

LEBANON PUBLIC WORKS PROPOSAL

859 BEAUMONT HIGHWAY
PURCHASE AND RENOVATION

Current Public Works Facility 937 Trumbull Highway

- Constructed approx. 1960
- 6,600 square feet of buildings – does not meet current or future needs
- Buildings are in serious deterioration
- Washbay is too small for many vehicles and fire trucks
- Fuel station at end of life: estimated cost to replace \$238,000
- Lacks adequate storage for vehicles - requires special sizing of trucks to fit in garage
- Town Center eyesore
- POCD calls for facility to be relocated and existing site redeveloped as greenway entrance to Town Center







2018 Proposal Middle School Parcel (Exeter Road)

Price in 2018: \$4 million

Escalation for 2023: \$8.75 million

(Estimates prepared by J.R. Russo LLC)

- \$424.68 per square foot (2023)
- Remediation of existing site not included in presentation
- REFERENDUM FAILED (1433-1859)



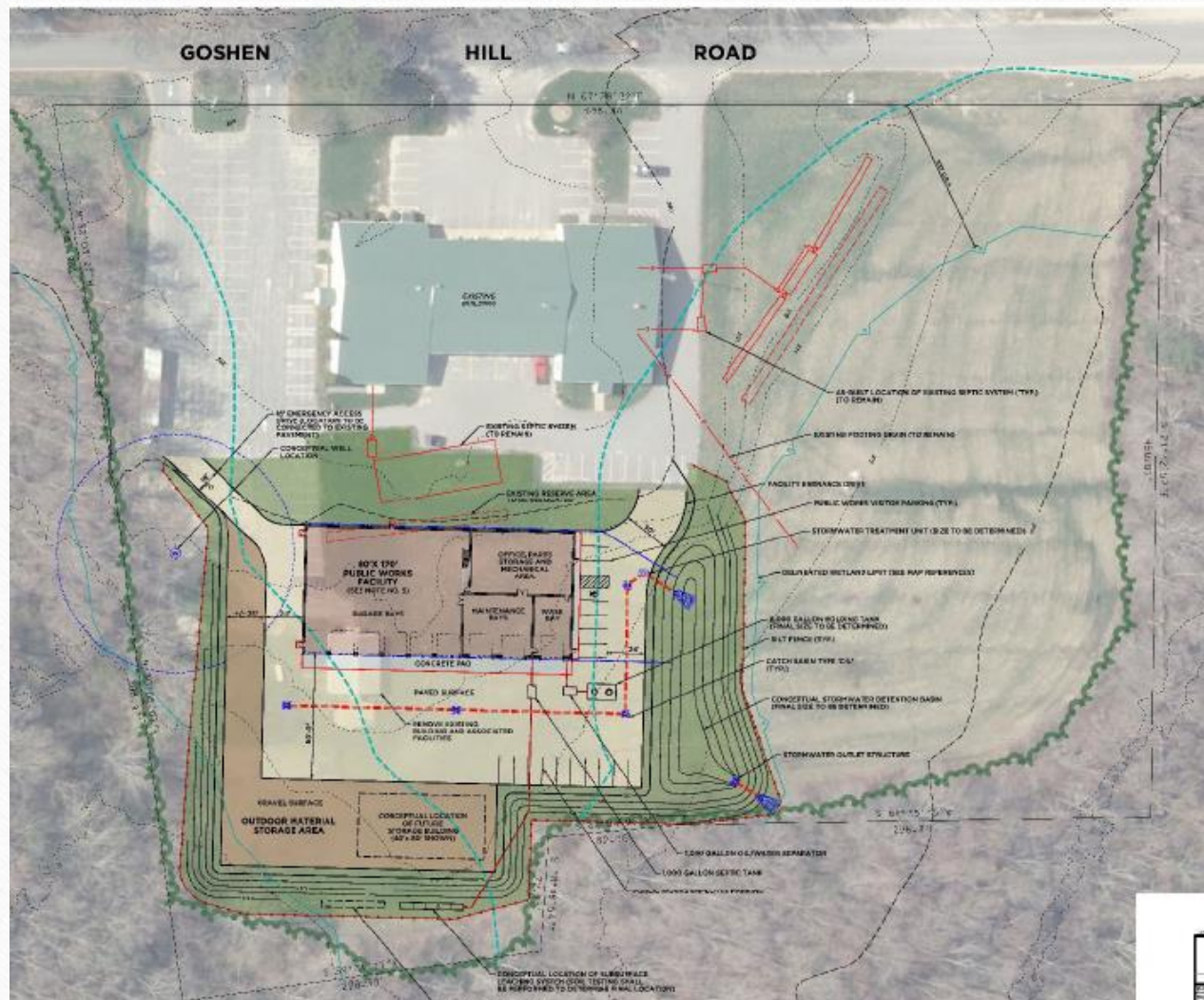
2019 Proposal
Fire Safety Complex Parcel
(Goshen Hill)

