

Town of
MANLIUS
New York

DRAFT 10.21.24

Highway Facility Enhancements

October 2024



Existing Facilities

Main Building

- 5970 Clemons Road
- Built in 1985
- 100 x 300 = 30,000 sq ft

Salt Storage Shed

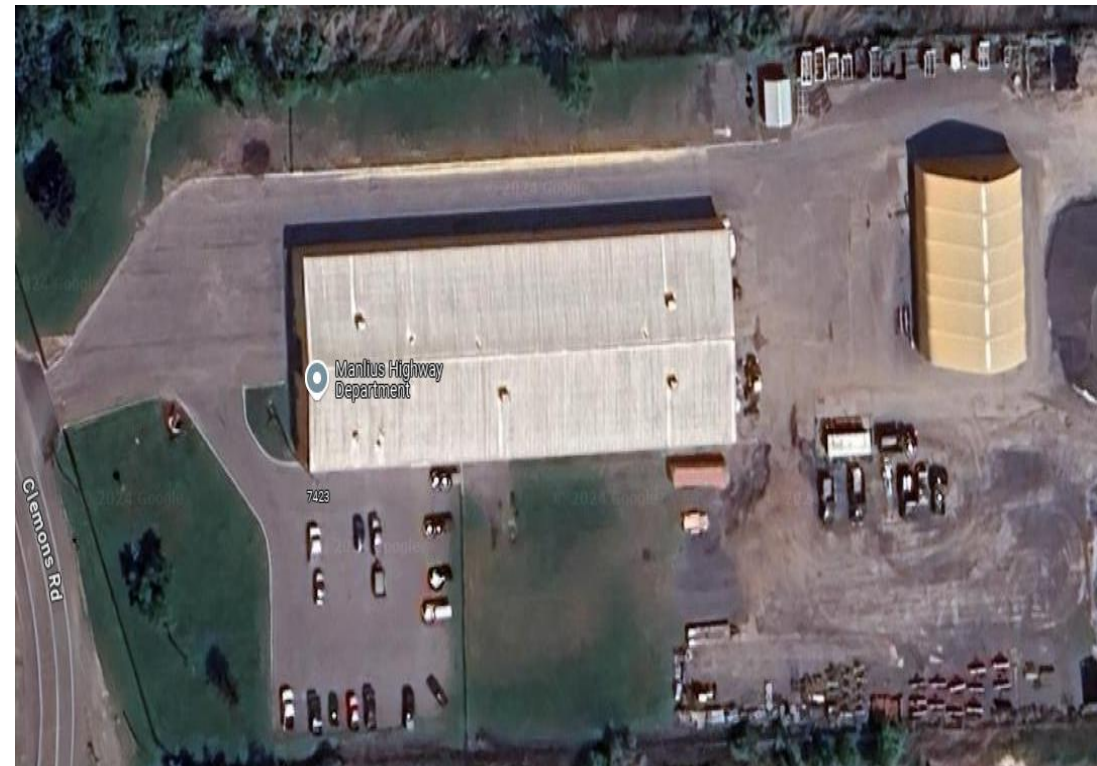
- Built in 2008
- 70x90 = 6,300 sq ft
- New roof installed in 2022

