

Town of Canton



Relocation of the Canton Municipal Highway Garage 325 Commerce Drive

Draft
October 22, 2014



Needs Assessment and Timeline

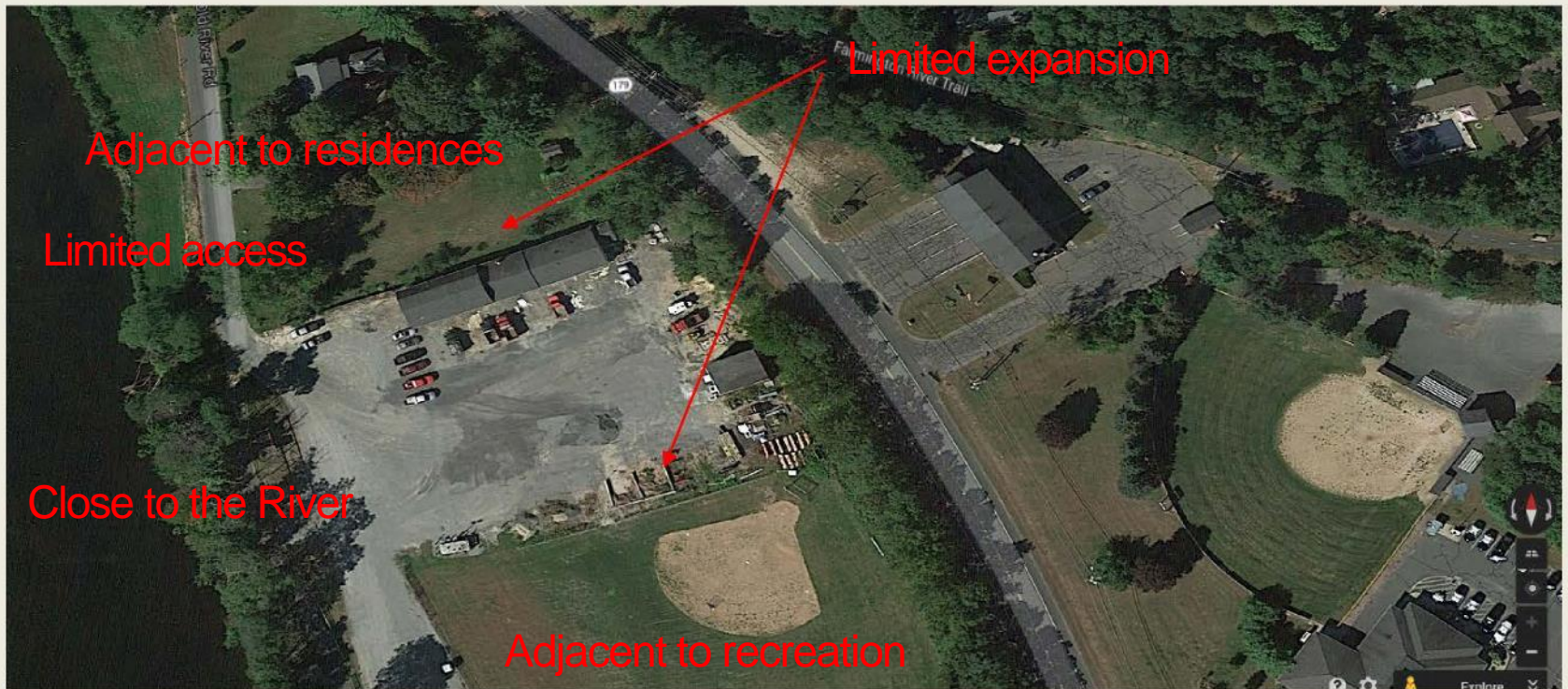
- 80 sites have been evaluated between 2007-2013
- Needs assessment prepared to determine the size of the building
- Detailed comparisons of surrounding and comparable facilities.
- Cost estimating and hard bid pricing received.
- Final review and recommend site and design/build solution.



Why a new a facility?

- The existing facility lies within a flood plain
- The structures have reached their useful life
 - Systems are not energy efficient
 - Structures require significant repairs
 - Arrangement of buildings/structures do not meet the current/future needs of the changing department.
 - Expansion is not practical due to the boundary limits.





Lightly insulated envelope Trucks stored outside Low height structure & doors



Current Conditions

- Vehicles are stored outside.
 - This diminishes the life expectancy of the equipment.
- Salt is stored in Burlington
 - This impacts operations and added logistics.
- Vehicles stored outside have longer start-up times
 - Results in fuel inefficiency and additional emissions
- Lack of an emergency generator (exception fuel pumps)

Public Works provides a critical service to the health, safety and welfare for the Town of Canton. A new facility will result in improved operations, productivity, public service and longevity of equipment.



