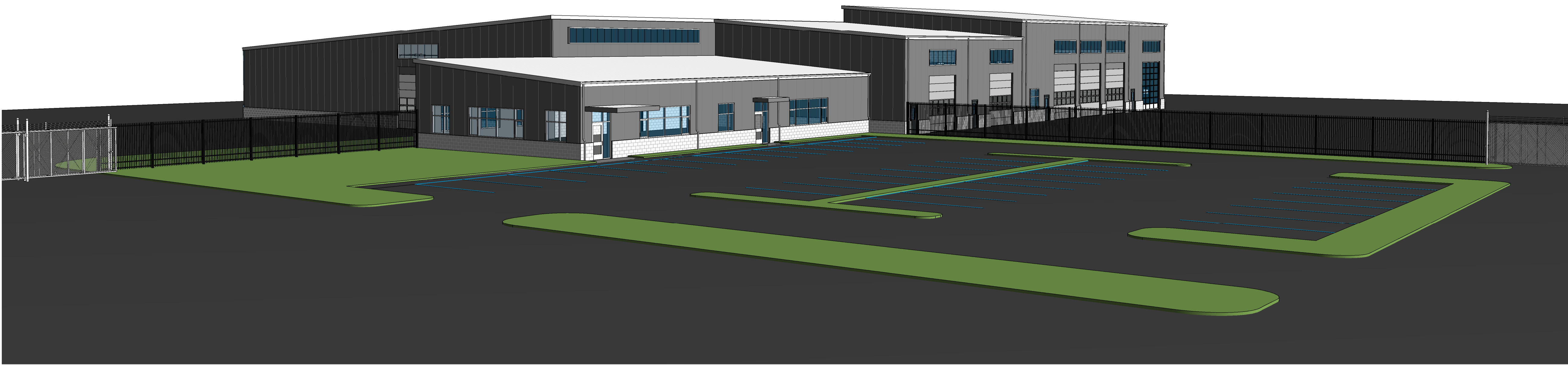
**PREFERRED SITE  
ALTERNATIVE -  
OPTION 4a**

SCALE: AS NOTED





① PREFERRED - OPTION 4a - BUILDING PLAN  
1" = 40'-0"



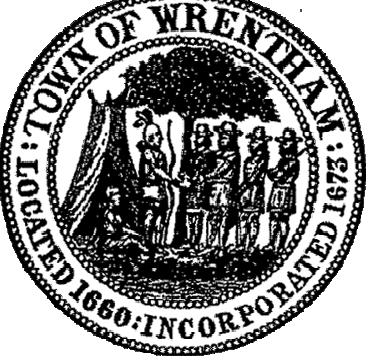


② VIEW A - PREFERRED SITE ALTERNATIVE



③ VIEW B - PREFERRED SITE ALTERNATIVE



④ VIEW C - PREFERRED SITE ALTERNATIVE

<p>Project:</p> <p>TOWN OF WRENTHAM</p>  <p>DPW FEASIBILITY STUDY</p> <p>360 TAUNTON STREET WRENTHAM, MA 02093</p> <div>  PROJECT          TRUE       </div>	<p>Weston &amp; Sampson Engineers, Inc.</p> <p>100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com</p> <p>Drawing Title:</p> <p>OPT 4a - CONCEPTUAL BUILDING PLAN &amp; MASSING MODEL</p> <p>SCALE: AS NOTED</p>
---	--

