

Town of Canton New Public Works Facility Town Meeting Presentation



May 09, 2013

What has been completed.....

- Prepared an initial DPW Feasibility Study in 2007 to evaluate the existing site
- Conducted an initial site selection exercise in 2008/2009 which included 68 Town owned and private sites
- Continued site selection process in 2010 with the addition of 8 new sites
- Assisted the Zoning Rewrite Sub-committee with the preparation of the zoning regulations for the Municipal, Community, and Public Facilities District (MCPF)
- Continued site selection process in 2011 and 2012 with the analysis of additional sites
- Identified a preferred site in 2013 and developed conceptual design documents



What does the DPW do for the community.....



Canton Department of Public Works

The Department of Public Works (DPW) is responsible for the roads, parks, and the storm water system. The DPW responsibilities include maintaining:

- 72 miles of roads
- All the drainage culverts, catch basins and manholes
- Street signs and traffic signs
- Traffic islands
- Maintenance of Town resources including all greens and public fields in town, pool, and park activities
- Operation of Transfer Station
- Custodial services for all Town buildings
- Maintenance of All DPW equipment
 - Large dump trucks
 - Pickup trucks
 - Utility trucks
 - Front end loaders
 - Street sweepers
 - Backhoes
 - Plows
 - And more.....
- Maintenance of all towed and small equipment

Provide 24 hour services for the safety of the residents of the Town of Canton

**Why does the Town need a new
DPW Facility.....**

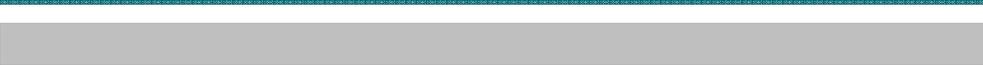
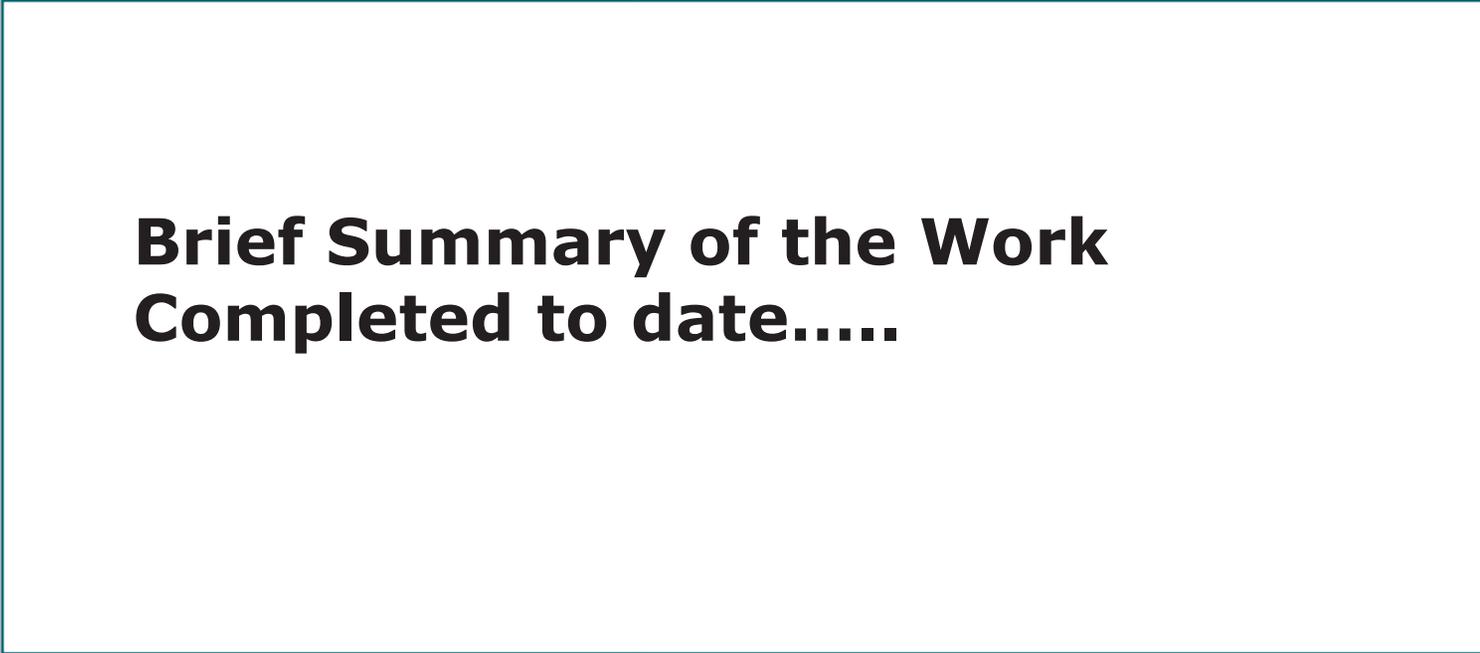
Issues and Inadequacies

