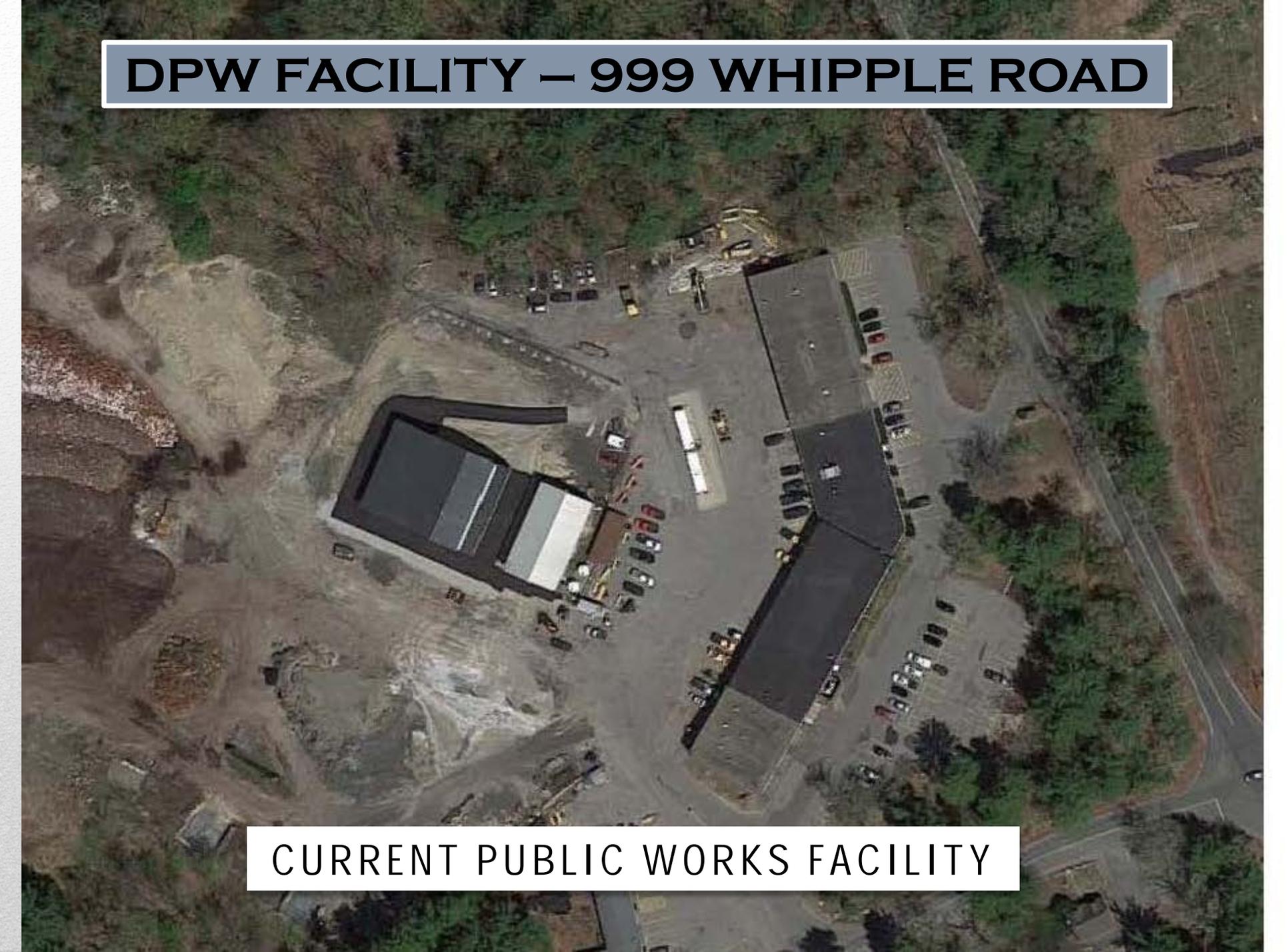




**TOWN OF TEWKSBURY
DEPARTMENT OF PUBLIC WORKS
PROPOSED FACILITY RENOVATION**

DPW FACILITY – 999 WHIPPLE ROAD

CURRENT PUBLIC WORKS FACILITY

An aerial photograph of a public works facility. The main building is a large, dark-roofed structure with a complex layout, including a prominent rectangular section on the left. A large asphalt parking lot is situated to the right and in front of the building, filled with numerous cars and several yellow utility vehicles. The facility is surrounded by a mix of green trees and cleared, light-colored earth. A road is visible on the right side of the image.

