PUBLIC WORKS GARAGE RENOVATION AND ADDITION PROJECT

June 5, 2017

FACILITY HISTORY

- 28,000 SF, two-level garage located at 126 Ledge Road on 16.7+ acres
  - Department of Public Works (14,000 SF)
  - Board of Education (9,000 SF)
  - Parks & Recreation Department (5,800 SF).
- Built 1956; renovations/additions 1971 and 1977
- Expansion in 1993 to accommodate BOE and P&R vehicles and equipment, which had been parked and/or stored at various locations (schools, beaches, remote sheds, etc.).
- Minor renovation in 2013 to relocate BOE administrative and trade functions from Town Hall to Garage

What does the garage do for citizens?

- Snow plowing and salting including railroad station parking lots and platforms
- Vehicle & equipment maintenance for DPW, BOE and P&R
- Salt storage and loading
- Building/facility maintenance – Town, Schools and Parks
- Sewer & Parking Lot maintenance
- Roadway maintenance, paving and striping
- Town wide vehicle fuel supply
- Management of the transfer station

What does the garage do for citizens?

- Beach and parklands maintenance
- Parks landscaping
- Maintenance of playing fields both BOE and P&R
- Court Maintenance
- Vehicle cleaning and storage
- Flood prevention and storm drainage maintenance
- Garage houses over 60 large/medium sized vehicles and equipment having a replacement value over $3 MM

Work that **must** be done – the project "Drivers"

Structural

- Replace garage floor
- Replace flat roof and install secondary drains

Regulatory

- Remove underground storage tanks
- Capture and treat wastewater from vehicle washing

The cost of these 4 drivers is $1.3 million.
The building's current value per the Tax Assessor is $1.38 million.

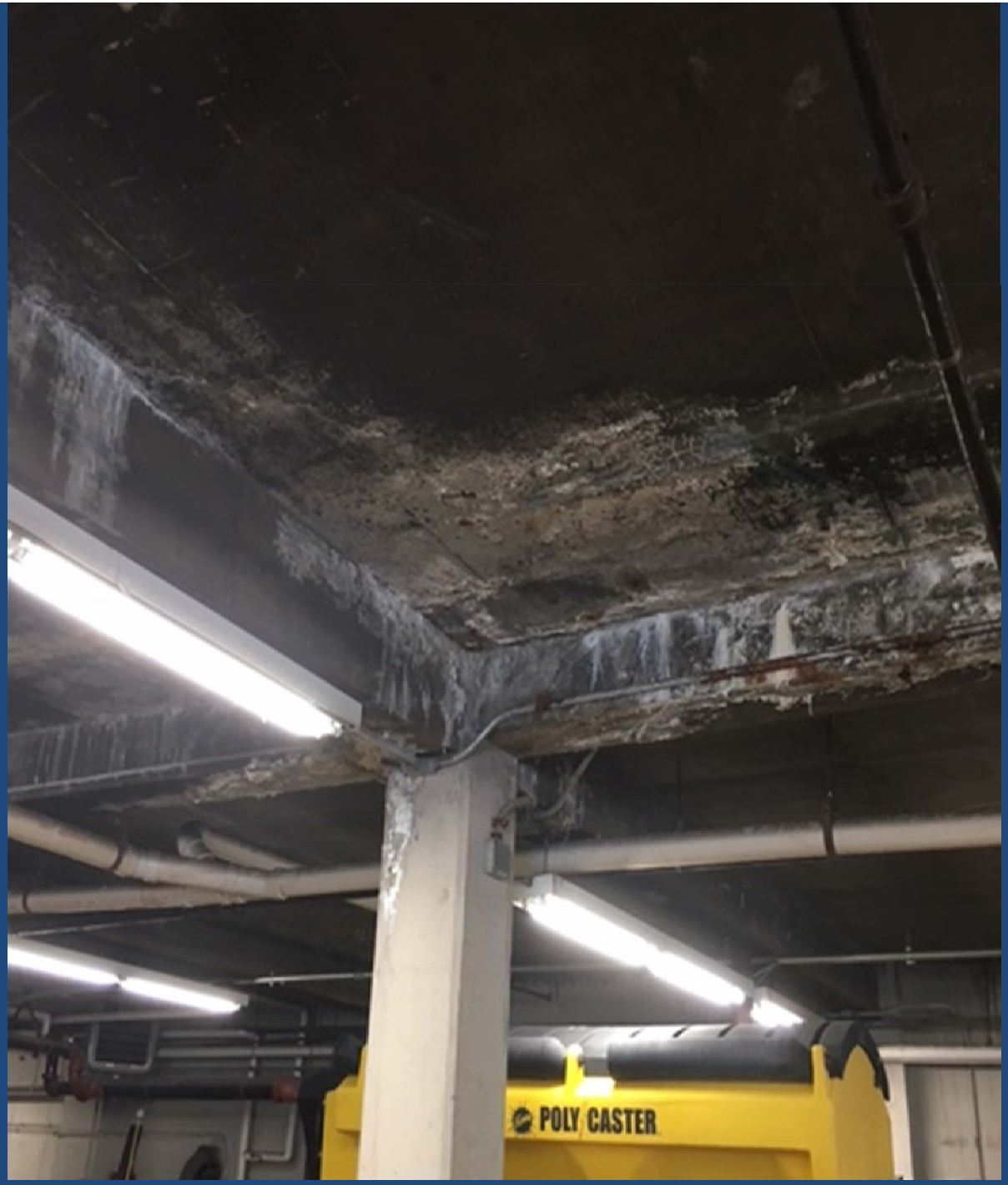
Why now?

