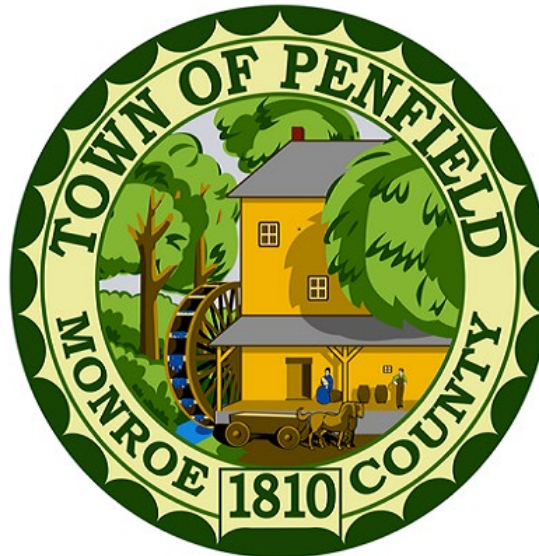
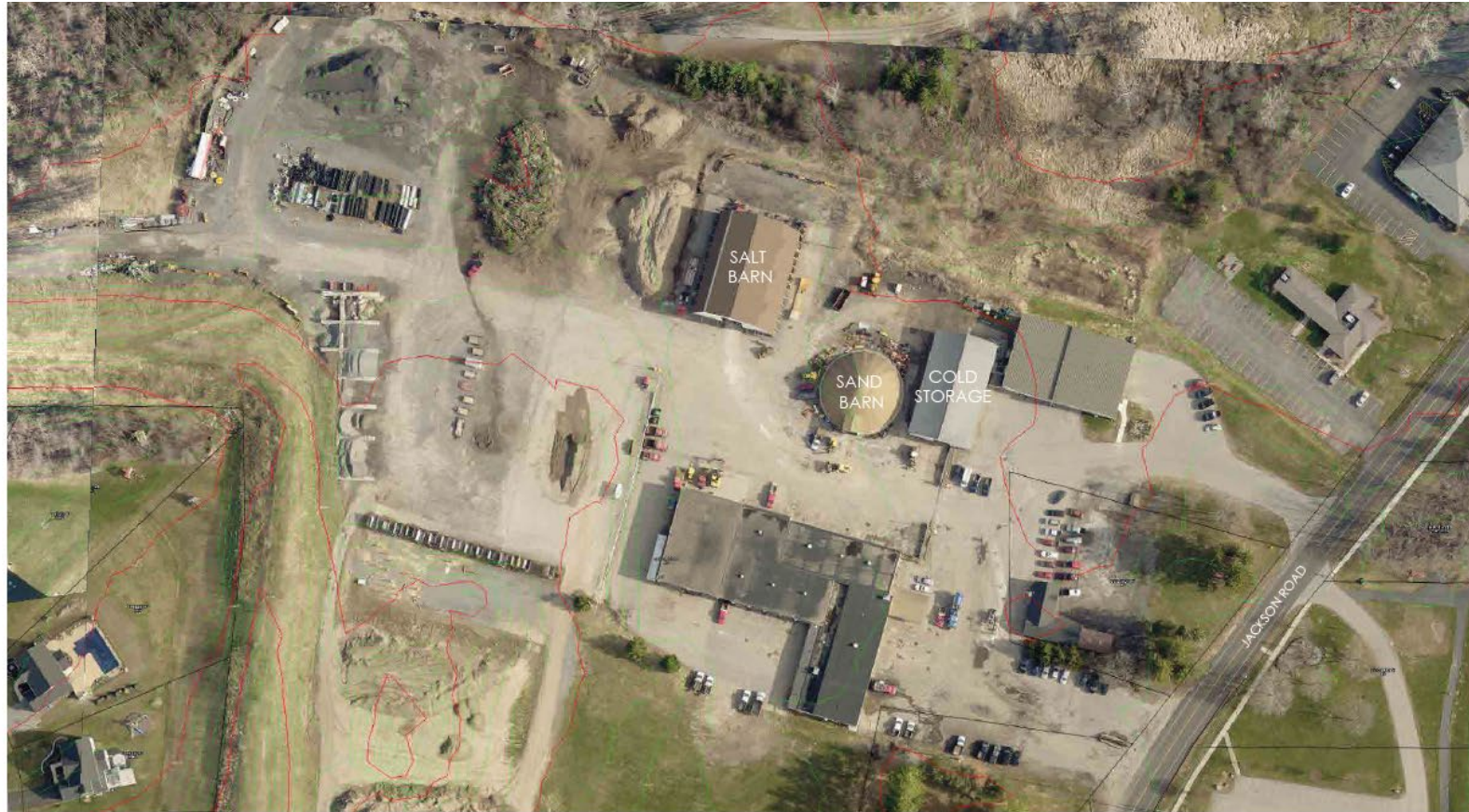


TOWN OF PENFIELD
DPW FACILITY PROJECT
OVERVIEW

2.22.2023



EXISTING SITE LAYOUT



SCALE: 1"=100'

JUNE 23, 2017



PENFIELD HIGHWAY FACILITY
EXISTING SITE PLAN

MRB | *group*
Engineering, Architecture & Surveying, D.P.C.

