



50 Old River Road

A Multi-Use Site

Presented by
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February 17, 2016

Presentation Outline



- Site Use & Background History
- Possibilities
- Next Steps

Current Use Of Site

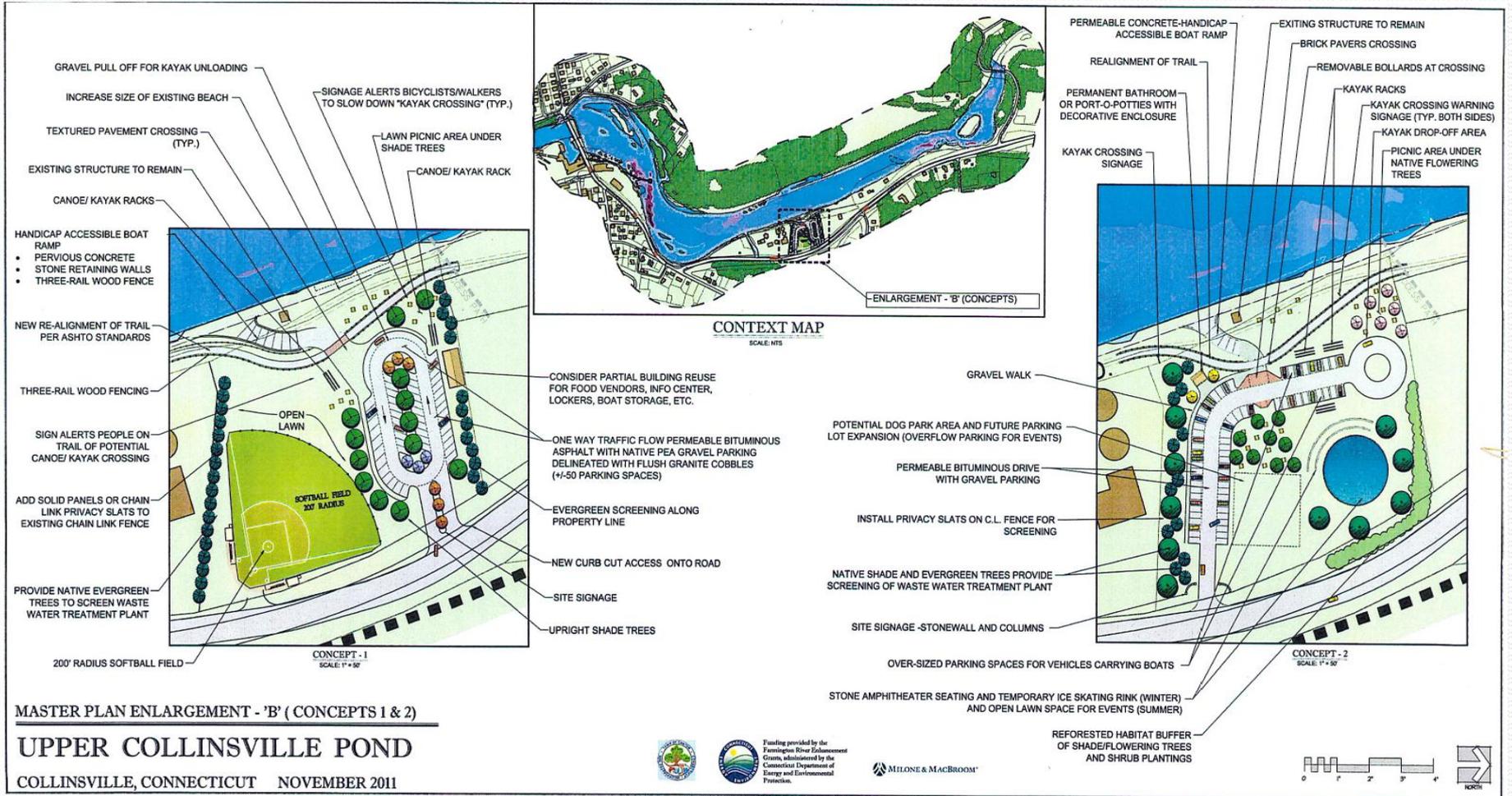


- Department of Public Works
- Water Pollution Control Facility
- Bicentennial Park
- Bike/Walking Trail
- Limited River Access