**Town of Wrentham**  
**Department of Public Works**  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

**Section 6**

**Conceptual Cost Estimate**



**Town of Wrentham  
New Public Works Facility  
Budget Total Project Cost**

11/19/2021

<u>New Construction</u>	Area	2021		
		Size (SF)	Cost/SF (w/ markups)	Cost
Administration / Employee Facilities		4,720	\$ 452	\$ 2,133,440
Shops		3,480	\$ 317	\$ 1,103,160
Vehicle Maintenance (not including equipment)		5,065	\$ 317	\$ 1,605,605
Wash		1,660	\$ 595	\$ 987,700
Vehicle/Equipment Storage		16,100	\$ 250	\$ 4,025,000
Added Cost for Specialty Foundations (based on 1st floor area)		31,025	\$ 20	\$ 620,500
<b>New Construction Subtotal:</b>		<b>31,025</b>		<b>\$ 10,475,405</b>
Building Cost per SF:		338		
		Place a "x" here if included		
Industrial Equipment				
- Wash Equipment		\$ 84,000	x	\$ 84,000
- Wash Equipment - Undercarriage Wash		\$ 53,100	x	\$ 53,100
- Heavy Duty Vehicle Lift (Fixed)		\$ 128,000	x	\$ 128,000
- Heavy Duty Vehicle Lift (Portable)		\$ 109,000		
- Light Duty Vehicle Lift (16,000 lb capacity minimum)		\$ 40,000	x	\$ 40,000
- Bridge Crane		\$ 73,500	x	\$ 73,500
- Overhead Lubrication System		\$ 80,000	x	\$ 80,000
- Miscellaneous Shop and Support Equipment		\$ 56,000	x	\$ 56,000
- Storage Shelving / Benches / Racks		\$ 44,800	x	\$ 44,800
- Exhaust Removal System (2 units)		\$ 44,000	x	\$ 44,000
<b>Industrial Equipment Subtotal:</b>				<b>\$ 603,400</b>
Fuel System				
<b>Fuel System Subtotal:</b>		(Maintain and Reuse Existing)	\$	-
<b>Building &amp; Equipment Total:</b>			\$	<b>11,078,805</b>
Mezzanines		4,100	\$ 130	\$ 533,290
Open Canopy Storage		6,475	\$ 100	\$ 650,725
Site Development (acres) - assumes level site with no contamination, existing structures/utilities, etc.		3.5	\$ 492,500	\$ 1,723,752
Specialty Site Work		1	\$ 513,400	\$ 513,400
Salt/Sand Shed - Maintain Existing		-	129	\$ -
		Subtotal Bldg, Equip, & Site:	\$	14,499,972
		Design Contingency (6%):	\$	869,998
		Escalation - 2022 (5% per year):	\$	768,499
		Escalation - 2023 (5% per year):	\$	806,923
		<b>Total Construction:</b>	<b>\$</b>	<b>16,945,392</b>
		<b>Total Construction Cost/SF:</b>		<b>546</b>

**Town of Wrentham  
New Public Works Facility  
Budget Total Project Cost**

11/19/2021

<b>Department of Public Works Budget Total Project Cost</b>	
<b><u>Owner's Soft Costs &amp; Construction Contingencies</u></b>	
A&E Fees (design, bid, const.)	\$ 1,694,539 (Assume 10% of Const. Value)
A&E Special Services	\$ 169,454 (Assume 1% of Const. Value)
Owner's Project Manager Fees	\$ 508,362 (Avg 3% of Const. Value)
Furnishings (FFE)	\$ 65,000 allowance
Communic. / Low Voltage System	\$ 150,000 allowance
Temporary Facilities	\$ - allowance
Printing Cost - Advertisement	\$ 10,000 allowance
Legal Costs	\$ 20,000 allowance
Utility Backcharges	\$ 50,000 allowance
Commissioning	\$ 50,000 allowance
Moving Costs	\$ 20,000 allowance
Chapter 17 Test & Inspections	\$ 60,000 allowance
Owner's Contingency	\$ 100,000 allowance
Construction Contingency (5%)	\$ 847,270 allowance
	<b>Total Soft Costs: \$ 3,744,625</b>
	<b>TOTAL PROJECT COST \$ 20,690,017</b>

Construction Costs: \$ 13,366,072  
Escalation Costs: \$ 1,575,422  
Contingency Costs: \$ 2,337,768 11%  
Soft Costs: \$ 2,897,355

