



MUNICIPAL BUILDINGS ADVISORY COMMITTEE

TOWN OF SALEM NH

UPDATE TO THE BOARD OF SELECTMEN

JUNE 6, 2022

PROJECT DISCUSSION UPDATE

M



- Window Restoration Bid Due June 2nd (LCHIP Grant 50% Match)
- Siding Replacement Bid will be posted week of June 13th (Non-LCHIP)

B



- ICON – Building Program Spacing Needs
- Conceptual Deliverables to BOS by August

A



- MBAC providing letter of support for Facility Assessment – 2023 Budget
- RFQ 2022-037 will be posted week of May 29th

A



- MBAC reviewing and discussing August 2019 Harriman Report
- Police Internal Working Group reviewing locations and building size

C



- MBAC reviewing and discussing Harriman and HL Turner Reports
- Fire Internal Working Group developing priorities for multiple needs



Town of Salem Municipal Services Facility

June 6, 2022

Agenda



Public Works
Responsibilities



Existing Facility
Conditions



Feasibility
Study



Benefits of a
New Facility



Next Steps

Salem Municipal Services

The Municipal Services Department touches the lives of the residents everyday by maintaining the infrastructure that the community relies on.

Municipal Services encompasses the following:

Engineering:



Planning, design, construction and administration for municipal projects, including roads and bridges, water and sewer extensions and storm water management.

Public Works:



Maintenance of Roads and Sidewalks, Plowing and salting, Repairs and Patching, Sweeping, Painting, Mowing, Tree removal and brush clearing, Maintenance of Town Buildings and Parks, Town Vehicle and Equipment Maintenance.

Utilities:



Drinking Water Supply Treatment and Distribution; Wastewater Collection

Public Works

The DPW is a crucial FIRST RESPONDER that is on call 24 hours a day to handle storm events & emergencies.

Snow and ice removal operations

Storm damage cleanup

Flooding and water/sewer breaks

Removal of road hazards

Spills Oil spills / accidents

Emergency road repairs

Support of other emergency departments





Public Works

THE FIRST RESPONDERS WHO ARE THERE
UNTIL THE EMERGENCY IS OVER

“Since the Fall of 2009 DPW’s have been classified as first responders under U.S. Department of Homeland Security’s (DHS) Emergency Services Sector Coordinating Council’s Sector Specific Plan”

Site Assessment – Context

The proposed facility
reutilizes the existing site
at 21 Cross Street



Existing Conditions

Why does the Town need a new Municipal Services Facility?

Building is a piecemeal construction

Facility does not meet current building codes



The existing facility was built in the early 60s' with additions and alterations in the 70's and 80's



The existing facility has no fire sprinkler or alarm systems

Existing Conditions

Why does the Town need a new Municipal Services Facility?

Outdated and inefficient for operations

Inadequate employee facilities do not support current staffing



Inadequate staff lockers and toilets.



Engineering work areas too small and remote from MS Facility



Inadequate Admin Space

Existing Conditions

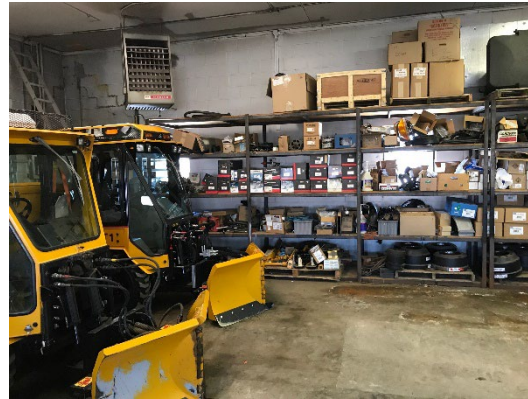
Why does the Town need a new Municipal Services Facility?

Undersized building no longer fits modern equipment

Inadequate space for vehicle and equipment maintenance and storage



Inadequate Height in Maintenance



Parts Storage in Garage



Expensive Vehicles stored outside

Existing Conditions

Why does the Town need a new Municipal Services Facility?