- Outdated and inefficient buildings
- Facilities are undersized to efficiently support current operations
- Lack of storage for vehicles, equipment and materials
- Limited public accessibility
- Buildings have exceeded their useful life



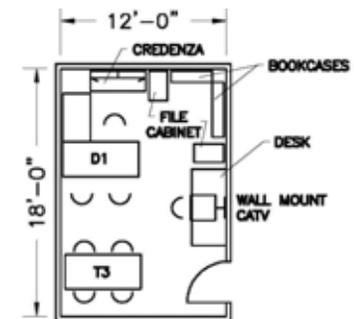
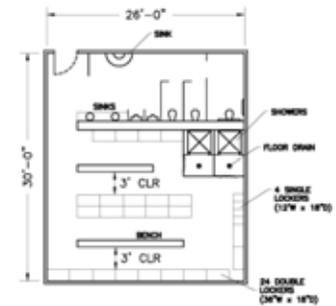


**Brief Summary of the Work
Completed to date.....**



Programming Process |

- Interviewed DPW staff
 - Identified responsibilities
 - Reviewed daily work flow patterns
 - Observed operations
 - Explored potential strategic approaches to improve productivity
 - Explored the optimum work flow and designed a facility around the operations
- Compared interview data to industry standards
- Prepared programming sketches for each operating area



<u>Space Needs Assessment</u>	<u>Original Space Needs</u>	<u>Modification No. 1</u>	<u>Modification No. 2</u>
• Administration/Support	1,691 SF	1,394 SF	1,227 SF
• Employee Facilities	2,524 SF	1,744 SF	1,693 SF
• Shops/Material Storage	1,852 SF	1,488 SF	981 SF
• Vehicle Maintenance	4,642 SF	4,192 SF	3,510 SF
• Wash Bay	1,735 SF	1,600 SF	1,300 SF
• Vehicle & Equipment Storage: (Operations Garage)	<u>13,073 SF</u>	<u>12,600 SF</u>	<u>11,256 SF</u>
TOTAL:	25,518 SF	23,019 SF	19,967 SF

22% Reduction

Public Works Facilities – Industry Standards |

- Public Works Facility Space Needs Guidelines

Guidelines (as developed from similar completed DPW projects):		Ideal	Minimum
Administration	Average SF per Admin Person	670	569
Employee Facilities	Average SF per Work Force Person	130	110
Shops (including Maintenance)	Average SF per Division	3,554	3,021
Vehicle / Equipment Storage (for centre drive-thru)	Average SF per Rolling Stock	817	695
Vehicle / Equipment Storage (for stacked parking)	Average SF per Rolling Stock	695	591
Wash /Other	Average SF	2,955	2,512

Note: Average SF guidelines include all common spaces including circulation, toilets, common reception, etc.

