

Town of Byron Highway Department Building Public Information Meeting October 18, 2017



Byron Town Board

Town Supervisor

Peter Yasses

Town Board Members

James Cudney

Sue Fuller

Fred Klycek

Jeff Thompson



Support to Town Board

Brian Forsyth, Town Highway Superintendent

Debra Buck-Leaton, Town Clerk

Barry Flansburg, Town Assessor

Paul Boylan, Town Attorney

Paul Chatfield, P.E., Town Engineer

Robert Wolfe, A.I.A., Architect



Highway Building Committee

Jim Northup, Committee Chairman

Martin Dilcher

Brian Forsyth

Sue Fuller

Steve Hohn

Karen Jaczynski

Bill Kennett

Roger Rouse

Corky Shaw

Dave Starowitz

Jeff Thompson

Grady Vincent

Peter Yasses



Meeting Purpose

- Review the previous work completed.
- Review the work completed since February 2017.
- Review the existing building condition and needs.
- Review the recommendations provided.
- Review the financial aspects of the Project.
- Review Schedule and the steps to be taken.
- Answer residents questions.



Previous Work Completed

- **Building Condition Survey Completed**
(September 14, 2016)
- **Public Information Meeting Held**
(February 9, 2017)
- **Public Referendum Held**
(February 14, 2017)



Work Completed Since February 2017

- Building Committee Re-formed and expanded.
- Completed Asbestos Survey and Geotechnical Investigation.
- Decreased Building Size.
- Updated Preliminary Cost Estimate.
- Utilizing available Building Reserve Funds.

***Decreased Annual Cost
to the Property Owners!***



Background Information

- Building constructed in the 1950's.
- Deteriorated Concrete Block Structure.
- Truss Roof with Asphalt Shingles.
- 6 narrow bays. Low ceiling height.
- Building not deep enough for trucks with plows.

Numerous life safety and building code concerns!



Life Safety Concerns

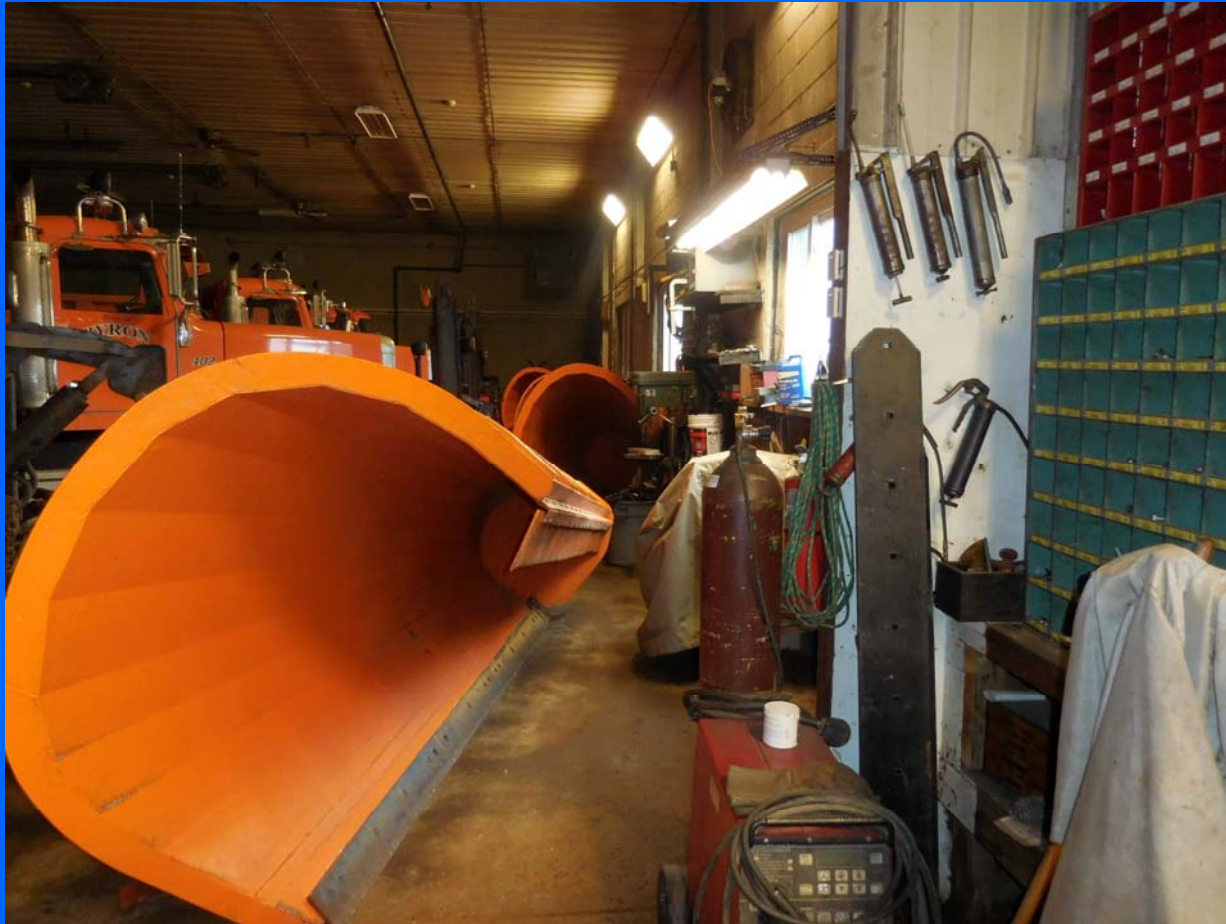
- Emergency exiting is inadequate.
- Ceilings too low for safe truck maintenance.
- Inadequate exhaust ventilation.
- Breakroom ceiling height too low.



