

Delaware County DPW Facility Site Selection

September 27, 2017

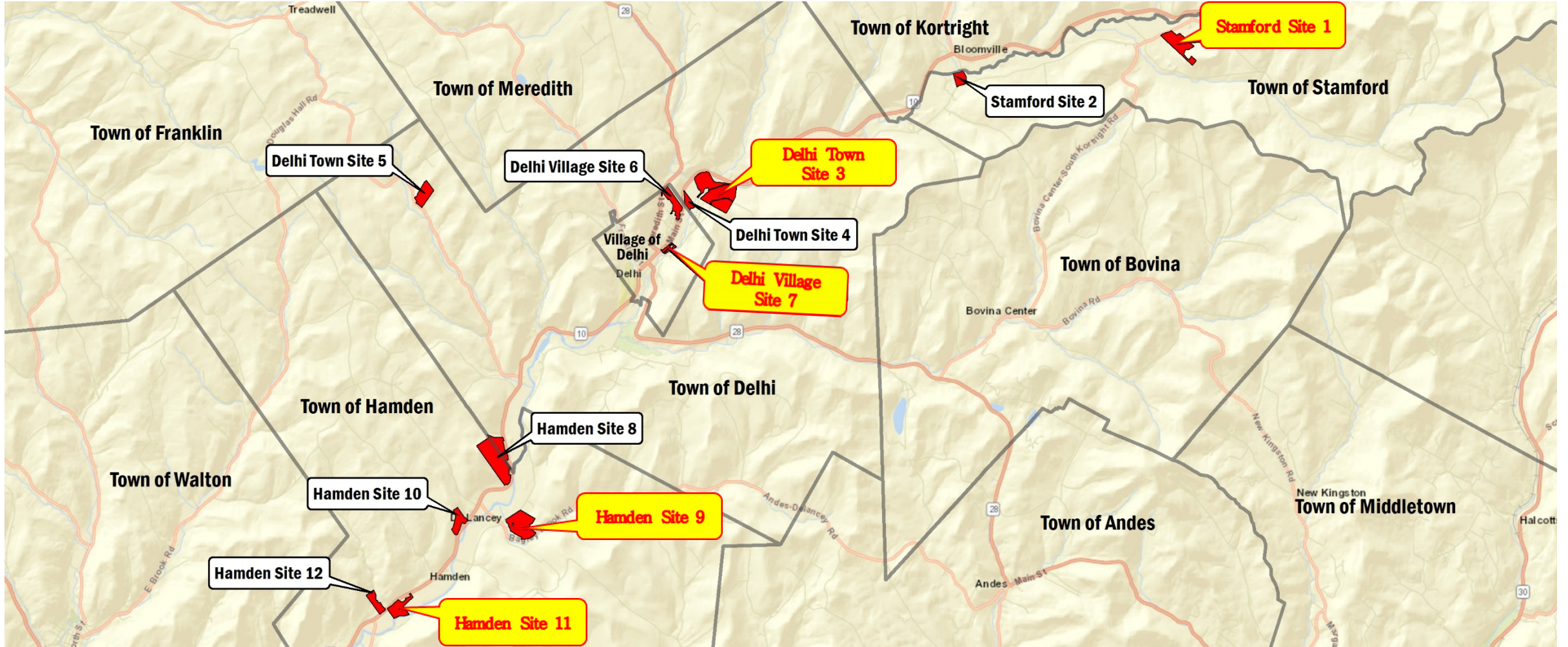
Site Selection Process – Original 12 sites

- 1. Facility Programing**
- 2. Typical Building/Site Layout**
- 3. Candidate Sites**
 - Sites 3, 4 and 6 originally by County Planning,
 - plus 8 volunteered sites and existing site
 - Confirmed availability of all
 - Site 6 off list due to unavailability
- 4. Establish Selection Criteria**
 - Supervisor Input
- 5. Score Sites (1 – 10)**
 - Site visits on 5/30/17 and 5/31/17
- 6. Establish Criteria Weight Parameters**
 - Supervisor Input
- 7. Ranking of Sites**
 - (Score x Average Weight)
- 8. Board Direction 6/28/17**
 - Due diligence on top 4 ranked sites
 - Review of existing site
- 9. Public Meeting 7/12/17**

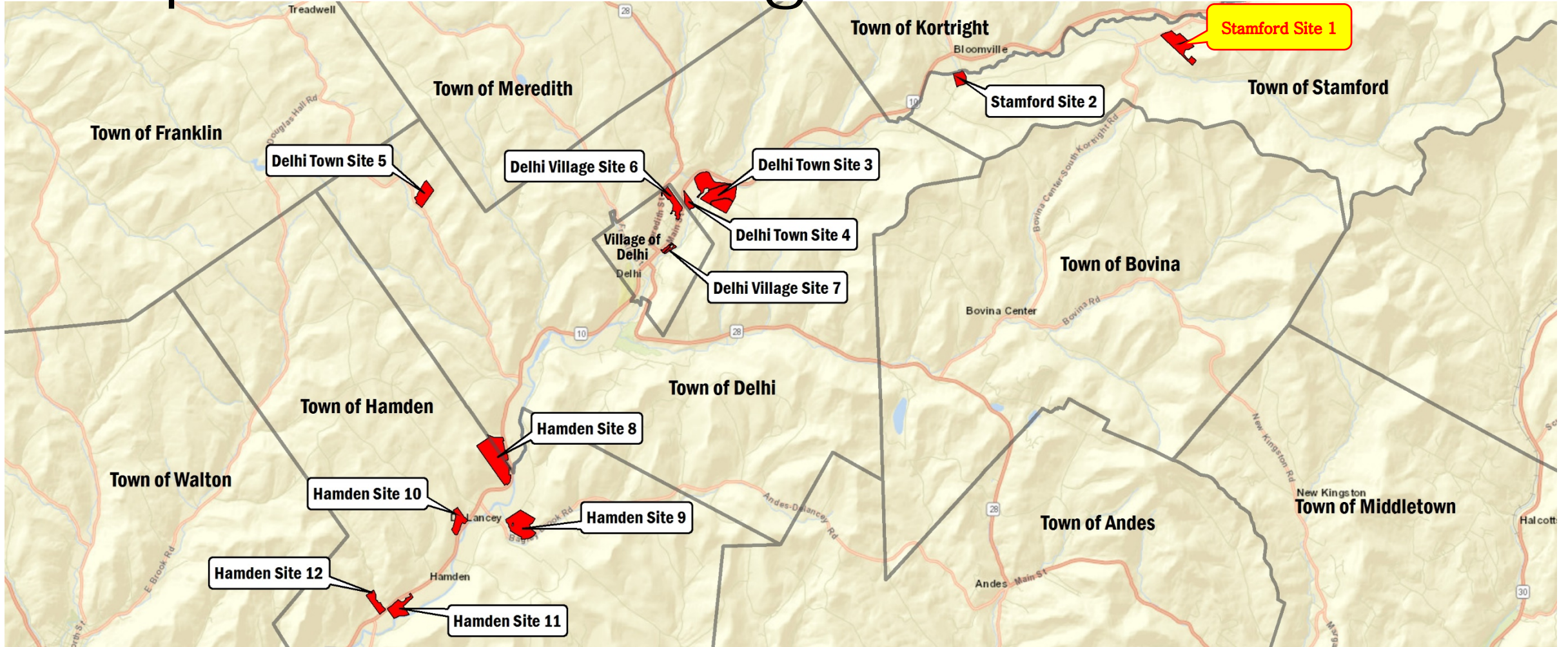
List of Environmental Impact Factors

- **Environmental Fatal Flaw**
- **Floodplain**
- **Steep Slopes**
- **Federal Wetlands**
- **State Wetlands**
- **Archaeology**
- **Historic Buildings**
- **Agricultural District**
- **Critical Environmental Area**
- **Principal Aquifer**
- **Streams/Waterbodies**
- **NYC Watershed**