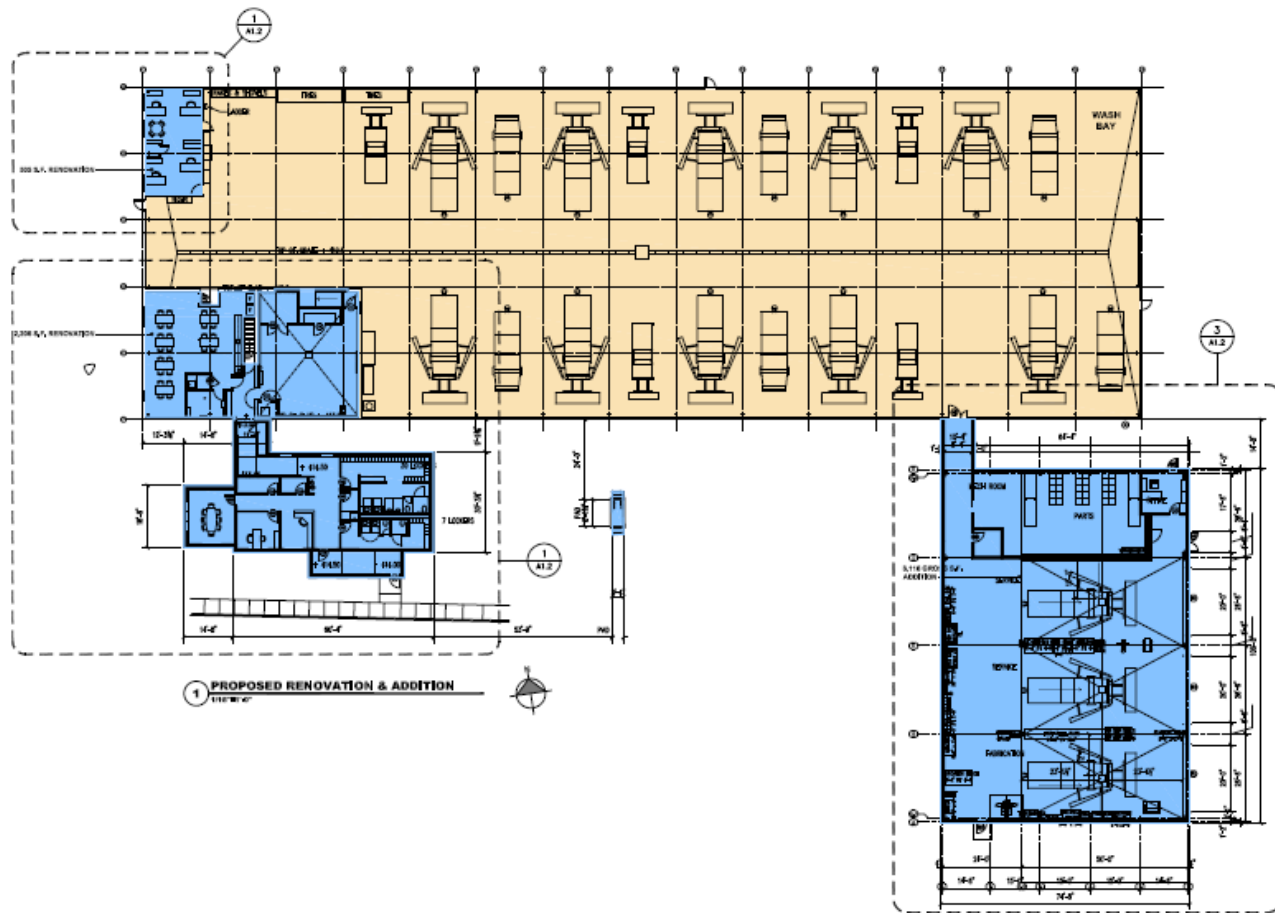
Oil water separator

- New system installed in 2023

Emergency generator

- Installed in 1998



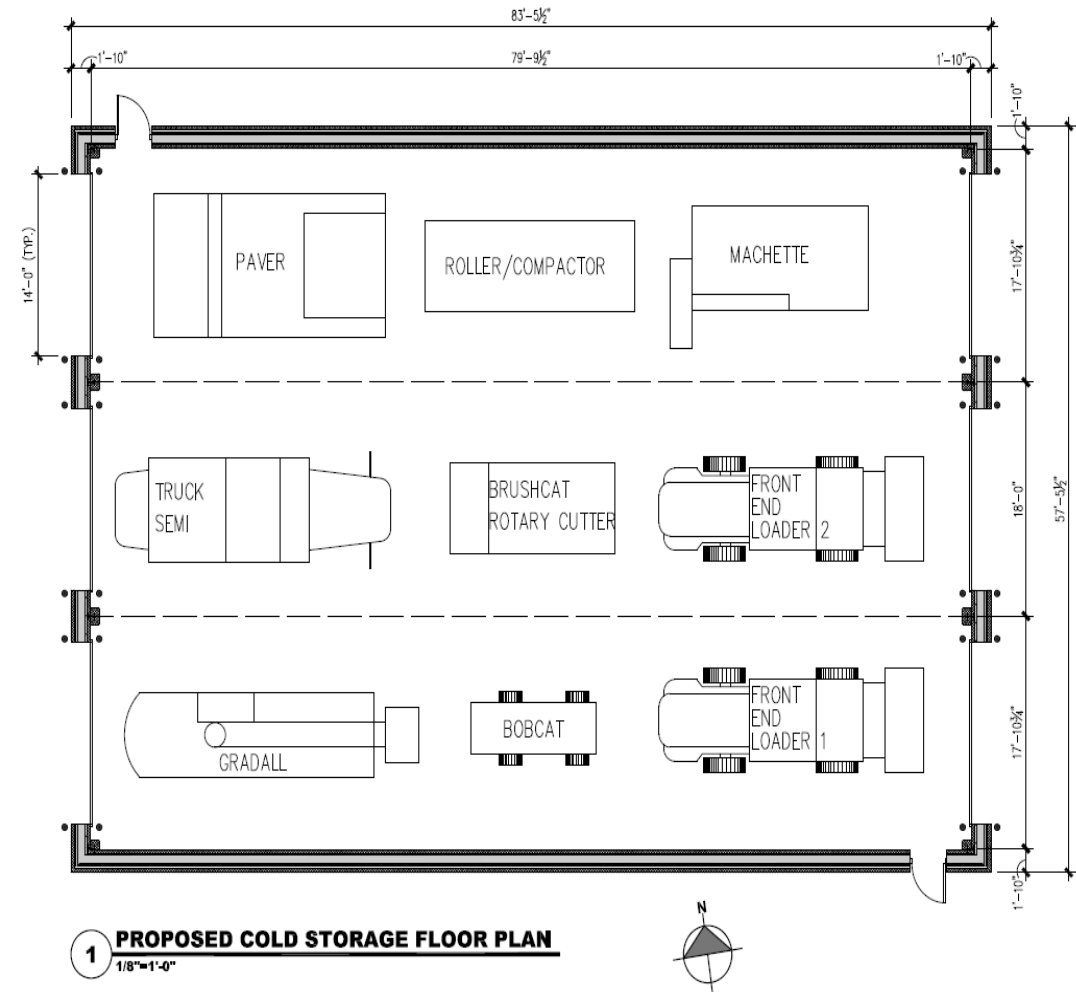


Overview of
proposed
enhancements

Cold Storage

Issues:

- Seasonal use vehicles and equipment are currently stored outdoors in the yard
- Plows, rakes, spreaders, grader, loaders, brush hog, roller etc.