DPW FACILITY – 999 WHIPPLE ROAD



ORIGINAL 8,400 SF BUILDING CONSTRUCTED 1962
FOR HIGHWAY AND FORESTRY DEPARTMENTS

DPW FACILITY – 999 WHIPPLE ROAD



17,500 SF BUILDING EXPANSION CONSTRUCTED 1980
FOR A CONSOLIDATED DEPARTMENT OF PUBLIC WORKS

DPW FACILITY – 999 WHIPPLE ROAD

CURRENT DPW DIVISIONS

➤ PUBLIC WORKS ADMINISTRATION

➤ ENGINEERING

➤ HIGHWAY

➤ FORESTRY

➤ WATER AND SEWER

➤ FLEET MAINTENANCE

➤ INVENTORY OF 142 PIECES OF
EQUIPMENT/VEHICLES AND ASSORTED
INVENTORY OF SMALL EQUIPMENT

DPW FACILITY – 999 WHIPPLE ROAD

BUILDING/SITE CONCERNS

➤ CODE COMPLIANCE

➤ UNSAFE WORKING CONDITIONS

➤ BUILDING ENVELOPE & MECHANICAL

➤ EMPLOYEE SUPPORT FACILITIES

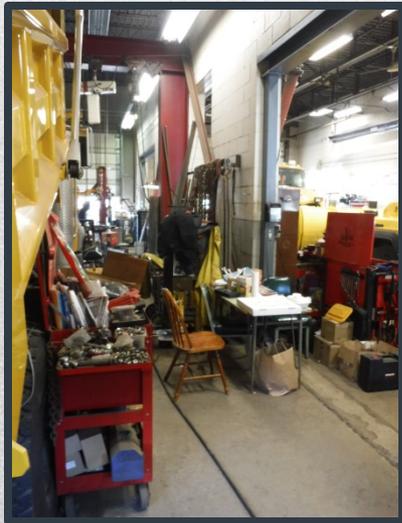
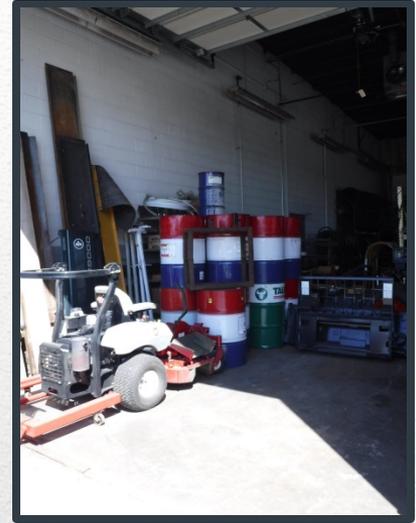
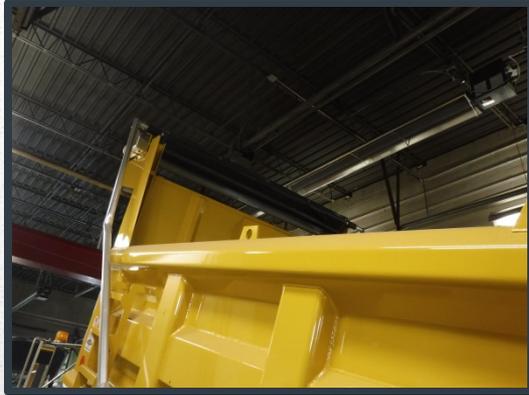
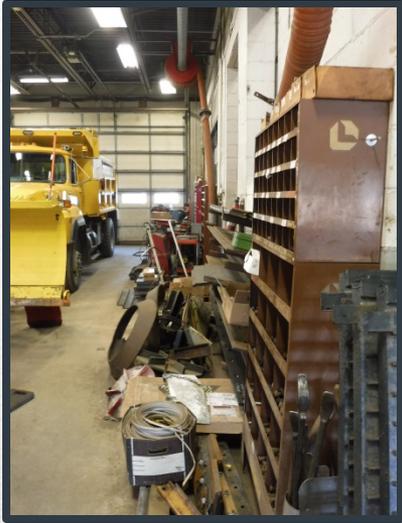
➤ VEHICLE/EQUIPMENT STORAGE

