

## **New Water Department Operations Facility**

*WATER DEPARTMENT OFFICE/GARAGE DESIGN SERVICES  
ARTICLE NUMBER 8, SPECIAL TOWN MEETING, MAY 1, 2006*

The Water Department is embarking on a building replacement project. In 1998, the Department began evaluating space needs and expansion possibilities. A number of other Town building projects have been completed since that time including the Department Greensand Filtration Treatment Plant. Now, in it's 34th year, the Water Department is still working under the same original roof, dedicated in 1972.

In 1973 the department had four employees one truck and a backhoe. The system was comprised of one storage tank, two wells, 42 miles of water main, 1,410 service connections and 365 hydrants, all new. In 1973 the Department pumped 58,263,342 gallons of water.

Today the Department requires 12 employees, a car, a van, six light and medium duty trucks of various types, a dump truck and a backhoe. The system includes two storage tanks, four wells in three wellfields and a fifth well in a fourth wellfield planned. There are three treatment facilities, 126 miles of water main, 7,112 service connections and more than 1,000 hydrants. There are also 34 years of records that must be maintained. Much of the Department's major components, wells pumps, tanks, buildings, etc. that we work with and operate today, while quite serviceable, are not new. As the Department continues to grow, maintenance requirements grow with it. In 2005, the Department pumped 473,114,000 gallons of water.

Through all of this growth, the only addition of space for Department operations has been an existing 4 bay unheated garage located at the north end of the parking lot at the 1671 Main Street location. This garage building was used by the Highway Department until their new facility was completed in 1990. Most of the floor space does double or triple duty such as staff work stations and storage in conference space and storage and equipment in office space. Most wall space is double stacked with book cases on top of file cabinets and additional stored items on top of storage cabinets. Virtually every space is being used to capacity.

In 2005, a space needs evaluation of the Department was performed by AKRO Associates Architects. The first part of the Feasibility Study evaluated current staffing and equipment, office and operations functions that take place in the building and future growth potential.

The original Department building contains 4,000 square feet of space. 1,000 square feet of overhead dead storage was created in 1988 when one of three garage bays in the original building was converted for office, meter storage and meter testing space. Ceiling height of the overhead storage is 5 foot, seven inches. The rear 4 bay garage contains 1,920 square feet, making a total of 6,920 square feet of Department space, including the overhead dead storage. The 2005 Space needs evaluation determined that the Department needs at least 12,000 square feet of operational space including garage and storage.

The second part of the Feasibility Study looked at the space needed and how to create it on the existing site. This assessment showed that there is not enough land area available for either a practical addition or complete replacement of the buildings without changing other site uses. This Main Street Town property area is shared with Council on Aging, Brewster Fire Department, Town fueling facilities and the Recreation Department's ballfield, tennis and basketball courts. After reviewing the study recommendations, the consensus is to build a new facility at a different town location.

The Department, with the assistance of the Town Administrator, is actively searching Town land inventory for locations for a new facility. The Department will be presenting an article at the May 2006 Town Meeting, requesting approval to fund a new Operations Facility design plan for further voter consideration.