Price in 2019: 2.77 million

Escalation for 2023: \$6.94 million

(Estimates prepared by J.R. Russo LLC)

- \$503.16 per square foot
- Limited space, would require modification of existing facility for additional cost
 - New fuel station, salt storage shed
- REFERENDUM FAILED (161-469)



Hypothetical Proposal: Transfer Station (Exeter Road)

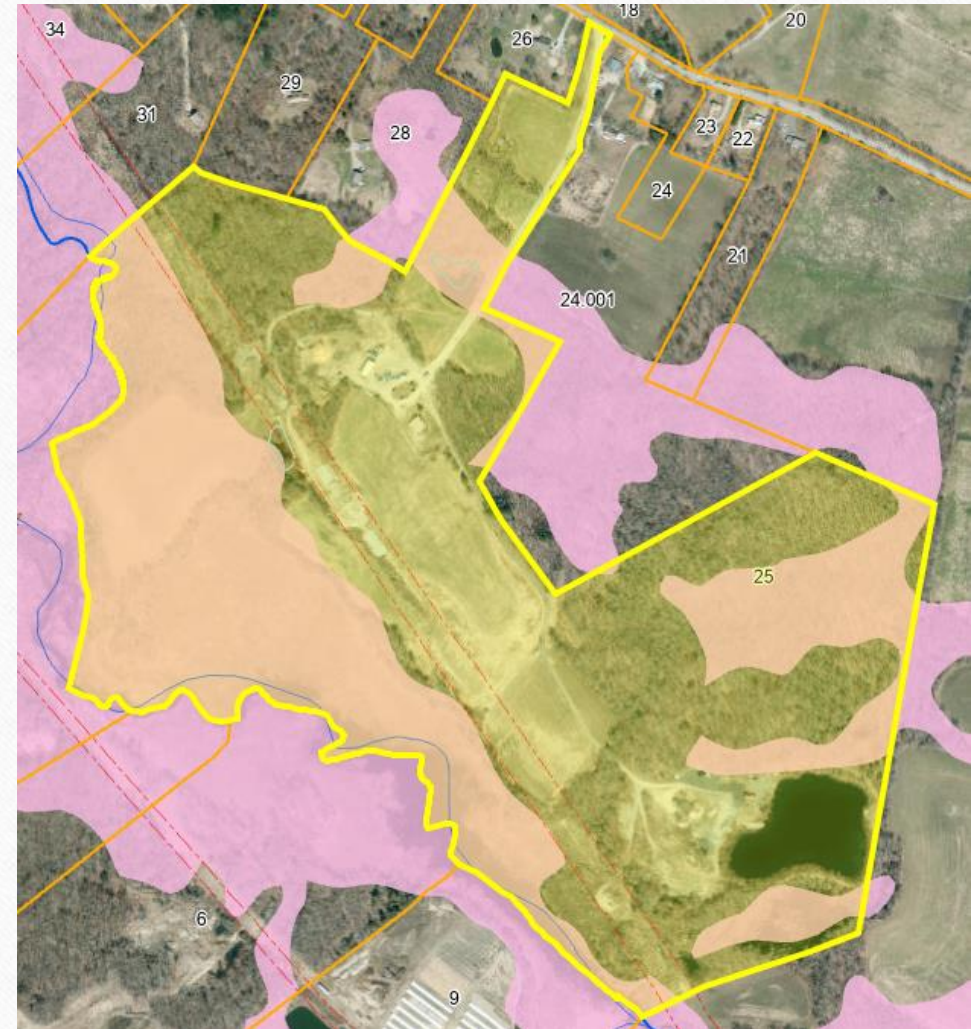
2023 estimate: \$7.3 million

(prepared by J.R. Russo LLC)