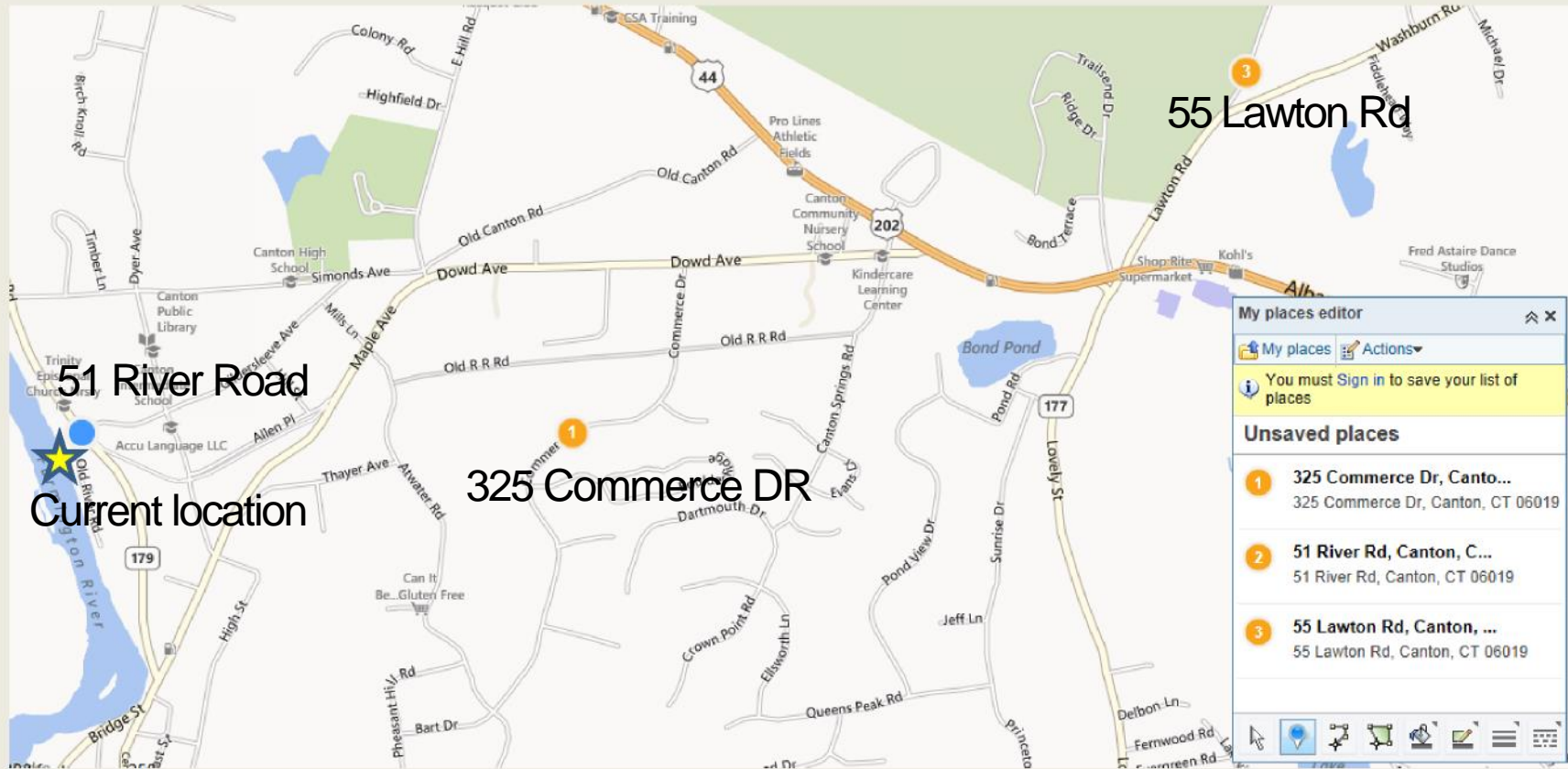
Due Diligence and the process

- Re-evaluated concerns raised during the past referendum.
- Re-evaluated the current space & programmatic needs.
 - Re-evaluated and developed proposed floor plan layouts. Significant reduction in square footage.
- Evaluated and Recommended a specific site location.
 - Reviewed site conditions and land use restrictions.
- Compared the proposed program to surrounding towns and industry standards.
- Prepared a Request for Proposals (RFP) for Design/Build.
 - This included plans, elevations and specifications.
- Reviewed bid submissions and recommended a Design/Builder. Orlando/Annuli was selected.
- Present the findings to date in a public forum.



