

Town of Arkwright

Feasibility Study / Master Plan

New Town Hall / Vehicle Storage Building



Final Report – March 11, 2022



PURPOSE OF THE FEASIBILITY STUDY

The purpose of this feasibility study is to review the possible construction of a new Town Hall / Vehicle Storage Building and a new Sand Storage Structure on the existing Arkwright Town property at 9543 Center Road, Fredonia NY. This feasibility study will provide conceptual plans, anticipated construction costs, and potential phasing of construction for implementation of the Master Plan.

PROGRAM SPACES REQUESTS

The Town of Arkwright engaged with CPL in 2019 to prepare a Feasibility Study for a new town hall building. This Feasibility Study has evolved over the past couple of years as the Township leadership has changed.

The Town Hall portion of the building was requested to contain, at a minimum, a Town Clerk Office, Multi-Purpose Room, Judges Office, Court Storage, Breakroom and Toilet Rooms. Additional spaces were requested for Town Supervisor's Office, Code Enforcement, Zoning / Assessor's Office, Town Historian and Bookkeeper. The Multi-Purpose Room will provide for court functions, hold public town meetings and possibly be available for public use.

A request was made for a building that would be able to house new larger vehicles the town has purchased and plans to purchase in future years. The Vehicle Storage Bays will need to house vehicles including ten-wheel dump trucks with plows and wings installed. An office will be provided for the highway supervisor and a toilet room to be used by highway staff.

A request for a sand storage structure capable of holding approximately 1 years' worth of sand required by the town for a winter season. The intent is to keep the sand dry which facilitates loading and handling during the winter season.

PROPOSED CONCEPTUAL MASTER PLAN

During the development of this feasibility study, multiple building plans have been developed and reviewed for the Town Hall to include a single floor 3,000 square foot building, a two story 4,200 square foot building, and a single story 1,800 square foot building. A request was later made to develop a plan that would include the six (6) vehicle storage bays.

The most recent conceptual plan consists of a 60' x 152' (9,100 SF) building that would contain 1,900 SF of Town Hall space and six (6) vehicle storage bays.

The Town Hall portion of the building contains a Town Clerk Office, Multi-Purpose Room, Judges Office, Court Storage, Breakroom and Toilet Rooms. The Multi-Purpose Room will provide for court functions, hold public town meetings and possibly be available for public use. The Break Room will also serve as a client / attorney conference room for private meetings during court proceedings.



Feasibility Study Arkwright Township

The Vehicle Storage Bays will be approximately 60' deep and 20 feet wide with 16' x 16' overhead doors. These bays will house vehicles, including ten-wheel dump trucks with plows and wings installed. An office for the highway supervisor and a toilet room has been included in the vehicle bay adjacent to the Town Hall portion of the building.

The vehicle storage bays are divided into two areas for code reasons and to eliminate the need to have sprinklers installed. This allows a portion (3 vehicle bays) of the building to be heated while the remaining bays will act as cold storage. Multiple zones of heating can be installed if decided upon.

The requested Sand Storage structure is approximately 75' wide by 100' deep. The structure will have concrete walls approximately 10 feet high on three sides, with a fabric structure above. The structure will be open on one side for access to unload delivery trucks and to handle the sand. This structure will hold approximately 1 years' worth of sand required by the town for a winter season.

The proposed new structures shall be located and positioned on the site in a manner that will allow them to be constructed in phases. The existing facilities will remain operational during construction.

The new Town Hall / Vehicle Storage Building is positioned behind the existing highway garage building. This structure is positioned on the site to allow access to all sides of the new building with clearances to provide turning radius for vehicles to enter the building.

The new Sand Storage Structure is positioned behind the existing Town Hall building. This will allow the structure to be built at any time while avoiding any existing facilities. One item to be considered before the construction of the sand storage structure is the existing Town Hall well and septic system. These have not been located and may interfere with the construction and will need to be addressed.

The existing fueling station and tanks, solar panel array, and buildings on the site have been worked around to avoid impacting their current location with the design and locations of the buildings.