➤ INEFFICIENT UTILIZATION OF SPACE

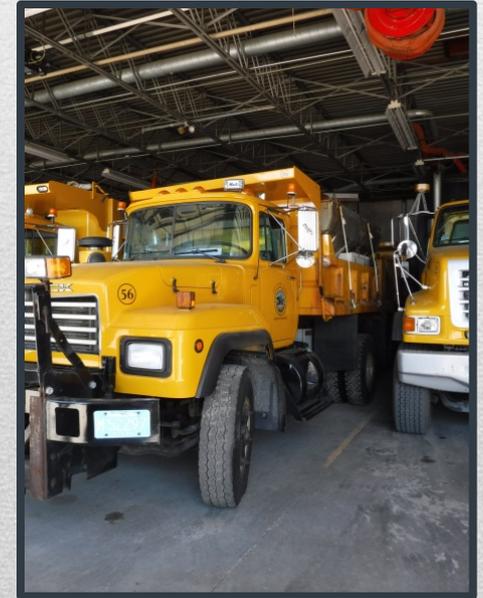
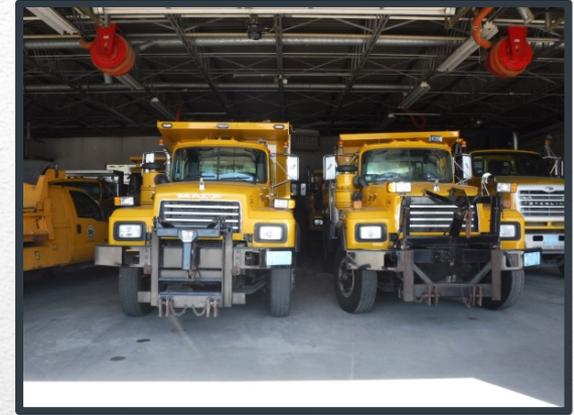
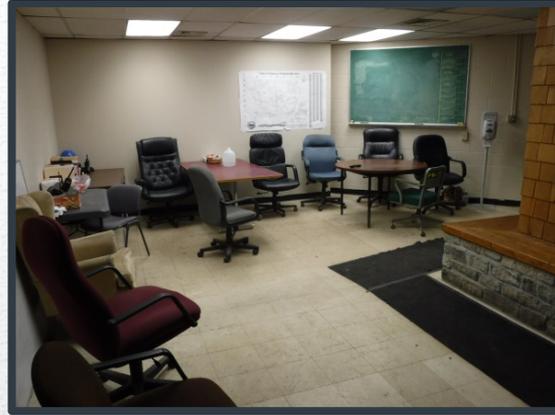
➤ DETERIORATING SITE CONDITIONS

➤ VEHICLE WASH FACILITY

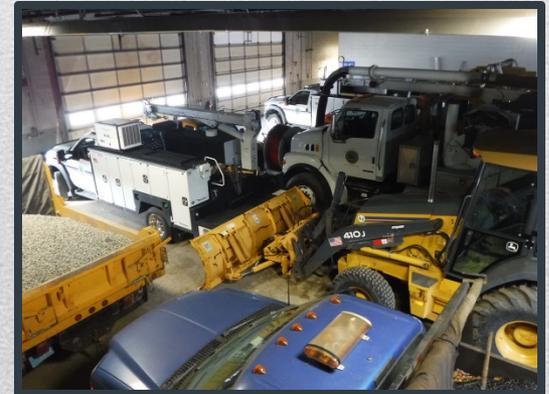
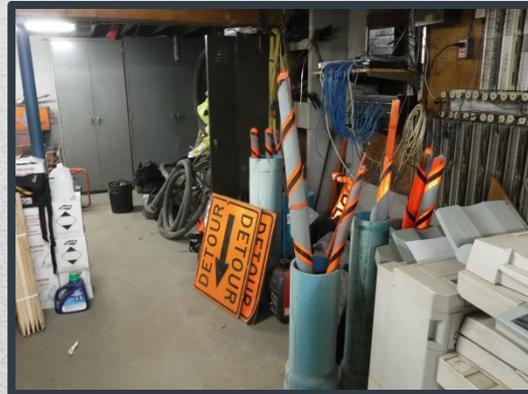
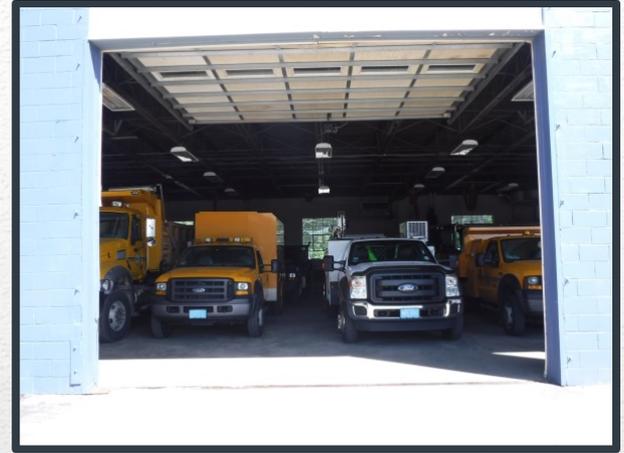
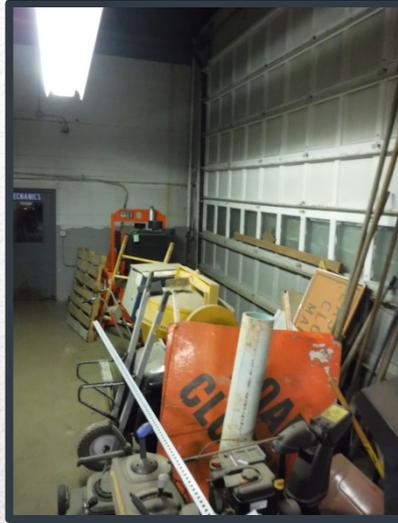
FLEET MAINTENANCE GARAGE



