



Town of Canton  
Department of Public Works  
Highway Garage Assessment

March 11, 2013

## **Introduction**

The Town of Canton is currently seeking to build a new highway garage facility for the Department of Public Works (DPW). This new facility will support the current and future operations of DPW and address several key deficiencies of the existing site off of Old River Road. This document highlights those deficiencies in order to help residents to understand the necessity and urgency of proceeding with this project. The Town began using the River Road site for its operations in the 1940's. It includes a vehicle maintenance bay, vehicle storage area for up to 2 vehicles, minimal material and parts storage and minimal employee space (locker/shower/toilet). This facility is inadequately sized to support the existing workforce and fleet which consists of 14 full time employees, 16 vehicles, and a variety of smaller equipment used to maintain the Town's infrastructure. A new operations facility will help to improve safety conditions for DPW staff and allow the department to provide the best possible service to the Town of Canton.

## **Deficiencies Assessment**

There are several major deficiencies at the existing River Road facility which directly impact operations and the efficiency of service that the DPW is able to provide the Town. The following pictures highlight the deficiencies with a brief description.

## Flood Plain



Currently the building is located below the base flood line as evaluated by the Federal Emergency Management Agency (FEMA). In the event of a flooding event, the facility would be rendered useless.

## Washing Vehicles



The State of Connecticut requirements for the washing of vehicles on the site cannot be accommodated without expansion of the existing facility



Rust is beginning to develop on the department's 2010 plow truck

## Wheel Damage



Not being able to properly wash the department trucks leads to wheel fatigue resulting in increased maintenance costs to restore wheels to safe condition.

## Vehicle Storage



Currently there is interior vehicle storage space for up to 2 vehicles, requiring that the remainder of the fleet be housed outdoors. Unnecessary exposure to harsh weather conditions accelerates the deterioration of the equipment. The exterior storage of vehicles requires an average of 30 to 45 minutes of vehicle warming up time during cold weather to bring the vehicle up to safe operating temperatures. This delays response times during storm events and can result in unsafe road conditions and public safety concerns. In addition extra time needed for warm up contributes to unproductive labor, wasted fuel, and an increase in pollutants to the environment and surrounding community.

## Diesel Fuel Tank and Air Tank Damage from Storing Vehicles Outside



Tanks develop water inside from condensation resulting in premature damage causing the tank to fail. In the last two years the department has had to replace two fuel tanks (\$950 each) and three air tanks (\$550 each).

## Salt Shed



With only room to store 200 tons of treated road salt, the inadequate salt storage facility requires the need for a dependency of an off-site storage for salt. Currently the Town has an arrangement with Burlington, which requires that Town of Canton DPW employees travel to Burlington to restock the River Road salt shed. This can result in possible delays in getting salt for storm events of long duration, which in turn may delay road safety conditions for residents. The recent Blizzard in February was one such occurrence.

## Gas and Fuel Storage



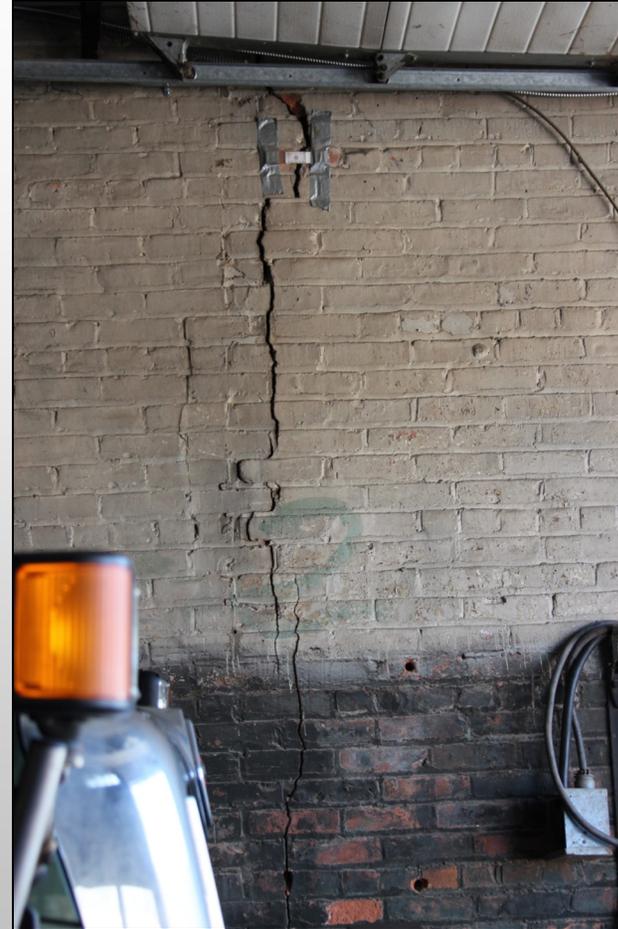
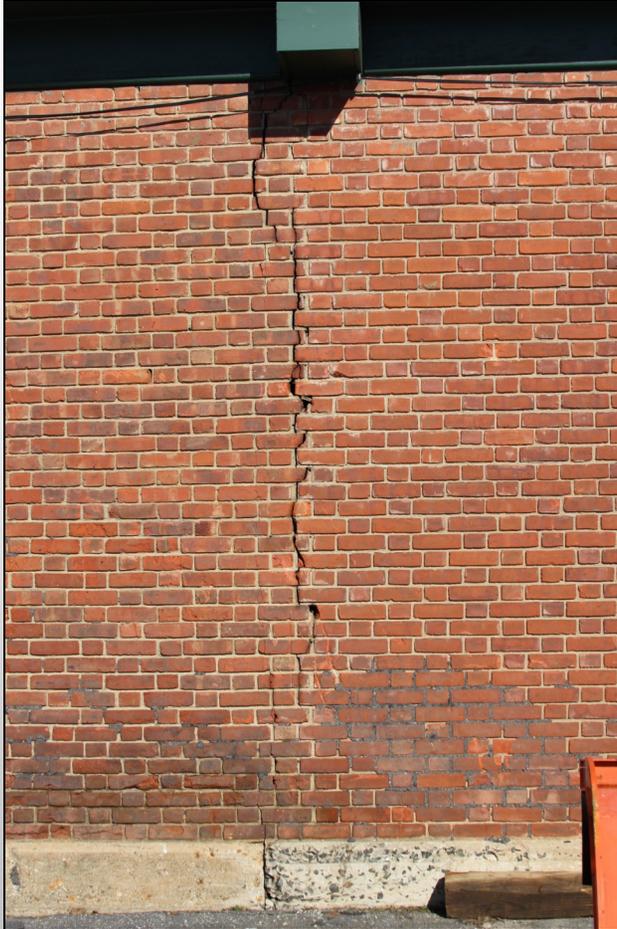
The current 2,000 gallon gas and diesel fuel storage tanks located at the River Road facility service the Canton Police, Fire, WPCA, Public Works and Board of Ed buses and vans. The storage tank capacity is inadequate. During the recent blizzard in February we ran out of diesel fuel. The pumps are outdated and require constant repair. Parts for the antiquated system are becoming rare, expensive, and difficult to locate. Security and fuel tracking systems which would increase accountability and security are incompatible with the current pumps.