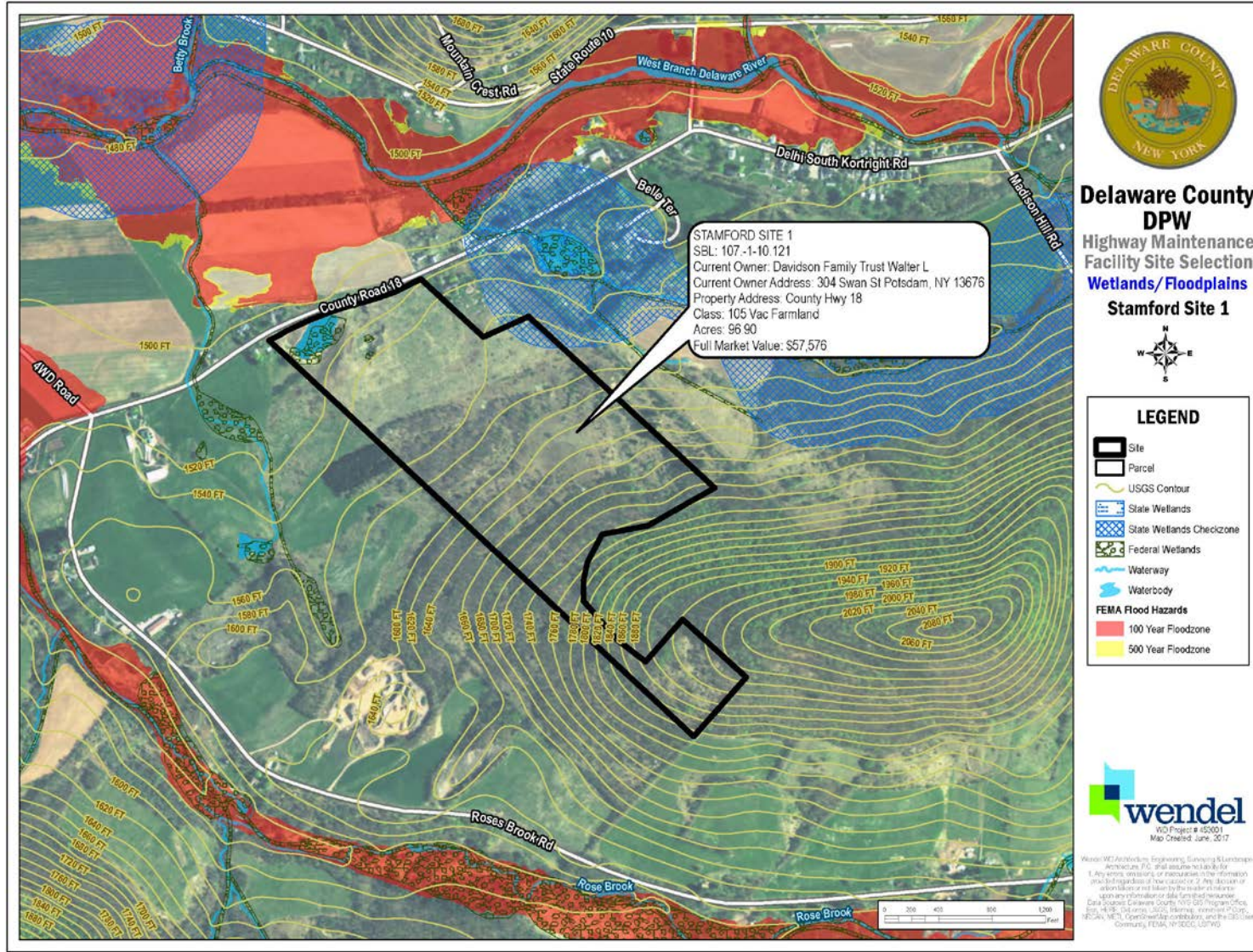
Top 4 Sites & Existing



Top 4 Sites & Existing



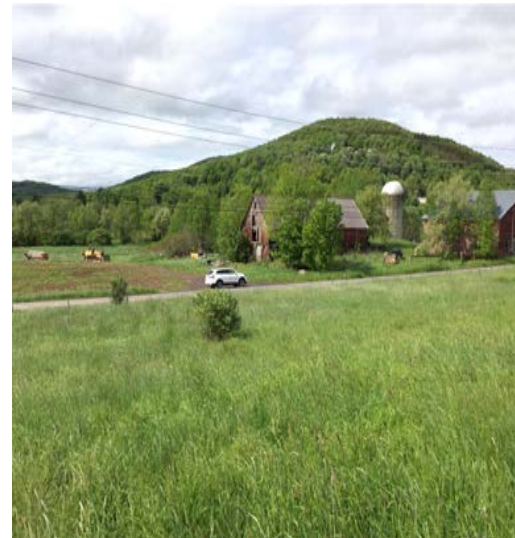
Site 1



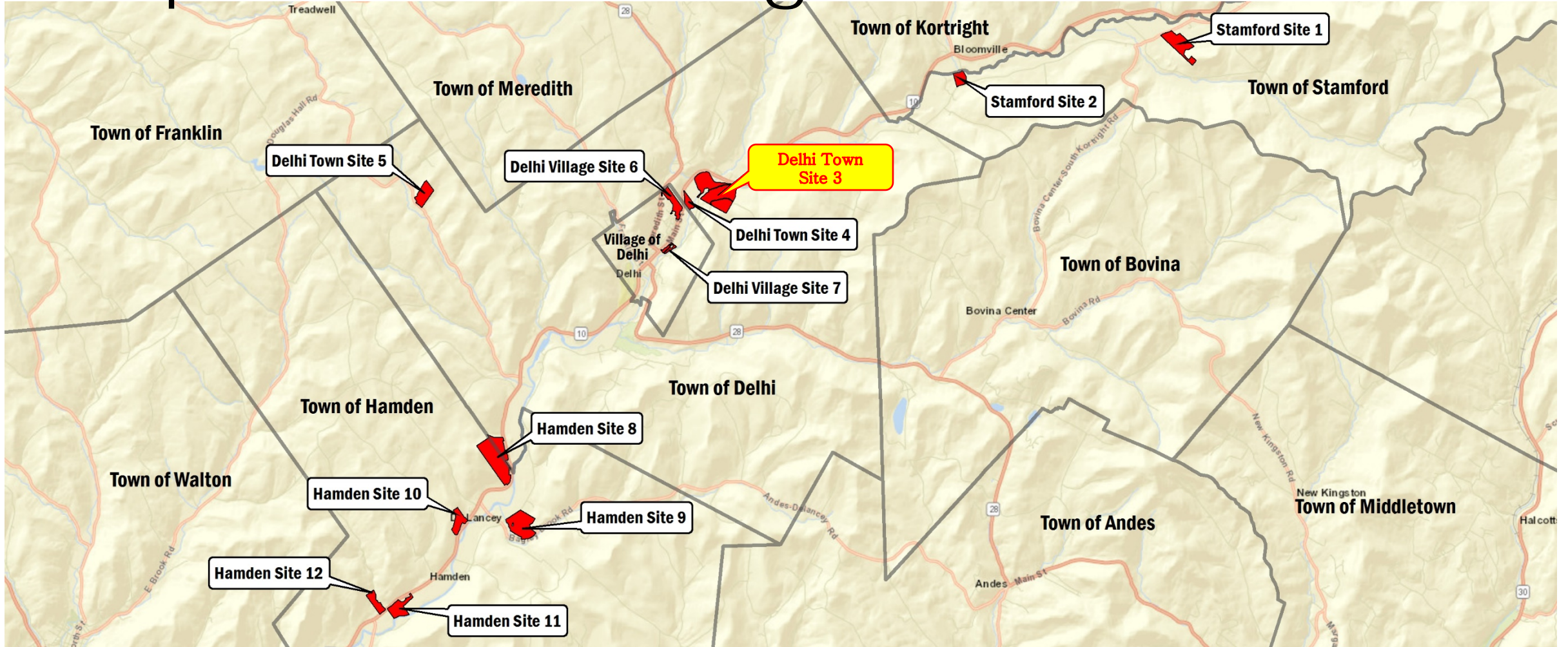
Site 1

Fatal Flaw:

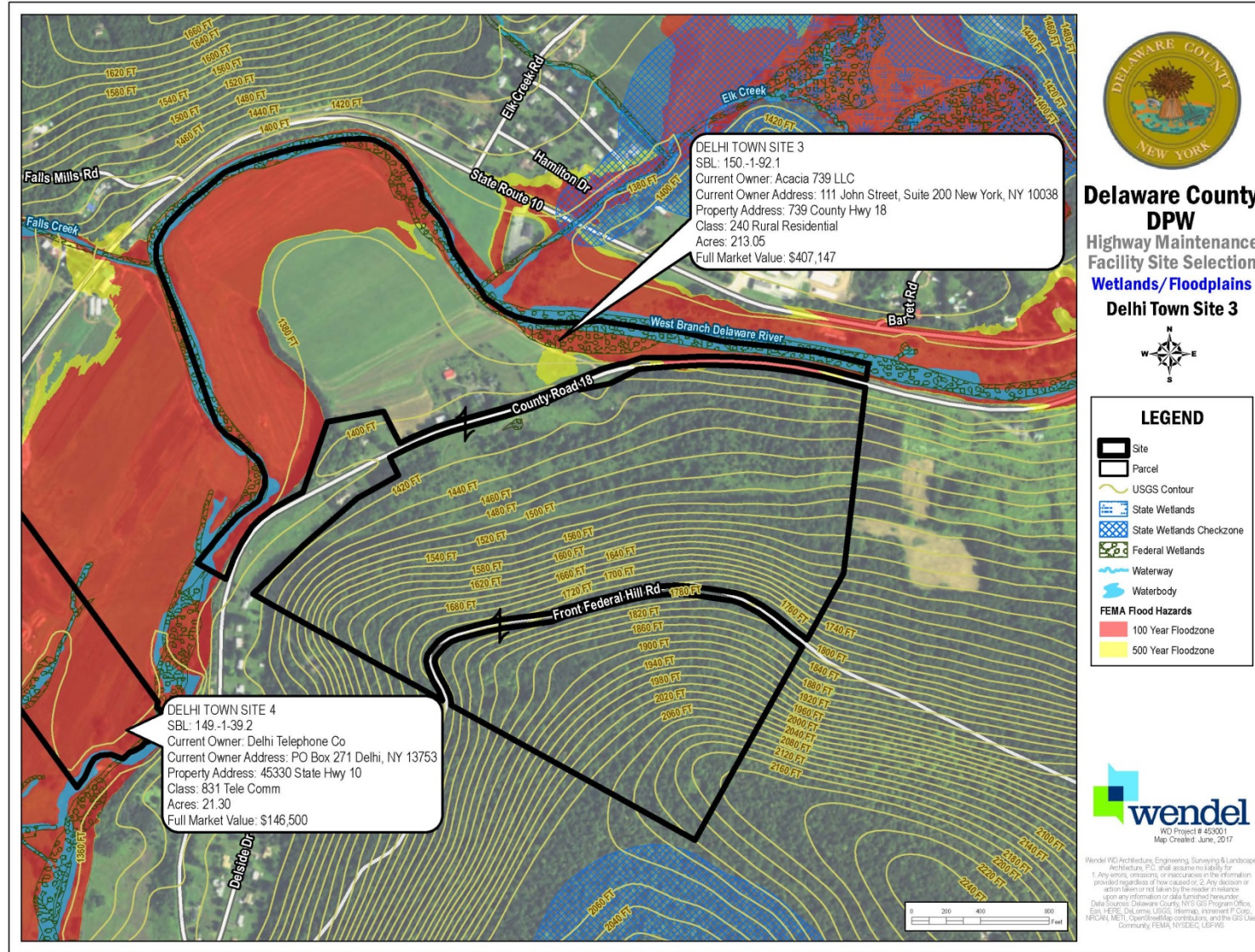
- McLean Keystone Arch Bridge National Register Eligible per SHPO
 - Bridge modifications to widen/flatten considered adverse affect
- Site was removed from further consideration