Cold Storage

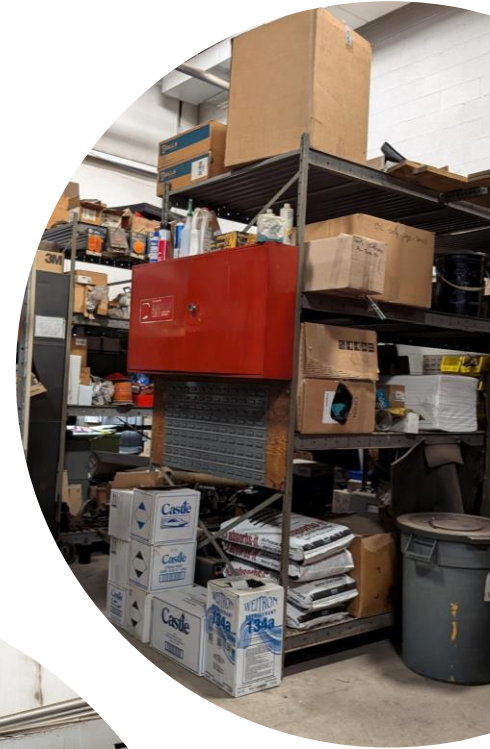
Solution

- A simple pole barn to shelter valuable equipment from the elements
- 4,800 sq ft building with a roof extension on the north side for additional sheltered storage
- Three garage bay doors
- Electric service but no heat or water



Mechanic Workspace

- Issues:
 - Space built to be the repair bay was poorly designed and is mostly unusable as a vehicle maintenance space
 - Parts storage cage is inside the main garage – adequate but not convenient
 - Toolboxes are stored along the wall of garage
 - Maintenance work is done inside the working garage
 - No lift or crane; mechanics need to lie on their backs under vehicles

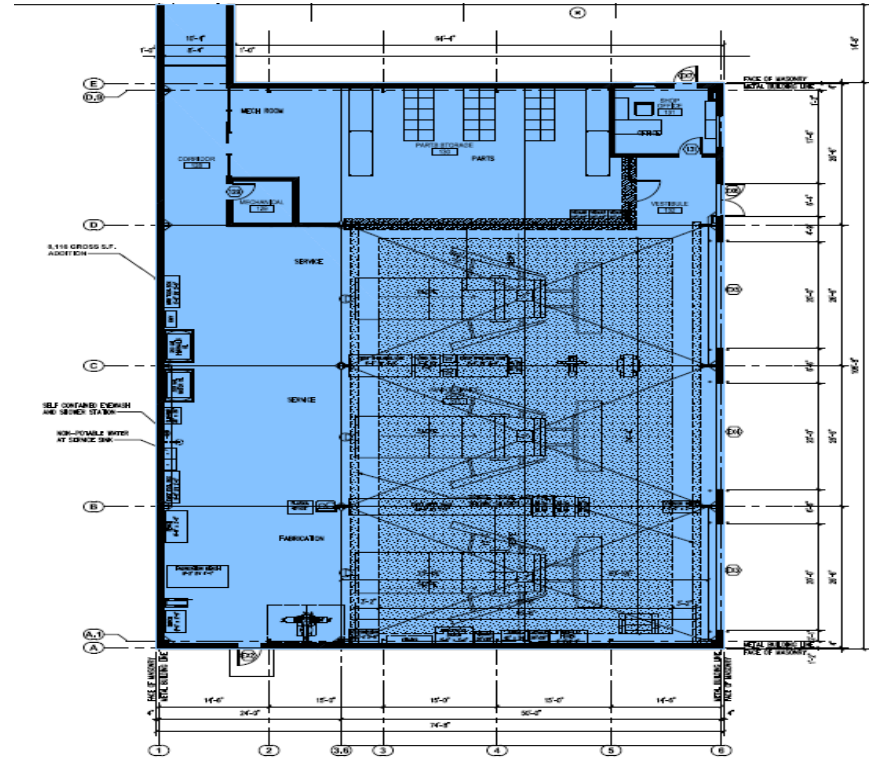


Mechanic facilities in other Towns



Mechanic Addition

- Three bay repair/service addition off southeast edge of main building
- 80x100 = 8000 square feet
- New parts storage cage
- Office
- Crane lift on ceiling track
- All modern environmental protection and safety features
- Frees up space in the existing garage for future growth