- 13,600 SF Complex – based on 2019 FSC design
- Price per square foot: \$537.70

Site Challenges

- Wetlands and landfill create space limitations
- Extensive sitework needs
- Estimates do not account for modifications to existing Transfer Station
- Estimate assume ground water detention system is not required
- Added operational costs related to fuel, staff time, and vehicle mileage anticipated due to geographic location



Wetlands shown in pink



Opportunity

859 Beaumont Highway

Real Estate Purchase and Renovation

859 Beaumont Highway

- 41-acre parcel on market since 2021
 - Includes two houses and horse-riding arena
- 2022: proposed 16-acre cut of parcel goes on market
 - Includes 21,000 sq. ft riding arena and 1,440 sq. ft. house
 - Price: \$999,000
- Ample space for Public Works garage, salt shed, fuel station, bus depot, and auxiliary office and storage space for town departments



Riding Arena

- 21,000 square foot horse arena
- Can be converted into Public Works garage, offices, and wash bay
- Large enough to accommodate all Public Works equipment
- Washbay large enough to accommodate firetrucks
- Conversion to Public Works facility would preserve the existing façade and aesthetic



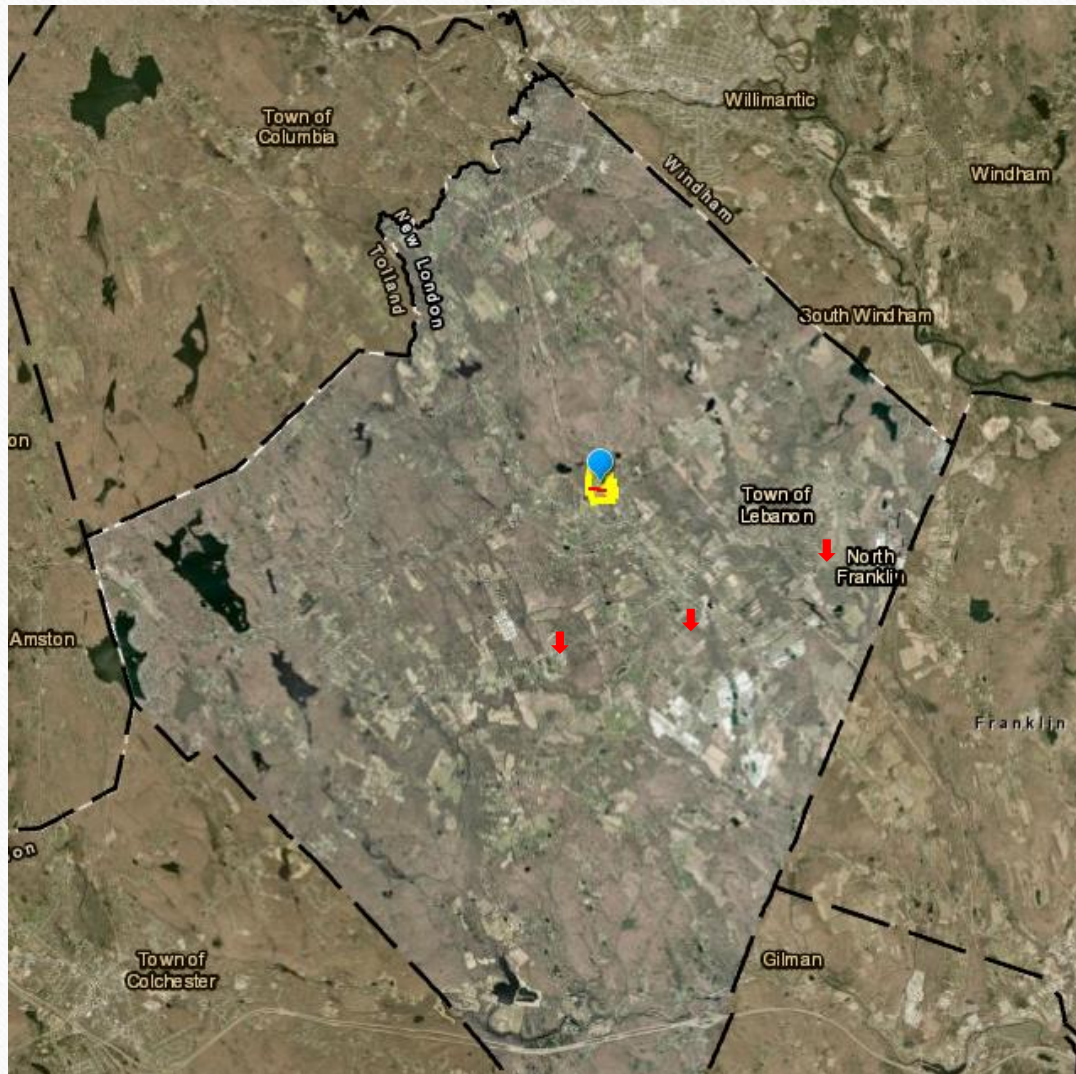




Caretaker's House

- 1,440 sq. foot house on same parcel as riding arena
- Can be easily converted into additional office and storage space
- Office space could be used by Recreation Department, Sexton's Office, and/or Social Services/Food Bank