Proposed Sites

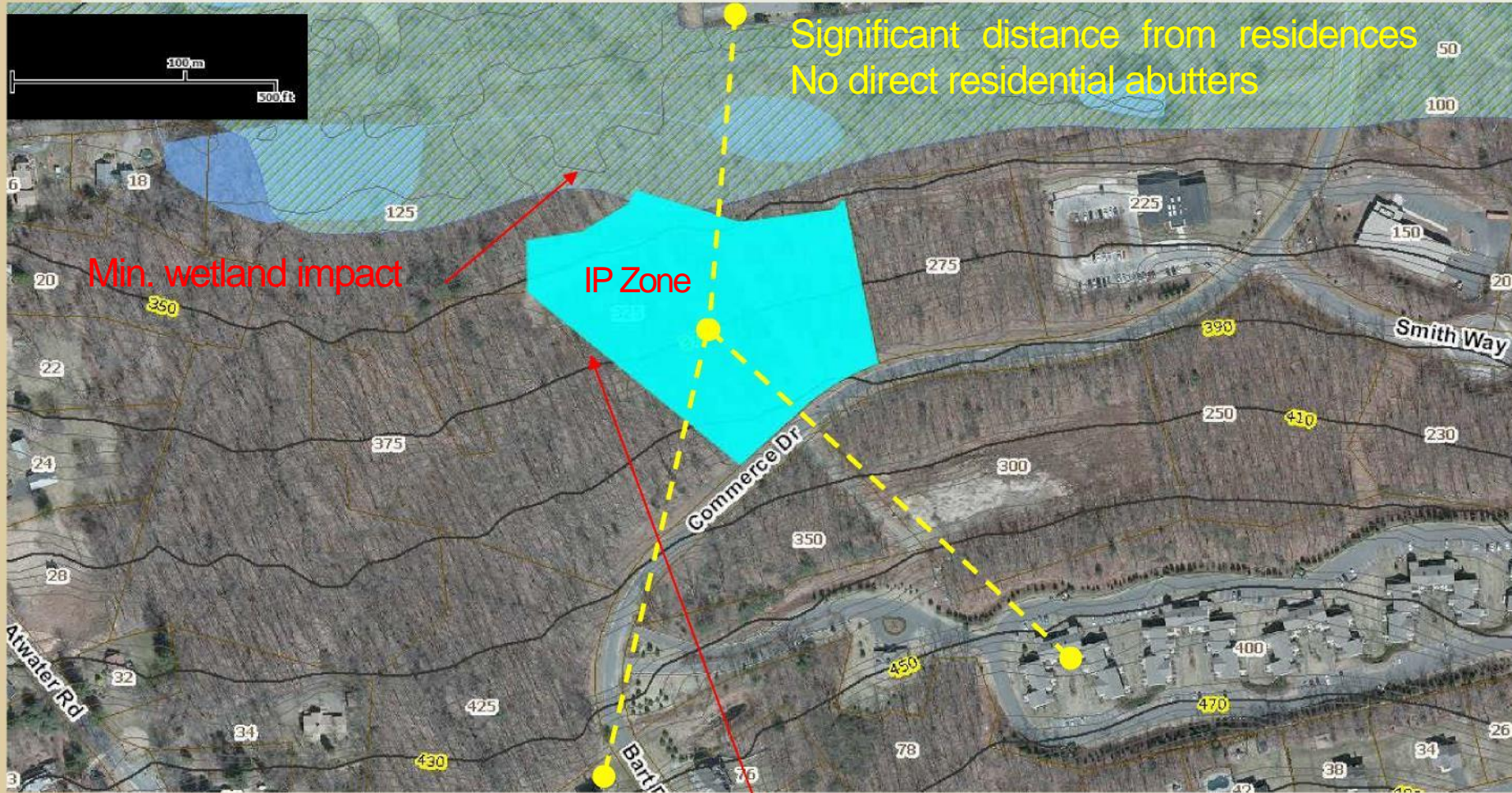
Key Map



| Town of Canton - Public Garage Site Assessment Study | | | | | | |
|--|-----------------------------------|------------|-------|---------------------------|---|---------------------|
| Site Evaluation Matrix | | | | | | |
| Evaluation Criteria | | | | | | |
| | Criteria | Importance | Grade | Score | Score | Score |
| | | | | Site 1 - 325 Commerce Dr. | Site 2 -51 River Rd | Site 3 -- Lawton Rd |
| 1 | Site Acquisition Cost / Value | 1 | 1 | 1 | 10 | 10 |
| 2 | Site Development Cost | 1 | 5 | 5 | 10 | 5 |
| 3 | Site Size | 2 | 10 | 20 | 2 | 20 |
| 4 | Site Location and Accessibility | 2 | 10 | 20 | 20 | 10 |
| 5 | Vehicular Access & Parking | 3 | 10 | 30 | 3 | 30 |
| 6 | Neighborhood Impact & Aesthetics | 2 | 10 | 20 | 2 | 2 |
| 7 | Public Utility Availability | 3 | 10 | 30 | 30 | 3 |
| 8 | Zoning Restrictions and Variances | 3 | 10 | 30 | 3 | 30 |
| 9 | Open 'Green' Space | 1 | 10 | 10 | 1 | 10 |
| 10 | Environmental & Wetlands Impact | 3 | 5 | 15 | 30 | 3 |
| 11 | Building Construction Costs | 2 | 10 | 20 | 10 | 20 |
| 12 | Potential Site Contamination | 3 | 10 | 30 | 30 | 30 |
| 13 | Building Demolition Costs | 1 | 10 | 10 | 5 | 10 |
| 14 | Future Expansion Opportunities | 2 | 5 | 10 | 2 | 10 |
| | TOTAL SCORE | | | 251 | 158 | 193 |
| | Importance | Grade | | | | |
| | 3 - Very Important | 10 - Good | | | | |
| | 2 - Important | 5 - Fair | | | | |
| | 1 - Somewhat Important | 1 - Poor | | | Grade/importance factor for Site 1 only | |