Building Concerns

- Inefficient heating system causing high \$\$\$\$.
- Under-insulated building envelope.
- Windows and doors are in poor condition.
- Breakroom not in compliance with building code.
- Truck life expectancy decreased due to conditions inside building.
- Not in compliance with American with Disabilities Act (ADA).





Crowded and Unsafe Work Conditions
(No Aisle for safe passage)





Crowded and Unsafe Work Conditions





Trucks with plows barely fit in the opening





Ceiling heights are too low





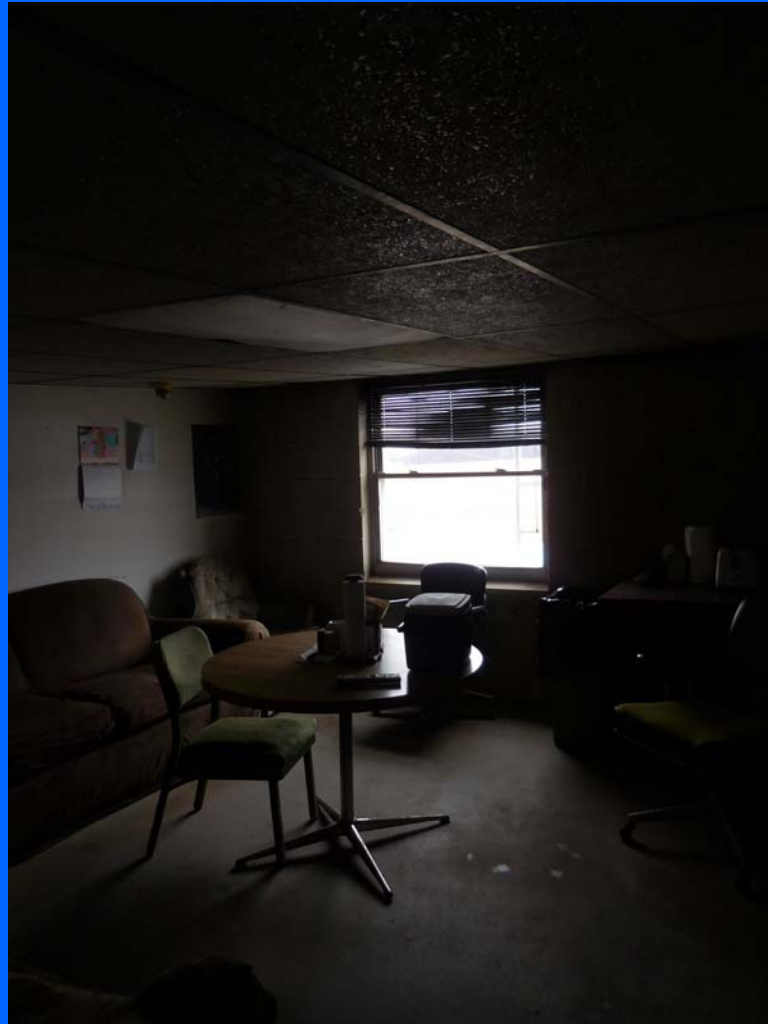
Trucks are worked on outside at times
due to building height