Site stormwater management system outdated

Wash occurs outdoors



Vehicles Washed outside
limits washing in winter



Site stormwater management system
requires upgrades to comply with
regulatory requirements



Salt damage due to
inadequate washing

Existing Conditions

Why does the Town need a new Municipal Services Facility?

Separated departments spread throughout town



Public Works building



Engineering at Town Hall

Utilities at Canobie
Treatment Plant

Feasibility Study

The Process:

Program Needs

- Staff Interviews
 - Divisions, Staffing, Fleet Inventory

Space Needs Assessment

- Building Components
 - Offices, employee facilities, support areas, workshops, material storage, fleet maintenance, wash bay and fleet storage
- Site Components
 - Employee & Visitor Parking, bulk material storage, Wash Bay, overall site circulation

Site Assessment

- Constraints
 - Site Physical Constraints
 - Stormwater considerations
 - Existing Buildings to remain
- Conceptual Design
 - Numerous iterations
 - Preferred Site Option

Program Needs

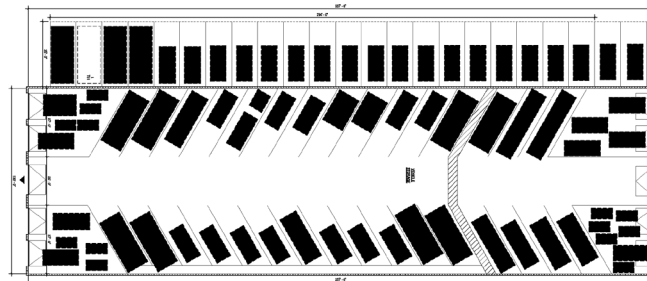
User groups who will be using the new facility:

| DIVISION/DEPARTMENT | CURRENT STAFFING |
|----------------------------------|------------------|
| Administration | 3 |
| DPW - Streets | 12 |
| DPW - Fleet | 3 |
| DPW – Parks/Properties | 5 |
| SPACE/STAFFING FEASIBILITY STUDY | |
| Engineering | 4 |
| Utilities – Distribution | 4 |
| Utilities - Meters | 4 |

- Space Needs Assessment
- Current facility deficiencies given existing staffing
- Considering modest future staffing needs
- New users including Engineering and Utilities
- Visiting Public
- Seasonal Operation Needs

The chart and layout plan below summarizes the DPW's Fleet Inventory under 4 categories: large truck, small truck, trailer, and towed equipment/small equipment.

| | |
|----------------|-----|
| Large | 27 |
| Small | 41 |
| Trailers | 16 |
| Equipment | 26 |
| | |
| Total Vehicles | 110 |