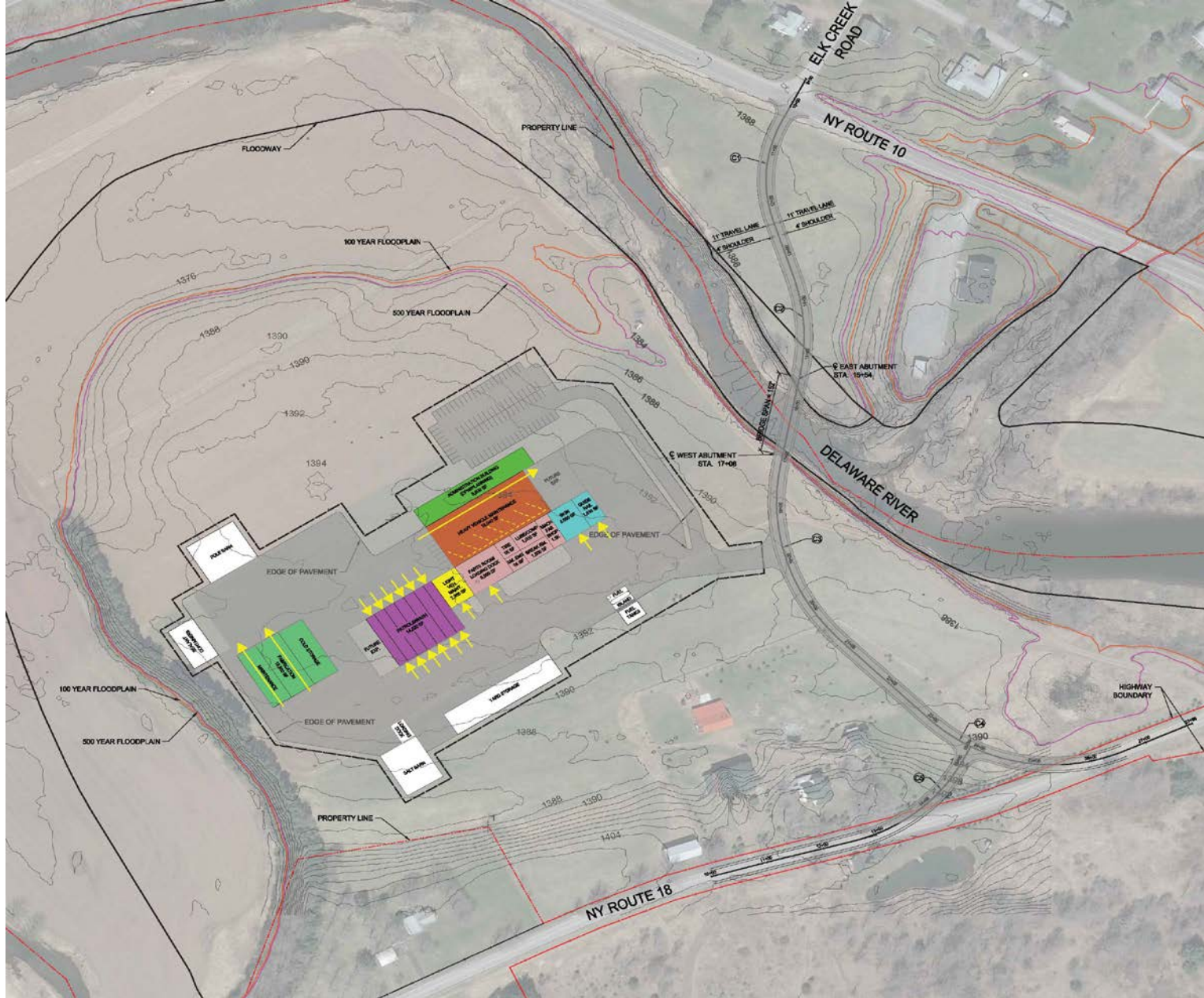
Top 4 Sites & Existing



Site 3



Site 3



Site 3

Positive Attributes

- Distance to C.O. Approximately 2 Miles
- Flat area for development
- Useable area out of Floodplain
- Gravel Soils
- Alternate Access to CR18

