

Town of Byron Highway Department Building

February 9, 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

Peter Yasses, Town Supervisor

Jeff Thompson, Town Councilman

Brian Forsyth, Town Highway Superintendent

Jack Reddick, Former Town Councilman

Dave Starowitz, Former Highway Employee

Bill Kennett, Town Highway Employee



Meeting Purpose

- 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.



Background Information

- **Building constructed in the 1950's.**
- **Deteriorated Concrete Block Structure.**
- **Truss Roof with Asphalt Shingles.**
- **6 narrow bays. Low ceiling height.**
- **Numerous building code and life safety concerns.**
- **Building not deep enough for trucks with plows.**



Life Safety Concerns

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

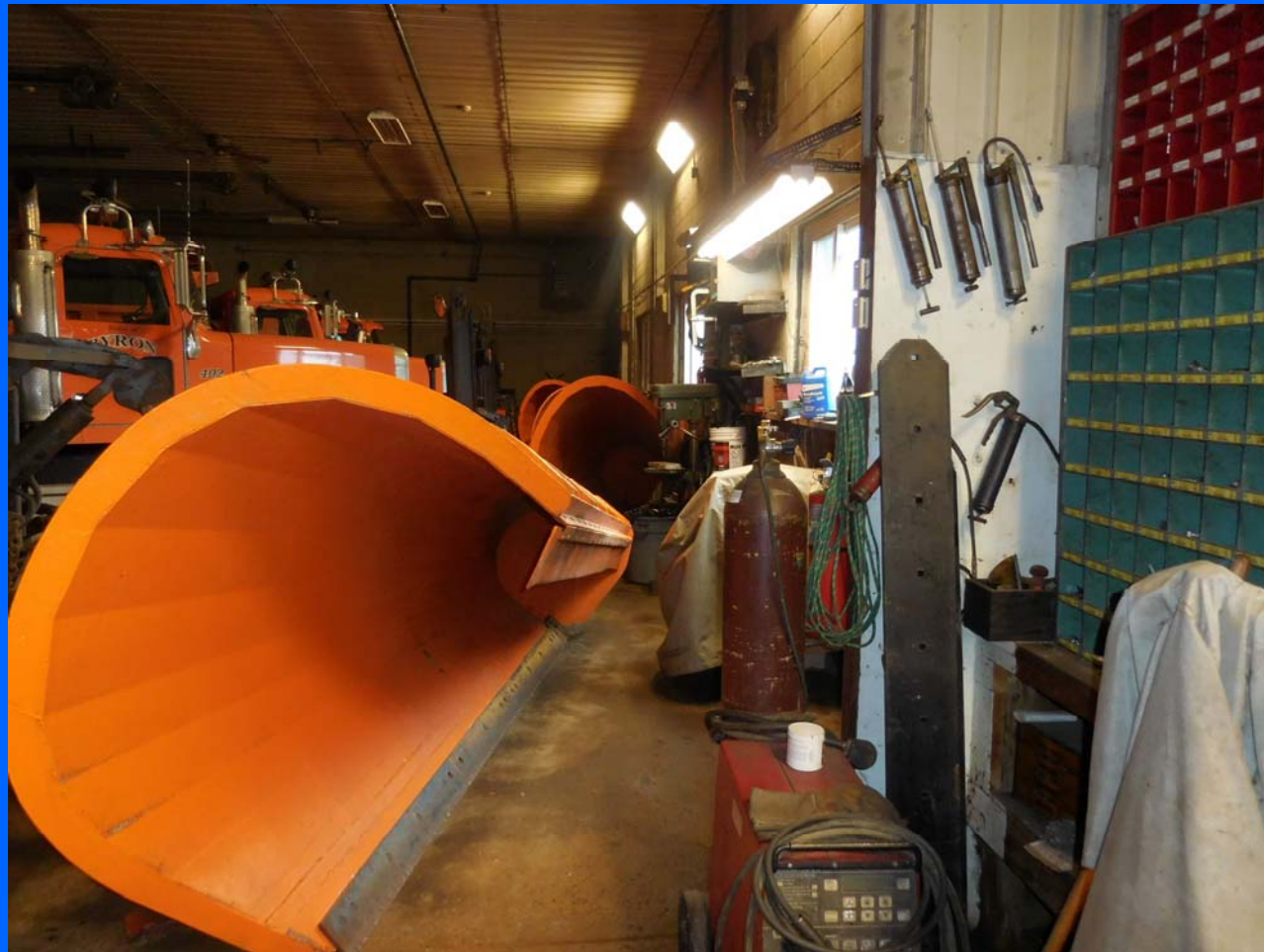


Building Concerns

- 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







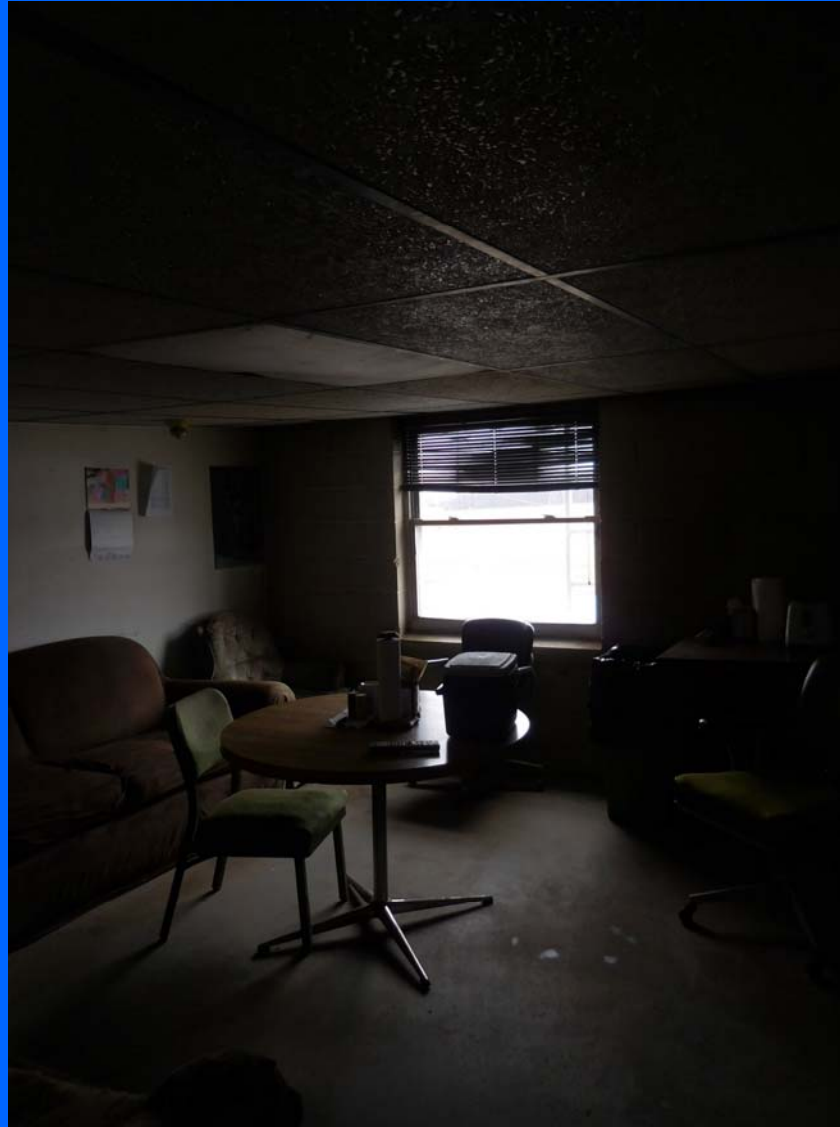
Ceiling heights are too low







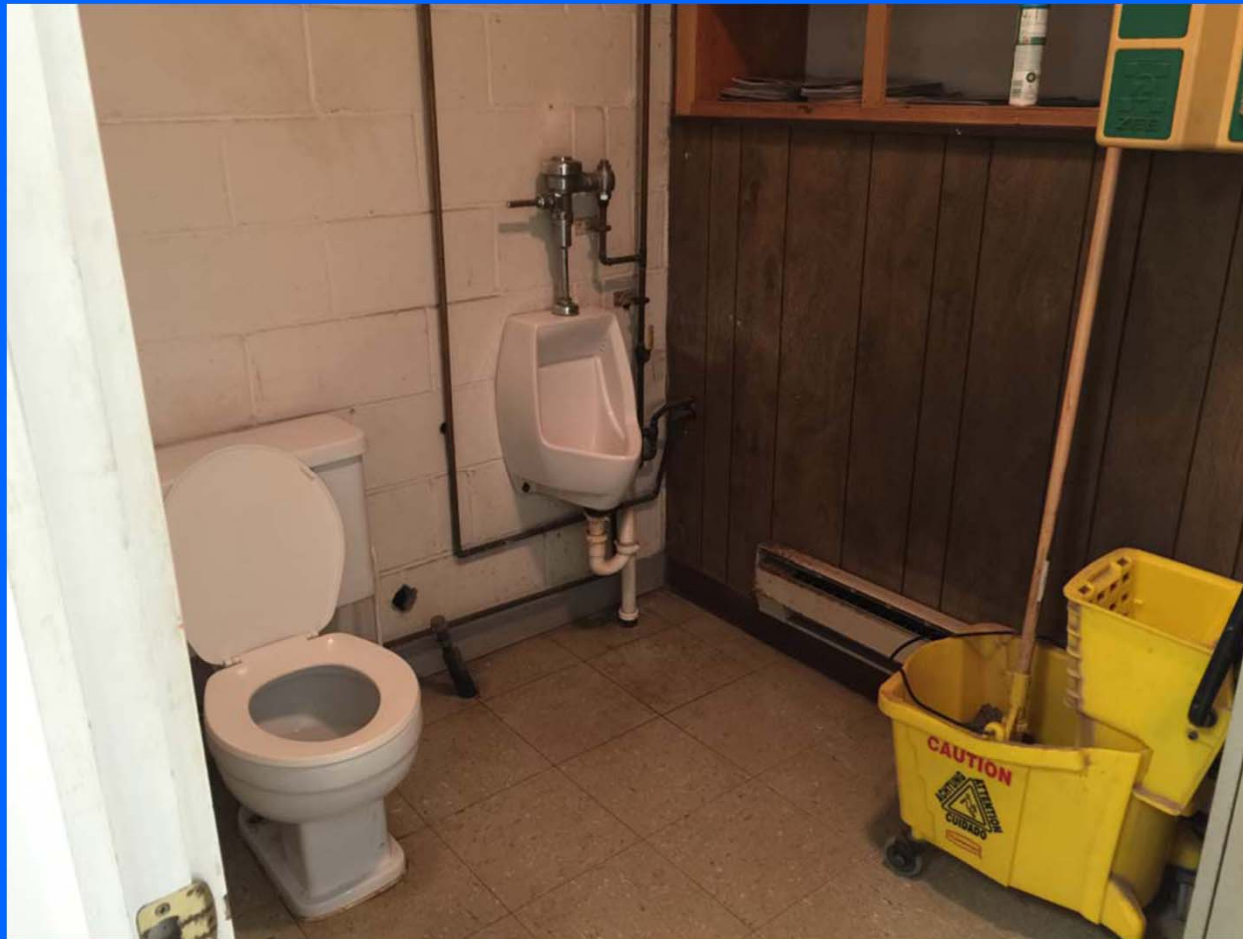
Unsafe conditions throughout the building



Expensive operation and maintenance costs



Lack of compliance with Americans with Disabilities Act (ADA)



Building conditions are POOR







Alternatives to Consider

- **Alternative 1: Do Nothing.**
 - Not a good long-term solution
 - Problems with building are not solved
 - Delaying the inevitable

- **Alternative 2: Renovate the Existing Building.**
 - Many limitations with existing building
 - High cost of rehabilitation
 - Not solving the overall building concerns