Existing Use Of Site



2011 - Proposed Use Of Site



2012 - Proposed Use Of Site



BUILDING AND IMPERVIOUS SURFACE COVERAGES		
COVERAGE PERCENTAGE	BUILDING/SURFACE AREA	REQUIRED LOT SIZE
BUILDING: 25%	BUILDING: 29,685 SF	118,740 SF
IMPERVIOUS SURFACE: 50%	IMP SURFACE: 157,400 SF	314,800 SF
BUILDING: 60%	BUILDING: 29,685 SF	49,475 SF
IMPERVIOUS SURFACE: 60%	IMP SURFACE: 157,400 SF	262,335 SF

AREAS	
TOTAL LOT AREA	6.5 ACRES (283,140 SF)
DPW BUILDING	23,170 SF
SALT SHED	2,800 SF
FUEL	1,215 SF
CANOPY	2,500 SF
PAVEMENT	79,715 SF
TOTAL IMPERVIOUS FOR DPW OPS	109,400 SF
APPROX. IMPERVIOUS FOR WASTEWATER TREATMENT PLANT	48,000 SF
TOTAL IMPERVIOUS AREA	157,400 SF



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NO.	DATE	BY	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER

DATE

TOWN OF CANTON, CONNECTICUT
DEPARTMENT OF PUBLIC WORKS
DPW SITE SELECTION STUDY

50 OLD RIVER ROAD

SCALE: 1" = 400'

DATE: MARCH 2012

C-1

SHEET

DATE: MARCH 2012

Future Site Use Possibilities



Continue Complementary Use Of The Site

- **Recreation**
 - Enhanced River Access
 - Scenic River Picnic Areas
 - Additional Trail Parking
 - Groomed Ball Field
- **Public Works**
 - New Access Road
 - New Facility
- **Water Pollution Control Facility**

Mitigation – DPW Facility



FEMA and State of Connecticut Regulations

FEMA / NFIP definition of Substantial Improvement (Regulations 59.1/60.3):

- Mirrors Town of Canton definition: “Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not apply to correction of violations that assure safe living conditions or alteration of historic structures

Mitigation – DPW Facility



2015 Fuss & O'Neill Flood Management Regulations Analysis

Reduction of storage in the floodplain (Section 6.2.H.6.A-E):

By building a new facility, soil would be placed up to the floor elevation. This soil would occupy space that is currently available for flood storage. Flood storage cannot be reduced unless:

- Compensated for by deepening or widening the floodplain
- Reduction has an unrestricted hydraulic connection to the same waterway or water body
- Alterations do not cause an increase in flooding upstream or downstream

Current Base Flood Elevation is at 298'