Proposed Site: 325 Commerce Drive



55 Lawton Road: 200' to single family home
51 River Road: 190' to single family home
325 Commerce Dr.: 800'+ to single family home

Located down grade from any residences



Comparison of other towns sites



SILVER/PETRUCELLI+ASSOCIATES

Architects / Engineers / Interior Designers



Town of Harwinton

Built 2000 18,280 SF

14,280 SF of New & 4,000 Sf of existing

(21) Bays in total facility

(2) Salt/Sand Structures in Rear



SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers

Town of Barkhamsted

- Built 2011
- 12,000 SF of New (12 Bays)
- Full replacement to a New Facility
- Site was previously developed



SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers

Project Cost Comparisons

Town of Harwinton:

Built in 2000 – Expansion

18,280 SF (21) new/existing bays

\$151/SF**

Town of Barkhamsted

Built in 2011 – Expansion

12,000 SF (12) new bays

\$141/SF**

Town of Canton (proposed) Construction 2015 18,990
(13) bays – offices/maintenance/wash/storage
area \$155/SF

Major differences: Meets current energy codes, new building, new site (never developed).

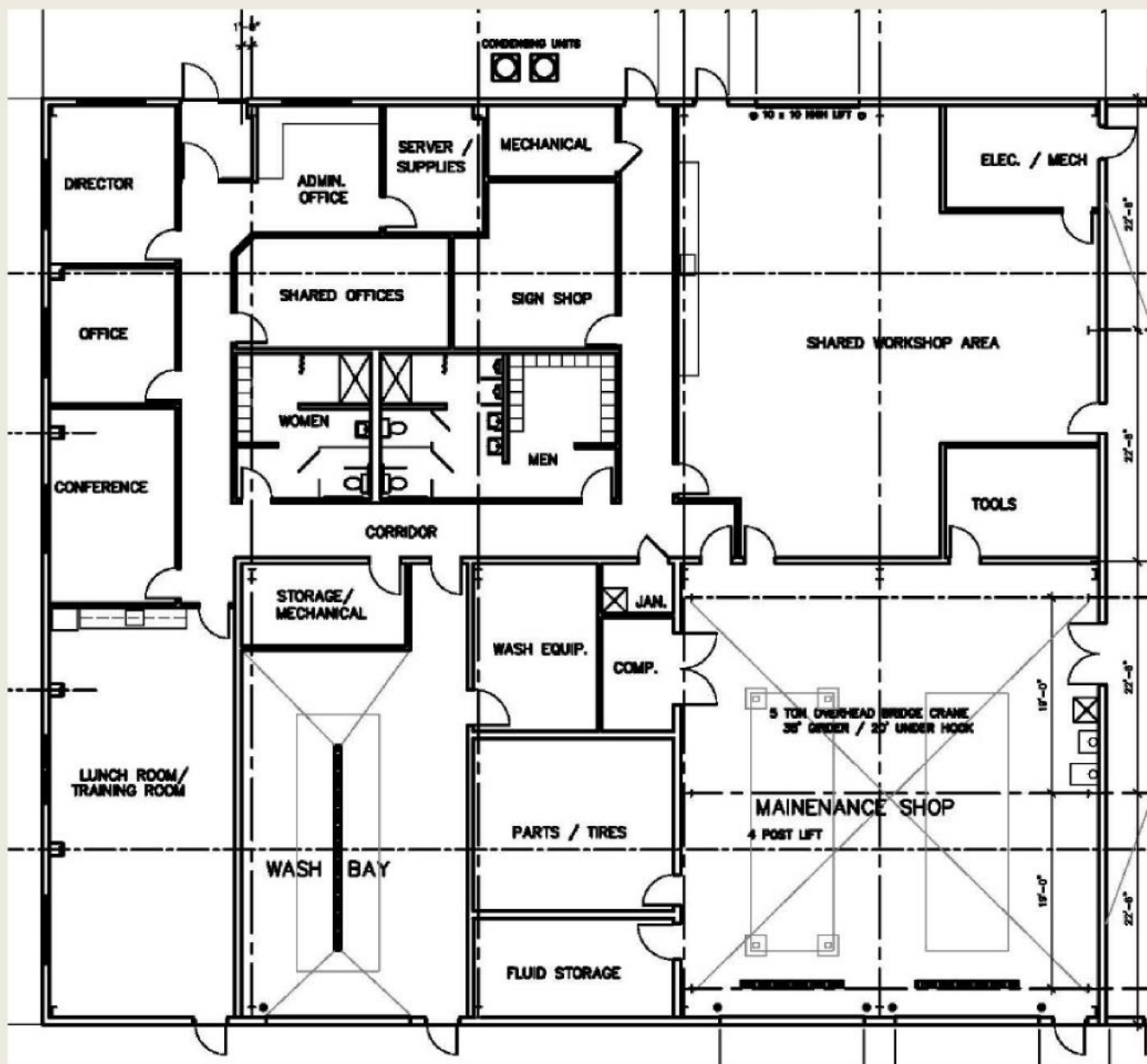
*** Costs are based on average escalation of 3% per year.*



