

HIGHWAY FACILITY EVALUATION

March 17, 2015

AGENDA

- Goal: Provide information to allow an informed decision
- Introduction
- Barrientos Design and Engineering Study
 - Three Options
 - Limited Renovations
 - Extensive Renovations
 - New Facility
 - Current Facility Evaluation (Supplemental Information)
- Tax and Financing Impact
- Economic Development and Other Considerations
- Go Forward Options and Plans

INTRODUCTION

- The Committee
 - Six County Board Members Involved
- Extensive Staff Involvement
- The Process
 - Background
 - Engineering Study
 - Analyze Results
 - Results to County Board and Public
 - Informed decision making

ONEIDA COUNTY HIGHWAY DEPARTMENT STUDY PRESENTATION

March 17, 2015

Norman Barrientos, Principal in Charge – Barrientos Design
Ryan Thacker, Project Architect – Barrientos Design



Existing Facility Photos



Existing Facility Photos



Existing Facility Photos

BUILDING OPTIONS COMPARISON OVERVIEW



OPTION 1
LIMITED RENOVATIONS

OPTION 2
EXTENSIVE RENOVATIONS

OPTION 3
NEW FACILITY



BUILDING OPTIONS COMPARISON OVERVIEW

OPTION 1 <u>LIMITED RENOVATIONS</u>		OPTION 2 <u>EXTENSIVE RENOVATIONS</u>		OPTION 3 <u>NEW FACILITY</u>	
Project Cost	\$ 2,820,392	Project Cost	\$ 6,324,440	Project Cost	\$ 7,329,849 *
Site Area	12.55 acres	Site Area	12.55 acres	Site Area	46.67 acres **
Ex Building Area	38,716 gsf	Ex Building Area	38,716 gsf	New Building Area	54,077 gsf
Building Addition	2,863 gsf	Building Additions	29,151 gsf	-	
% Increase	7 % larger	% Increase	75 % larger	% Increase	40 % larger
Cold Storage	11,200 gsf	Cold Storage	11,200 gsf	Cold Storage	15,000 gsf
Salt Storage	4,000 ton cap	Salt Storage	4,000 ton cap	Salt Storage	4,000 ton cap
Vehicle Storage	10-12 Stalls	Vehicle Storage	20 stalls	Vehicle Storage	20 stalls
				<p>* Includes \$2.3M Kwik Trip offer. ** Assumes northern parcel acquisition.</p>	

BUILDING OPTIONS COMPARISON OVERVIEW

OPTION 1

Facility Lifespan	20 years
Expansion Capability	Minimal
Economic Development	No
Layout Efficiency	Not Improved
Reduced Maintenance	Improved
Energy Efficiency	Minimal
Fully Accessible	Yes
Temporary Quarters Cost	Yes
Sprinkler System	Partial
Healthy Environment	Yes
Land Use Compatibility	No
Equipment Storage	Minimal
Wash Bay	No
Meeting Space	Not Improved

OPTION 2

Facility Lifespan	30-40 years
Expansion Capability	Minimal
Economic Development	No
Layout Efficiency	Adequate
Reduced Maintenance	Improved
Energy Efficiency	20% -30% Imp.
Fully Accessible	Yes
Temporary Quarters Cost	Yes
Sprinkler System	Partial
Healthy Environment	Yes
Land Use Compatibility	No
Equipment Storage	Improved
Wash Bay	Yes
Meeting Space	Improved

OPTION 3

Facility Lifespan	70+ years
Expansion Capability	Optimal
Economic Development	Yes
Layout Efficiency	Optimal
Reduced Maintenance	30-40 yrs
Energy Efficiency	40% -50% Imp.
Fully Accessible	Yes
Temporary Quarters Cost	No
Sprinkler System	Fully
Healthy Environment	Yes
Land Use Compatibility	Yes
Equipment Storage	Optimal
Wash Bay	Yes
Meeting Space	Optimal

DEPARTMENTAL STAFFING

Highway Commissioner (Freeman Bennett)	1 FTE
Office Support Staff	2 FTE
Parts	1 FTE
Supt	2 FTE
Mechanics or Operator/Mechanics	4 FTE
Operators	10 FTE
<u>Seasonal</u>	<u>6 PTE</u>

Total Staff 26 FTE // 6 PTE

Additional Staff:

• Three Lakes	2 FTE
• Monico	2 FTE
• <u>Minocqua</u>	<u>4 FTE</u>

SPACE NEEDS PROGRAM

Vehicle Parking Garage	24,000 sf
Repair Garage	15,408 sf
Welding Storage and Equipment	1,100 sf
Shops (Tire, Hydraulics, and Sign)	1,900 sf
Parts Department	2,600 sf
Crew Support	2,580 sf
Administration	3,000 sf
Wash Bay	3,489 sf
Total Programmed Space needs	54,077 sf

Cold Storage Building	15,000 sf
Salt Storage Building (County)	4,000 ton capacity

OPTION 1 - LIMITED RENOVATIONS

SUMMARY AND OVERVIEW

Option 1: Represents a limited renovation at the existing site to improve the operational efficiency of the building, improve the energy performance, and address existing life-safety and accessibility issues.

Operational Space Improvements

- Remodel former locker room area into bulk fluids distribution room and shop storage space.
- Construct an addition to provide accessible locker room, toilet and showers, and break room.
- Construct a new 4,000-ton salt shed
- Construct an addition to the fuel storage building.