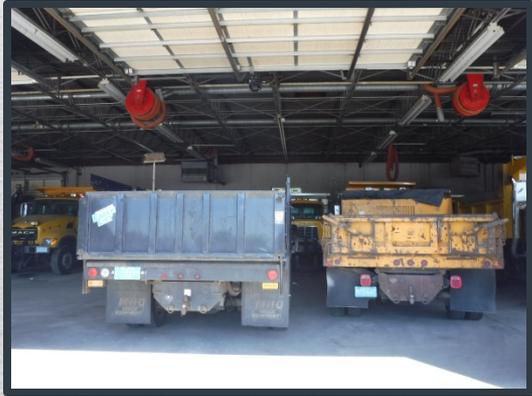
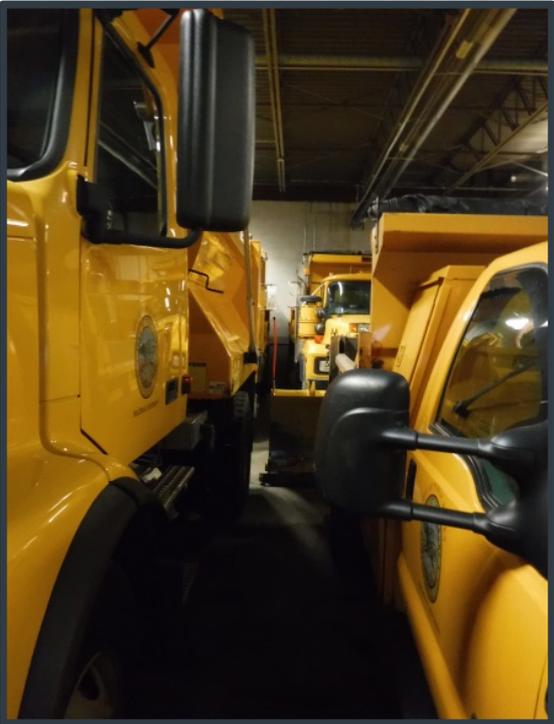
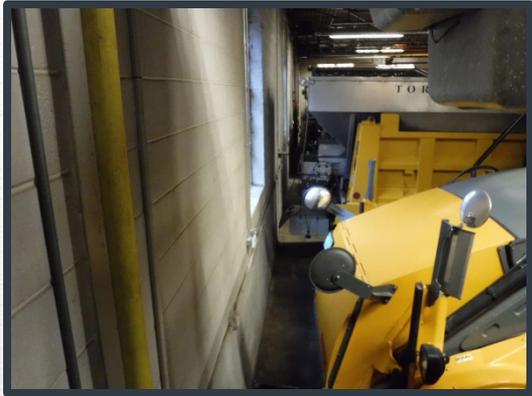
HIGHWAY & FORESTRY GARAGE