PROPOSED SITE LAYOUT



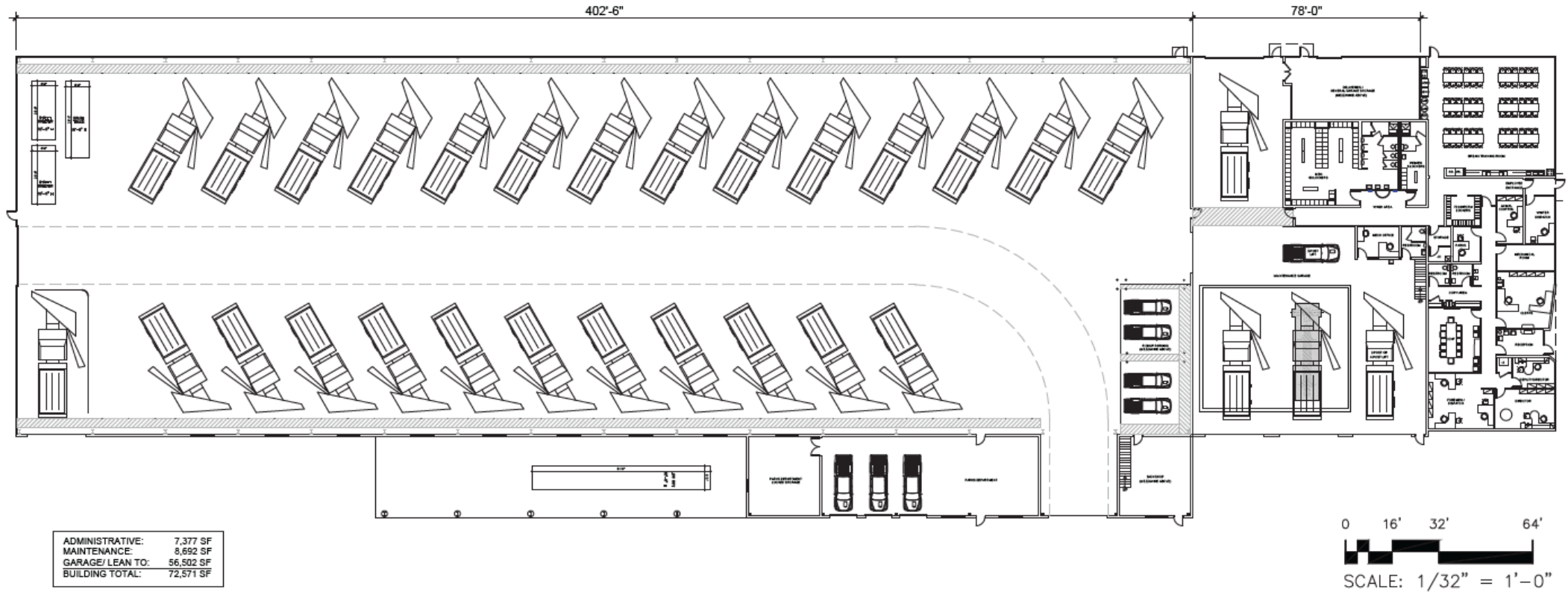
MARCH 26, 2021



PENFIELD HIGHWAY FACILITY
SITE PLAN



BUILDING FLOORPLAN



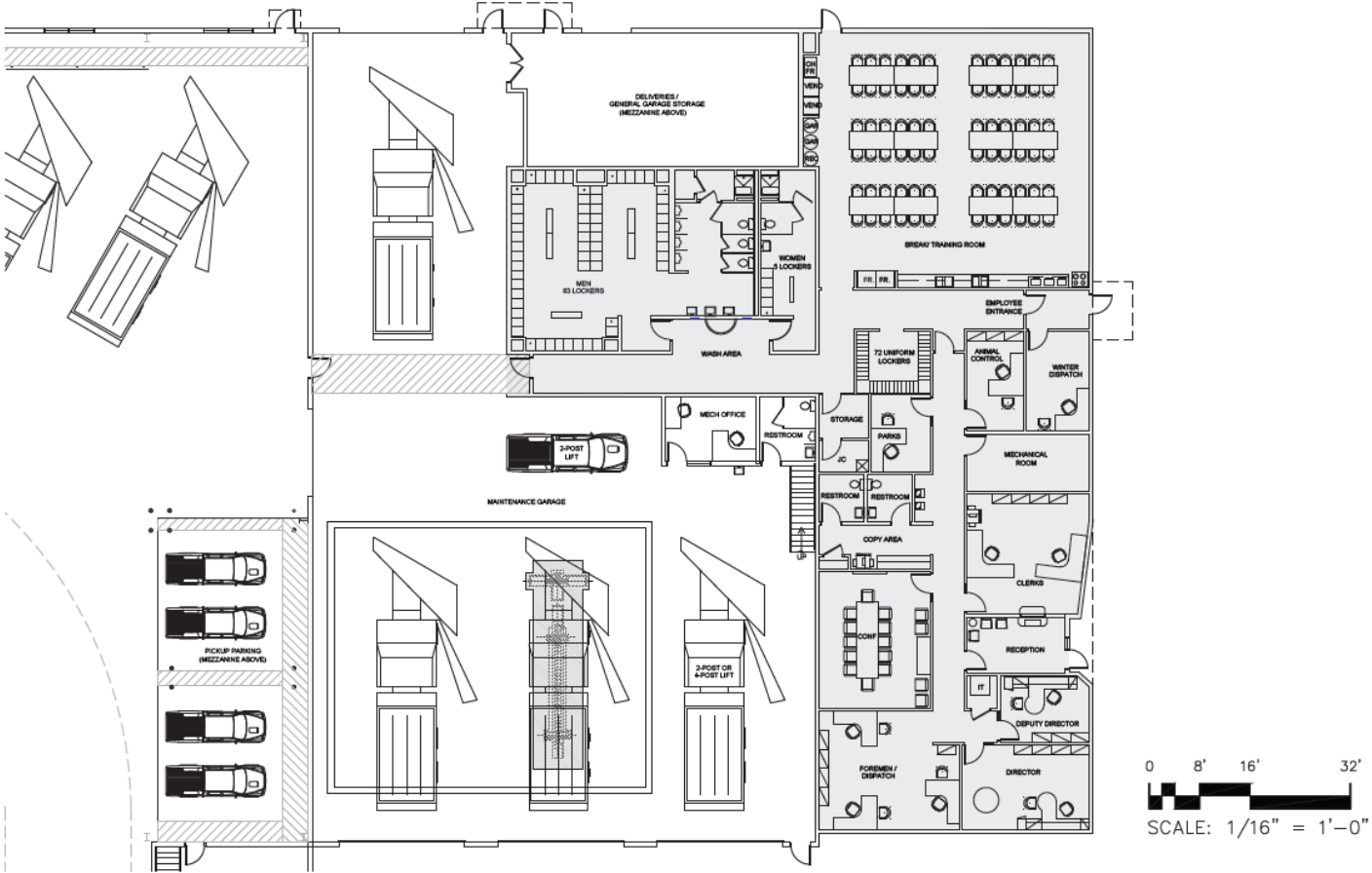
MAY 6, 2021



PENFIELD HIGHWAY FACILITY
26 TRUCK FLOOR PLAN

MRB | *group*
Engineering, Architecture & Surveying, D.P.C.

OFFICE FLOORPLAN



MAY 6, 2021



PENFIELD HIGHWAY FACILITY
FLOOR PLAN

MRB | group
Engineering, Architecture & Surveying, D.P.C.

DPW FACILITY PROGRAM

TOWN OF PENFIELD
Highway Garage Program

3/3/2021

PROGRAM ITEM	LOCATION	SPACE USE	QUANTITY	UNIT S.F.	TOTAL S.F.	ADJACENCIES	SPECIAL REQUIREMENTS
OFFICE							
Public Entry Lobby / Reception	Office	Lobby / Reception, Vestibule	1	130	130	Clerk	Transaction window between reception/clerk with voiceport and pass-through. ADA counter. Provide security control features. 2 chairs for public. Public entrance can be towards the north side of the building, as needed. Preference being to allow staff an entrance closer to staff parking near the existing building. Yard will still need to be fenced for security.
Clerk Office (Denise & Yvonne)	Office	Reception window with counter, desks, files, copy machine, supply storage	1	400	400	Reception, Director and/or Deputy Director	2 clerk workstations (using existing furniture) plus extra, smaller desk for 3rd individual. Work counter not needed at transaction window. 2 copy machines with workspace for collating (either new millwork or existing furniture). Supply closet for office supplies, paper, etc. Coat/purse closet needed? Staff Mailboxes in here?
Supply Room	Office	Supply Storage	1	60	60	Clerk	Adjustable full height shelves.
Director Office (Eric)	Office	Desk, files, table for 4-6	1	260	260	Clerk, Deputy Director	
Deputy Director Office	Office	Desk, files	1	175	175	Clerk, Director	
Highway Foremen & Dispatcher Office	Office	3 desks, files	1	260	260		Window adjacent to dispatcher desk and room for dispatcher TV on wall or shelves.

