

# Executive Summary

**Date:** May 18, 2016  
**To:** Sarah Seelye, RTM Moderator  
**From:** Kate Clarke Buch, Town Administrator  
**RE:** Appropriation and Bonding Authorization – Public Works Garage Renovation Design

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At the May 16, 2016 the Board of Selectmen recommended, to the Board of Finance, the approval of the resolution appropriating \$230,000 and authorizing bonding for the design costs related to development of construction plans, cost estimates, drawings, etc for the Public Works Garage renovation project. At their May 17, 2016 meeting the Board of Finance voted to recommend the same to the RTM. I have attached a project update from Ed Gentile, Director of Public Works, that provides a very good summary of the project.

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ASSISTANT DIRECTOR OF PUBLIC WORKS

May 11, 2016

To: Jayme J. Stevenson, First Selectman & Board of Selectmen

Re: Town of Darien Public Works Town Garage Renovation – Project Update

The Public Works Department recently completed the Feasibility Study and Preliminary Concept Design Project for the Town of Darien Department of Public Works Garage Complex. We would like to move on to the next phase which would be the construction design of the additions and upgrades to the facility. This structure was originally built in 1940 with additions to the building completed in 1993 and 2013. The study has provided us insight to the overall condition of the structure as well as recommendations on corrections and improvements that would help in better efficiencies, compliance and accommodations. The Town over the last decade or so has outgrown the facility which houses the Public Works, Parks and Recreation and Board of Education Maintenance Departments. There is a need for a new concrete floor in five of the south side truck bays, a new roof on the majority of the facility and better energy efficient equipment. The conversion to natural gas will coincide with the upgrades in the equipment in the facility and would produce a savings on energy costs. The additions proposed will allow for all the town vehicles to be stored inside which will of course provide an increase in the useful life of the vehicle. Also, the DEEP has institute an aggressive inspection plan for the upcoming years targeting vehicle wash areas at municipal facilities. Therefore, we have incorporated in our plan a vehicle wash bay to be used by all three departments which occupy the town garage. This wash bay will also prolong the life of the equipment we maintain. The addition of a large mechanic's bay is planned and would allow for the repair of all town vehicles as well as other quasi town equipment. Furthermore, we have also included a modest bunk room for the men that work emergency storm duty which require them to spend many hours working with very little sleep. This area will be there for them to get much needed rest and collect themselves before heading back out on the road. The safety implication of continually work with very little rest makes this a much need space. A critical component of the project is the relocation the fuel tanks. Currently, there exist two (2) 2000 gallon fuel storage tanks below grade in front of the fuel pumps at the Town Garage that service all town and quasi town vehicles. These tanks will be requiring replacement soon and require monitoring on a daily basis with inspections from the DEEP regularly. It is proposed that two (2) new 4000 gallon above ground fuel tanks

replace the existing ones to provide additional storage for critical times such as storm emergencies, while eliminating the costly monitoring system and the constant inspections by the DEEP.

This project is scheduled to begin the design phase as soon as funds are in place and an agreement is signed. The design phase will cover the development of construction plans and cost estimates as well as assistance the Town through the bidding process. A contingency for design and environments issues has also been included to address any unknown site conditions. This design phase will require a resolution appropriating \$230,000 in funds. The design phase of this project is scheduled to begin in June of 2016 and take approximately 6 months to complete with possible construction to begin April 2017.