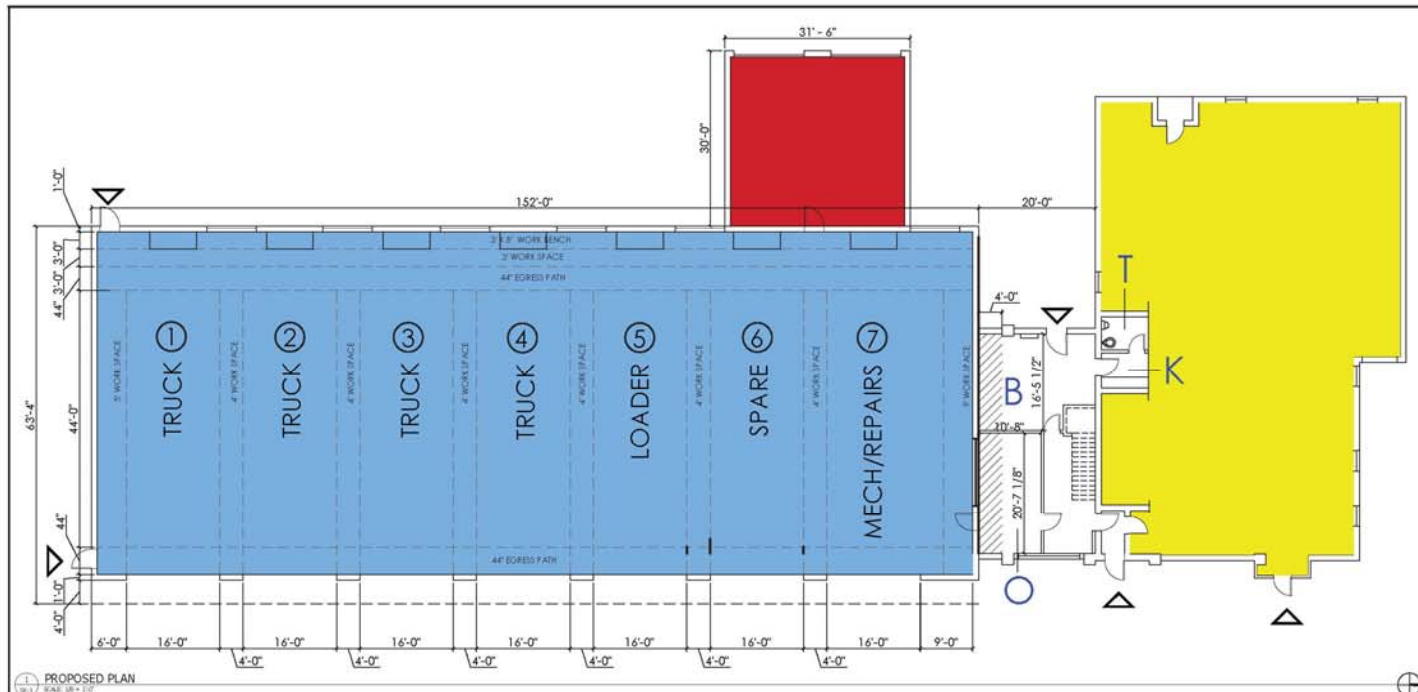
- **Alternative 3: Construct New Building.**
 - Recommended Alternative
 - Addresses the short-term needs
 - Best LONG-TERM solution to meet the Town needs



Project Details

- Demolish the Existing Structure.
- Retain most northerly bay for bathrooms, office, break room and electrical panel.
- New Pre-Engineered Steel Structure.
- 59' deep x 152' wide x 20' high.
- 6 Truck Bays plus 1 Maintenance Bay.
- Overhead Infrared and In-Floor radiant heating
- Facilities to meet American with Disabilities Act





PROPOSED PLAN
SCALE: 1/8" = 1'-0"

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

DRAWING ALTERATION
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 2004, SPECIAL PROVISIONS, AND APPLIES TO THIS DRAWING. IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, SINCE WE OR SHE IS ACTING UNDER THE SUPERVISION OF AN ARCHITECT, TO ALTER ANY ITEM IN ANY DRAWING OR FOR ANY PERSON, THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE DRAWING HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
WOLFE ARCHITECTURE
ALL RIGHTS RESERVED

REVISIONS:

MARK	DESCRIPTION	DATE

Wolfe Architecture
316 Main St. Suite 402
Roseton Falls NY 14422
Phone: 606.882.4277
www.WolfeArchitecture.com

SEAL:

OWNER:
BYRON TOWN HALL
P.O. BOX 4
7028 BYRON HOLLEY RD
BYRON NY 14422
(609) 548-7323

PROJECT:
TOWN OF BYRON
HIGHWAY DEPT
BUILDING EVALUATION

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

DATE: 8-19-14
ARCHITECT: PWS
DRAWING S.C.: PFK
JOB NUMBER: 14-113
TITLE: PWS
DRAWING: PFK

PROPOSED PLAN

SHEET NUMBER:
SK-2



Project Financial Details

(Worst Case Scenario)

- **Total Estimated Project Cost** = **\$1,895,000**
- **Estimated Tax Rate/\$1,000 AV** = **\$1.02**
- **Estimated Single Family Home AV** = **\$88,000**
- **Estimated Annual Cost per Home** = **\$90.08**
- **Estimated Interest Rate of 4.25% for 30 years.**



Grants and Loans

- **USDA Community Facilities**
 - Grant and Low Interest Loans
 - Town is investigating this option for financing
 - A determination wont be made until the Vote has taken place

- **State and Municipal Facilities Grant Program**
 - SAM Grants
 - Town is investigating this grant source
 - A determination wont be made until the Vote has taken place

- **Municipal Bonding.**
 - Bond Resolution based upon Municipal Bonding
 - Town is prepared to progress with this financing option



Steps to be taken

- Consider public comments.
- If the Public Vote **PASSES**:
 - Prepare Plans and Specifications.
 - Publicly bid the Project.
 - Award the Contracts.
 - Construction of Building.
 - Occupy the Building for use.



Questions and Answers



Thank You