Proposed site compared with location of Middle School, Fire Safety Complex, and Transfer Station

859 Beaumont Highway

- Centrally located
- Easy access to Routes 289, 87, and 207 to efficiently reach all corners of Lebanon
 - Convenient for Public Works vehicles, school buses, and fire trucks
 - Central location is important during inclement weather events

Due Diligence

- Board of Selectmen and Public Works Building Committee toured facility
- Retained services of Jim Russo (J.R. Russo LLC) to prepare financial estimates
- Code analysis and renovation concepts prepared by Jacunski Humes Architects
- Building Committee, Public Works Director, BOS worked together to value engineer scope of proposed renovation
- Favorable CGS 8-24 Report approved by Planning and Zoning (required for Town Meeting)



RESOLUTION OF LEBANON PLANNING AND ZONING COMMISSION

RESOLVED, that the Planning and Zoning Commission of the Town of Lebanon approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

- (1) the acquisition of 15.93 acres (the "Property") of the 40.95-acre property located at 859 Beaumont Highway, Lebanon including a stable, riding ring, ranch dwelling and storage buildings, and***
- (2) the design, construction, furnishing and equipping of a new Lebanon Public Works facility on the Property, contemplated to include but not limited to vehicle/storage and maintenance facilities, a fueling island a salt storage shed and offices, as presented to the Commission,***

