

Special Election

Tuesday November 10th

2015

Ballot items:

1. Relocation of the Department of Public Works Garage
2. Salt Shed
3. Junk Ordinance



Article 1

Shall the Legal Voters authorize the Selectboard to construct a Department of Public Works building using previously collected Infrastructure Development Funds and to borrow up to \$2,482,000 paid for over 15 years at a cost of up to \$213,000 annually?

Article 2

Shall the Legal Voters of the Town of St Albans authorize the Selectboard to spend an estimated \$268,000 to construct a new salt shed, using previously collected Impact Fees, Department of Public Works, Infrastructure Development, Capital Project, Highway Salvage and Capital Equipment Funds?

Article 3

Petition of Legal Voter, request to rescind the Junk Ordinance approved August 24th, 2015.

What effect will these articles have on the town tax rate?

None

Historical Data

- A 2013 Study was done to assess current conditions of town facilities and to provide planning guidance for future facility needs,
- The study focused on their condition, and their capacity to support future town functions.
- DPW Georgia Shore Road location has been used since the late 60's, is adequate now but will not work for the future.

Priorities and Recommendations

- Objectives of the study¹ included, addressing building deficiencies in building systems and operations to reduce and eliminate environmental impacts
- Discontinue expenditures at facilities that do not fit into the long term vision and plan
- Expand municipal capacity in areas of highest growth
- Prioritize and phase expenditures over time (ie: PLAN)