**Town of Wrentham**  
**Department of Public Works**  
Facility Needs Assessment and Feasibility Study  
FINAL REPORT

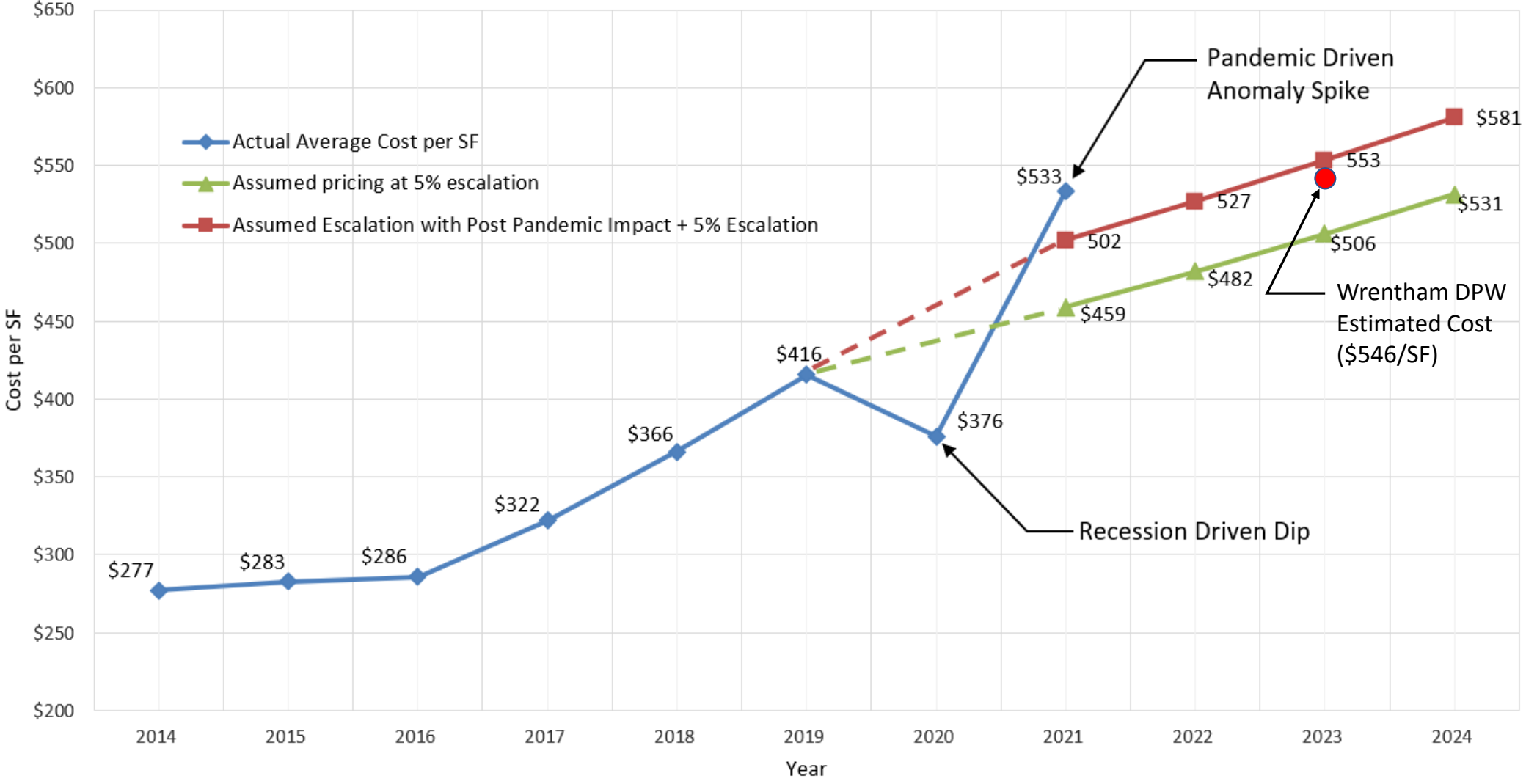
**Section 7**

**Cost Comparison to Recent DPW Facilities**

**Department of Public Works Facilities**  
**SUMMARY - Recent Cost Data**  
**CONSTRUCTION COST**

Description	Size (SF)	Bid Date	Low Bid Price	Average Bid Price	2014 Avg Cost per SF	2015 Avg Cost per SF	2016 Avg Cost per SF	2017 Avg Cost per SF	2018 Avg Cost per SF	2019 Avg Cost per SF	2020 Avg Cost per SF	2021 Avg Cost per SF
Wayland Public Works Facility	39,869	2014	\$ 8,877,000	\$ 10,519,754	\$264	--	--	--	--	--	--	--
Medford Public Works Facility	45,000	2014	\$ 12,186,000	\$ 12,340,333	\$274	--	--	--	--	--	--	--
Bourne Public Works Facility	39,040	2014	\$ 10,441,002	\$ 11,063,598	\$283	--	--	--	--	--	--	--
Norwood Public Works Facility	53,870	2014	\$ 14,902,289	\$ 15,437,343	\$287	--	--	--	--	--	--	--
Boylston Highway Facility	13,926	2015	\$ 3,364,000	\$ 3,935,419	--	\$283	--	--	--	--	--	--
Hopkinton Public Works Facility	42,410	2016	\$ 11,532,000	\$ 12,112,833	--	--	\$286	--	--	--	--	--
Orleans Public Works Facility	42,278	2017	\$ 11,774,000	\$ 12,833,834	--	--	--	\$304	--	--	--	--
Andover Municipal Services Facility	54,088	2017	\$ 16,049,000	\$ 18,413,675	--	--	--	\$340	--	--	--	--
Longmeadow Public Works Facility	44,858	2018	\$ 12,707,000	\$ 14,773,364	--	--	--	--	\$329	--	--	--
Rye Brook NY Public Works Facility	32,883	2018	\$ 11,193,943	\$ 13,184,654	--	--	--	--	\$401	--	--	--
Grafton DPW Facility	33,710	2018	\$ 11,713,205	\$ 12,399,201	--	--	--	--	\$368	--	--	--