Flood mitigation strategies

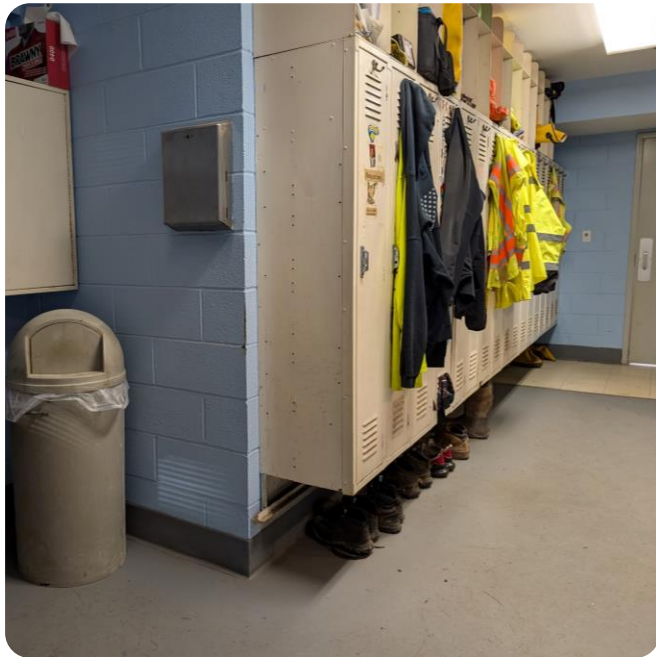
- Limestone Creek flows behind the property to the east
- The property is located in a DEC regulated special flood hazard area
- The cold storage barn includes flood gates for creek water to pour straight through the building
- The maintenance addition includes door dams to divert creek water from entering building
- All utilities are kept at least two feet off the floor level



Flood mitigation strategies

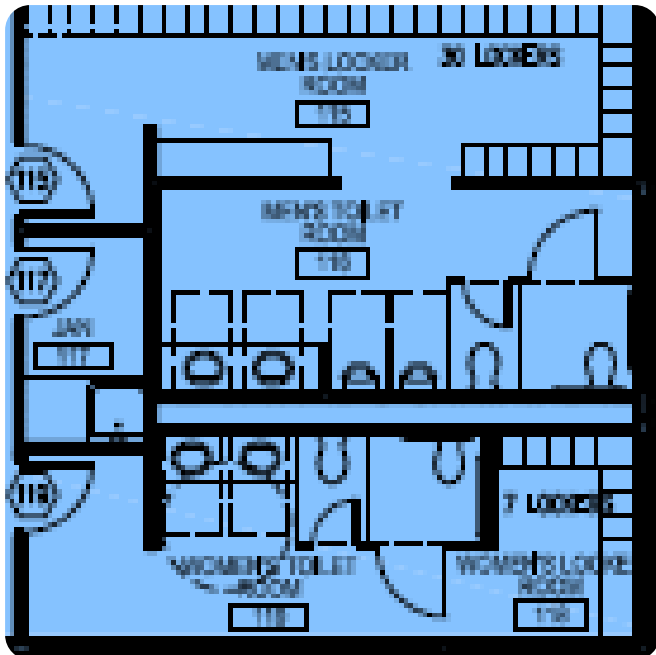
- The DEC requires that new construction be built two feet above the base flood elevation = 412.5 feet above sea level [verified by an outside expert] unless wetproofing is utilized
- The Office Addition on the southwest corner needs to be raised significantly higher than the existing building and the surrounding parking lot.
- This requires multiple accommodations to ramp up for both the exterior and the interior entrances as well as exterior adaptations such as a retaining wall and landscaping
- Both additions are separated from the main building by a space to allow rain and snow to shed from the roofs to the ground
- The lawn between the two additions contains the oil/water separator and its leach field
- This project also includes a free-standing emergency generator between the buildings.