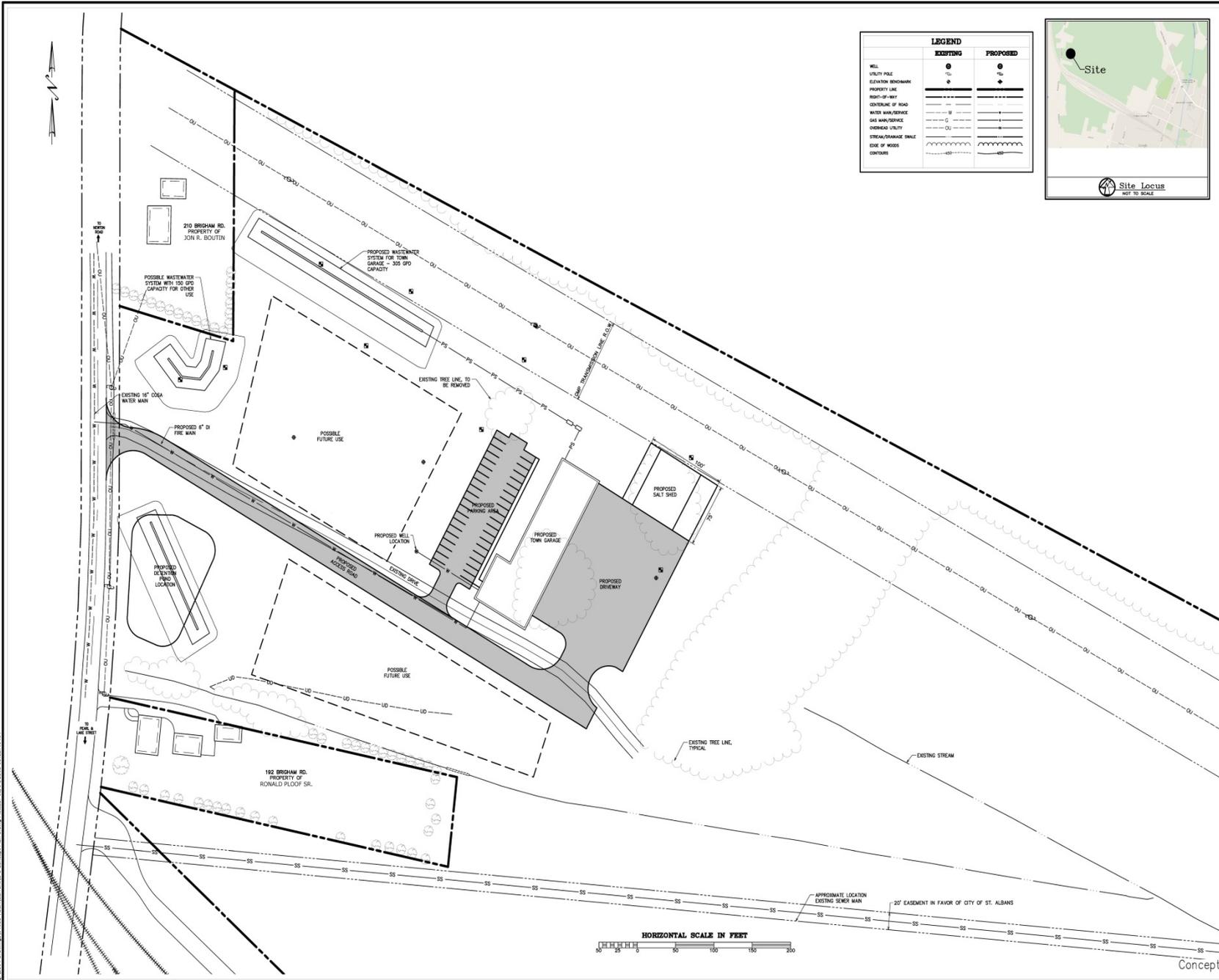
Implementation

The study recommendation: Relocate the Town Garage away from the waterfront and to a more suitable and central location. Main consideration should be given to the Town owned land on Brigham Road. It is large enough to site all Town Garage functions with additional land for other potential future Town facility needs.¹

Cost of DPW Building

Administrative Building and Shop :	\$1,635,000
Site work/ contingency:	\$ 629,000
Civil/ Engineering:	<u>\$ 218,000</u>
Total	\$2,482,000

C:\2014\DRAWINGS\14136\TOWN OF ST. ALBANS\CONCEPT PLAN 5.dwg (P:\2014\14136\14136-001.dwg)



LEGEND	
EXISTING	PROPOSED
WELL	⊙
UTILITY POLE	⊙
ELEVATION MARK	⊙
PROPERTY LINE	—
RIGHT-OF-WAY	—
GENERAL OF ROAD	—
WATER MAIN/SEWER	—
SIG MAIN/SEWER	—
OVERHEAD UTILITY	—
STREAM/DRAINAGE DITCH	—
EDGE OF WOODS	—
CONTOUR	—



PROJECT: 14136
DATE: OCT, 2015
DESIGN: PJG
DRAWN: PJG
CHECKED: PHC
APPROVED: PHC

CCE CROSS
CONSULTING ENGINEERS, P.C.
St. Albans, Vermont 05478
CROSS CONSULTING ENGINEERS, P.C.
APPROVED: PHC

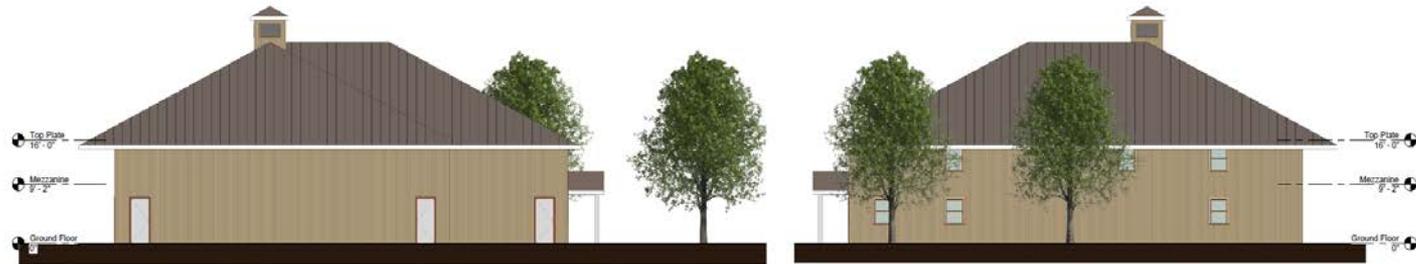
Concept Plan 5

Town Of St. Albans
St. Albans, VT
Public Works Garage
Brigham Road
St. Albans, VT

