

## Project Description: Department of Public Works Facility Project

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### GENERAL SCOPE OF WORK:

The Department of Public Works Facility Project consists of renovation and new construction at the existing site on Grove Street in Arlington, Massachusetts. The existing site consists of a number of public works facility buildings, including four (4) masonry buildings, salt shed, and fuel facility. The site is listed on the National Register of Historic Places since 1985. The site was formerly known as The Arlington Gaslight Company, which is within an historic industrial complex on 51 Grove Street in Arlington, Massachusetts. The site is a large-scale example of industrial architecture, built for a local fuel company in 1914. The former power station occupies a significant portion of the back section of the property and is a prominent local example of Romanesque Revival architecture, with corbelled brick on its cornices, terracotta tile roof and other unique historical features. This project preserves those and other historical details. The facility is currently occupied by the Department of Public Works, Inspectional Services Department, municipal fueling station, and parking for school buses.

The existing site is approximately 4.4 acres, which is comprised of four (4) existing buildings. Building A, the original Arlington Gas Company fronting Grove Street, was originally constructed in 1914, with an interior remodel completed in 1977. The building is an existing two-story, 8,400 SF structure and currently houses Inspectional Services, Department of Public Works administration, and vehicle shop storage functions. Building B is adjacent to Building A. This was also constructed in 1914, with a 1926 addition and also renovated in 1977. This building is a two-story, 5,400 SF brick masonry building and currently serves the Department of Public Works, engineering offices and support spaces. Building C is an accessory building on the site constructed in 1977, not included in the historic designation. This building is a one-story, 6,400 SF brick masonry utility building, used to store Department of Public Works vehicles and equipment. Building D is an original historic three-story structure built in 1914, with subsequent additions in 1926, 1927 and 1977. The current size of the building, with the additions included, is 20,150 SF. The building currently serves the Department of Public Works vehicle maintenance operations, workshop spaces, and equipment storage.

The existing site has a plethora of design and construction constraints:

- (1) The topography of the southeast portion of the site experiences frequent flooding. This is mainly due to a low portion of the site which experiences frequent flood conditions by over topping of the Mill Brook. The Mill Brook traverses the middle portion of the site via underground culvert, with several openings to the grade above. The openings of the culvert are identified by the Federal Emergency Management Agency (FEMA) as regulated floodways, with associated areas within the 100-year flood plain. Earth fill within 100-year flood zones is prohibited, limiting the portions of site grading in these areas. A goal of this project is to repair and/or reconstruct the culvert to manage the continued flooding conditions in the future.
- (2) An existing high-pressure natural gas transmission line and associated 25 foot right of way are located along the northeastern edge of the property. The gas line and right of way will remain in their existing condition and protected throughout the duration of construction. Two (2) Massachusetts Water Resources Authority (MWRA) sewer mains traverse the center of the site, adjacent to the limits of the Mill Brook, with associated 15-foot-wide easements.

# Arlington DPW

- (3) Various soil contaminants have been identified and remedial activities have been performed over time to reduce exposure to contaminants. This includes the installation of direct contact barriers and asphalt pavement throughout the site. Removal or abatement of contaminated soil will be included in all site development. Vibration and air monitoring will be conducted throughout the site development to protect the adjacent structures, and the health and safety of workers and the general public. The project has also developed a rodent mitigation program and will be implemented for the duration of the project.
- (4) Certain Department of Public Works functions will remain on-site and operational during construction. The rehabilitation of the existing buildings will be completed within a phased construction process. The site will need to maintain access to the salt shed, storage, and vehicle maintenance operations.
- (5) The existing site is adjacent to a residential area, playing field, and the high school. The site has been used as a student access point to the high school. One of the project goals is to segregate and improve pedestrian and vehicular access to the high school through the existing Department of Public Works site.

The project development includes the rehabilitation of buildings A, B, C and D. Within these buildings, the end users will be returned and/or relocated from their existing facility or workspaces. This includes relocating the Information Technology and Facilities Department within these existing facilities.

A new Department of Public Works building is being constructed within the site development. This building will be comprised of Inspectional Services, administrative office space, employee facilities, Town Engineering, maintenance shops, storage and a vehicle wash bay. The new building is approximately 40,000 SF, excluding any mezzanine support/storage space and consists of a two-story administrative office space fronting along Grove Street. Additional new site development features will include a new 6,000 SF salt shed structure, located to the rear portion of the site. A new and upgraded municipal fueling station will be located at the southeast corner of the site.

Provisions will be made for an upgraded resident recycling drop-off center. A portion of the adjacent high school practice field (behind Stop and Shop) will be incorporated into the Department of Public Works facility site development. The goal of this is to provide a safe and direct pedestrian and vehicular access connection to the high school as well as additional staff parking on the site.

## **Schedule and Phasing**

The project will commence construction in the summer of 2021. The current construction schedule is based on MGL CH 149A Construction Manager at Risk approach and is anticipated to be twenty-five (25) months in overall duration. The project will be constructed in two phases. Phase 1 is approximately fifteen (15) months on the upper portion of the site and Phase 2 is approximately ten (10) months for the lower portion of the site.