Limited work space





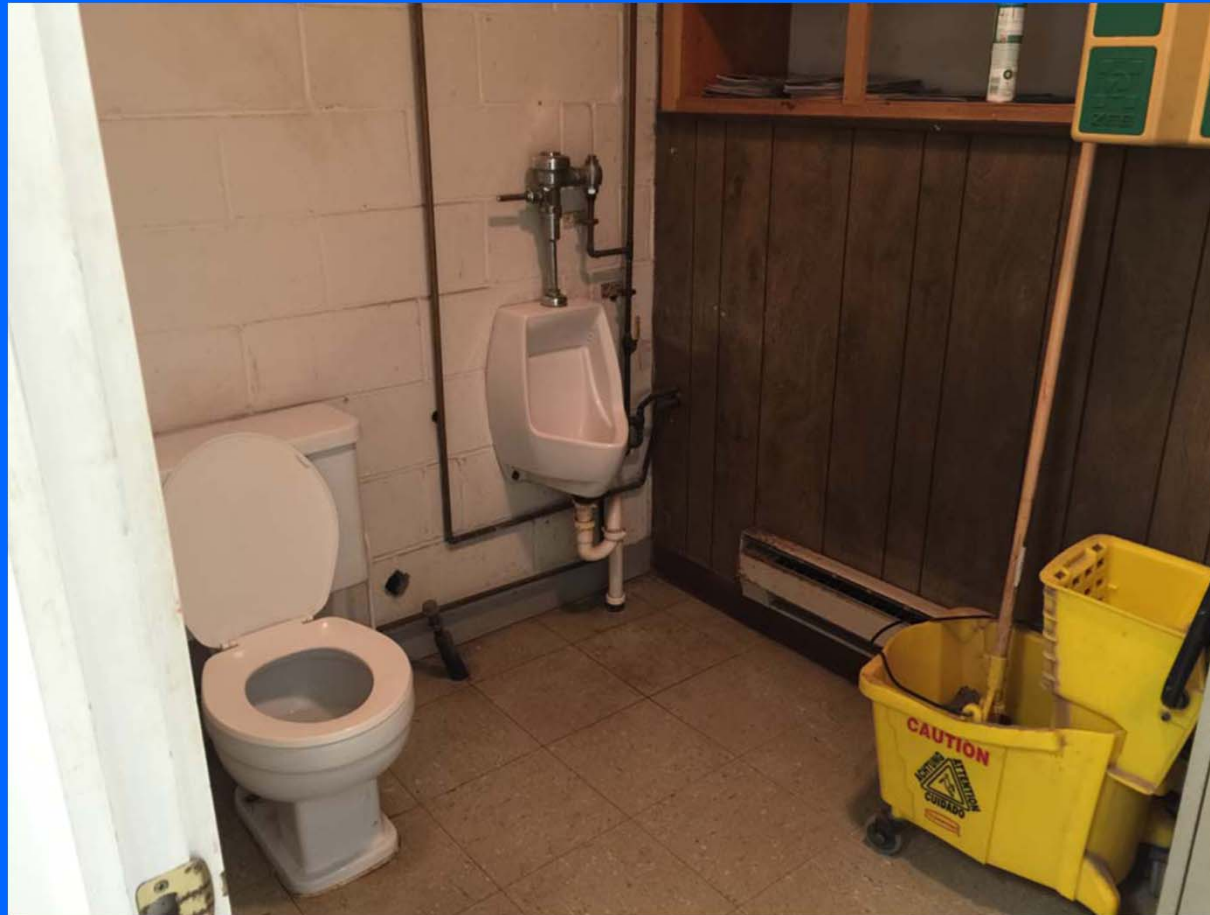
Unsafe conditions
throughout the building