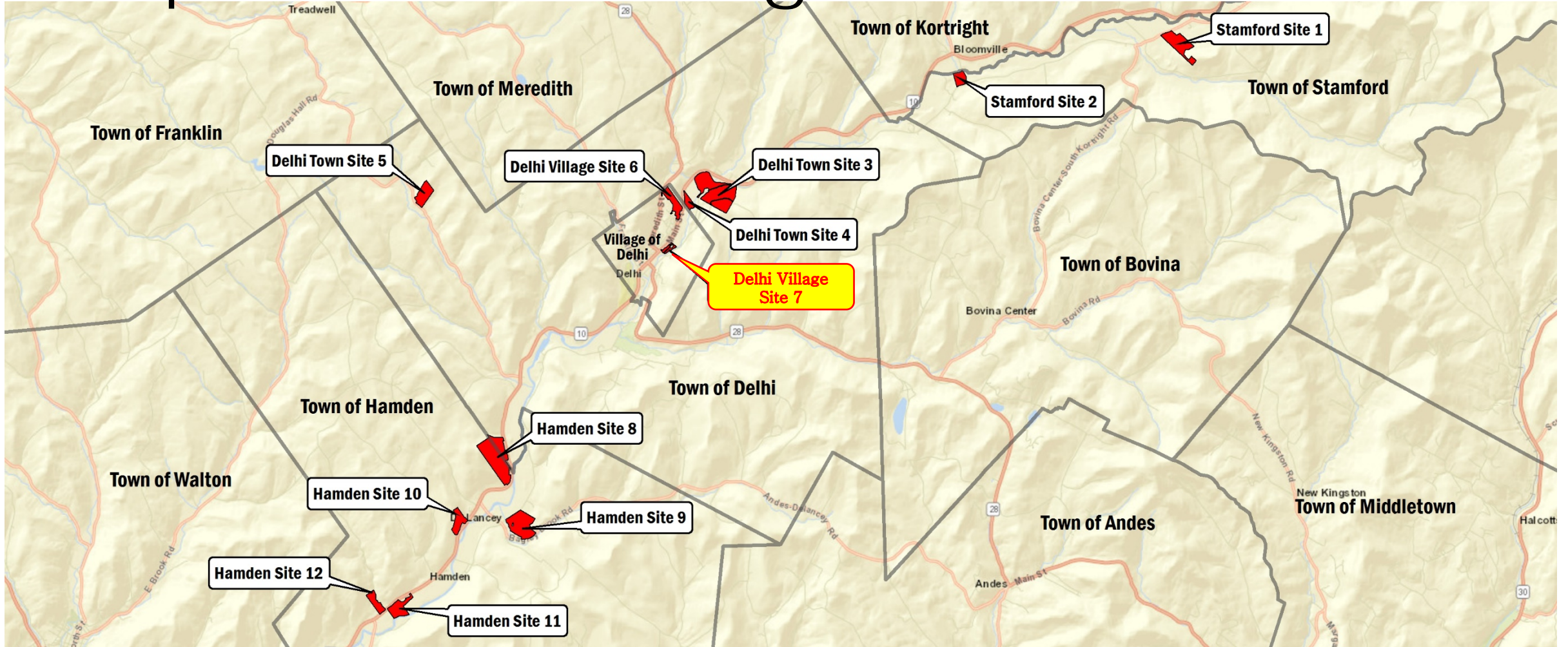


Negative Attributes

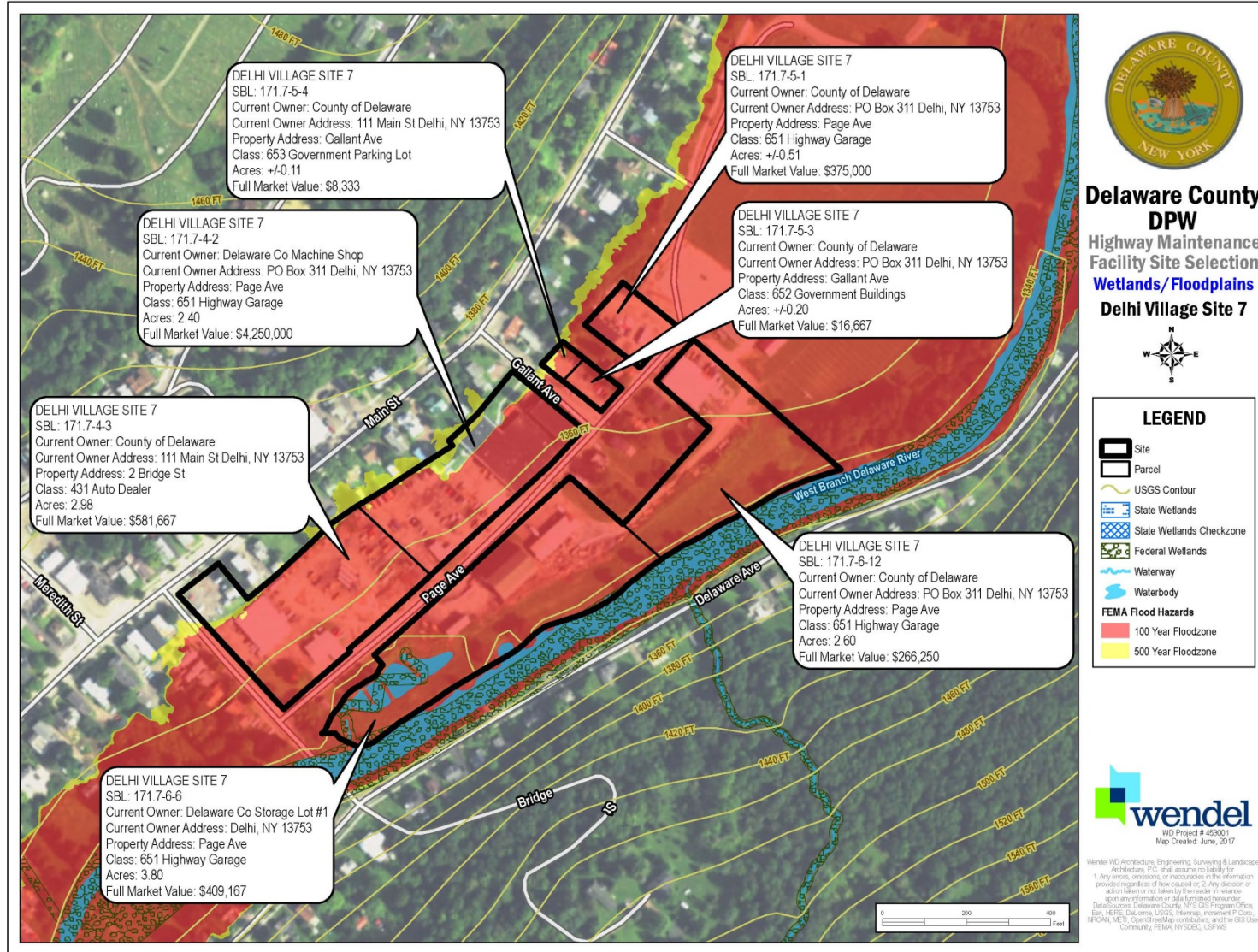
- Access Acquisition
- Capital Cost – Bridge/Road Required
- Neighborhood
- Archaeological