● *Bid Process*

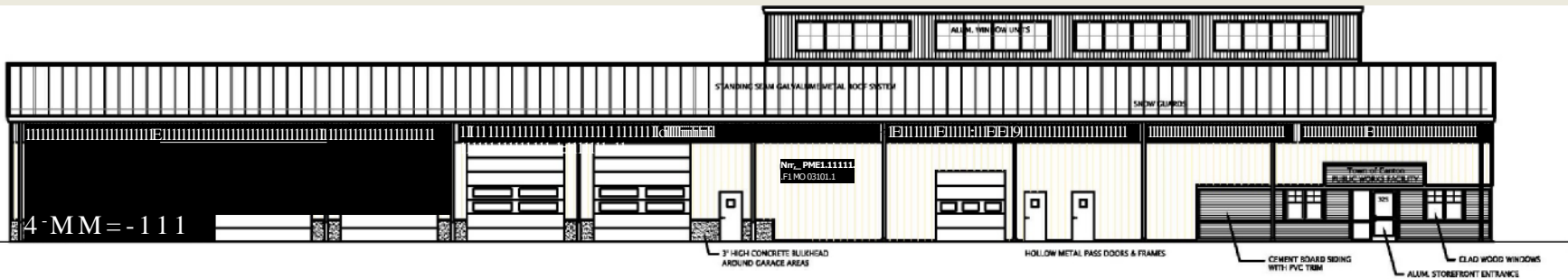
- Design/Build process requires the selected team to be responsible to meet the submitted price and meet the design intent and current building codes.
- Public Bids were received and the apparent low bidders were evaluated.
- Albany Turnpike site was rejected for the following reasons.
 - Lack of public utilities, residential & environmental impact
- Orlando/Annuli was selected.
 - Plans, elevations and specifications were provided.
 - Including cost saving measures.



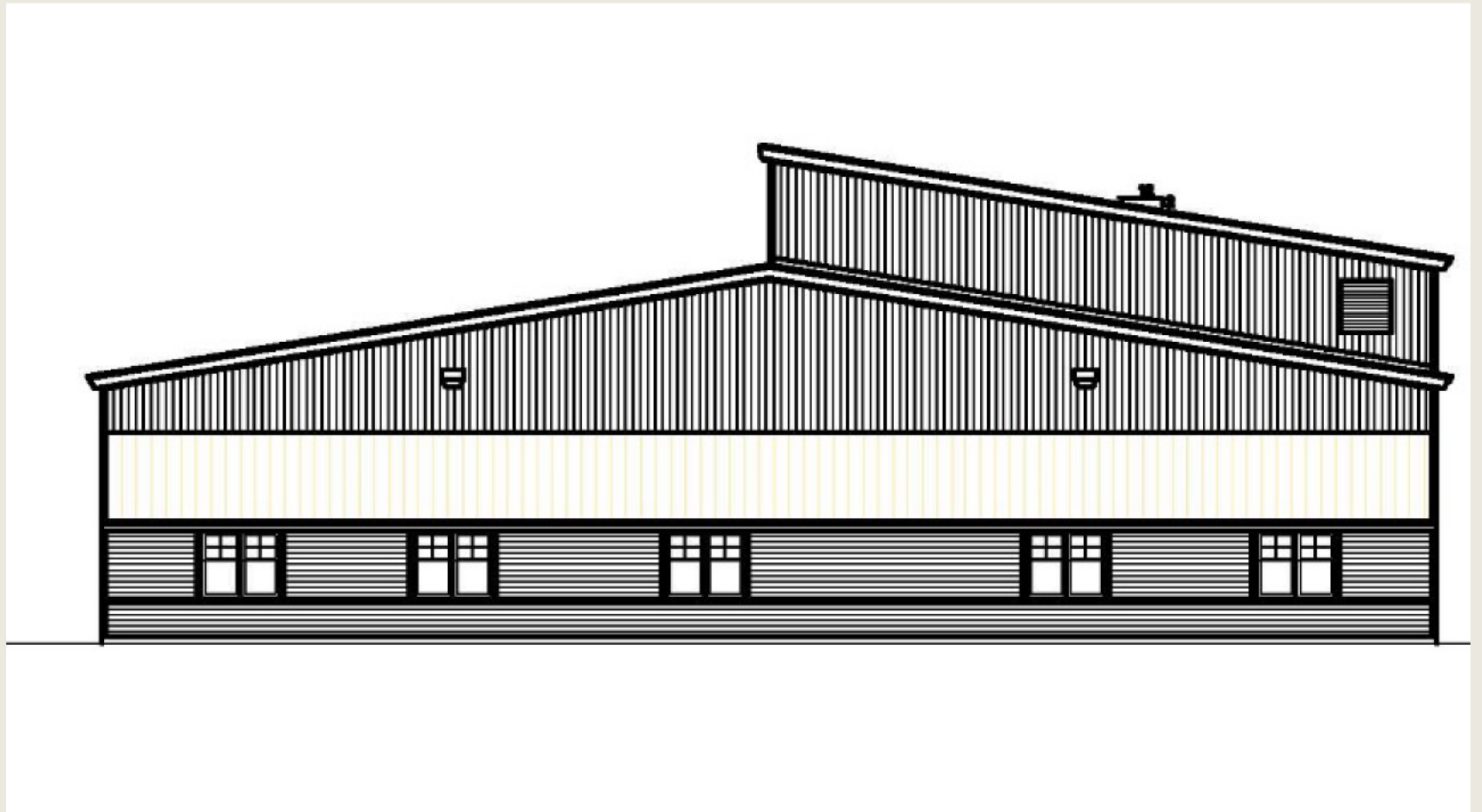


SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers

• *Enlarged Floor Plan*



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 Architects / Engineers /Interior Designers