Middleboro DPW Facility	34,000	2019	\$ 13,673,300	\$ 14,355,199	--	--	--	--	--	\$422	--	--
Yarmouth DPW Facility	37,990	2019	\$ 14,633,435	\$ 16,367,227	--	--	--	--	--	\$431	--	--
Burlington DPW Facility	66,200	2019	\$ 23,925,000	\$ 26,074,333	--	--	--	--	--	\$394	--	--
Holden DPW Facility	42,000	2020	\$ 14,519,200	\$ 15,780,624	--	--	--	--	--	--	\$376	--
Rockport DPW Facility	22,658	2021	\$ 12,550,000	\$ 13,799,954	--	--	--	--	--	--	--	\$609
Marshfield DPW Facility	25,156	2021	\$ 11,071,000	\$ 11,509,058	--	--	--	--	--	--	--	\$458
<b>Average Cost per SF:</b>					<b>\$277</b>	<b>\$283</b>	<b>\$286</b>	<b>\$322</b>	<b>\$366</b>	<b>\$416</b>	<b>\$376</b>	<b>\$533</b>





**Department of Public Works Facilities**  
**TOTAL PROJECT COST COMPARISON - Recent Cost Data**

11/19/21

**TOTAL PROJECT COSTS (Construction and Soft Costs)**

Description	Size (SF)	Bid Date	Average Const. Cost	Soft Cost	Total Cost	2019 Avg Cost per SF	2020 Avg Cost per SF	2021 Avg Cost per SF	2022 Avg Cost per SF	2023 Avg Cost per SF
Middleborough DPW TOTAL Project Cost	34,000	2019	\$14,355,199	\$2,039,700	\$ 16,394,899	\$482	\$559	\$587	\$617	\$648
Wrentham DPW TOTAL Project Cost	31,025	est. 2023	\$16,945,392	\$3,744,625	\$ 20,690,017	--	--	--	--	\$667

Notes

1. Middleborough cost adjusted for 2021 pandemic driven spike (16%) plus an average of 5% per year for normal escalation
2. Middleborough costs includes \$300K in contingency (low based on industry standards)
3. Wrentham costs includes \$2.1M in contingency due to the early nature of the project