As the new structures are completed and the spaces are moved from the existing buildings, the existing buildings can be demolished or repurposed. For example, the existing highway garage metal sided building can be demolished while the existing masonry portion of the building can be used for cold storage of equipment and materials. Once the new Town Hall space is complete, the existing town hall can be demolished, altered, or repurposed.



CONCEPTUAL BUDGET ESTIMATE AND SUMMARY

The conceptual budget estimate below is based on the conceptual plans and written narratives contained in this report. This estimate is based on our recent experiences and national estimating publications. This cost is for budgeting purposes and cannot be considered an actual cost for the construction. Several factors can impact the cost of construction including but not limited to, the final design and selection of materials during the design process, contractor and material availability and material costs at the actual time of bid.

The anticipated probable cost of construction includes demolition of flooring, ceilings, walls and built-in furniture, construction of new partitions, finishes, built-in casework, mechanical, electrical, and plumbing cost.

If any of these areas are incorporated into the current project, there is coordination that will need to occur with the existing scope for mechanical and electrical work currently being designed.

A budget for movable furniture and equipment such as tables, chairs, flexible seating, etc. is not included in the estimated construction costs.

NEW TOWN HALL / VEHICLE STORAGE BUILDING

TOWN HALL SPACE	\$ 450,000
VEHICLE STORAGE BAYS	\$1,400,000
NEW WELL	\$ 40,000
NEW SEPTIC SYSTEM	\$ 45,000
NEW UTILITIES	\$ 25,000
SITE DEVELOPMENT	
TOWN HALL / VEHICLE STORAGE TOTAL	\$1,960,000

NEW SAND STORAGE STRUCTURE

NEW STRUCTURE	\$ 750,000
TOTAL COMPLEX COST	\$2,710,000



Potential Phasing Plan for Construction

Based on preliminary discussions with the Town Supervisor, a review of potential available funds and potential future available funds, we have developed the following proposed phasing schedule:

Potential available funds in reserves	\$1,000,000
Potential Funds available each year	\$ 200,000

2022 - Design, bid and begin construction of the new Town Hall and Vehicle Storage Building foundations and metal building shell to include structure, exterior walls, roof, doors, and windows. Concrete floor slab for the Vehicle Storage Bays would be an alternate bid at this time and the Town Hall floor would not be included at this time. Main electric service will be required to provide lighting and power for overhead doors. The anticipated cost for this phase would be \$1,000,000

2023 – Completion of construction started in 2022. No new construction started this year.

2023 – Design, bid and construct Town Hall fit out. This will include the concrete floor and Town Hall office construction with walls, finishes, mechanical plumbing, and electrical systems. This phase will include the new well and septic systems. The anticipated cost for this phase would be \$400,000.

2024 – No new construction started this year.

2025 – Design, bid and construct Sand Storage Structure. This will include the construction of concrete walls with the arched fabric structure above. A concrete or asphalt slab as an alternate would be included for the sand to be stored on. The anticipated cost for this phase would be \$750,000

2026 – No new construction started this year.

2027 – Design, bid and construct Office, Toilet Room and maintenance fit out of Vehicle Storage Bays.

This proposed phasing of construction to complete the master plan is only one option. There are several options that can be considered. This option would allow the most cost-effective building to be constructed and enclosed early and allow a portion of the building to be used while funding of future construction to complete implementation of the master plan is ongoing.