## Deteriorating Building Conditions - Roof



The building is in need of a new roof to eliminate water dripping into lighting and damaging insulation.

## Deteriorating Building Conditions – Wall



South side of the building has uncontrolled cracking due to differential settlement of the wall that could impact the structural integrity of the wall and building.

## Vehicle Maintenance



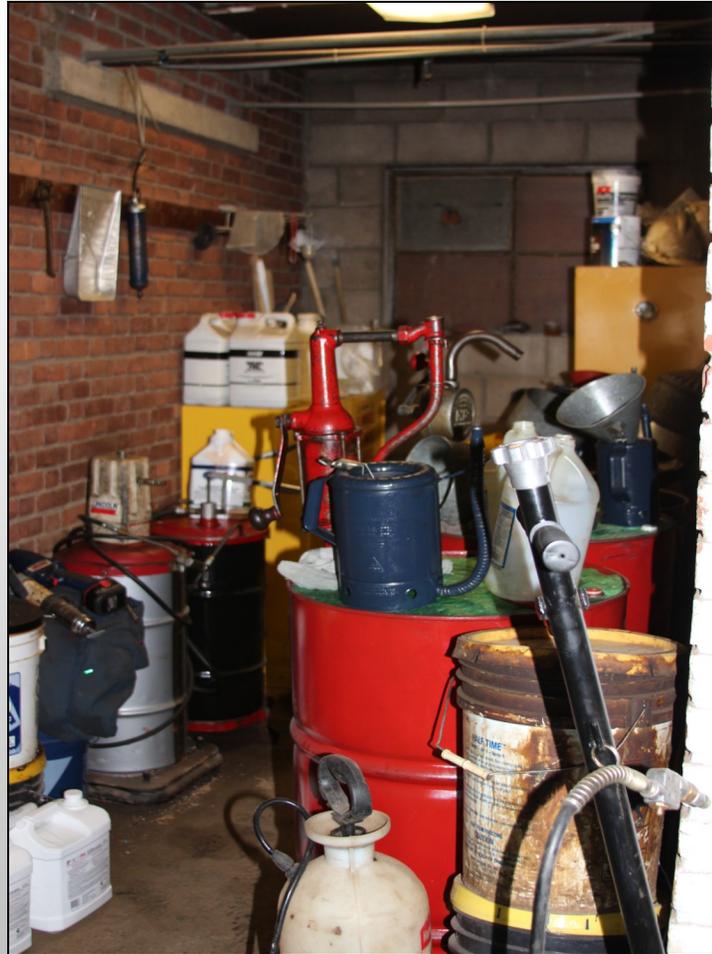
Vehicle maintenance space is overcrowded and inadequate. Large vehicles with a plow attachment do not fit inside the maintenance bay requiring the doors to be open in severe weather. This results in higher heating costs. The work area does not contain a lift making it unsafe and inefficient for employees to work on vehicles.

## Equipment Storage



Confined equipment storage areas have resulted in poor egress throughout the building.

## Materials Storage



Having inadequate storage area results in the limited ability to properly store lubrication and fluid materials causing employees to travel off site to collect the materials or equipment needed for specific jobs.

## Office space



There is a notable lack of office space in which to perform daily administrative tasks. This has resulted in the need to share office space with other storage needs. There is no room for an administrative assistant to efficiently serve the public.

## Employee Areas



Locker room and break areas are undersized. Bathrooms are outdated with little privacy.