Public Works Facilities – Industry Standards |

- Public Works Facility Space Needs Guidelines

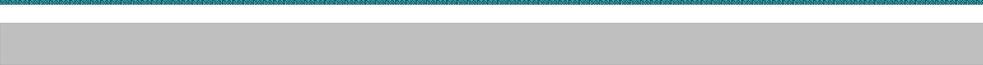
IDEAL SPACE NEEDS		Qty	SF	Ideal SF
Administration	Number of Administration Personnel	1 x	670 =	670
Employee Facilities	Number of Work Force Employees	9 x	130 =	1,168
Shops	Number of Divisions (count Veh. Maint. as a separate division)	2 x	3,554 =	7,108
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	14 x	817 =	11,443
Wash / Other	(see note 2)	1 x	2,955 =	2,955
			TOTAL:	23,344
MINIMUM SPACE NEEDS		Qty	SF	Minimum SF
Administration	Number of Administration Personnel	1 x	569 =	569
Employee Facilities	Number of Work Force Employees	9 x	110 =	993
Shops	Number of Divisions (count Veh. Maint. as a separate division)	2 x	3,021 =	6,042
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	14 x	695 =	9,727
Wash / Other	(see note 2)	1 x	2,512 =	2,512
			TOTAL:	19,843



Current Proposed Building Program: 19,967 SF

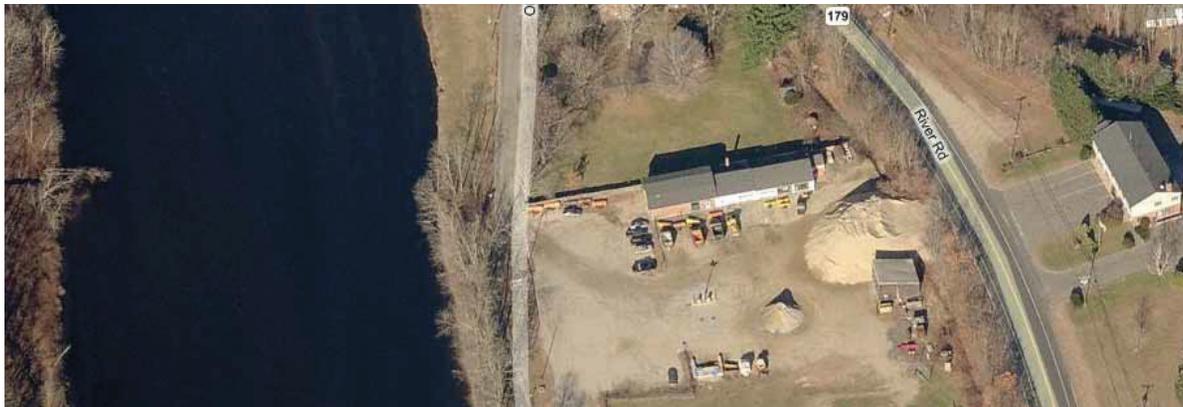


Site Selection Summary



2007 DPW Feasibility Study

- Prepared and Existing Facilities Assessment
- Completed a Space Needs Assessment
- Conducted an Existing Site Assessment
- Prepared a Fuel Island Location Study
- Prepared Conceptual Alternatives
- Prepared Conceptual Cost Estimates
- **Concluded that existing site was not feasible**