CIVIL
C-6



1 EAST ELEVATION
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



4 WEST ELEVATION
Scale: 1/8" = 1'-0"

PROJECT #1038
ARCHITECTURAL
DESIGNED BY
CHECKED BY
APPROVED BY

CROSS
CONSULTING ENGINEERS, P.A.
210 Brigham Road
St. Albans, VT 05478

Elevations

Town of Saint Albans
St. Albans, VT
Public Works Garage
210 Brigham Road
St. Albans, VT

Architectural

A-2

Conceptual

	Public Works Garage St Albans, Vermont	Civil Site Detail	Town Garage 200' x 56' w/ 20x60 bump	TOTAL
1.0	General Conditions	\$ 33,165	\$ 104,192	\$ 137,357
2.1	Site work	\$ 427,933	\$ 63,839	\$ 491,771
2.2	Building Demolition	\$ -	\$ -	\$ -
3.0	Concrete	\$ -	\$ 223,684	\$ 223,684
4.0	Masonry	\$ -	\$ 4,900	\$ 4,900
5.0	Metals	\$ -	\$ 7,500	\$ 7,500
6.0	Carpentry	\$ -	\$ 183,519	\$ 183,519
7.0	Thermal & Moisture Protection	\$ -	\$ 349,812	\$ 349,812
8.0	Doors & Windows	\$ -	\$ 61,345	\$ 61,345
9.0	Finishes	\$ -	\$ 53,058	\$ 53,058
10.0	Specialties	\$ -	\$ 12,244	\$ 12,244
11.0	Equipment	\$ -	\$ 2,500	\$ 2,500
12.0	Furnishings	\$ -	\$ 1,300	\$ 1,300
13.0	Special Construction	\$ -	\$ -	\$ -
14.0	Conveying Systems	\$ -	\$ -	\$ -
15.1	Mechanical	\$ -	\$ 160,560	\$ 160,560
15.2	Sprinkler	\$ -	\$ 57,480	\$ 57,480
16.0	Electrical	\$ -	\$ 159,450	\$ 159,450
	Sub-total # 1	\$ 461,097	\$ 1,445,384	\$ 1,906,481
	Estimating/escalation contingency @ 5%	\$ 23,055	\$ 72,269	\$ 95,324
	GC mark-up at 7%	\$ 32,277	\$ 101,177	\$ 133,454
	Performance & Payment Bond @ 1%	\$ 5,164	\$ 16,188	\$ 21,353
	TOTALS FOR CONSTRUCTION COSTS	\$ 521,593	\$ 1,635,018	\$ 2,156,611
	Add for Owner's Construction Costs @ 5%			\$ 107,831
	Excludes:			
	1 Lead paint, asbestos or other hazardous material testing or removal			
	2 Testing or probing costs			
	3 Permit costs			
	Assumptions, Inclusions and Allowances			
	See individual line items using this coloring system			
	Allowance Assumption			
	Paving is excluded			

Salt Shed

- Town recommends relocating to Brigham Road Site, more centrally located and not adjacent to a large water body.
- Town requests authorization to use previously collected funds to pay for the construction of the salt shed.

Funding Source	Beginning Balance	Amount for Project	Ending Balance
Highway Salvage	\$ 11,955.00	\$ 11,955.00	\$ -
Capital Projects	\$ 80,350.00	\$ 80,350.00	\$ -
Impact Fees	\$ 31,441.00	\$ 31,441.00	\$ -
Capital Equipment	\$156,803.00	\$ 75,000.00	\$ 81,803.00
Dept. of Public Works Rollover	\$275,000.00	\$ 75,000.00	\$200,000.00
Available funds for Salt Shed		\$273,746.00	

Junk Ordinance Question

- A petition was received and asks if voters wish to rescind the Junk Ordinance.
- A **yes** vote would abolish the Junk Ordinance.
- A **no** vote would mean the Junk Ordinance is effective immediately.

Contact Information and resource

Please contact Carrie Johnson, Town Manager with questions. Visit the Town Facebook Page (Town of St. Albans), or go onto our website at www.stalbanstown.com 802-527-8346 X106, or by email satownmanager@comcast.net

¹. St. Albans Town Municipal Facilities Analysis, Final Report 9/27/13.