Now that millions of dollars worth of trucks and equipment will be secure, protected and repaired, we turn to our most valuable assets – the people



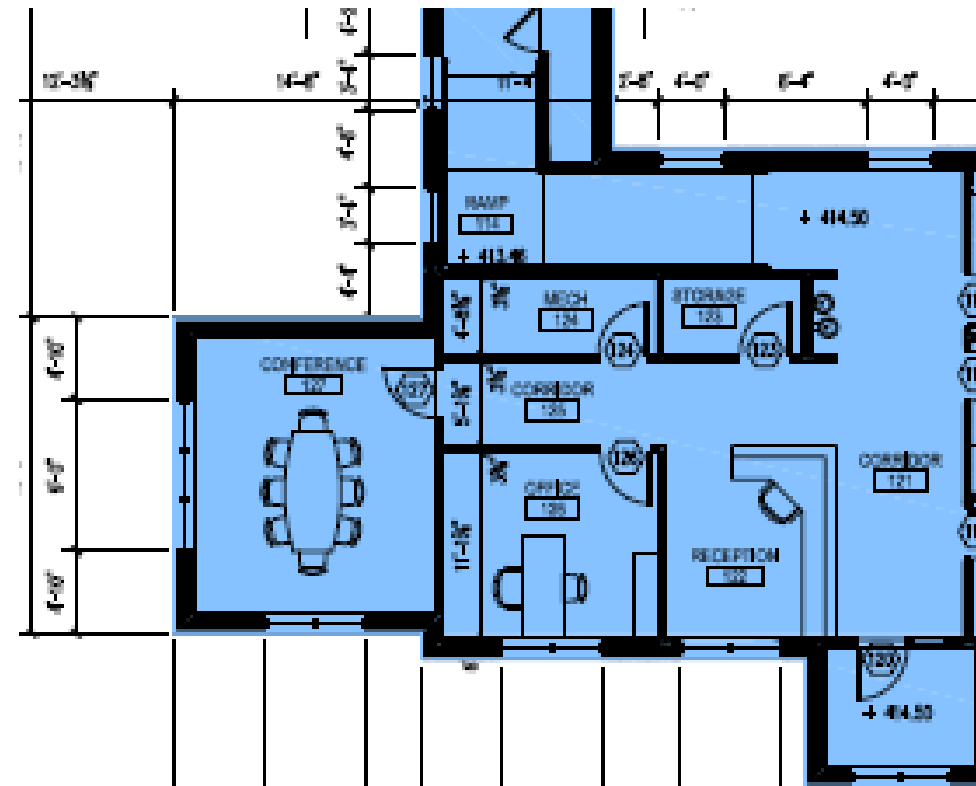
Locker Rooms

- Issues:
 - The current locker room has maxed out of space
 - It is basic and utilitarian
 - There is no locker room for women
- Plan:
 - Create a fresh new men's locker room with space for future expansion
 - Add a smaller women's locker room