TOWN OF PENFIELD
Highway Garage Program

3/3/2021

PROGRAM ITEM	LOCATION	SPACE USE	QUANTITY	UNIT S.F.	TOTAL S.F.	ADJACENCIES	SPECIAL REQUIREMENTS
MAINTENANCE GARAGE							
Mezzanine	Heated Garage	Storage	1	0	0		Tire/large materials storage, etc. Can be above general garage storage, welding, sign shop, mech room, etc. Size larger than Farmington Highway Garage.
Maintenance Bays	Heated Garage	Vehicle maintenance	4 plus 1 drive-thru space	4399 1625		General Garage Storage	Back-to-back drive through bays preferred, (3) 14' high X 16' wide exterior overhead doors, (1) 20' exterior door, (1) interior 14'X16' overhead door to Garage, new overhead multi-directional crane, 1 recessed lift, 2 surface lifts, benches alongside bays. Radiant floor heat as an alternate? Review door sizes now that 5 spaces are needed. At least 1 drive-thru bay is needed. 20' wide typ. bays.
Maintenance Shop Floor Space	Heated Garage	Vehicle maintenance	1	2,000	2,000	Maintenance Bays	
Welding Area	Heated Garage	Bench, safety curtain	1	400	400	Maintenance Bays	Dedicated floorspace in Maintenance Shop area
Parks Department Storage	Heated Garage	Parks equipment	1	500	500		2 bay garage plus storage for weedwackers, pesticides, etc. Does the vehicle inventory sheet provided on 6/22/17 include any necessary Parks vehicles that need Heated Garage storage? ET estimates 4 trucks 8/2019. THIS WILL NEED TO BE LARGER.

DPW FACILITY COST ESTIMATE

Penfield Highway Facility
Summary of Construction Options
April 6, 2022

22 TRUCK HIGHWAY GARAGE BUILDING	
ESTIMATED CONSTRUCTION (INCLUDING CONTINGENCY):	\$17,830,000
ESTIMATED SOFT COSTS (15%):	\$2,670,000
ESTIMATED PROJECT TOTAL:	\$20,500,000
ESTIMATED CONSTRUCTION TIMEFRAME	1.5 YEARS

26 TRUCK HIGHWAY GARAGE BUILDING	
ESTIMATED CONSTRUCTION (INCLUDING CONTINGENCY):	\$19,080,000
ESTIMATED SOFT COSTS (15%):	\$2,860,000
ESTIMATED PROJECT TOTAL:	\$21,940,000
ESTIMATED CONSTRUCTION TIMEFRAME	1.5 YEARS

26 TRUCK HIGHWAY GARAGE BUILDING - PHASED CONSTRUCTION INTO 4 SMALLER PROJECTS	
ESTIMATED CONSTRUCTION (INCLUDING CONTINGENCY):	\$20,280,000
ESTIMATED SOFT COSTS (15%):	\$3,040,000
ESTIMATED ESCALATION COSTS:	\$1,310,000
ESTIMATED PROJECT TOTAL:	\$24,630,000
ESTIMATED CONSTRUCTION TIMEFRAME	5+ YEARS
CONSIDERATIONS:	
1. FOUR SMALLER PROJECTS WILL RESULT IN POTENTIALLY 16 PRIME CONTRACTORS WORKING ON THE CONSTRUCTION OF 1 BUILDING (<i>General, Electrical, Mechanical, Plumbing</i>) WHICH COULD RESULT IN WARRANTY ISSUES, SYSTEM INCOMPATIBILITIES, AND THE USE OF DIS-SIMILAR MATERIALS.	
2. CONSTRUCTION ACTIVITIES WILL BE OCCURING FOR OVER 5 YEARS WHILE DAY-TO-DAY HIGHWAY OPERATIONS MUST BE MAINTAINED AND NOT IMPEDED.	
3. CONTRACTORS MAY BE LESS LIKELY TO BID ON THE LATER PHASES AS THEY WON'T WANT TO INHERIT THE PREVIOUS CONTRACTORS WORK, OR THEIR BIDS WILL BE HIGHER TO MAKE UP FOR THIS DRAWBACK.	
4. RUN THE RISK OF NOT HAVING CONTINUITY OF MATERIALS OVER THE COURSE OF CONSTRUCTION DUE TO COMPETITIVE BIDDING, SUPPLY ISSUES, AND THE DISCONTINUATION OF MATERIALS.	



Penfield Highway Facility
Exterior Rendering



Penfield Highway Facility
Exterior Rendering