Expensive operation
and maintenance costs





Lack of compliance with
Americans with Disabilities Act (ADA)





Building conditions are POOR





Wall opening to allow for
plow to fit in the south bay





Vehicles barely fit in building
(creating unsafe conditions)



Alternatives to Consider

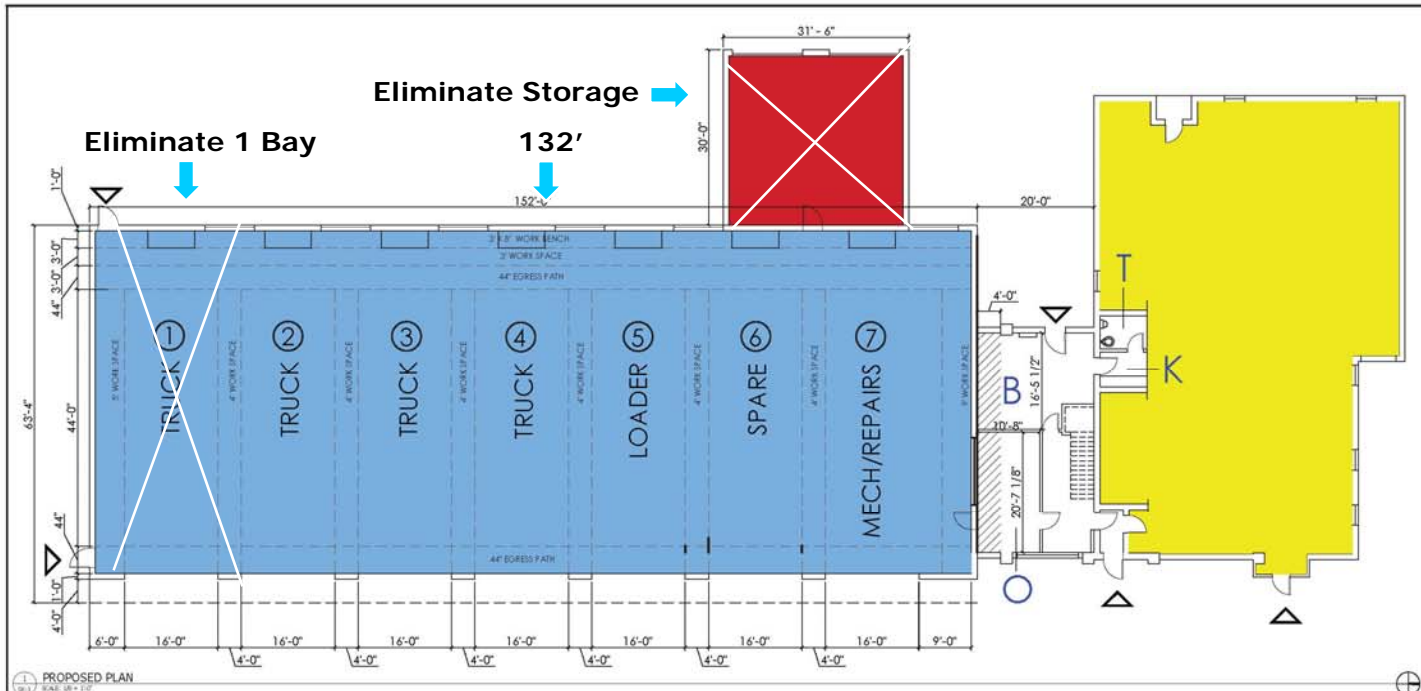
- **Alternative 1: Do Nothing**
 - Not a good long-term solution
 - Problems with building are not solved
 - Delaying the inevitable
 - Unsafe work conditions will continue
- **Alternative 2: Renovate the Existing Building**
 - Many limitations with existing building
 - Higher cost of rehabilitation
 - Not solving the overall building concerns
 - More unknowns likely during construction (\$\$\$\$\$\$)
- **Alternative 3: Construct A New Building**
 - Recommended Alternative
 - Addresses the short-term needs
 - Best LONG-TERM solution to meet the Town needs