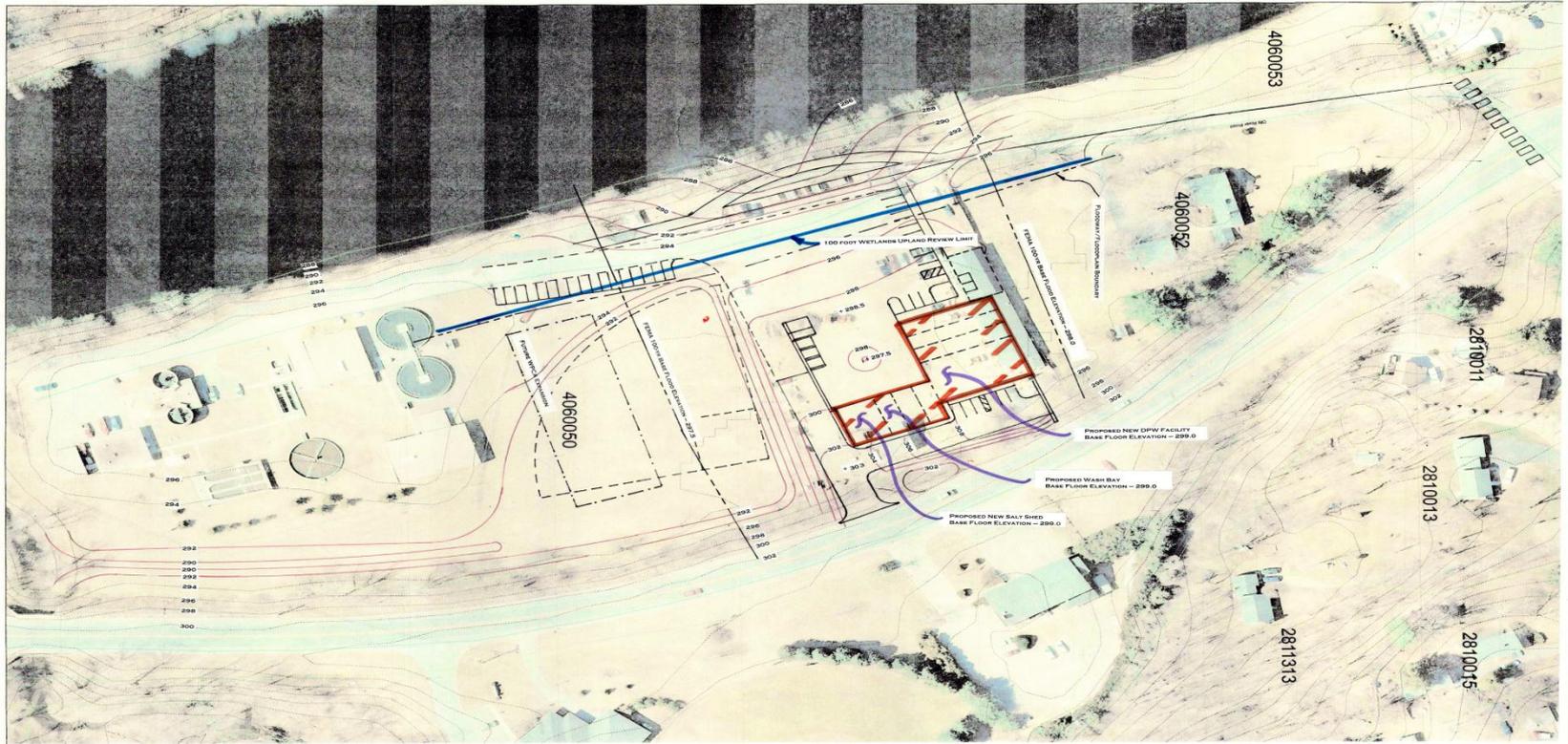
Mitigation – DPW Facility



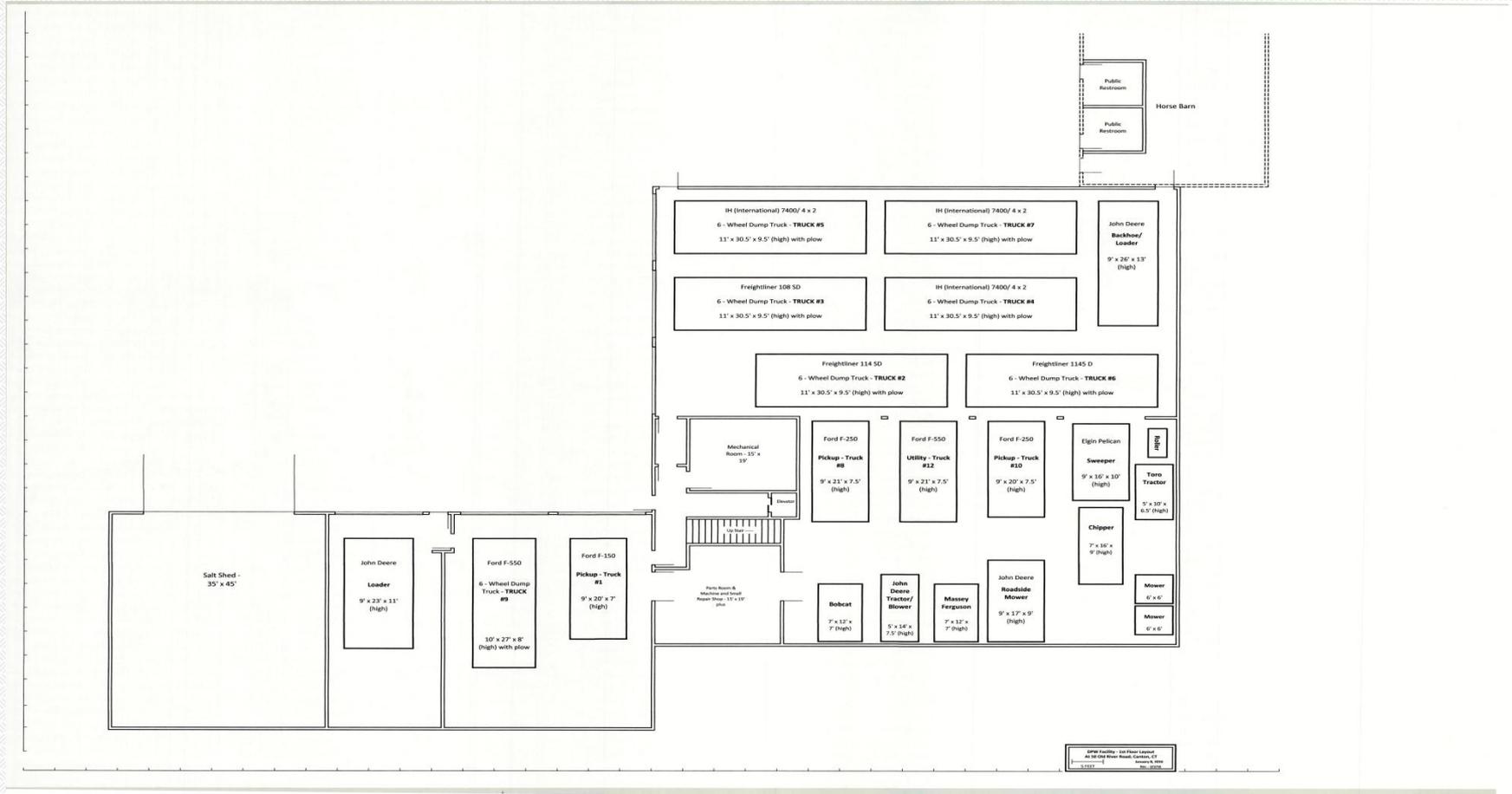
Conclusions:

- If adding a boiler addition, and any other improvements that take place with 10 years before or after the boiler addition, result in an increase of more than 50% of the market value of the structure, the addition is a **substantial renovation**.
- **If a substantial renovation** the Town Zoning Regulations require the improvements to be elevated to or above the Base Flood Elevation (BFE) and compensatory storage must be provided.

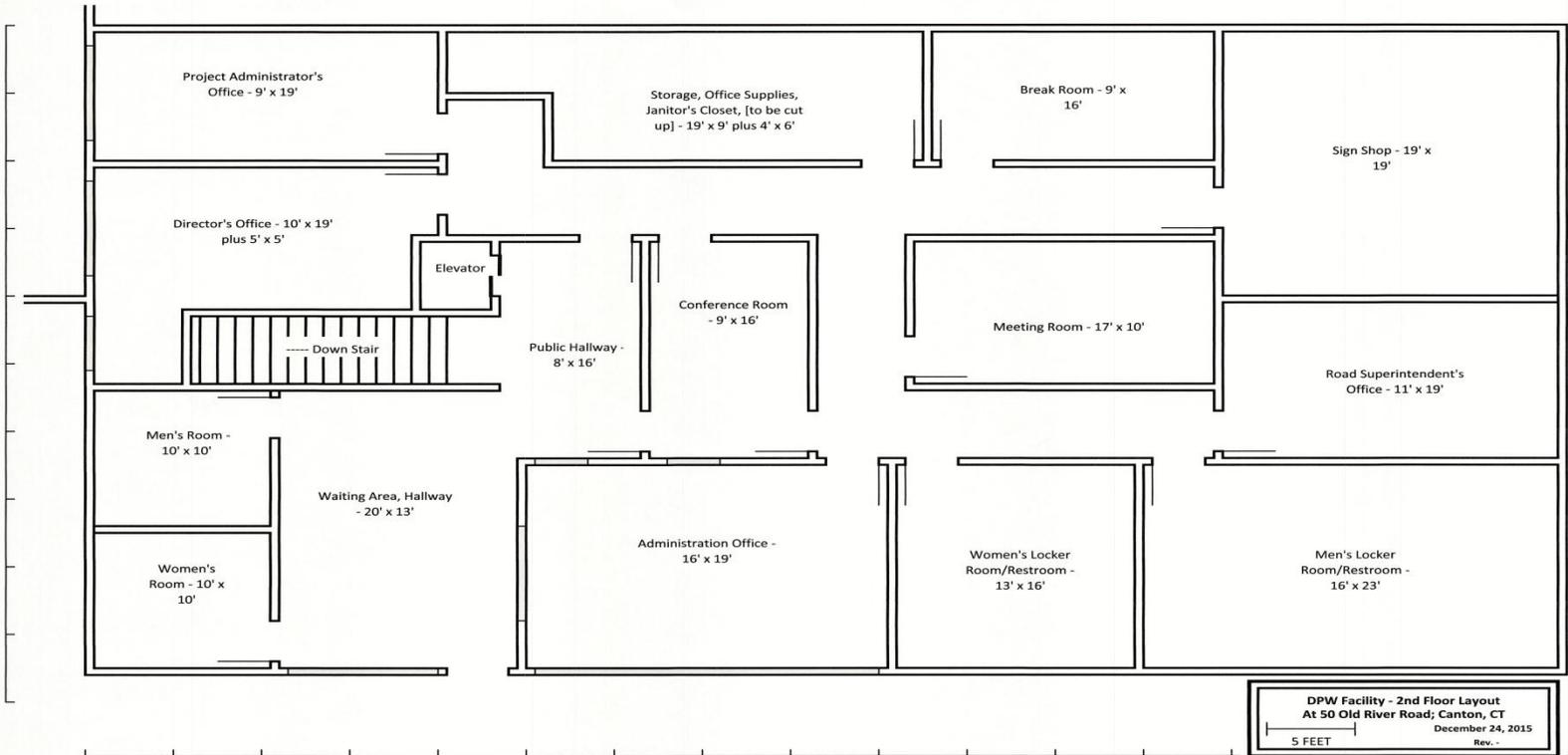
Future Proposed Use Of Site



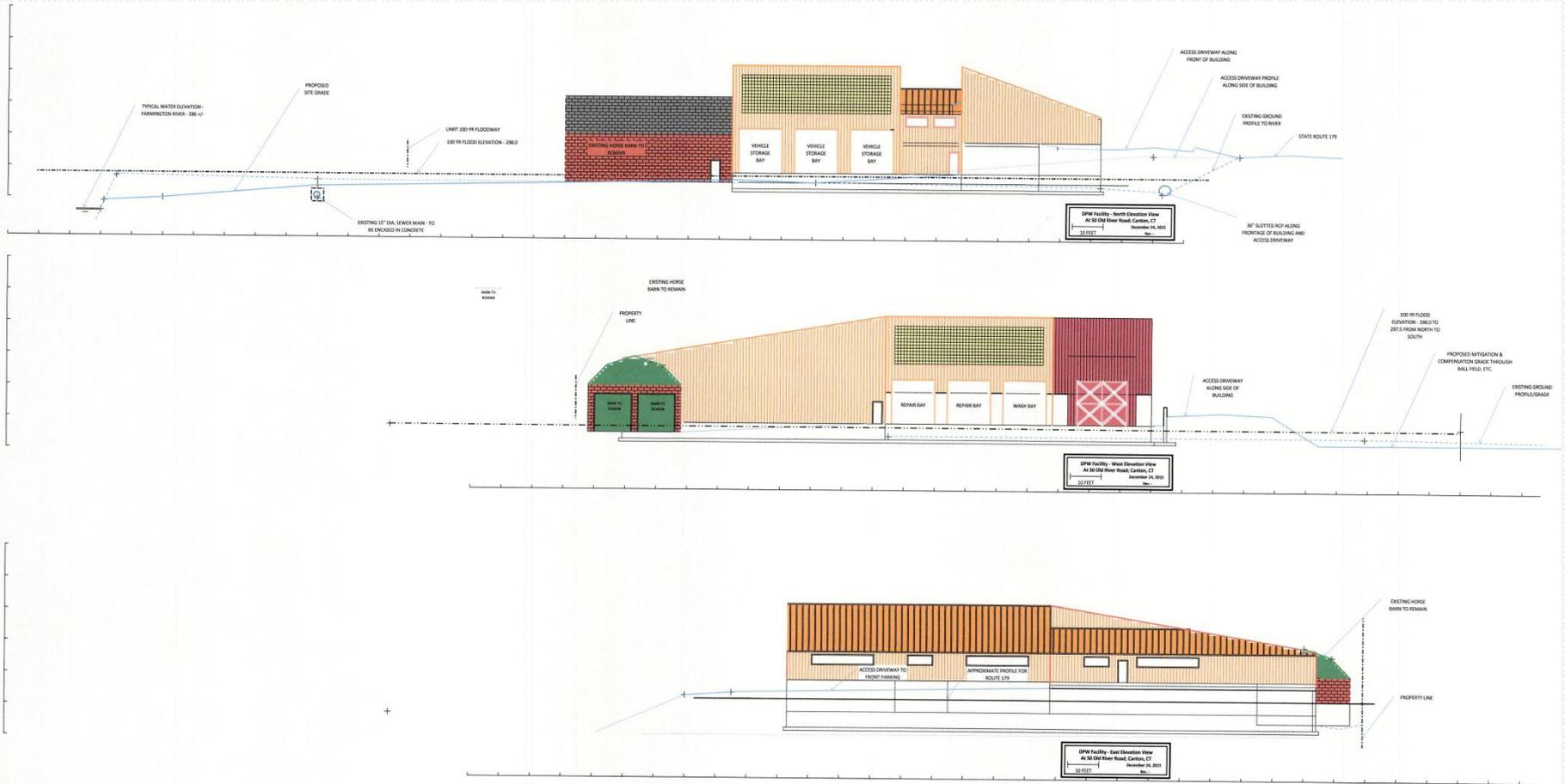
DPW Facility – 1st Floor Equipment Layout