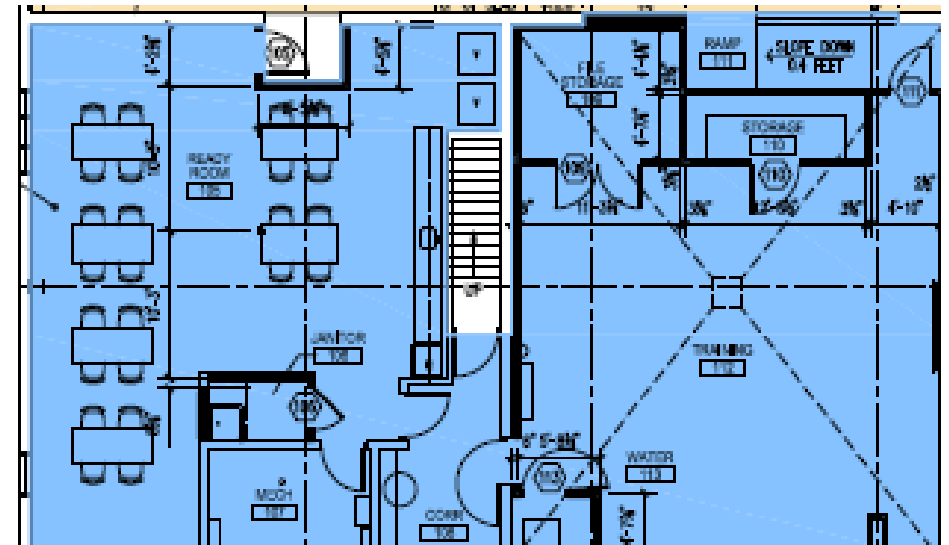
Superintendent's Office

- Issues:
- Superintendent's Office is on the opposite side of the building from Highway Secretary
- Superintendent does not have a meeting space
- Plan
 - Reception desk for Highway Secretary adjacent to main entrance and Superintendent's Office
 - Added a Conference Room



Training & Break spaces

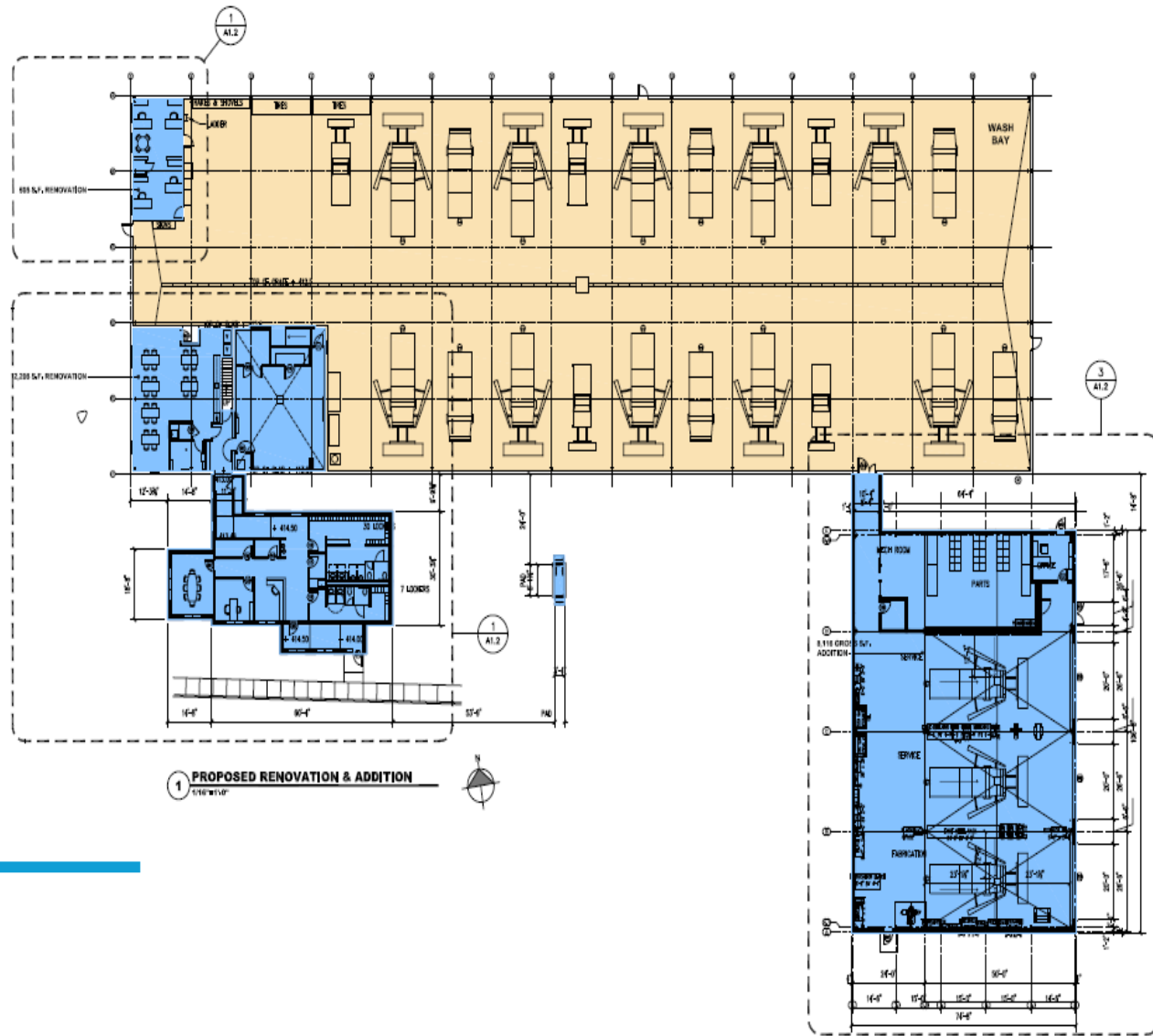
- Issues:
 - The large gathering space is the unused repair bay - concrete floor, minimal furniture – not appropriate for extended use
 - Breakroom is adequate but outdated
 - Team leaders share an office with the Highway Secretary
 - Storage is inconvenient
- Plan
 - Reconfigure existing spaces to be more functional and pleasant
 - Provide better access to information and training for Highway employees