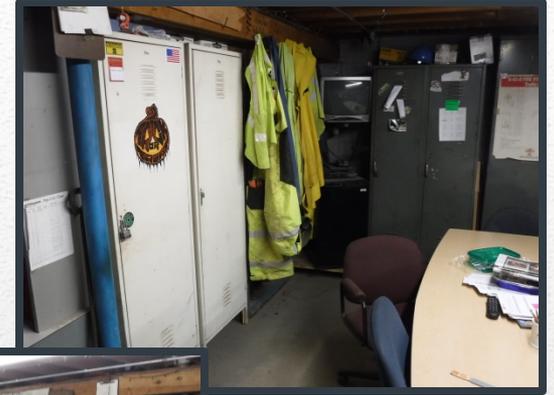
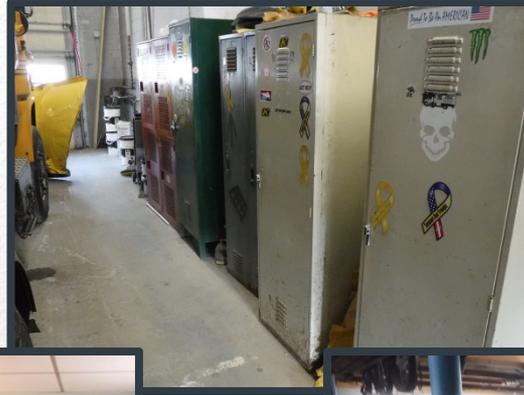
SEWER & WATER GARAGE



TYPICAL VEHICLE STORAGE AREAS



EMPLOYEE SUPPORT FACILITIES



DPW FACILITY – 999 WHIPPLE ROAD

RENOVATION PROPOSAL

➤ LOCAL, STATE AND FEDERAL CODE COMPLIANCE

➤ IMPROVE PERSONNEL SAFETY

➤ ADDRESS BUILDING ENVELOPE & MECHANICAL

➤ ADD EMPLOYEE SUPPORT FACILITIES

➤ INCREASE VEHICLE AND EQUIPMENT STORAGE

➤ ORGANIZE SPACE

➤ ADDRESS SITE DEFICIENCIES

➤ ADD VEHICLE WASH FACILITY FOR ALL TOWN DEPTS.

DPW FACILITY – 999 WHIPPLE ROAD



PROPOSED
ADDITION

FLEET
GARAGE

PROPOSED FACILITY EXPANSION

Capital Plan FY18



DPW Facility Presentation: Debt Exclusion Borrowing

Project Costs:

Site Acquisition	None
Design/Engineer: (Architect, Engineers and Owners Project Manager)	1,248,386
Construction: (New Building, addition and renovations)	9,271,742
Equipment: (Vehicle Lift, Drive-thru Wash Bay and Security System)	220,000
Contingency: (Approximately 5%)	<u>571,131</u>
Total	11,311,259

Feasibility Study and Cost Estimate provided by Kang Associates

Capital Plan FY18



DPW Facility Presentation: Debt Exclusion Borrowing

Debt Service and Tax impact:

Tax Impact DPW Facility: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year.

Fiscal Year	Debt Service DPW Est. Cost \$11.4 Million	Residential Tax Impact Avg. Value			Commercial/Industrial Tax Impact Avg. Value		
		Avg. Home Value	Tax Rate Impact	Tax Impact Res.	Avg. Com./Ind. Value	Tax Rate Impact	Tax Impact Res.
2018	320,625	367,031	0.07	26	766,663	0.11	84
2019	1,027,500	376,207	0.21	79	785,830	0.36	283
2020	1,005,000	385,612	0.21	81	805,475	0.36	290
2021	982,500	395,252	0.20	79	825,612	0.35	289
2022	960,000	405,134	0.20	81	846,253	0.34	288
2023	937,500	415,262	0.19	79	867,409	0.33	286
2024	915,000	425,643	0.19	81	889,094	0.32	285
2025	892,500	436,284	0.19	83	911,322	0.32	292
2026	870,000	447,192	0.18	80	934,105	0.31	290
2027	847,500	458,371	0.18	83	957,457	0.30	287
2028	825,000	469,831	0.17	80	981,394	0.29	285
2029	802,500	481,576	0.17	82	1,005,928	0.28	282
2030	780,000	493,616	0.16	79	1,031,077	0.28	289
2031	757,500	505,956	0.16	81	1,056,854	0.27	285
2032	735,000	518,605	0.15	78	1,083,275	0.26	282
2033	712,500	531,570	0.15	80	1,110,357	0.25	278
2034	690,000	544,860	0.14	76	1,138,116	0.24	273
2035	667,500	558,481	0.14	78	1,166,569	0.24	280
2036	645,000	572,443	0.13	74	1,195,733	0.23	275
2037	622,500	586,754	0.13	76	1,225,626	0.22	270
During Entire Term of Debt Service	Total Debt Service 15,995,625	Avg. Home Value 468,784	Avg. Tax Rate 0.17	Average Tax Bill 77	Avg. Commercial Value 979,207	Avg. Tax Rate 0.28	Average Tax Bill 274