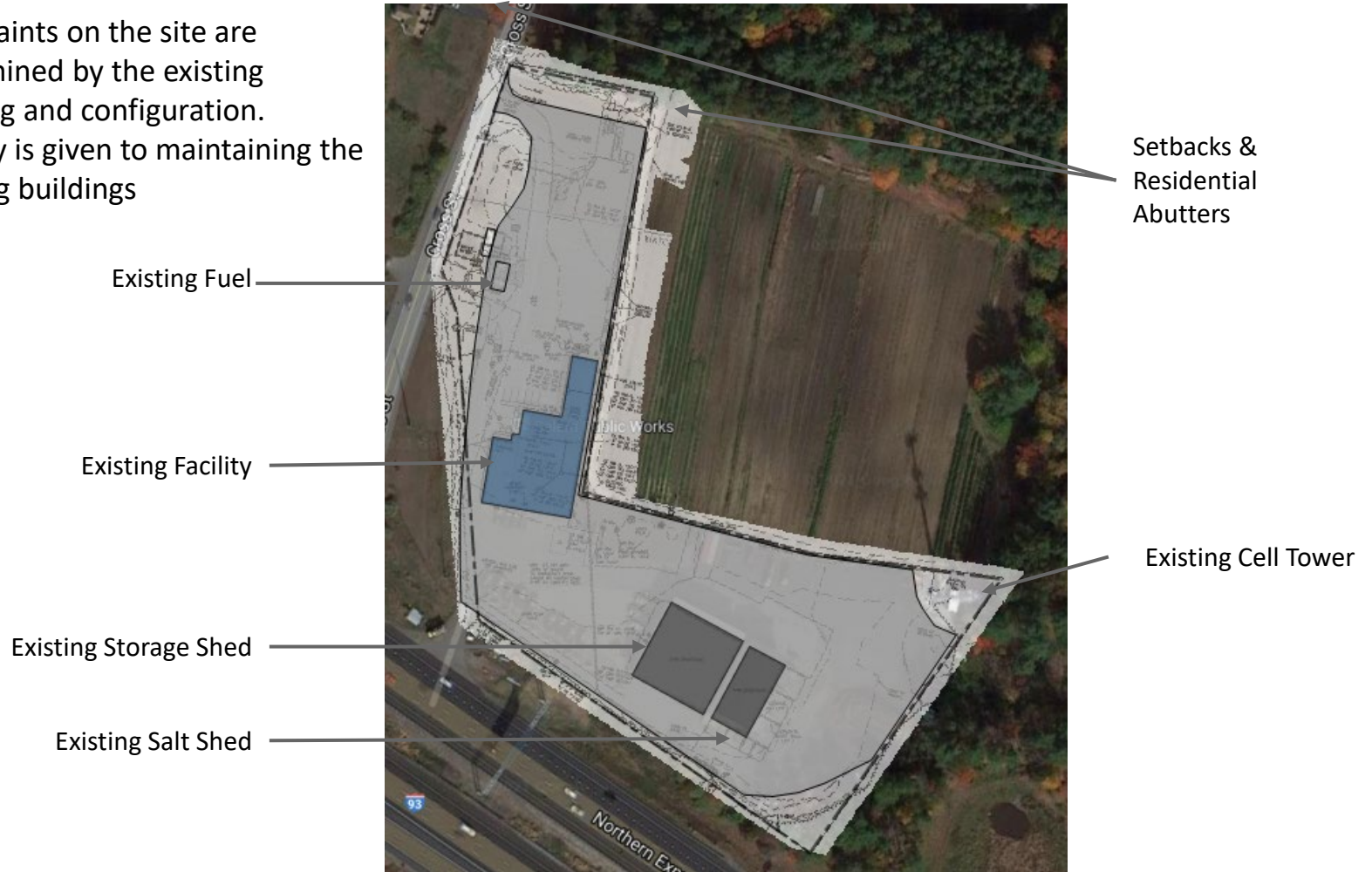
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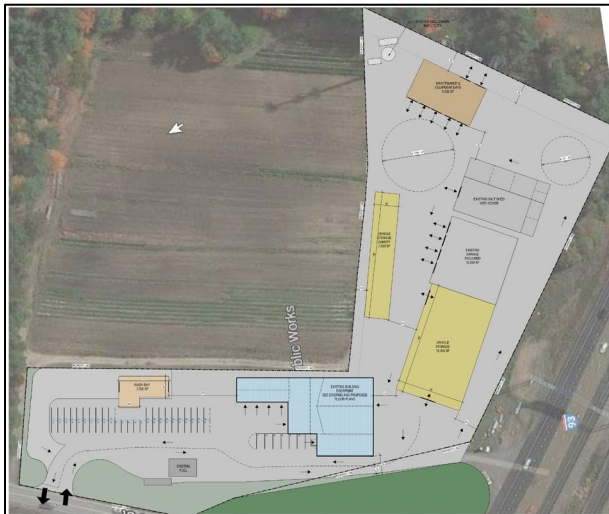
Site Assessment – Constraints

Constraints on the site are determined by the existing building and configuration. Priority is given to maintaining the existing buildings