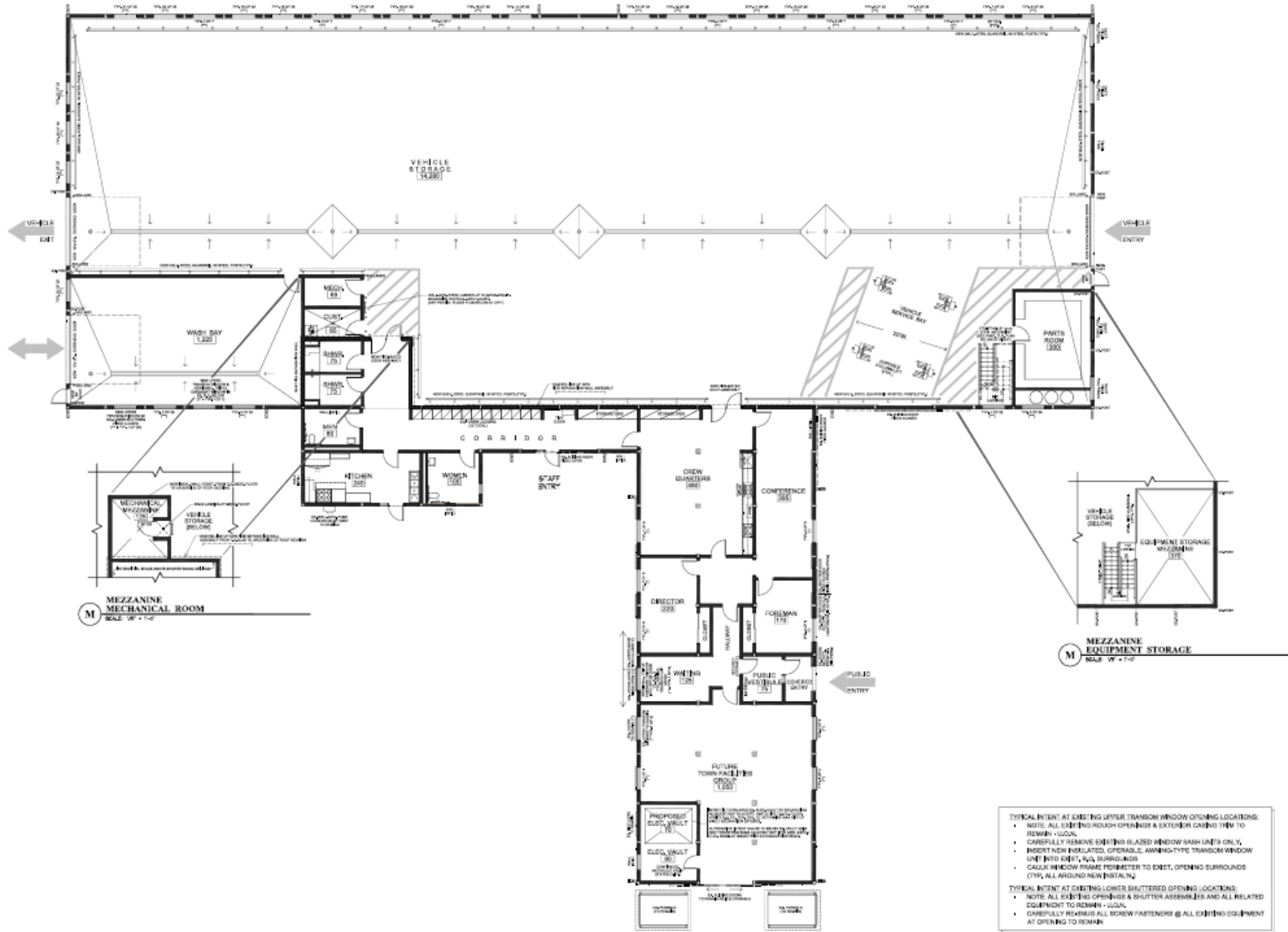
provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.



Renovation Plan

Prepared by J.R. Russo and Jacunski Humes





I MAIN FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

2023 Renovation Proposal 859 Beaumont Highway

Purchase price: \$999,000

Renovation cost: \$4.7 million

Renovation cost per square foot: \$254

Total cost: \$5.7 million



Cost Comparisons (2023 Estimates)

Middle School	Goshen Hill	Transfer Station	Beaumont Hwy
<ul style="list-style-type: none">• \$8.75 million• \$424.68 per square foot• Complete all-in-one new facility	<ul style="list-style-type: none">• \$6.94 million• \$503.16 per square foot• Requires additional modifications at existing site	<ul style="list-style-type: none">• \$7.3 million• \$537.70 per square foot• Additional site-work, Transfer Station modifications not included in estimates	<ul style="list-style-type: none">• \$5.7 million• \$254 per square foot• Requires land purchase (included in cost)

Funding Opportunities

- Property purchase
 - Selectmen propose using \$650,000 from ARPA
 - \$350,000 from General Fund Balance
- Bond up to \$4.7 million
- Library project: approx. \$900,000 under budget
 - Town bonded approx. \$500,000 less than budgeted
 - Town expects cash-on hand surplus of \$350,000 – any remaining funds can be rolled into new project if included in bond resolution
- Town working with legislators from both parties to secure additional funding