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Architects / Engineers /Interior Designers



Proposed
18,890 SF

2013 Design by Weston & Sampson

- 19,967 Sf Facility



SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers

• *Aerial View 2*



SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers

View heading east toward
Smith Way



View further down Commerce
Drive Heading east



In collaboration with Orlando/Annuli, cost reductions have been implemented.

- Substitute a fabric covered salt shed for a standard salt shed. *Commonly used by CTDOT*
- Reduction in fuel storage capacity
- Tests Pits were taken to determine sub-surface material. Resulting in the elimination of additional excavation and removal procedures.
- Different approach to site grading, results in the elimination of one retaining wall.
- Elimination sprinkler system. Fire Separation walls created to meet code exceptions.
- Elimination of skylights
- Value Engineering of the HVAC systems.
- Elimination of two bays.



Progression of Costs

Original Proposal:

\$5,300,000 Construction \$
265,000 Contingency
\$ 225,000 Land Acquisition
\$5,790,000 Total Project Costs

Revision #1:

\$4,488,000 Construction \$
224,000 Contingency \$ 225,000
Land Acquisition \$4,937,000
Total Project Costs



Detail of the Proposed Construction Costs

| | |
|--|--------------------|
| Construction | \$3,718,500 |
| Overhead/Profit/Bond/Design Fees | \$ 571,030 |
| Total Construction Costs | \$4,289,530 |
| Owner's Representative during Construction | \$ 50,000 |
| Remediation (Demolition/Site Work) | \$ 50,000 |
| Land Purchase | \$ 225,000 |
| Contingency (4.4% of construction) | \$ 165,470 |
| Total Project Costs | \$4,780,000 |



Prioritization of Capital Expenditures

- In May 2011, the Capital Projects Study Group was formed.
- Considered the following projects:
 - Town Hall ADA
 - Community Center Roof
 - Pavement Management
 - Powder Mill Rd – Site Line
 - Collinsville Fire Station
 - Mills Pond Pool
 - Highway Garage
 - High School Roof
 - High School Solar Panel
 - Intermediate School Roof
 - Intermediate School Solar Panel
 - Cherry Brook School Roof
 - High School Track Field
 - High School Community Gym
 - School ADA Improvements

Project Selection Criteria

Safety – Project is necessary to protect public health and safety or to reduce liability.

Preserve Existing Assets – Project will substantially extend the life of an existing asset or preserve infrastructure.

Funding – Project will be partially funded by leveraging other funding sources. This criterion is used primarily to determine funding, not in evaluating actual priority.

Service Delivery – Project will substantially improve the delivery of necessary services to the public.

Financial Benefit – Project will reduce future expenditures or increase revenues.

Conservation – Project will promote energy conservation and/or sustainability.

Legal Mandates – Project will satisfy a legal or governmental mandate.

Future Costs – Project requires substantial future operating or maintenance costs

Review of Capitol Projects

Tier 1 Projects

- Pavement Management
- Four Roofs Replacement Project

Tier 2 Projects

- Highway Garage
- High School Track & Field

Cost of the Garage

- Cost of the total project is \$4,780,000
- Cost of borrowing the first year \$432,000
- Under the current budget it would take .39 mils to raise \$432,000
- To the average homeowner (\$238,832 assessed house) at .39 mils would cost \$96 per year.
- Would decrease over time – ex. \$86 in 2020