“The results of the inspection and testing indicate that the floor slab is in serious condition and in need of immediate rehabilitation based on the extent of concrete deterioration, extent of chloride contamination and deteriorated condition of exposed reinforcing steel. Further, based on the minimal exploration conducted; it does not appear that the quantity of reinforcing steel found in the existing slab is structurally adequate to support the truck loads currently using the garage.”

June 2013 structural engineering firm report on 5 upper level bays

Damaged area of garage floor

Damaged area of garage floor



Lower Level ceiling - Damage from upper floor

Lower Level ceiling - Damage from upper floor

Damage from leaking roof

DEEP REGULATIONS: UNDERGROUND FUEL TANKS MUST BE REPLACED BY 2019

- 2 tanks - 2,000 gallon each are located underground
- No current risk – electronically monitored
- Replace with one (1) above-ground dual compartment tank (10,000 gallons total)
- Larger capacity ensures fuel availability in storm emergencies

COLLECT & TREAT WASTEWATER FROM VEHICLE WASHING

- Wastewater from washing vehicles must be treated with an oil/water separator before sending to sanitary sewer (DEEP Regulation)
- Washing vehicles, especially salt trucks in winter, materially extends useful life
- Enclosed wash bay allows for year round washing while meeting DEEP regulations
- High ceiling allows all equipment to be cleaned

Sample for illustration purposes

Additional Mandated Work

- FEMA says the site is within Zone “AE” floodplain; lower level is below base flood elevation (2014)
- FEMA requires certain changes once improvement costs exceed 50% of building’s value
- We must relocate the following:
  - oil fired boilers
  - electrical panels and junction boxes
  - diesel generator
  - transfer switch
  - electric hot water heater
  - air compressor

Oil Tanks

Below flood plain and must be removed

Will not be replaced – we are changing to natural gas

Oil burners

Below flood plain and must be removed

Will be replaced with gas-fired burners

Diesel powered Generator

Below flood plain and must be removed

Will be replaced with a gas-powered generator and will be located above the flood plain elevation

Electrical panels

Must be removed and relocated above the flood plain elevation

AMERICANS WITH DISABILITIES ACT COMPLIANCE

The Town was required to have all buildings in compliance with ADA by the mid-1990s

State Building Code can require up to 20% of the project value be spent on accessibility

- Entrance and hallway accessibility
- Updated and new bathrooms
- Removal of the interior steps (3 risers) on first floor
- Installation of a ramp and rails system to new addition

Interior Stairs

Must be changed to a ramp to comply with ADA

Entrance to Garage

Entrance doors must be made accessible to comply with ADA

OTHER STATE BUILDING CODE REQUIREMENTS

Mechanical systems being changed must be brought up to code

- Upgrade fire suppression system
- Increase garage bay air handling capacity
- Update the office HVAC to meet fresh air requirements
- Install vehicle exhaust system for the mechanics' bay to address safety requirements

THE DOMINO EFFECT

- The $1.3 million cost of the required structural and regulatory renovations (the 4 “Drivers”) triggers the FEMA, ADA & building code requirements, adding $4.1 million dollars in renovations and updates to the facility that must be done.
- Total cost of the items that *must* be done is $5.4 million.

