



Memorandum

Date: February 19, 2025

To: Jarrod Cabral, DPW Director

From: Paul Millett, PE

CC: Building Committee

Subject: DPW Facility: Route 6 Site Assessment

Background

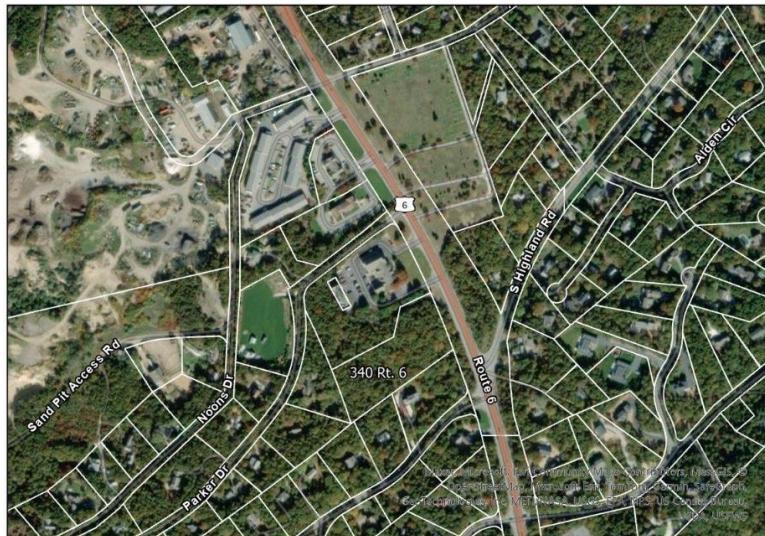
The Town has requested that Apex provide its opinion on the feasibility of using the Route 6 site for the proposed DPW facility.

Apex understands that the site was previously considered for the facility but rejected at the Town meeting in the fall of 2024 due to significant opposition that included concerns from the neighborhood. Apex's opinion in this memorandum is based on an objective and unbiased assessment of the site.

Environmental considerations to identify the soils and groundwater conditions and any potential site remediation are not part of this assessment as these are being considered by another consultant.

Site Description

The site is located on the Town-owned parcel located at 340 Route 6, between Parker Drive and Fisherman's Road, and is adjacent to the Police/Fire Station facility. An aerial map of the site is provided below. The site is generally heavily wooded and slopes off toward the east (back of the site) and toward Fisherman's Road. The closest residences are located 1 Fisherman's Road and 10 Parker Drive. A cellular communications tower is located at the rear of the Police/Fire buildings.



Apex Comments

Significant tree clearing would be required to prepare the site.

There is adequate space at this site for the proposed DPW facility (23,000 SF +-).

For vehicle movement or circulation, a single two-lane road or a dedicated one-way in/out looped access road to and from Route 6 could be designed.

Traffic patterns would need to be carefully designed and coordinated with the Police/Fire Department's operations to avoid interferences during construction and after the facility is completed.

Access to service the communications tower and utility sheds need to be coordinated during the site design.

Utilities: Public water is available on Route 6 from the Provincetown system. The proposed water connection (presumed to be a single 6" pipe) could be tapped from the existing main and extended to the site, with a hydrant branch on site, and then further branched into a dedicated 4" fire service pipe and a separate 2" domestic supply pipe. These pipe sizes are preliminary and would be confirmed during design.

On-site sewage collection, treatment and disposal would be needed but there appears to be adequate space for underground systems.

Storm drainage would also be managed via catch basins, piping, treatment and underground leaching chambers.

Electrical service would require communication with the utility provider Eversource but it is likely that the supply feeder would be tapped off the existing system in the Route 6 area.

Costs

Cost savings compared to the Town Hall Hill (THH) Site were identified. These are a) Reduced cost for connection to the water system and b) No temporary facilities costs for current DPW operations during construction.

Water: The THH site as currently envisioned will use a new well supply at Snows Field, a new well pump, and a 4" +- main from the Well to the THH site. A cistern will also be needed for storage for fire protection.

The cost difference between the THH site and Rt. 6 for water supply and fire protection is estimated at approximately \$475k.

Temporary Facilities: No facilities are required for DPW operations during construction. This savings is estimated at approximately \$480k.

Site Preparation: Due to the tree density, tree clearing at this site is estimated to be approximately \$35k greater than at the THH site.

Note: All other cost components for the buildings and Mechanical-Electrical-Plumbing (MEP) systems are considered to be equal at either site.

For these three significant site-related items, the net total construction cost savings is approximately \$920k. Adding in the proportional soft costs at 28%, the total project cost savings are approximately \$1.18M.