Top 4 Sites & Existing



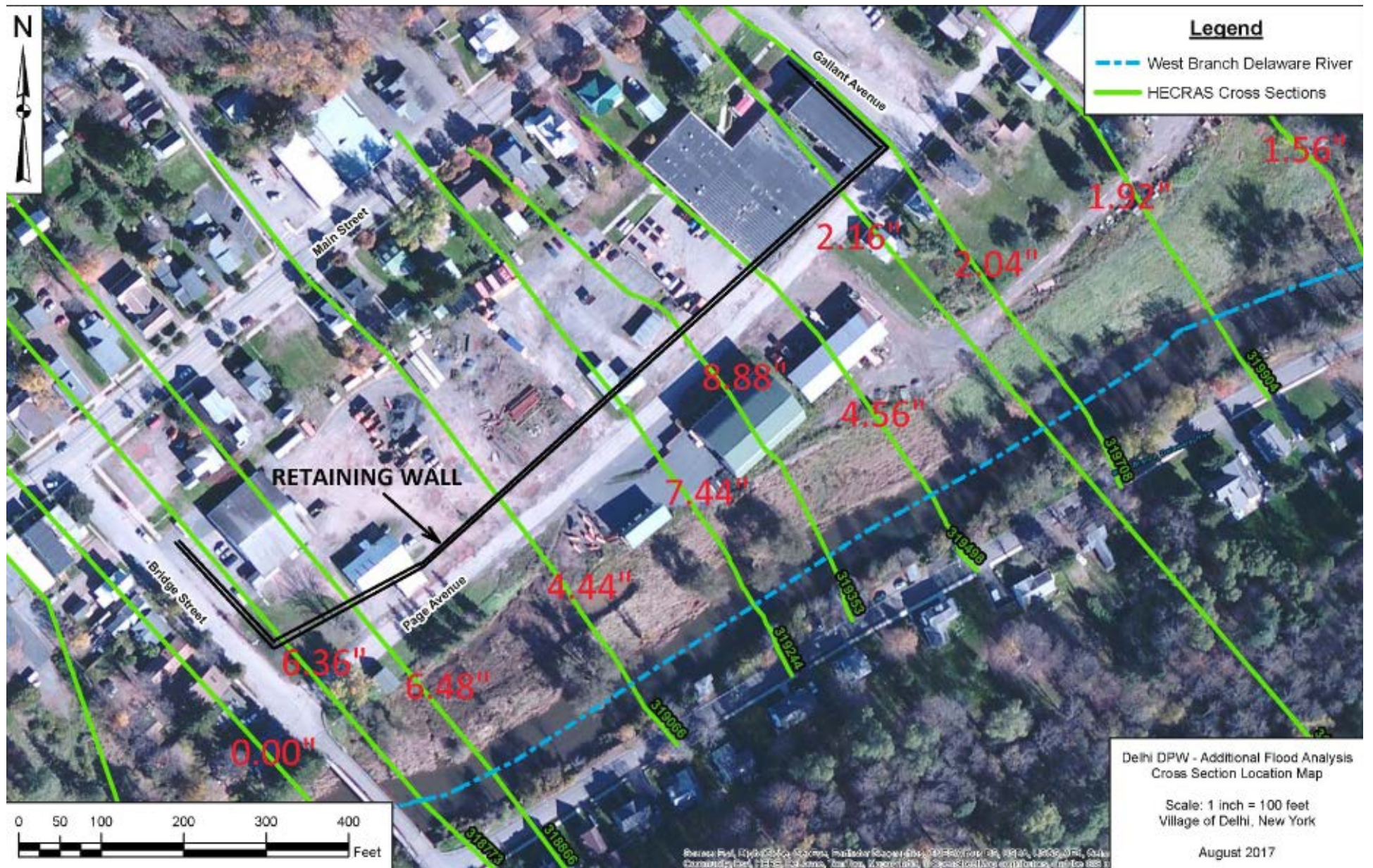
Site 7



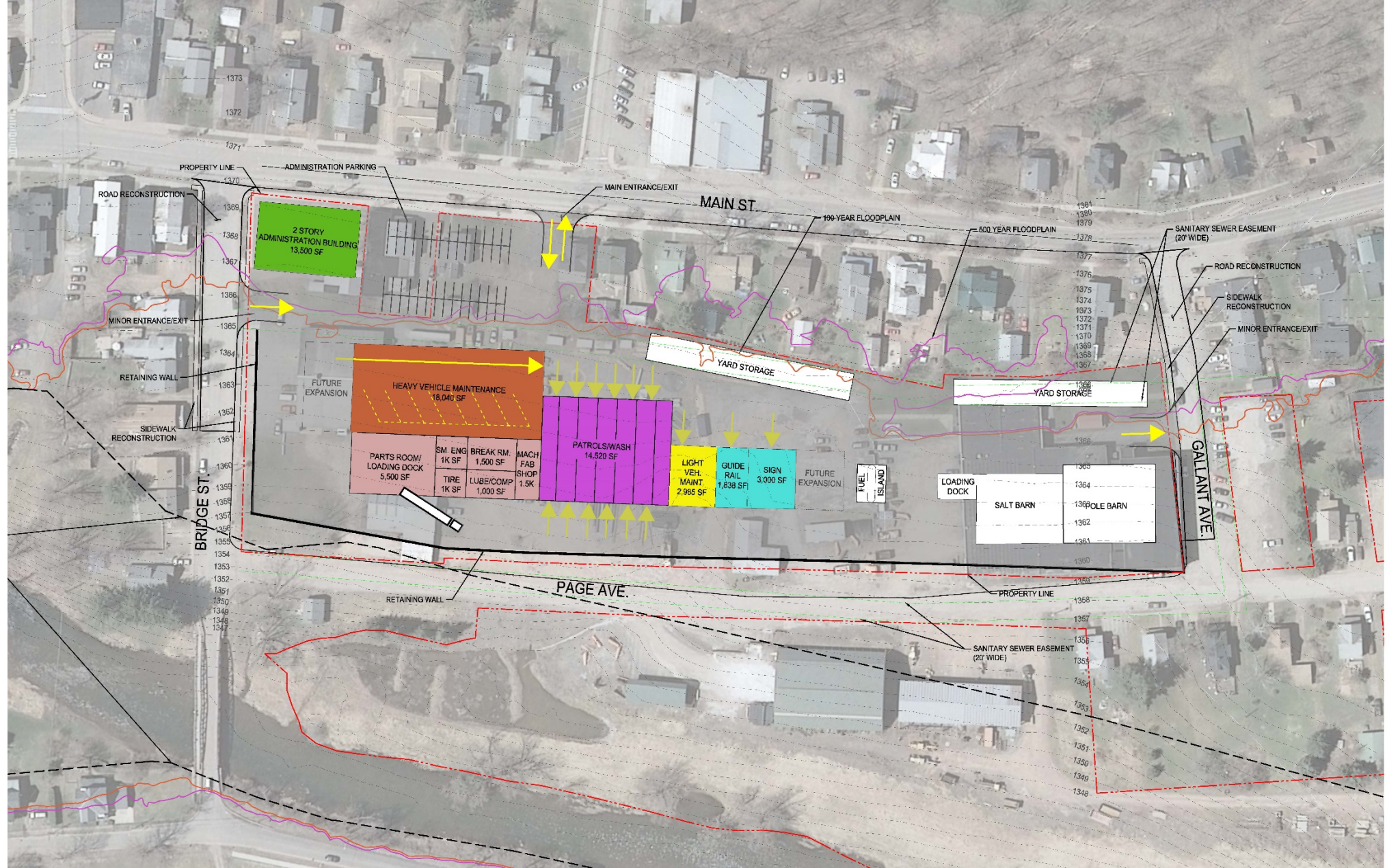
Site 7



Site 7