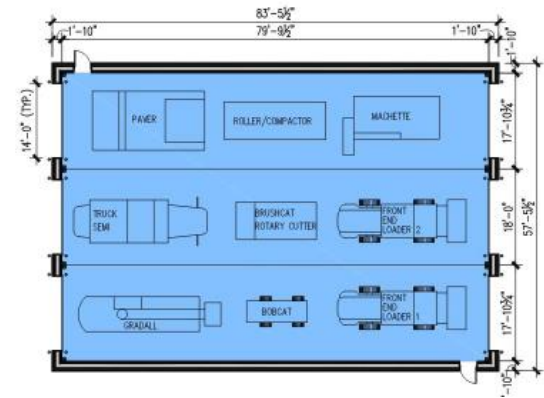
Building Functionality and Appearance

- All building additions and improvements will use universal design to meet or exceed ADA requirements
- All additions will be designed to meet high standards for environmental sustainability and energy efficiency
- Access to utilities without disruption is a priority
- Suppliers do not offer the same colors for all products. This project has selected a beige/tan palette for the buildings [consistent with the current building] with dark green for trim and metal roofs [green is the color of Manlius Highway trucks]
- The Design Team is carefully considering consistency, utility, access, landscaping, maintenance and cost





1 PROPOSED RENOVATION & ADDITION
1/16/2014





Construction Plan

- The Town bid for the Cold Storage project earlier in 2024. This construction is now in process and is set to be completed this fall.
 - The agenda today includes authorization to release a Request for Proposals for a Construction Manager to work with the companies selected to do the construction, to establish the schedule, monitor progress and solve problems along the way.
 - The Town will release a Request for Bids later this year for the construction contractors who will build the additions and make the associated renovations.
 - Construction of the additions and improvements will take place during 2025 and 2026.
 - The Town prioritizes the maintenance of effective operations throughout construction.
-

Financing Plan

The ballpark estimate for everything described here is \$5 million.

- NYS Senator Mannion arranged for \$240,000 DASNY funding for the Cold Storage Barn
- The Town Board has allocated +/- \$500,000 of ARPA funding to this project
- The Town will seek additional grant funding
- There is a Resolution on the agenda today to begin the process for a Bond Anticipation Note (BAN) – this is short-term loan to carry the Town through the construction phase. Once the project is completed, and we know the actual amount of funds needed, the Town will secure a Municipal Bond for long-term repayment.

Thanks to the Design Team!



Schopfer Architects LLP

Schopfer Architects
Partner: Bob Seigart
Lead Architect: Mark Pearson



Town of Manlius
Highway Superintendent: Rob Cushing
Highway Mechanic: Bill Beeman
Codes Enforcement Officer: Tom Poitras
Deputy Supervisor: Sara Bollinger