Site Assessment – Conceptual Design

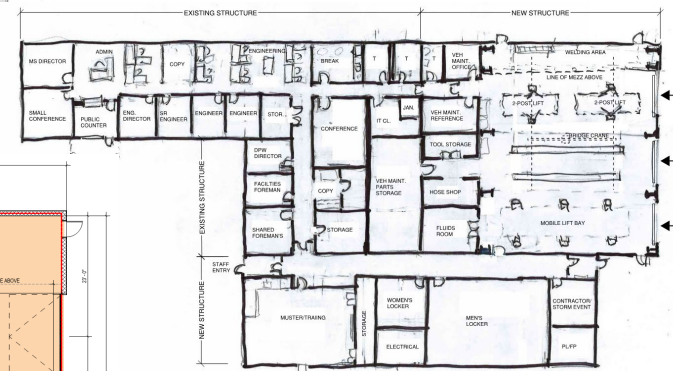
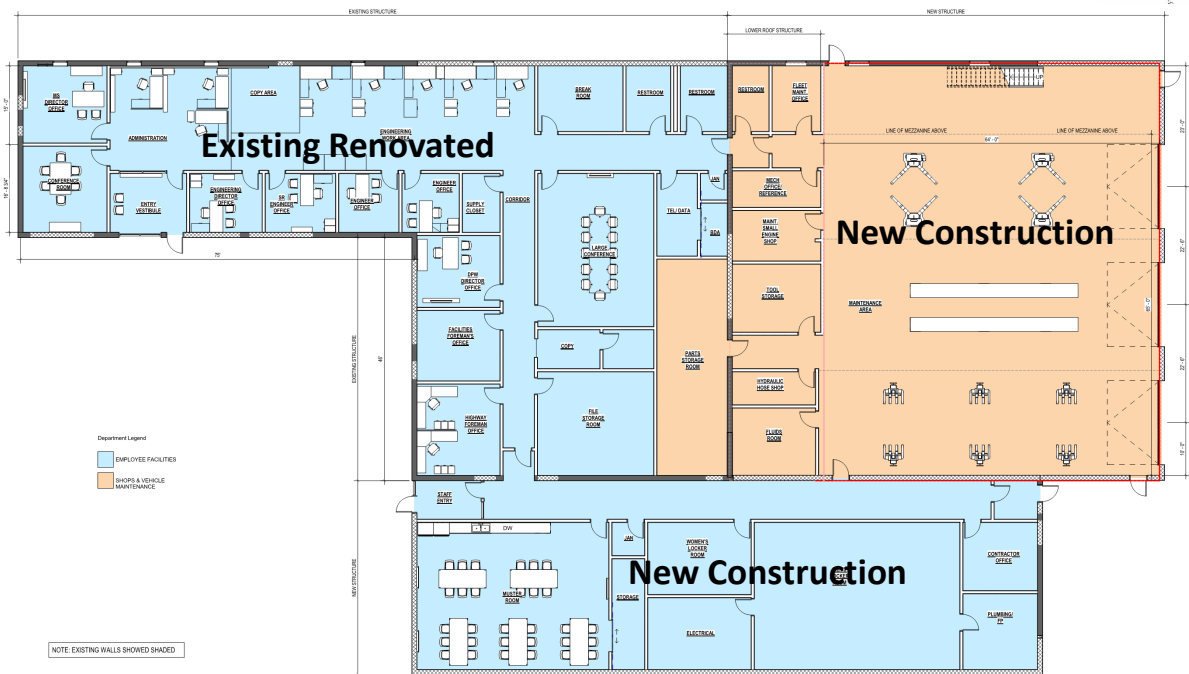
Exploration of various site plan layouts to satisfy DPW's program needs and maintain operational flows while keeping the existing structures where possible



Conceptual Floor Plan

Numerous iterations of the conceptual floor plan for the renovated existing building are being developed, working with the MS staff and administration.