2007 DPW Feasibility Study

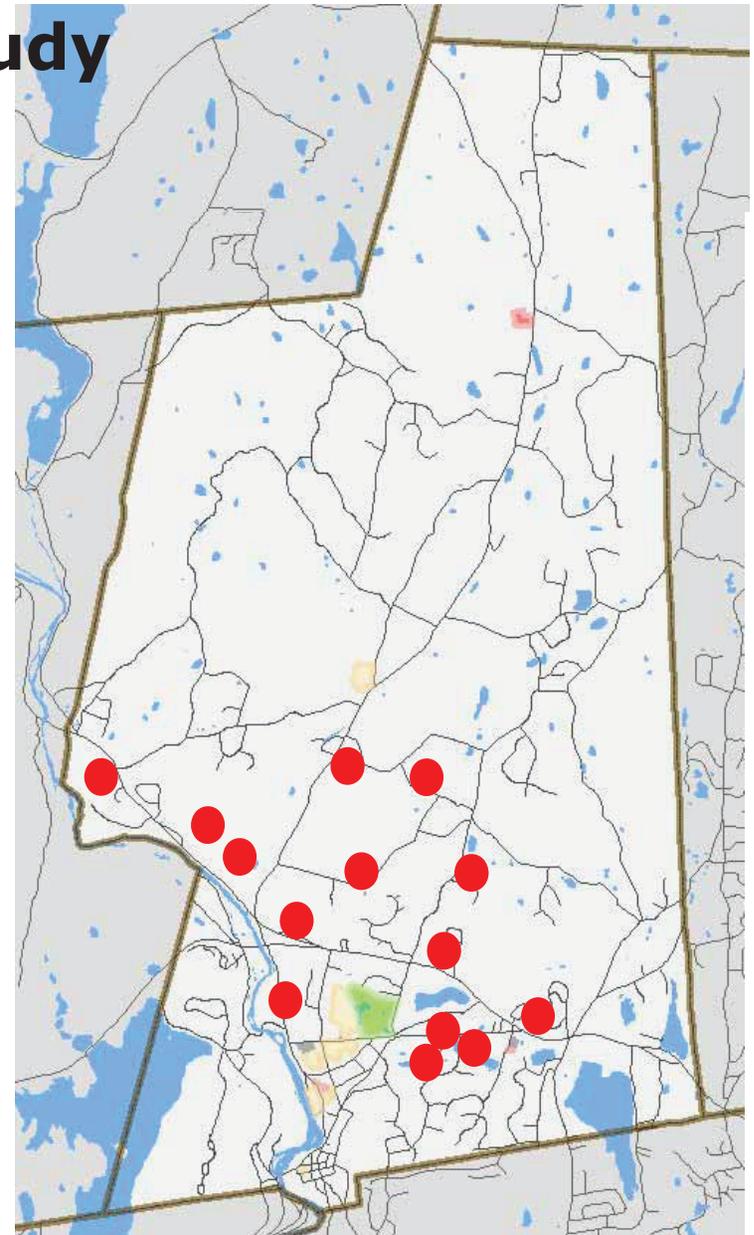
Existing site is no longer feasible for expansion

- Existing site is located within the Farmington River 100 year floodplain
- DPW's ability to serve community during flooding events would be diminished
- Continuing to locate salt and fuel storage within the floodplain could impact the environment
- Building / site would need to be raised above flood plain to meet current CT DEP Floodplain Management Regulations
- Any filling within the floodplain would require creation of compensatory flood storage of equal conveyance within the same hydraulic reach
- Flood mitigation measures to construct on the existing site were identified as being too costly