DPW Facility – 2nd Floor Layout



DPW Facility – Elevation Views



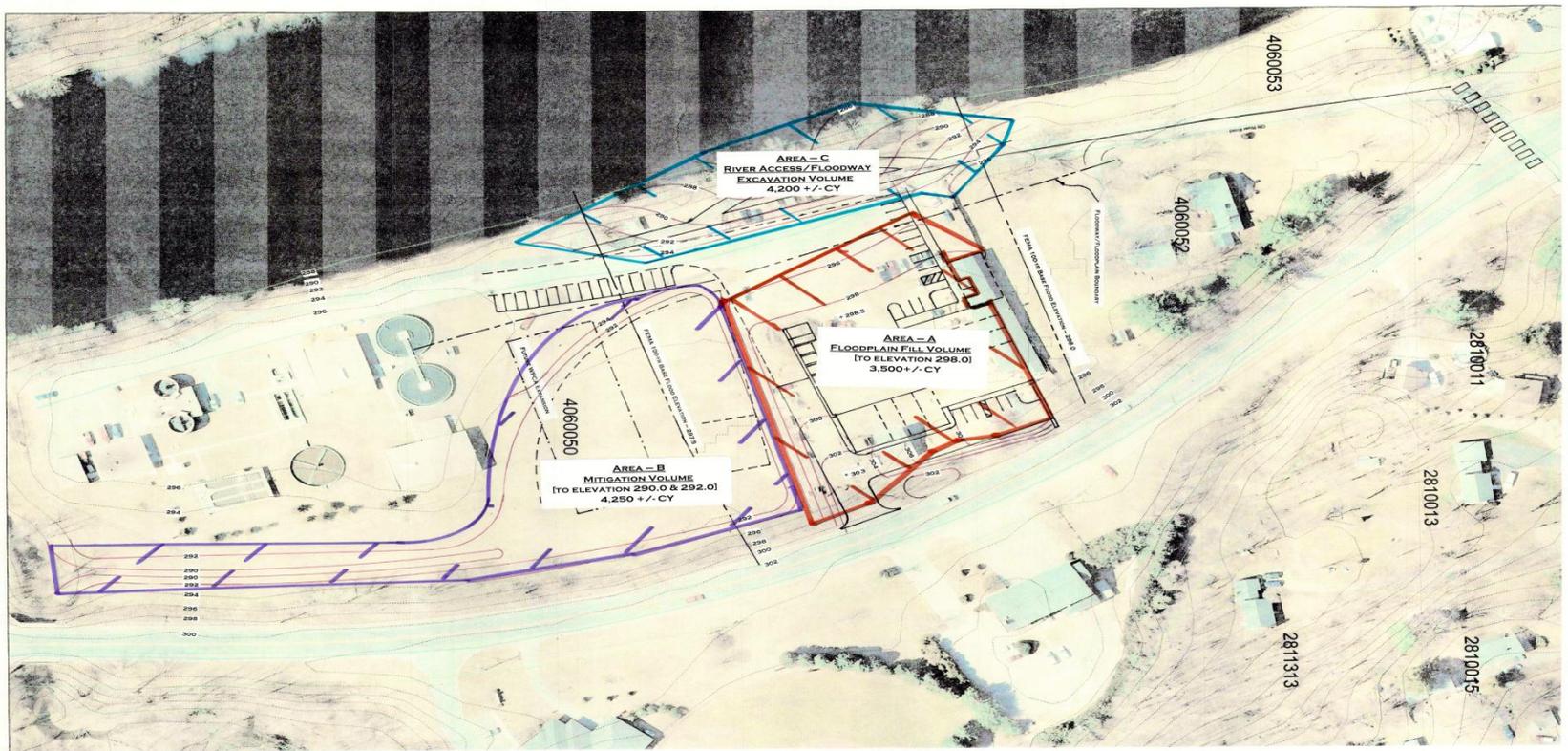