Project Details

- Demolish the Existing Structure.
- Retain most northerly bay for bathrooms, office, break room and electrical panel.
- New Pre-Engineered Steel Structure with Overhead Infrared and In-Floor radiant heating
- 59' deep x 132' wide x 20' high.
(Reduced from 152' wide)
- 6 Vehicle Bays. *(Reduced from 7 Bays)*
- Facilities to meet American with Disabilities Act





**Revised Floor Plan
October 18, 2017**

DRAWING ALTERATION
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 2026, SPECIAL PROVISIONS, AND APPLIED TO THIS DRAWING: "IT IS A VIOLATION OF THIS SECTION FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE CLOSE SUPERVISION OF A LICENSED PROFESSIONAL ARCHITECT, TO ALTER AN ITEM IN ANY DRAWING OR INSTRUMENT BEARING THE SEAL OF AN ARCHITECT IF ALTERED. THE ALTERING ENGINEER SHALL APPLY TO THE DEPARTMENT FOR A SEAL AND THE ARCHITECT SHALL BE FOLLOWED BY HIS OR HER REGISTER AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."
WOLFE ARCHITECTURE
ALL RIGHTS RESERVED

REVISIONS:

MARK	DESCRIPTION	DATE

Wolfe Architecture
216 Main St, Suite #2
Hudson Falls, NY 14422
Phone: 888-882-4277
www.WolfeArchitecture.com

SEAL:

OWNER:

BYRON TOWN HALL
P.O. BOX 9
7028 BYRON HOLLEY RD
BYRON, NY 14422
(888) 548-7123

PROJECT:
TOWN OF BYRON
HIGHWAY DEPT
BUILDING EVALUATION

LOCATION:
BYRON TOWN HALL
7028 BYRON HOLLEY RD
BYRON, NY 14422

DATE: 8.13.14
ARCHITECT: P300
DRAWING SET: P.F.8
JOB NUMBER: 16-113
TITLE: P.F.8
DRAWN BY: P.F.8
DRAWING: PROPOSED PLAN

SHEET NUMBER:
SK-2

- KEY:**
- = ENTRY OR ACCESS POINT
 - = KITCHEN
 - = BREAK ROOM
 - = TOILET
 - = OFFICE
 - = DEMOLITION
 - = STORAGE
 - = HIGHWAY DEPARTMENT
 - = TOWN HALL
 - = NEW EXTENSION



Project Financial Details

- Estimated Project Cost = \$1,580,000
 - Less Capital Reserve Fund = (\$365,000)
 - Net Estimated Cost = \$1,215,000
- Estimated Tax Rate/\$1,000 AV = \$0.60
(Down from \$1.02)
- Estimated Single Family Home AV = \$88,000
- Estimated Annual Cost per Home = \$52.69
(Down from \$90.08)
- Estimated Interest Rate of 3.5% for 30 years.



Grants and Loans

- **USDA Community Facilities (CF) Program**
 - Grant and Low Interest Loans
 - Town will investigate this option for financing
 - A determination will not be made until the Project moves forward
 - Additional small grant is possible from USDA CF
- **State and Municipal Facilities Grant Program**
 - SAM Grants
 - Town is investigating this grant source
 - A determination will not be made until the Project moves forward
- **Bond Resolution**
 - Bond Resolution based upon USDA CF Program Funding



Steps to be taken

- Consider public comments.
- If the Project moves forward:
 - Apply for Grants and Loans
 - Prepare Plans and Specifications (3-4 months)
 - Publicly bid the Project (1 month)



Steps to be taken (Continued)

- Award the Contracts
- Construction of Building (5-6 months)
- Occupy the Building for use (Late Fall 2018)



Questions and Answers



Thank You