Priority was given to renovating the existing building while accommodating the current program needs of the Municipal Services divisions.



Benefits of a Renovated Facility

Existing:



Proposed:



Example of a public counter



Example of a shared Engineering Work area

Possible Improvements

Existing:



Proposed:



Example of adequately sized muster / training room



Example of a training room with capability to be used as storm center

Possible Improvements

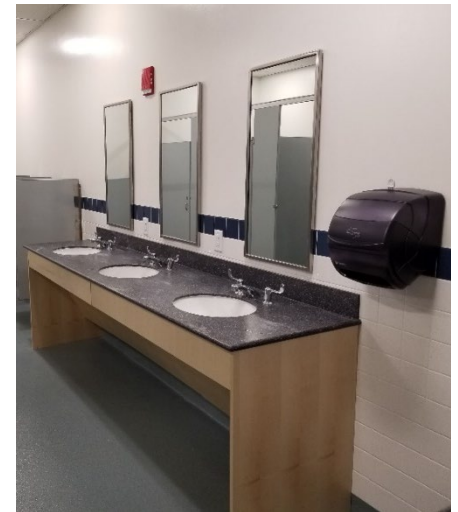
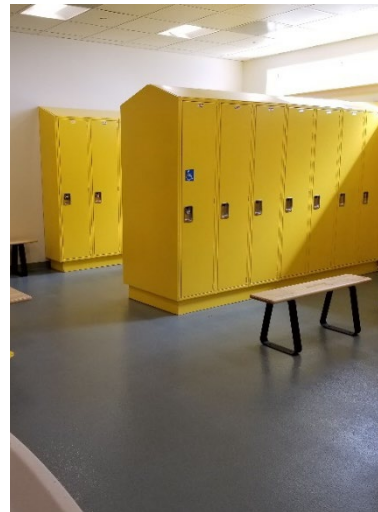
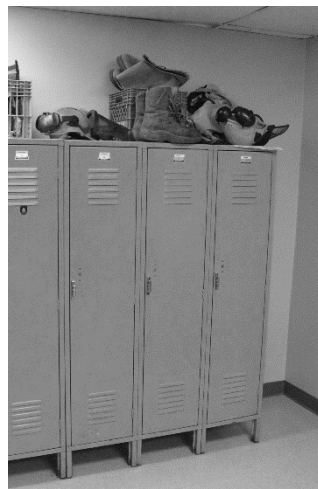
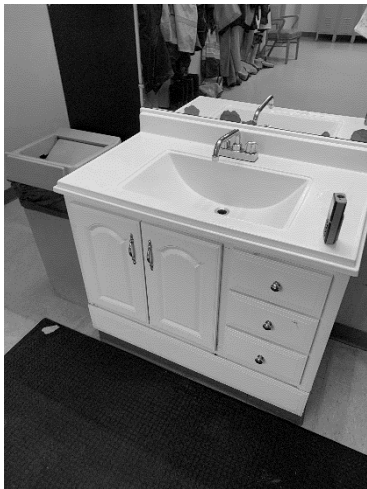
Existing:



Proposed:



Example of adequately sized locker room



Possible Improvements

Existing:



Proposed:



Example of maintenance bays & fluid containment



Possible Improvements

Existing:



Proposed:



Example of fleet storage garage



Example of a canopy storage

Possible Improvements

Existing:



Proposed:



Example of a knock down pad



Example of a wash bay

Benefits

What will an improved facility do for Municipal Services and the community...

- Code and OSHA compliant and safe work environment for Town employees
- Protect the Town's multi-million dollar investment in vehicles and equipment
- More efficient work space and response times to better serve the public
- New stormwater management system improving overall water quality
- 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



Next Steps - 2023

What are the next steps for the project to move forward in the next year?

- Site Investigation
- Geotechnical drilling and test-pitting
- Due Diligence Building Investigation
- Structural documentation, modeling and review
- Mechanical, Electrical, Plumbing/Fire Protection review of existing conditions and utilities.