EXISTING CONDITIONS PHOTOS



Existing Town Hall and parking lot



Existing stockpiles at proposed new sand storage



Stockpiles and rear of existing highway garage



Existing vehicles / equipment stored outdoors



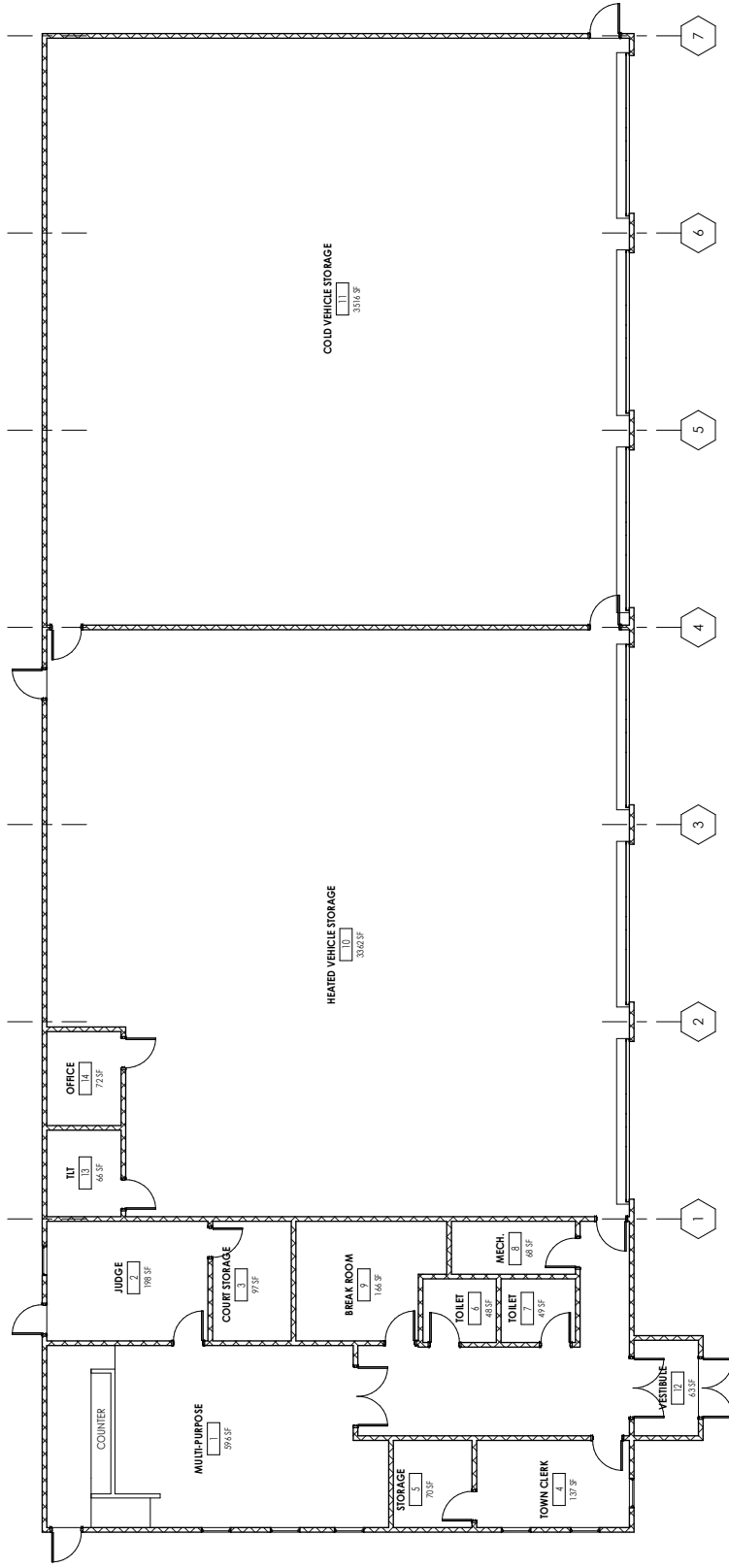
Equipment at rear of existing highway garage