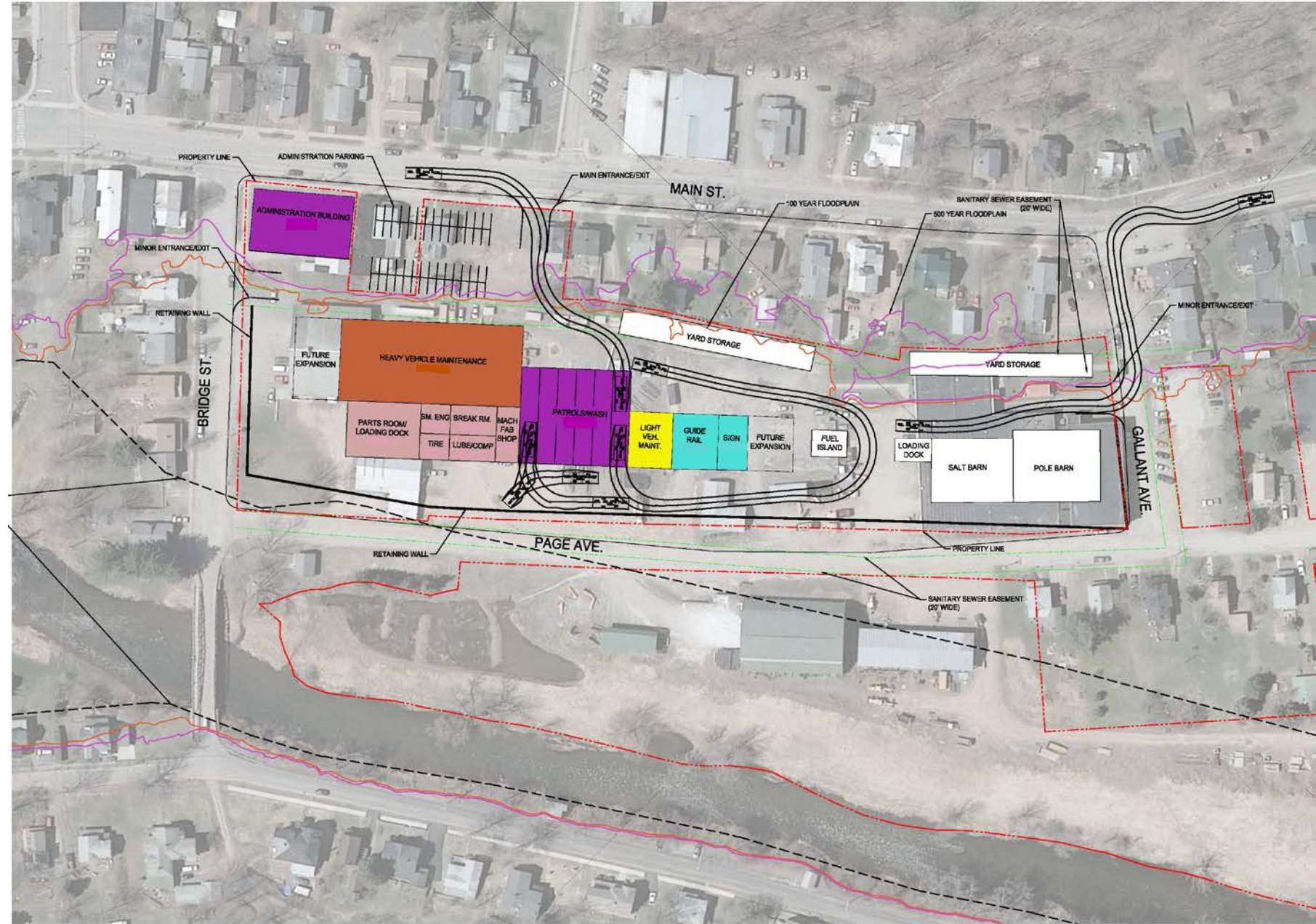


Site 7



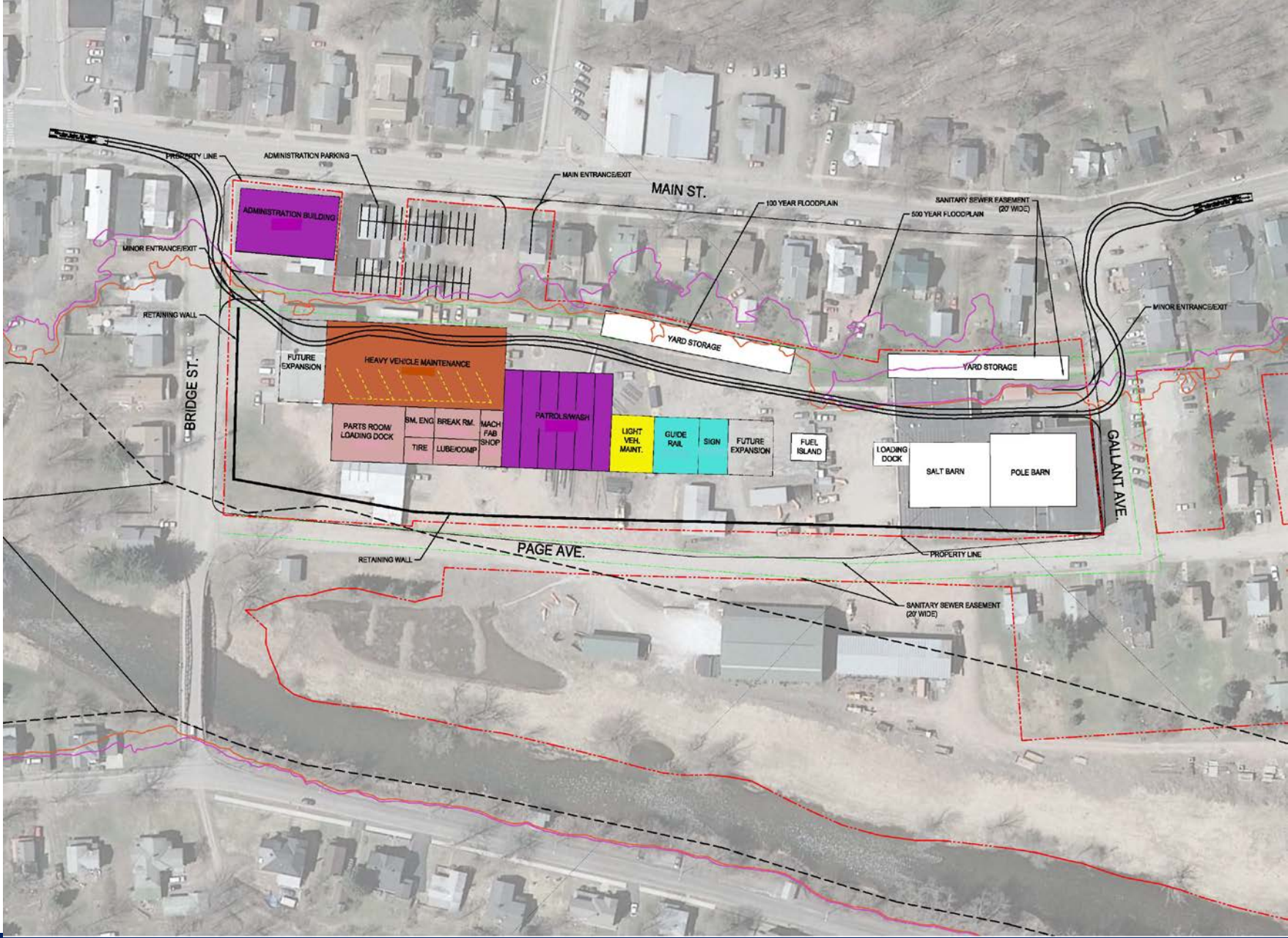
Site 7

Turning Radius DPW Plow Truck