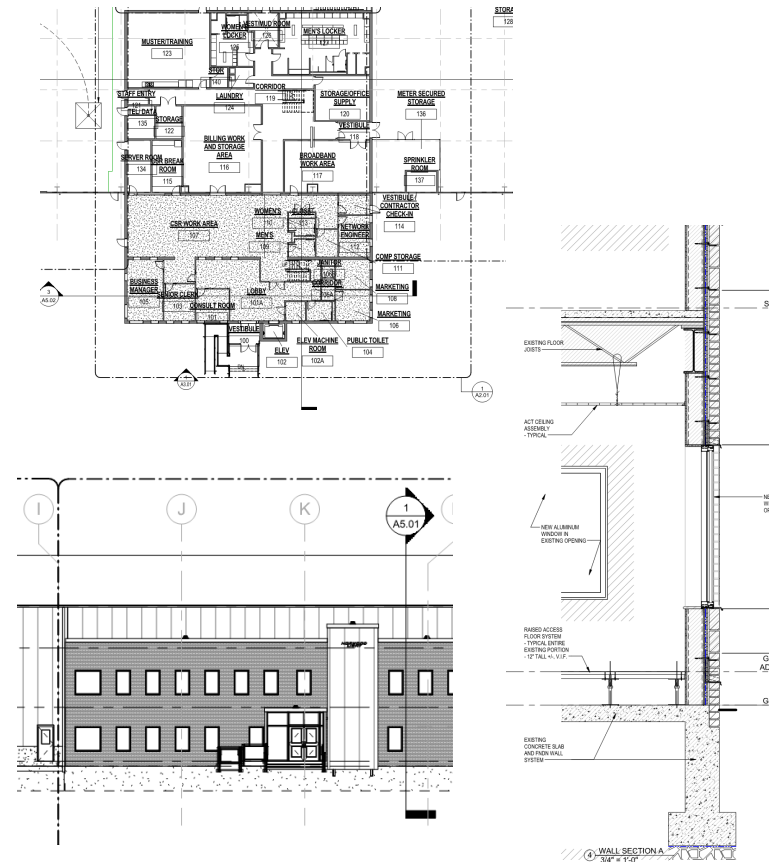


Next Steps - 2023

What are the next steps for the project to move forward in the next year?

- Partial Schematic Design
- Architectural Plans, Elevations, Sections
- Structural Design Narrative of proposed work
- Mechanical, Electrical, Plumbing/Fire Protection Narratives of proposed systems
- Partial Schematic Design Level Cost Estimate
- Detailed take-off and unit-cost independent construction cost estimate
- Procurement for Final Design and Construction

| Existing pre-engineered Metal Building (PEMB) structure: | | | | | |
|--|--|--------|-----|-----------|---------|
| Reinforce existing PEMB frames – 15 total: | | | | | |
| 05000 | Assume field welding 50 # of steel reinforcing top and bottom flanges at each frame | 30,000 | lbs | 3.50 | 105,000 |
| 05000 | Add flange bracing, field welded or bolted. | 3,000 | lbs | 3.50 | 10,500 |
| 05000 | Reinforce all roof purlins. Sister new 9"x14 gage C purlins to existing from underside of the roof. | 75,000 | lbs | 3.00 | 225,000 |
| 05000 | Repair existing vertical bracing (steel rods) at two (2) bays. Add two (2) bays of vertical Xbracing (1-inch steel rods) | 4 | loc | 3,500.00 | 14,000 |
| 51000 | Assume repair of 100 sf 1-1/2" inch x 20 gage roof deck. | 100 | sf | 20.00 | 2,000 |
| | Supplemental steel for roof-top equipment | 1 | ls | 25,000.00 | 25,000 |
| 05000 | Repair, reconfiguration, and/or reinforcing of girts for new wall openings. | 1 | ls | 25,000.00 | 25,000 |



thank you
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