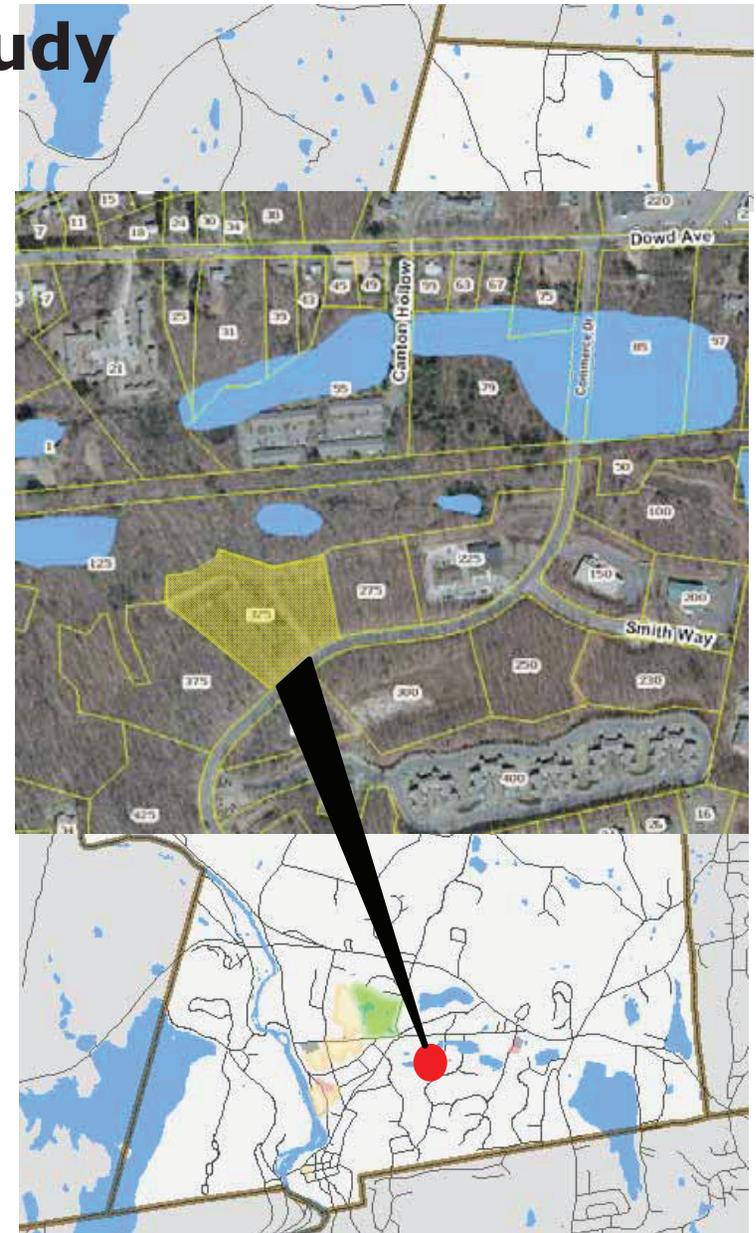
2007 – 2013 Site Selection Study

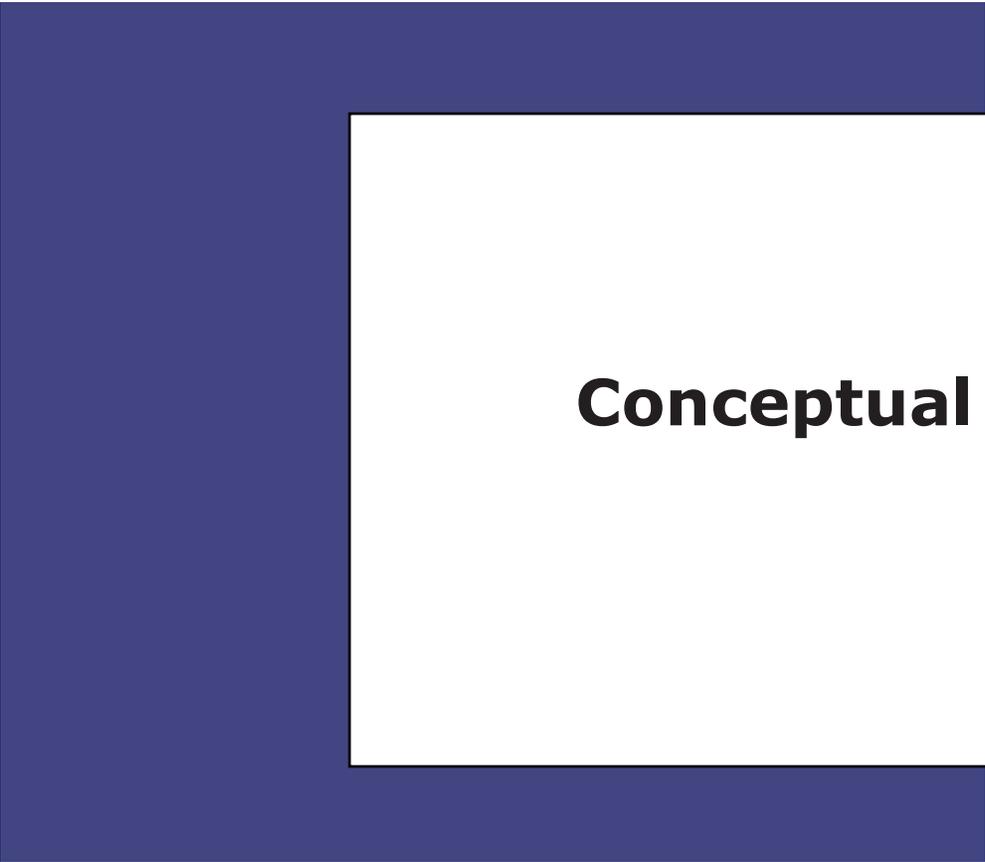
- Identified and evaluated Town owned parcels
- Issued formal requests for privately owned land
- Conducted a site selection exercise on more than 80 town owned and privately owned parcels.
- Conducted a detailed site selection analysis on potentially viable sites
- Developed conceptual site plans to test fit the sites