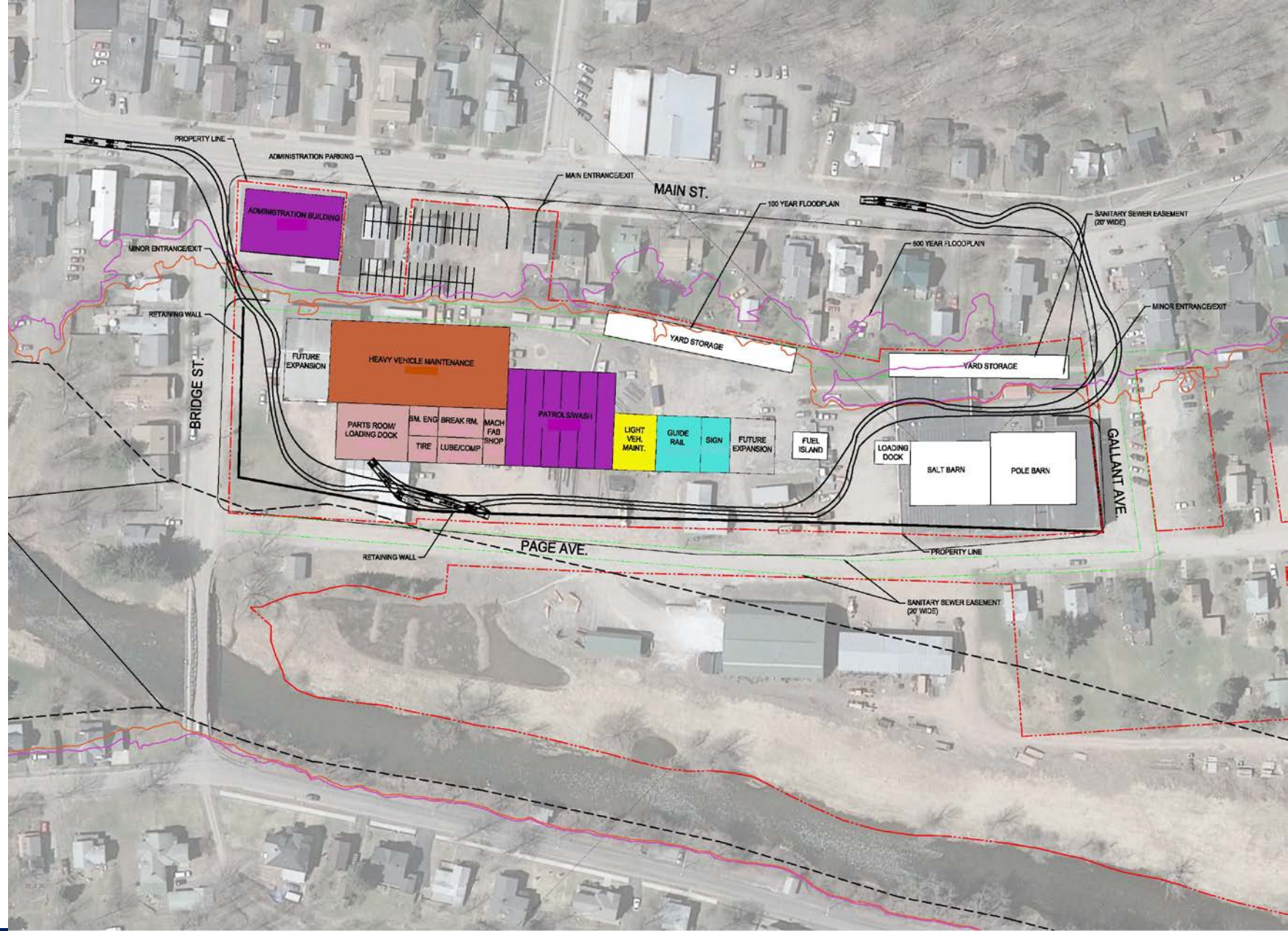
Site 7

Turning Radius Low Boy Trailer



Site 7

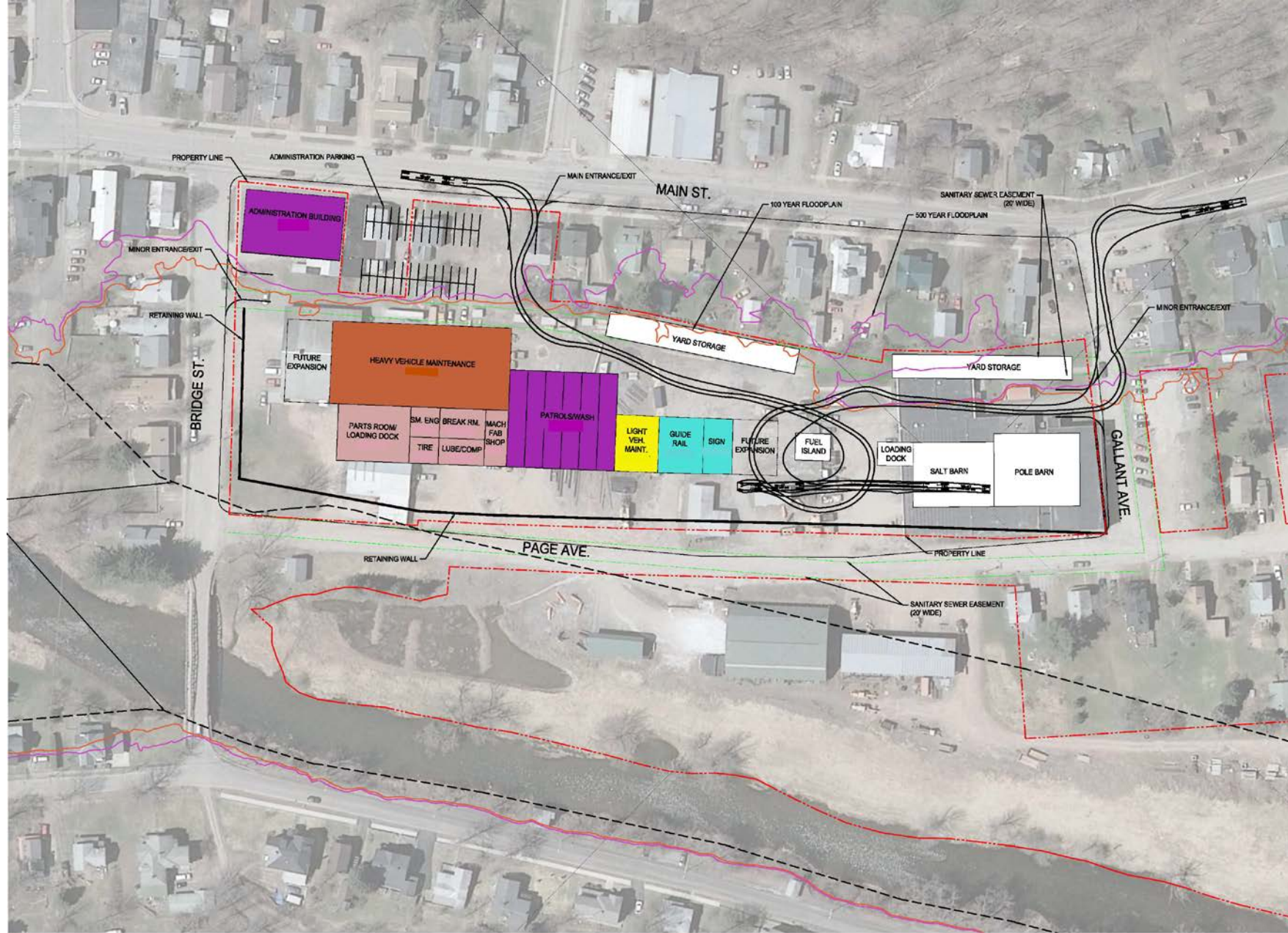
