



EXPLANATORY TEXT FOR QUESTION #2

TOWN OF CANTON

INFORMATION SHEET - NEW PUBLIC WORKS FACILITY

Town officials have approved a proposal to relocate the existing Public Works Facility at 50 Old River Road to 325 Commerce Drive. The cost of constructing a new Public Works Facility is \$4,780,000. This cost includes \$50,000 to rehabilitate the current site if the facility is removed. The Town will bond the cost of the project. The project will require referendum approval. Prior to the referendum, there will be a Town Meeting on October 22, 2014 which will include a presentation of the proposal and an opportunity for the public to ask questions and comment. The Town Meeting will then be adjourned and residents and qualified voters will be able to vote on the following question at the November 4th general election:

“SHALL THE TOWN OF CANTON APPROPRIATE \$4,780,000 FOR ACQUISITION OF THE SITE FOR AND DESIGN, CONSTRUCTION AND EQUIPPING OF A MUNICIPAL HIGHWAY GARAGE; AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?”

BACKGROUND

Over the past seven years, the Town of Canton has spent approximately \$200,000 of grant funds to obtain professional services to analyze the current Department of Public Works facility and to advise Town Officials on the appropriate facilities that will meet the Town's needs. The result of these studies has indicated that the current facility of 5,500 square feet needs to expand to approximately 20,000 square feet. The reports documented deficiencies in storage, maintenance areas and administrative offices. The reports further indicated that decreased storage space resulted in vehicles having to be stored outside, exposing them to the elements, resulting in decreased service life and increased maintenance costs. There is also no wash bay where salt and dirt can be removed from the vehicles.

The current Public Works Facility is located adjacent to the Farmington River in a federally recognized Flood Plain.

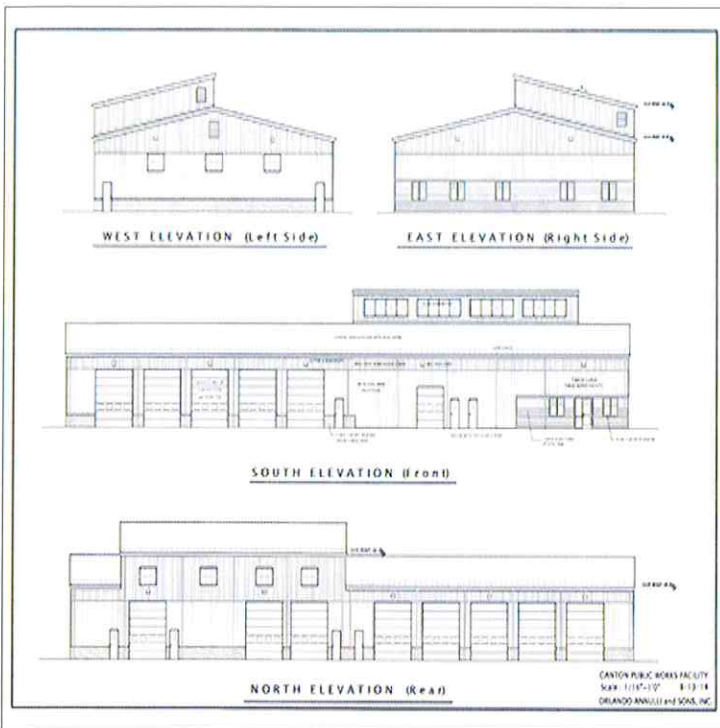
As a result of regulations governing construction in Flood Plains, the reports indicated that it would be very expensive to expand the highway garage at its current location. They also identified that the expansion would occur in an environmentally sensitive area and that the facility would remain in a flood plain, which in the event of serious flooding, might interfere with Public Works ability to respond.

Based on this information, Town officials reviewed approximately 75 potential sites for a new Public Works Facility. One site, 5 Cherry Brook Road was rejected by the voters at a Referendum. Some of the concerns raised were the cost of the site and that the Town was looking to purchase the site first, without presenting the proposed garage facility. Town officials then brought a complete proposal for both the purchase of a site and the construction of a 20,000 square foot facility at 325 Commerce Drive for a cost of 5.4 million dollars. This was also rejected at a Town Referendum in May 2013.

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CURRENT PROPOSAL



The final outcome of this process is the current proposal by Orlando Annulli and Sons to construct a new 19,000 square foot Public Works Facility at 325 Commerce Drive. The proposal includes a fuel storage area and salt shed. Their original proposal had construction costs of 5.3 million dollars. After making numerous changes, including site changes and design changes to the building which eliminated space, including one of the garage bays, the construction cost decreased to \$4,289,000. Below is the breakdown of the costs.

CONTRACTOR

Orlando Annulli and Sons, Inc.

GARAGE

Construction	\$3,718,500
Overhead	\$ 571,030

[profit, bond, design fees]

Total **\$4,289,530**

OWNER'S REPRESENTATIVE

Construction Administration	\$ 50,000
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REMEDIATION

Demolition/Site Work	\$ 50,000
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LAND PURCHASE

Site	\$ 225,000
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CONTINGENCY

4.4% of Construction	\$ 165,470
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TOTAL COST **\$4,780,000**

The amounts within each category are subject to change but the total cost can not change without additional public approval.

Several concerns were raised at the second Referendum, including the cost of the proposal, the size of the garage and the availability of Town - owned lots with which to locate the facility. Town officials took several steps to address these concerns. First, a new engineering firm analyzed two Town lots and 325 Commerce Drive. They confirmed that Commerce Drive was the preferred site. Secondly, they reviewed the needs of Public Works and then made cost saving recommendations for the design of a future building. Finally, a competitive "design build" bid process occurred which allowed developers to present proposals to the Town for a Public Works Facility. The "design build" process is more flexible than the standard bidding process so that developers could present alternatively designed buildings or even propose an alternative site.

FUTURE USE OF EXISTING SITE

Part of the proposal is \$50,000 to rehabilitate the existing site. This will be utilized to demolish all or part of the existing buildings along with any environmental work.

A recent master plan for the Farmington River recommended future uses for the site of the existing Public Works Facility. It emphasized the need to provide public access to the river. The suggested improvements include expanded parking and a boat launch for canoes and kayaks. To the right is a conceptual drawing from that plan.