Projected Time Line and Funding for DPW Facility Project

Estimated Completion Date			Estimated Costs	Total Project Cost
March 2023	Referendum			\$ 5,700,000
April 2023	Purchase Property			
		Funds from ARPA	\$ 649,000	
		Funds From Fund Balance	<u>\$ 350,000</u>	
		Property Purchase	<u>\$ 999,000</u>	
May 2023	RFP for Design & Engineering			
June 2023	Award Design & Engineering Contract	Estimated Cost from J.R. Russo, LLC	\$ 250,000	
October 2023	Project Bidding Phase			
January 2024	Award Project	Estimated Cost from J.R. Russo, LLC	\$ 3,873,952	
	General Conditions 5%	Estimated Cost from J.R. Russo, LLC	\$ 206,148	
	Overhead & Profit 6%	Estimated Cost from J.R. Russo, LLC	\$ 247,377	
	Contingency 5%	Estimated Cost from J.R. Russo, LLC	\$ 41,064	
	Bond Costs 2%	Estimated Cost from J.R. Russo, LLC	\$ 82,459	
December 2024	Estimated Completion Date			
		Project Construction Cost	<u>\$ 4,701,000</u>	
		Estimated Total Cost of Project	<u><u>\$ 5,700,000</u></u>	
Impact: Example -	FY 23 - \$200,000 Assessed Property @ 28.5 mill rate =		\$ 5,700	
	\$200,000 Assessed Property 29.0 mill rate (est. increase of 300K for DPW debt service)		\$ 5,800	

Impact: Example -	FY 23 - \$200,000 Assessed Property @ 28.5 mill rate =	\$	5,700	
	\$200,000 Assessed Property 29.0 mill rate (est. increase of 300K for DPW debt service)	\$	5,800	
	<u>Projected Cash Flow:</u>			<u>Est. FY Total</u>
	FY 23/24 - Design & Eng. (utilize balance of Library Project)	\$	250,000	
	FY 23/24 - Construction	\$	2,000,000	
	FY 23/24 - BAN FA Fees	\$	17,500	
	FY 2024 Estimated Cash Requirement			\$ 2,267,500
	FY 24/25 - Construction	\$	2,368,541	
	FY 24/25 - BAN FA Fees	\$	17,500	
	FY 2025 Estimated Cash Requirement			\$ 2,386,041
	FY25/26 - Bond FA Fees	\$	47,459	
	FY 2026 Estimated Cash Requirement			\$ 47,459
		\$	4,701,000	\$ 4,701,000

* Town transfer into project fund in FY24 & FY25 to cover BAN interest payment/project paydown

Funding Options:

Start project with \$350,000 balance of Library Project and Bond Anticipation Notes

Bond after completion, possibly add other projects to bonding

If the Town borrowed \$4,350,000, the estimated bond payment for 20 years at 3% interest rate = \$355,500/year (principal & interest)

Available Funding for Project Construction:

Balance of Library Bonding: 350,000

Grants ??

Clean Up (Existing Site)



- Demolition of buildings to be done primarily with Public Works staff
- Plan to perform remediation with on-hand funds, including LoCIP and Fund 218 (Misc. Town Projects)
- Site to be returned to grass (with future potential for town park)

Board of Selectmen Proposal

- Board of Finance votes to recommend that the Town of Lebanon **appropriate \$5.7 million** for the purchase and renovation of 859 Beaumont Highway for use as a new Public Works Facility....
- ...to be funded with **\$650,000 from federal ARPA grants...**
- ...and **\$350,000 from the General Fund Balance...**
-and the **\$4,700,000 balance**, to the extent not defrayed by grants and leftover funds from the Library Building Project, **from borrowings.**
- Present proposal to Town Meeting in late March
- Referendum follows within two weeks

Cost Comparisons (2023 Estimates)

Middle School	Goshen Hill	Transfer Station	Beaumont Hwy
<ul style="list-style-type: none">• \$8.75 million• \$424.68 per square foot• Complete all-in-one new facility	<ul style="list-style-type: none">• \$6.94 million• \$503.16 per square foot• Requires additional modifications at existing site	<ul style="list-style-type: none">• \$7.3 million• \$537.70 per square foot• Additional site-work, Transfer Station modifications not included in estimates	<ul style="list-style-type: none">• \$5.7 million• \$254 per square foot• Requires land purchase (included in cost)