Access drive and solar panel array

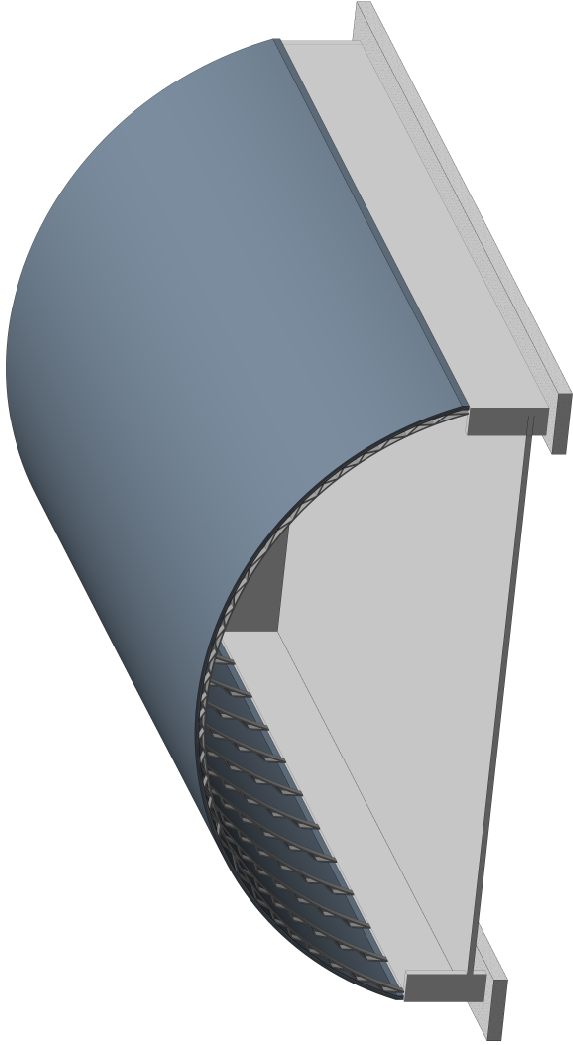
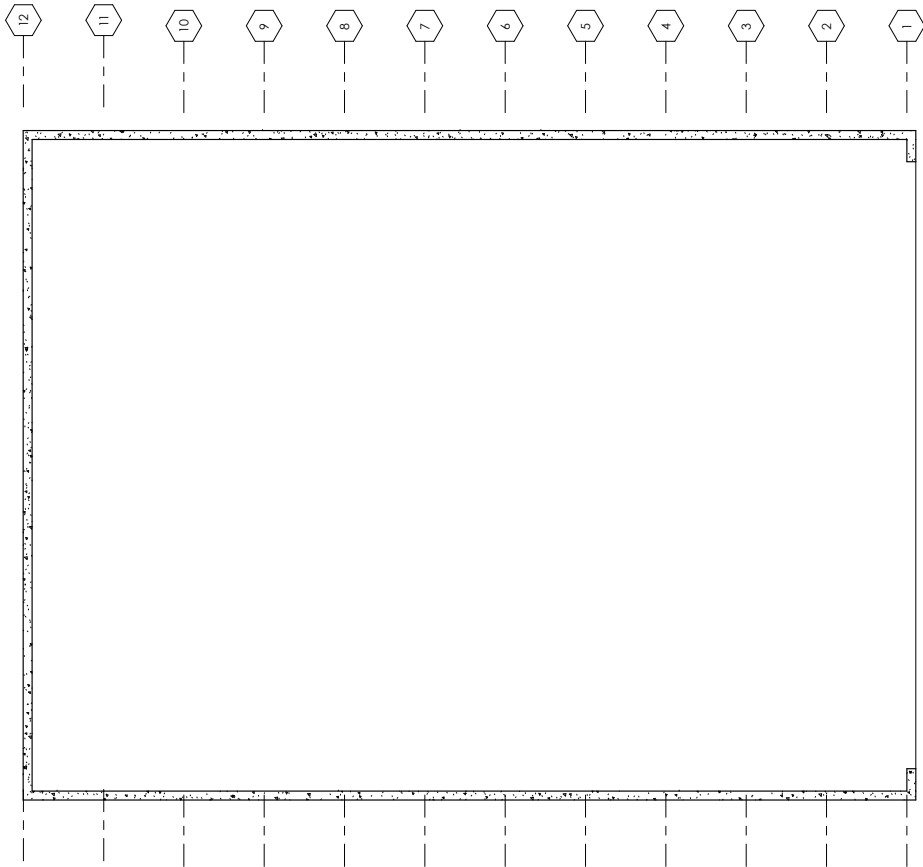



CONCEPTUAL BUILDING AND SITE PLANS



GROUND FLOOR PLAN

1 A200
PROJECT NORTH




1 GROUND FLOOR PLAN
 A000
 TRUE PROJECT NORTH