

Overview: Public Works Garage and Transfer Station Presentation and Q&A

Purpose



1. To review progress of Public Works Facility project and provide updates
2. Q&A

A presentation and Q&A on the current status of the Public Works Garage Project and potential Transfer Station improvements took place during the 1.14.20 Select Board meeting.

Thank you to everyone who came out to listen and ask questions. Your participation is greatly valued.

Follow-up to this conversation will take place at the next Board meeting on **1.28.20 5:30pm** at the **Town Office**.

Timeline

 Garage Committee	 Feasibility Study	 Study Discussed	 Other Locations	 Mills Purchase
2015	2016	2017	2018	2019
Town appoints "Town Garage Committee"	Committee works with Marty Stein/ Urbahn Architects	Study made available to the community	BOS discuss buying property	Town purchases 2 acres at Louds Pit for new PW Facility
\$40k approved at Town Meeting for PW Facility Feasibility Study	Three options for new garage on town-owned property	BOS and Committee discuss proposed options	At Town Meeting community approves borrowing up to \$1m to build new PW Facility	Survey conducted Well drilled Septic sited

2015 – A Town Garage Committee was appointed by the Board to look at options to address the deteriorating and unsafe Public Works Facility. \$40k was approved to study feasible options.

2016 – The Town hires Urbahn Architects to work on the study with the Committee. Three

options for the Public Works Facility were investigated: A new facility at the Transfer Station or at Coots Corner, or rehabbing the existing Public Works Facility downtown.

2017 – The Committee and Board discuss options presented in the study. The Committee recommends the lowest-cost option—rehabbing the existing facility downtown.

2018 – The Board decides to look at other properties on which a new garage could be constructed. After much discussion, the community votes to authorize borrowing up to \$1M for the construction of a new PW Facility using some of the designs Urbahn Architects had presented in their study.

2019—Town purchases 2 acres at Loud’s Pit on which to build the new Public Works Facility. As part of the purchase agreement, a survey was conducted, a well was drilled, and a septic plan was created.

Current Status *Late Fall 2019–Present*



Fill from ditching moved to make room for compost project; \$10k allocated to move fill to Louds Pit site



Costs for PW Facility construction have increased



Transfer Station improvements are needed



Engineers see cost savings in locating PW and Transfer Station next to each other

At the June 2018 Town Meeting, the community authorized borrowing up to \$1M for the construction of a new Public Works Facility. This amount was based on cost projections from the 2016 study. Since that authorization, the cost to construct the Public Works Facility at the Louds Pit location has increased by nearly \$550,000, even with some additional cost cutting measures like reducing the number of heated garage bays from four to three.

A 2016 engineering report showed that the retaining wall at the Transfer Station was in need of replacement within the next three years. In addition, layout improvements and controls are needed to help make the Transfer Station function better and more efficiently. The Transfer Station is not licensed by the DEP. In order to license it, improvements are needed, namely a containment structure and concrete pad for the burn pile.

Knowing all of these factors, the Town’s engineers, Woodard & Curran, suggested the Board

revisit the idea of locating the Public Works Facility and the Transfer Station adjacent to each other in order to realize cost savings in mobilization, construction, and operational efficiencies. The 2016 study had considered the concept of adjacent facilities, but it was ruled out because there was not enough room on Town-owned land and also because operations would interfere with the wetland at the north end of the Transfer Station property.

Woodard & Curran have suggested purchasing property near the current Transfer Station in order to consolidate the construction projects and some future operations. The Board is currently investigating this option but has not determined if it is realistic and affordable.

No matter how the Town moves forward with the Public Works Facility and Transfer Station projects, additional funding will need to be authorized. The immediate need, if the Town continues to pursue the projects separately, is nearly \$550,000 for the Public Works Facility to be constructed at Louds Pit.

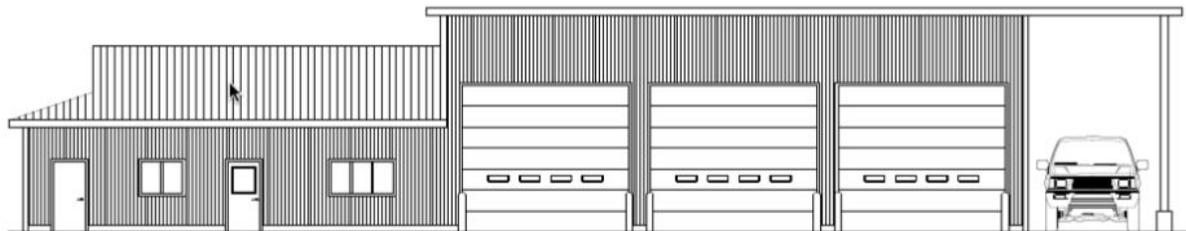
Next Steps

Primary Goal: New PW Facility by December

Continue to move forward in best interest of community

Continue to share information and solicit input

Special Town meeting to authorize additional funds



The Town's primary goal is to have the Public Works Department in a new facility by December.

Based on what is known now, what the community has shared, and what will be learned in the next few weeks, the Board will continue to move forward in the best interests of the community—including what is needed for safe, efficient Town operations. The Town will continue to share information and request the community's input.

Questions

Here are the questions raised by community members present at the 1.14.20 Board meeting.



Where is the 2 acre site located at Loud's Pit?

See outlined area in above image.

How would Public Works fit on the Transfer Station site?

Woodard & Curran has generated concept designs which indicate there is enough room to fit the operation on the Transfer Station site.

Is the idea of keeping Public Works at its current location downtown still an option?

No. The Board does not consider the Public Works Facility to be the highest and best use of the Net Factory site and believes the only option is moving the facility elsewhere.

If Public Works is not located at Louds Pit, what would happen to that property?

It could be used for material storage and screening spent soils from Town projects. If needs change in the future, it is also an asset that can be used. The property could also be sold if there is no clear value or desire to keep it.

Does the Town have a legal right-of-way to the Louds Pit Property?

The Town's lawyer is confident that we have a legal right-of-way to the property.

Could part of the Rod and Gun property be purchased?

The Town has looked into this option but the property is not large enough to accommodate the facility and still remain the regulated distance away from the wetland.

Is the Louds Pit site suitable for the Public Works Facility?

Yes. It is suitable.

Has the Town considered that locating the Public Works Facility and the Transfer Station adjacent to one another would concentrate traffic into one area rather than having it more dispersed?

This is definitely something the Town will consider and discuss with Woodard & Curran.