PLANNED FACILITY UPGRADES

- Increase and relocate BOE space
- Improve and upgrade mechanics bay
  - These first 2 upgrades will allow us to store all $3 million of equipment inside. Currently about $850k worth of equipment is stored outside.
- Install gas pump canopy
- Renovate and improve bunk room
- Reconfigure office space

Project Process

- A study was done on the condition of the floor in 2013
  - With the imminent need to replace the fuel tanks, a review of the full scope of work needed at the facility was done
- The Director of Public Works and staff worked with the architect to design a functional, cost effective and efficient building to meet all building codes, FEMA regulations, ADA regulations and DEEP requirements
- A Building Committee was appointed by the Board of Selectmen

Project Process

- The Building Committee chose to use a Construction Manager (AP Construction) with a Guaranteed Maximum Price (GMP) Contract for the project
  - To get the GMP, the project was bid prior to seeking the appropriation
- The Building Committee received cost estimates from AP Construction as well as an independent 3rd party estimator prior to going to bid
- The project has been bid and the Committee is now seeking an appropriation

PROJECT BUDGET – SUMMARY

- Estimated cost: **$6,315,000**
- No increase in staff or operating costs expected
- Project will be bonded with these expected debt service costs (mill rates, dollars/year for the median $1.6MM Darien home):
  - FY 18: 0.01 mills or $11
  - FY 19: 0.05 mills or $56
  - Subsequent years: 0.06 mills or $67

Evolution of Cost Estimates

Architect – Construction Only, no soft costs	$5.15 million
AP Construction – Construction plus limited soft costs	$6.64 million
3rd party estimator – Construction plus limited soft costs	$6.55 million
Fully bid Construction Costs plus all soft costs	$6.32 million

PROJECT BUDGET – DETAILS

$000s, rounded

			%
Construction Manager (CM) costs (subcontractor bids)		4,805	76%
CM contingency (6%)	288		
CM General conditions	485		
CM construction fees	160		
Liability insurance	55		
Bonds	52		
Total for AP construction – Guaranteed Maximum Price	→	**5,845**	**93%**
Town contingency (4%)	234		
Bonding fee	80		
Furniture, fixtures, equipment	35		
Construction Admin Services	68		
Other (insurance, inspections, permits, etc.	53		
Estimated grand total	→	**6,315**	**100%**
Memo: Soft Costs (Total minus subcontractor bids)		*1,510*	*24%*

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EXPENDITURES TO DATE

$000s, rounded

Pre-bid project costs

Design and testing	180	
Feasibility study	32	
Legal	16	
Environmental testing	5	
Bid management consulting (PAN)	5	
Soil borings	2	
Other (newspaper ads P&Z fees, printing)	1	
Total to date		241

Note: These expenses are from previously appropriated funds and **not** included in the $6,315,000 total

PROJECT MANAGEMENT

- Construction start in July, 2017; 12-15 months to complete
- No noticeable impact to residents or services expected
- Town employees will do work when and where appropriate to provide savings

FREQUENTLY ASKED QUESTIONS

Is there a better place in Town for the garage?

- No – there are no other suitable properties

Why are Town and BOE functions segregated? Why are there redundancies in the type of spaces?

- Building use evolved this way over many years; there's no economical way to change it now

What are the costs if we delay the project?

- Garage bay floor facing Ledge Road could collapse
- Town could be fined by DEEP for improper handling of wastewater
- Money spent on repairs would wasted while waiting for a more complete solution
- Future construction/financing costs could be higher

THANK YOU FOR YOUR ATTENTION!