OPTION 1 - LIMITED RENOVATIONS

SUMMARY AND OVERVIEW

Exterior Envelope Improvements

- Add insulation to the roof.
- Add insulation to exterior walls (insulated metal panels).
- Replace existing windows. Include partial infill at tall garage windows while maintaining clerestory windows for lighting.
- Add roof mounted light-pipes.
- Replace hollow metal doors and frames.
- Replace exterior overhead doors.

Structure

- Clean floor areas and apply hardener to prevent excessive wear on the existing slab surfaces.

OPTION 1 - LIMITED RENOVATIONS SUMMARY AND OVERVIEW

Interior

- Clean and repaint entire interior of building.

Fixed Equipment

- Install a new vehicle exhaust system.
- Provide a new bulk-fluids distribution system from the central storage room.
- Add air and water reels to parking garage.

OPTION 1 - LIMITED RENOVATIONS SUMMARY AND OVERVIEW

Plumbing, HVAC, and Electrical

- Add new trench drain system in both garages.
- Install a new make-up air system in the parking garage.
- Provide widely distributed electrical outlets and reels throughout the shops.
- Install a new lighting system in the shops with light sensing controls to adapt with light-pipes.

OPTION 1 - LIMITED RENOVATIONS

SUMMARY AND OVERVIEW

Life Safety

- Provide new guardrails and handrails at existing stairs to second floor.
- Add an automatic sprinkler system.
- Add smoke detection and CO detection and fire alarm systems
- Infill non-rated openings into parts and staff services with block or rated doors / fire shutters.
- New fire door between parking and repair garage.

Accessibility

- Add an elevator to access the second floor of the existing building.

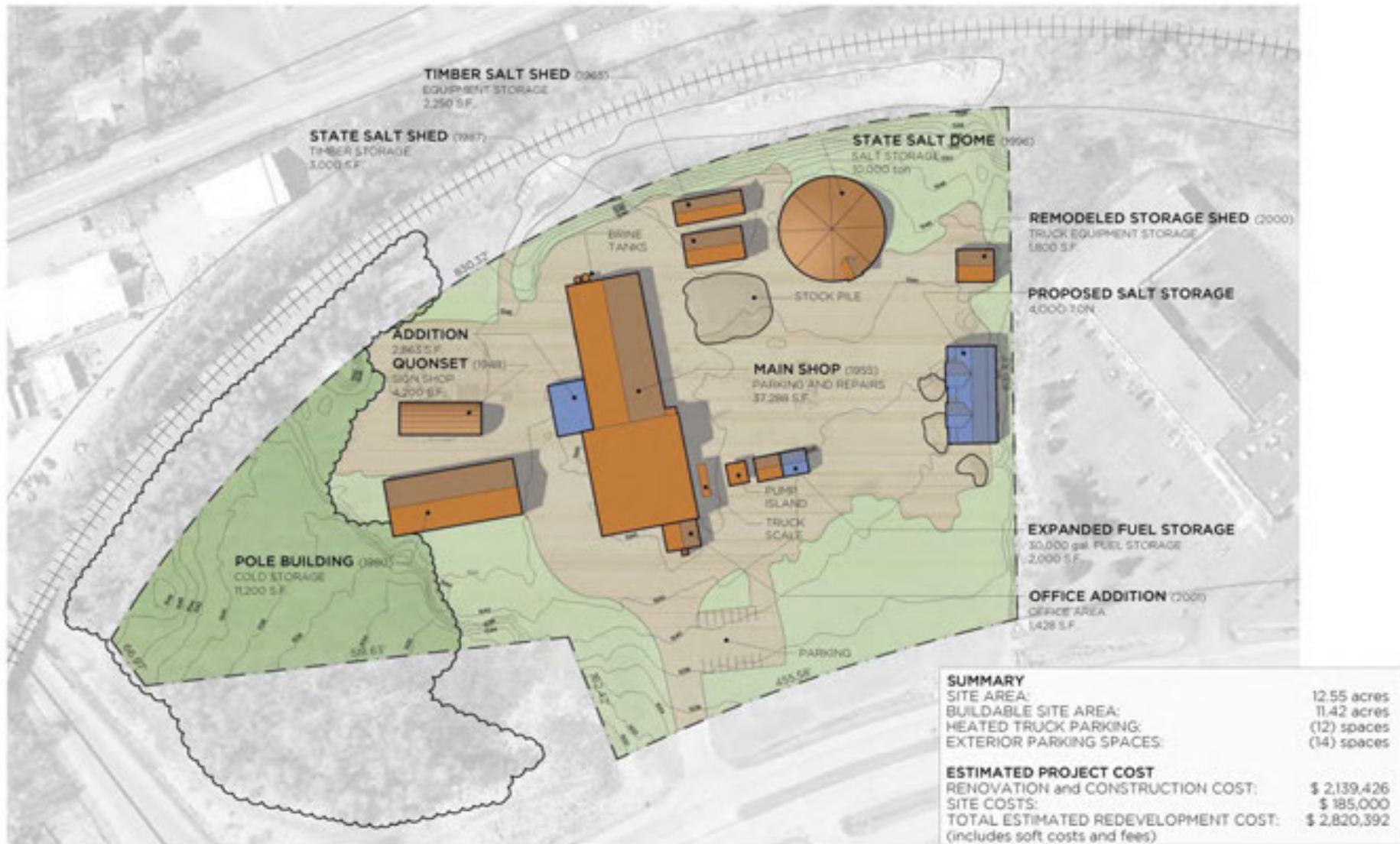


Figure 2 – Option 1 Site Plan



Figure 3 – Option 1 Floor Plan