DPW Facility Cost Estimate



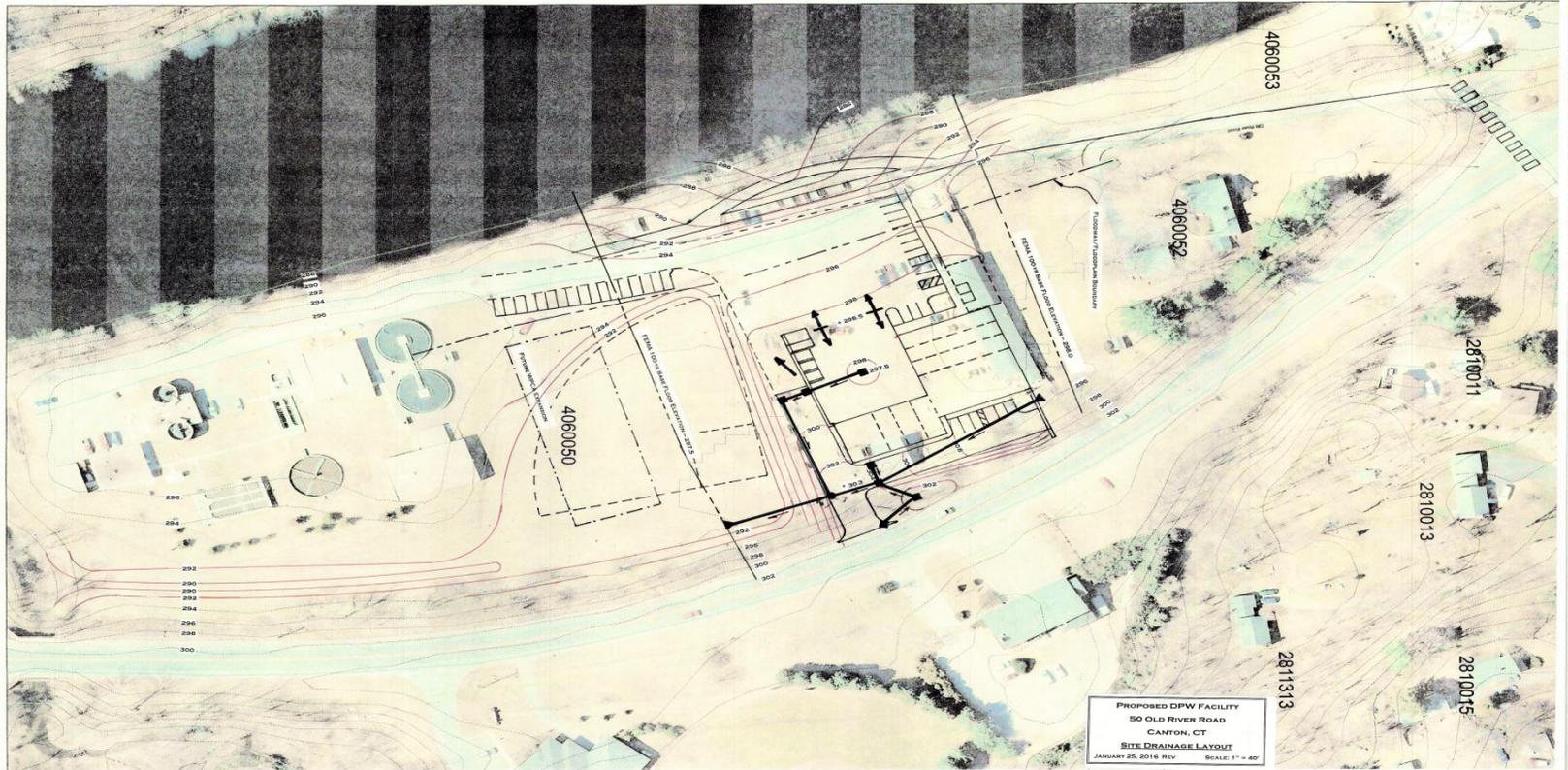
New DPW Facility Cost Estimate - 50 Old River Road