Impact of Borrowing on the Budget

| \$16,755,000 | | Four Projects Combined | | Town of Canton Budget Projection Fifteen Years (FOR DISCUSSION PURPOSES ONLY) | | | | | | | | | | | | | | | | |
|--------------------------------|-------------------------------------|------------------------|---------------|--|---------------|------------|---------------|---------------|------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------|
| 20 Years | | | | | | | | | | | | | | | | | | | | |
| Issues 8/2013 : \$6,855,000 | | | | | | | | | | | | | | | | | | | | |
| Issues 3/2015 : \$9,900,000 | | | | | | | | | | | | | | | | | | | | |
| | | Grow | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | FYE 6/30 | |
| | | Rate | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| | | | A | A | A | B | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Expenditures: | | | | | | | | | | | | | | | | | | | | |
| Town Budget: | | | | | | | | | | | | | | | | | | | | |
| | Salaries | 3.0% | 4,064,140 | 3,997,981 | 4,077,769 | | 4,283,439 | 4,369,108 | | 4,456,490 | 4,545,620 | 4,681,988 | 4,822,448 | 4,967,121 | 5,116,135 | 5,269,619 | 5,427,708 | 5,590,539 | 5,758,255 | |
| | Benefits | 3.0% | 1,750,010 | 1,884,725 | 1,929,504 | | 1,967,868 | 2,007,225 | | 2,047,370 | 2,088,317 | 2,150,967 | 2,215,496 | 2,281,961 | 2,350,419 | 2,420,932 | 2,493,560 | 2,568,367 | 2,645,418 | |
| | Purchased Services | 3.0% | 900,393 | 1,021,546 | 999,104 | | 1,063,342 | 1,084,609 | | 1,106,301 | 1,128,427 | 1,122,823 | 1,156,508 | 1,191,203 | 1,226,939 | 1,263,747 | 1,301,660 | 1,340,710 | 1,380,931 | |
| | Utilities | 3.0% | 410,934 | 435,802 | 432,827 | | 444,464 | 453,353 | | 462,420 | 471,669 | 485,819 | 500,393 | 515,405 | 530,867 | 546,793 | 563,197 | 580,093 | 597,496 | |
| | Miscellaneous | 3.0% | 736,787 | 594,899 | 721,076 | | 618,667 | 631,040 | | 643,661 | 666,534 | 651,237 | 670,775 | 690,898 | 711,625 | 732,973 | 754,963 | 777,612 | 800,940 | |
| | Other | 3.0% | 503,073 | 334,709 | 311,109 | | 372,479 | 379,929 | | 387,527 | 395,278 | 471,586 | 485,733 | 500,305 | 515,314 | 530,774 | 546,697 | 563,098 | 579,991 | |
| | Total BOS | 3.0% | 8,365,337 | 8,269,662 | 8,471,390 | | 8,750,259 | 8,925,264 | | 9,103,769 | 9,285,845 | 9,564,420 | 9,851,353 | 10,146,893 | 10,451,300 | 10,764,839 | 11,087,784 | 11,420,418 | 11,763,030 | |
| | CIP | 5.0% | 853,355 | 1,539,750 | 1,111,747 | | 910,353 | 937,664 | | 965,793 | 994,767 | 1,044,506 | 1,096,731 | 1,151,567 | 1,209,146 | 1,269,603 | 1,333,083 | 1,399,737 | 1,469,724 | |
| | Capital & Non-recurring | | 65,000 | 27,113 | | 79,000 | 65,000 | 80,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | |
| | Debt Service | | 1,728,168 | 1,728,168 | | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 | 1,728,168 |
| | Total Town Expenditures | | 13,634,444 | 13,500,689 | 13,779,853 | 13,500,689 | 13,779,853 | 13,500,689 | 13,779,853 | 13,500,689 | 13,779,853 | 13,500,689 | 13,779,853 | 13,500,689 | 13,779,853 | 13,500,689 | 13,779,853 | 13,500,689 | 13,779,853 | |
| | Proposed Debt | | | | | | | | | | | | | | | | | | | |
| | Total BOE Expenditures | | 2,176,350 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | |
| Board of Education: | | | | | | | | | | | | | | | | | | | | |
| | Salaries | 3.0% | 14,640,656 | 14,751,153 | 14,543,742 | | 14,699,558 | 15,067,047 | | 15,443,722 | 15,829,817 | 16,300,713 | 16,793,851 | 17,297,668 | 17,816,598 | 18,351,096 | 18,901,629 | 19,468,878 | 20,052,738 | |
| | Benefits | 3.0% | 3,712,933 | 4,377,474 | 4,472,243 | | 4,750,692 | 4,869,459 | | 4,991,196 | 5,115,976 | 5,269,455 | 5,427,539 | 5,590,365 | 5,758,076 | 5,930,818 | 6,108,743 | 6,292,005 | 6,480,765 | |
| | Purchased Services | 3.0% | 2,389,340 | 2,496,433 | 2,673,982 | | 2,819,420 | 2,889,905 | | 2,962,153 | 3,036,207 | 3,127,293 | 3,221,112 | 3,317,745 | 3,417,277 | 3,519,798 | 3,625,390 | 3,734,151 | 3,846,176 | |
| | Utilities | 3.0% | 562,993 | 688,000 | 667,813 | | 732,865 | 613,449 | | 655,745 | 642,000 | 658,050 | 674,501 | 712,055 | 733,468 | 755,472 | 778,136 | 801,480 | 825,225 | |
| | Other | 3.0% | 363,845 | 282,299 | 771,241 | | 311,092 | 823,594 | | 992,450 | 1,012,823 | 1,088,750 | 1,100,823 | 1,133,848 | 1,167,883 | 1,202,899 | 1,238,986 | 1,276,156 | 1,314,440 | |