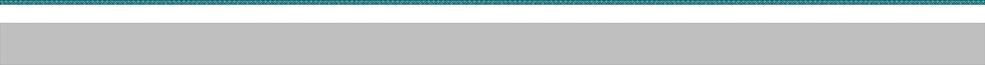
2007 – 2013 Site Selection Study

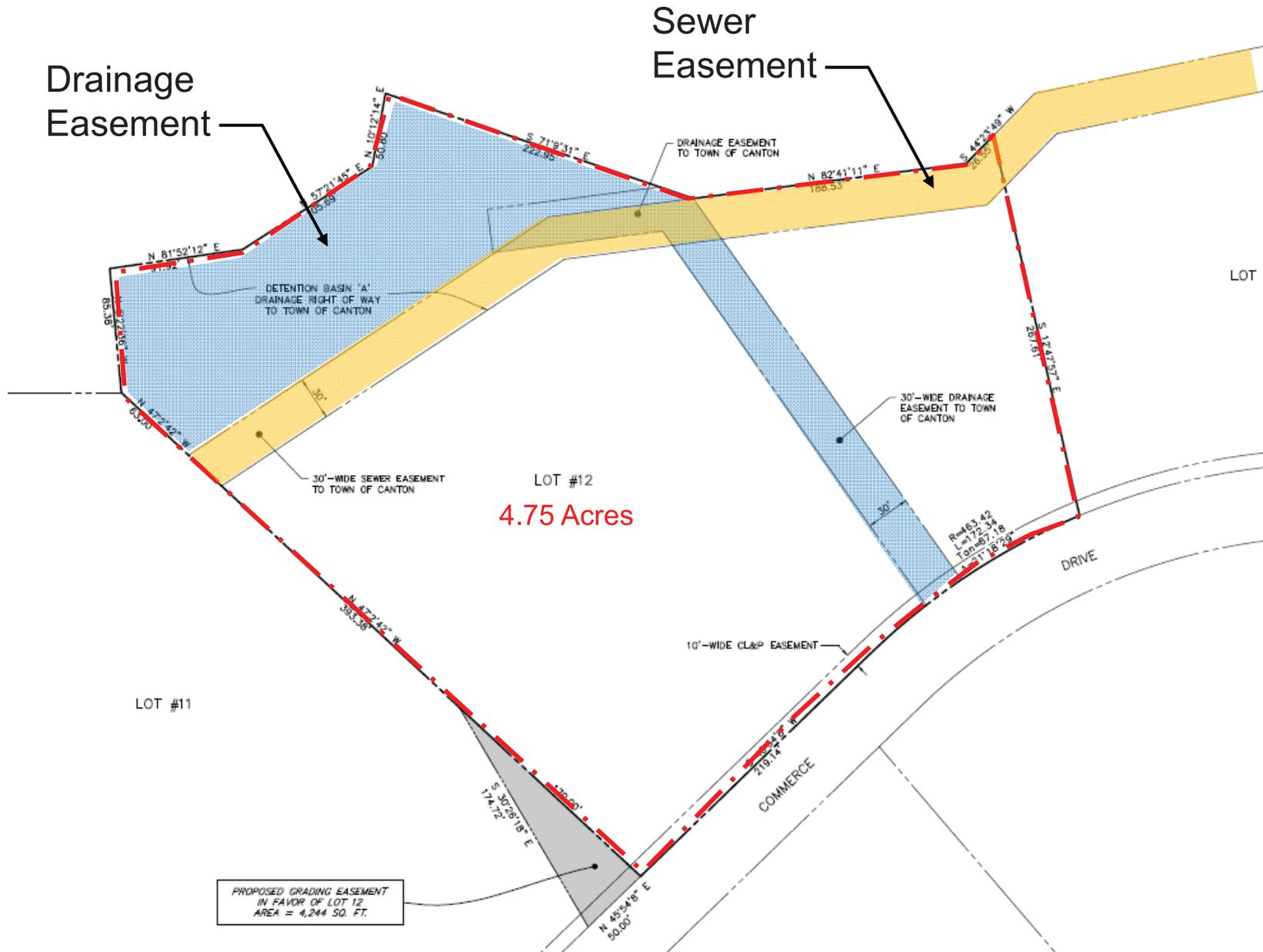
- Identified and evaluated Town owned parcels
- Issued formal requests for privately owned land
- Conducted a site selection analysis on more than 80 town owned and privately owned parcels.
- Conducted a detailed site selection analysis on potentially viable sites
- Developed conceptual site plans to test fit the sites
- Identified 325 Commerce Drive as the preferred site to support the current and future needs of the DPW