12/28/2015	Unit	Length	Width-Height	Quantity	Unit Cost	Cost
Fill/Cut for Flood Plain Work	LS			1.00	\$ 151,421.20	\$ 151,421.20
Cut for Flood Way Work - River Access	LS			1.00	\$ 114,361.00	\$ 114,361.00
Access to DPW off of Route 179	LS			1.00	\$ 180,648.50	\$ 180,648.50
Front Access Driveway to Building Plus Fill	LS			1.00	\$ 223,824.50	\$ 223,824.50
Fuel Island Relocation	LS			1.00	\$ 50,000.00	\$ 50,000.00
Site Bollards	LS			1.00	\$ 2,500.00	\$ 2,500.00
Granite Curbing	LF	400		1.00	\$ 67.00	\$ 26,800.00
Main Building Cost (1st Floor)	SF			4080.00	\$ 150.00	\$ 612,000.00
Main Building Cost (2nd Floor)	SF			4080.00	\$ 150.00	\$ 612,000.00
Salt Shed	SF	35	45	1575.00	\$ 75.00	\$ 118,125.00
Wash Bay	SF	19	45	855.00	\$ 75.00	\$ 64,125.00
Repair Bays	SF	38	45	1710.00	\$ 75.00	\$ 128,250.00
Cold Storage	SF	48	85	4080.00	\$ 75.00	\$ 306,000.00
Elevator	LS			1.00	\$ 85,000.00	\$ 85,000.00
Bathrooms in Existing Horse Barn	LS			2.00	\$ 50,000.00	\$ 100,000.00
Sub-Total						\$ 2,775,055.20
General Conditions (8.5% of Sub-Total)	LS			8.5%	\$ 235,879.69	\$ 235,879.69
Overhead & Profit (7% of Sub-Total)	LS			7.0%	\$ 194,253.86	\$ 194,253.86
Design, Architecture, & Engineering (6.5% of Sub-Total)	LS			6.5%	\$ 180,378.59	\$ 180,378.59
Contingency (5% of Sub-Total)	LS			5.0%	\$ 138,752.76	\$ 138,752.76
Furniture, Fixtures, & Equipment	LS			1.00	\$ 152,600.00	\$ 152,600.00
Bridge Crane (5 ton)	LS			1.00	\$ 50,000.00	\$ 50,000.00
Building Permit Fees	LS			1.00	\$ -	\$ -
Power Co. Fees	LS			1.00	\$ 18,000.00	\$ 18,000.00
Gas Co. Fees	LS			1.00	\$ 2,500.00	\$ 2,500.00
Water Co. Assessments or Tap Fees	LS			1.00	\$ 1,000.00	\$ 1,000.00
Special Inspector (per building code requirement):	LS			1.00	\$ 7,500.00	\$ 7,500.00
Materials Testing	LS			1.00	\$ 20,000.00	\$ 20,000.00
Legal Fees	LS			1.00	\$ 5,000.00	\$ 5,000.00
Bond Cost	LS			1.00	\$ 65,000.00	\$ 65,000.00
Total						\$ 3,845,920.10
Main Building [excluding salt shed]- 14,805 SF		Salt Shed - 1,575 SF		Total - 16,380 SF		

Proposed Mitigation – Site Cut & Fill



Proposed Mitigation – Site Drainage



Next Steps



Boards & Commissions

- Permanent Municipal Building Committee
- Inland Wetlands & Watercourses Agency
- Planning & Zoning Committee

Professional Services

- Survey
- Formal Plans
- Concept Drawings



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Questions & Answers