| | Maintenance/Repairs | 3.0% | 41,500 | 276,288 | 15,633 | | 10,555 | 374,535 | | 14,100 | 383,898 | 403,333 | 427,806 | 440,734 | 453,855 | 467,174 | 481,001 | 495,349 | 510,200 | |
| | Licensing & Insurance | 3.0% | 282,299 | 771,241 | 311,092 | | 823,594 | 992,450 | | 1,012,823 | 1,088,750 | 1,100,823 | 1,133,848 | 1,167,883 | 1,202,899 | 1,238,986 | 1,276,156 | 1,314,440 | 1,353,811 | |
| | Total BOE Operating Budget | 3.0% | 22,518,066 | 23,440,402 | 24,445,510 | | 24,878,656 | 25,507,622 | | 25,507,622 | 26,145,457 | 26,939,270 | 27,734,173 | 28,569,846 | 29,429,942 | 30,309,750 | 31,219,162 | 32,152,814 | 33,120,282 | |
| | CIP | 5.0% | 100,000 | 1,539,750 | 1,111,747 | | 910,353 | 937,664 | | 965,793 | 994,767 | 1,044,506 | 1,096,731 | 1,151,567 | 1,209,146 | 1,269,603 | 1,333,083 | 1,399,737 | 1,469,724 | |
| | Intergovernmental Revenues | 5.0% | 3,832,800 | 4,021,681 | 3,892,796 | | 3,892,796 | 4,020,866 | | 4,159,984 | 4,310,349 | 4,476,633 | 4,648,398 | 4,826,286 | 5,009,911 | 5,198,916 | 5,393,816 | 5,595,116 | 5,802,316 | |
| | Other | | | | | | | | | | | | | | | | | | | |
| | Total BOE Revenue | | 22,618,066 | 24,919,390 | 24,440,402 | | 24,485,161 | 24,919,390 | | 25,318,314 | 25,953,332 | 26,604,395 | 27,280,124 | 27,989,813 | 28,724,242 | 29,489,907 | 30,285,613 | 31,109,991 | 31,962,492 | |
| | Total BOE Expenditures | | 2,176,350 | 2,330,946 | 2,330,946 | | 2,330,946 | 2,330,946 | | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | 2,330,946 | |
| | Transfers: | | | 3.6% | 3.0% | | 2.28% | 2.5% | | 2.5% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | |
| Board of Finance Budget | | | | | | | | | | | | | | | | | | | | |
| | Fund Balance - IN | | | | | | | 550,000 | | 450,000 | | | | | | | | | | |
| | Operating Budget | \$1K/Yr | 40,350 | 39,665 | 39,639 | | 41,850 | 42,850 | | 43,850 | 44,850 | 45,850 | 46,850 | 47,850 | 48,850 | 49,850 | 50,850 | 51,850 | 52,850 | |
| | Fund Balance - OUT | | | | | | | | | | | | | | | | | | | |
| | Net Transfers | | | | | | | 550,000 | | 450,000 | | | | | | | | | | |
| | Amount Required from Property Taxes | | 29,093,808 | 29,359,467 | 30,009,597 | | 30,856,929 | 31,953,737 | | 33,098,171 | 34,260,663 | 35,393,322 | 36,480,021 | 37,518,471 | 38,514,424 | 39,796,670 | 40,724,346 | 42,071,115 | 43,184,700 | |
| | Net Grand List | 0.6% | 1,121,293,316 | 1,131,092,090 | 1,135,977,980 | | 1,094,121,660 | 1,100,686,390 | | 1,107,290,508 | 1,113,934,251 | 1,120,617,857 | 1,127,341,564 | 1,134,105,613 | 1,140,910,247 | 1,147,755,709 | 1,154,642,243 | 1,161,570,096 | 1,168,539,517 | |
| | Net Collectible Grand List | 88.75% | 1,107,277,150 | 1,116,953,439 | 1,121,778,255 | | 1,080,445,139 | 1,086,927,810 | | 1,093,449,377 | 1,100,010,073 | 1,106,610,134 | 1,113,249,794 | 1,119,929,293 | 1,126,648,869 | 1,133,408,762 | 1,140,209,215 | 1,147,050,470 | 1,153,932,773 | |
| | Mill Rate | | 26.28 | 26.42 | 26.91 | | 28.56 | 29.40 | | 30.27 | 31.15 | 31.98 | 32.77 | 33.50 | 34.18 | 35.11 | 35.72 | 36.68 | 37.42 | |

Total Debt Payments

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Existing Debt | 1,779,688 | 1,981,270 | 1,924,029 | 1,852,449 | 1,796,394 | 1,622,439 | 1,467,159 |
| New Debt | 432,000 | 422,400 | 412,800 | 403,200 | 393,600 | 384,000 | 374,400 |
| Total Debt | 2,211,688 | 2,403,670 | 2,336,829 | 2,255,649 | 2,189,994 | 2,006,439 | 1,841,559 |

Based on the Budget Model and assuming no additional bonding, the Town's debt payment would decrease by 2021 to approximately the same level that existed in 2012.

2012 - \$2,071,000 / 2021 - \$2,006,439

Tools for lowering the Impact of Bonding

Mil Rate Increase if no fund balance used and budget increases of 3.2%

| Fiscal Year Ending | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Annual % Mill Rate Increase/Decrease | 5.47% | 3.33% | 2.25% | 2.69% | 2.46% | 2.24% |

Mil Rate Increase with use of \$1,000,000 of fund balance and 2.1% BOS / 2.5% BOE budget increase

| Fiscal Year Ending | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Annual % Mill Rate Increase/Decrease | 2.94% | 2.96% | 2.89% | 2.69% | 2.46% | 2.23% |

Questions & Answers