Conceptual Design





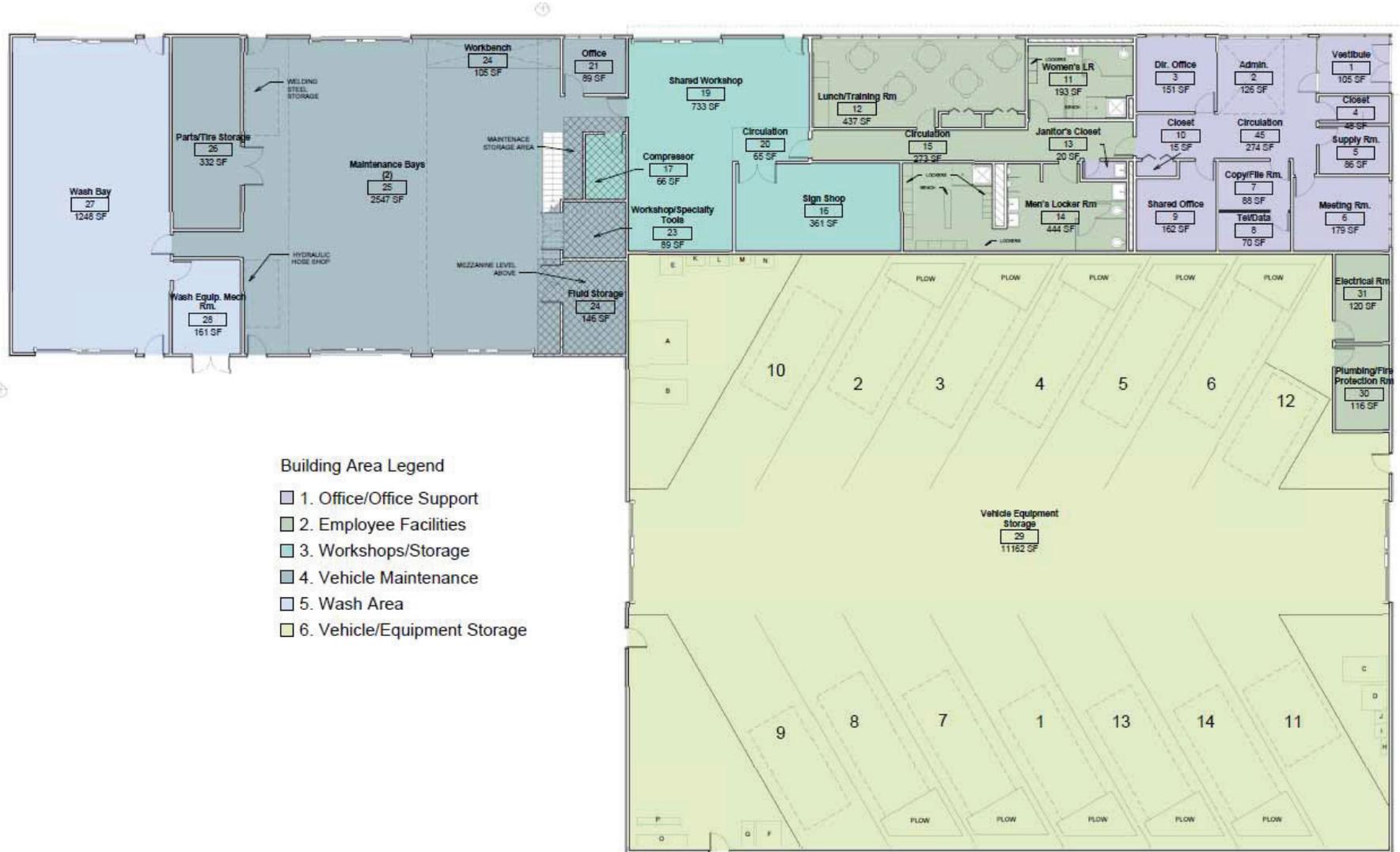


Site Attributes

- Water, sewer, and gas readily available
- Stormwater infrastructure already in place
- Located in an industrial zone
- Topography allows for ample screening
- Significant distance to residential development
- Usable area meets current and future program needs
- Site previously approved for a 28,000 SF industrial complex



PUBLIC WORKS FACILITY | TOWN OF CANTON



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Project Cost



Project Cost Summary

• Building	\$2,925,000 <i>(\$146/SF)</i>
• Industrial Support Equipment / Fueling	\$400,000
• Site Development Costs	\$1,080,000
• DEEP mandated stormwater system	
• Site clearing, excavation, gravel borrow, loam	
• Water supply, electrical	
• Paving, curbing, fencing, gates, etc.	
• Salt Storage Structure	\$200,000
Subtotal Construction:	\$4,605,000

Project Cost Summary

Subtotal Construction:	\$4,605,000
• Site Acquisition	\$225,000
• Soft Costs & Const. Contingencies	\$570,000
• Owner's Project Manager	
• Construction contingency	
• Permitting/Testing	
• Furnishings	
• Communications	
TOTAL COST:	\$5,400,000

What due diligence work has been completed related to this site

What has been completed.....

- MCPF District established
- 8-24 approval
- 2 appraisals
- Developed a viable concept for the proposed site
- Value engineered the project to reduce costs
- Established budget and verified
- Review of available subsurface data



Next Steps



Next Steps

- Referendum: May 22, 2013
- Design – Build Procurement: June 2013 - October 2013
- Land Use Process
- Site Plan Approval / Public Meetings: Nov. 2013 – Jan. 2014
- Site Acquisition: January 2014
- Construction Start: Spring 2014