Turning Radius WB-67 to Loading Dock



Site 7

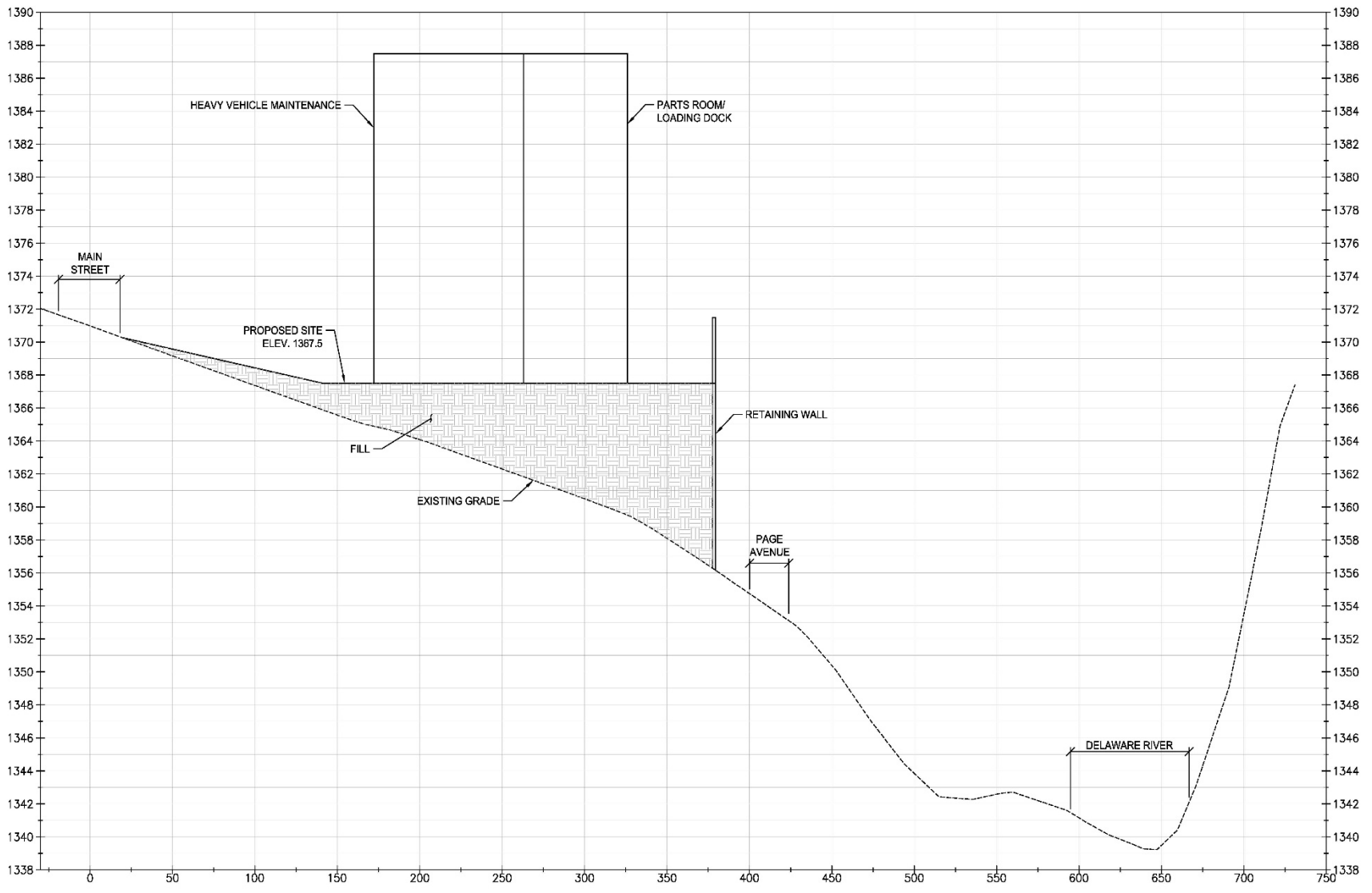
Turning Radius

WB-67 to Salt Barn



Site 7

Cross Section - West

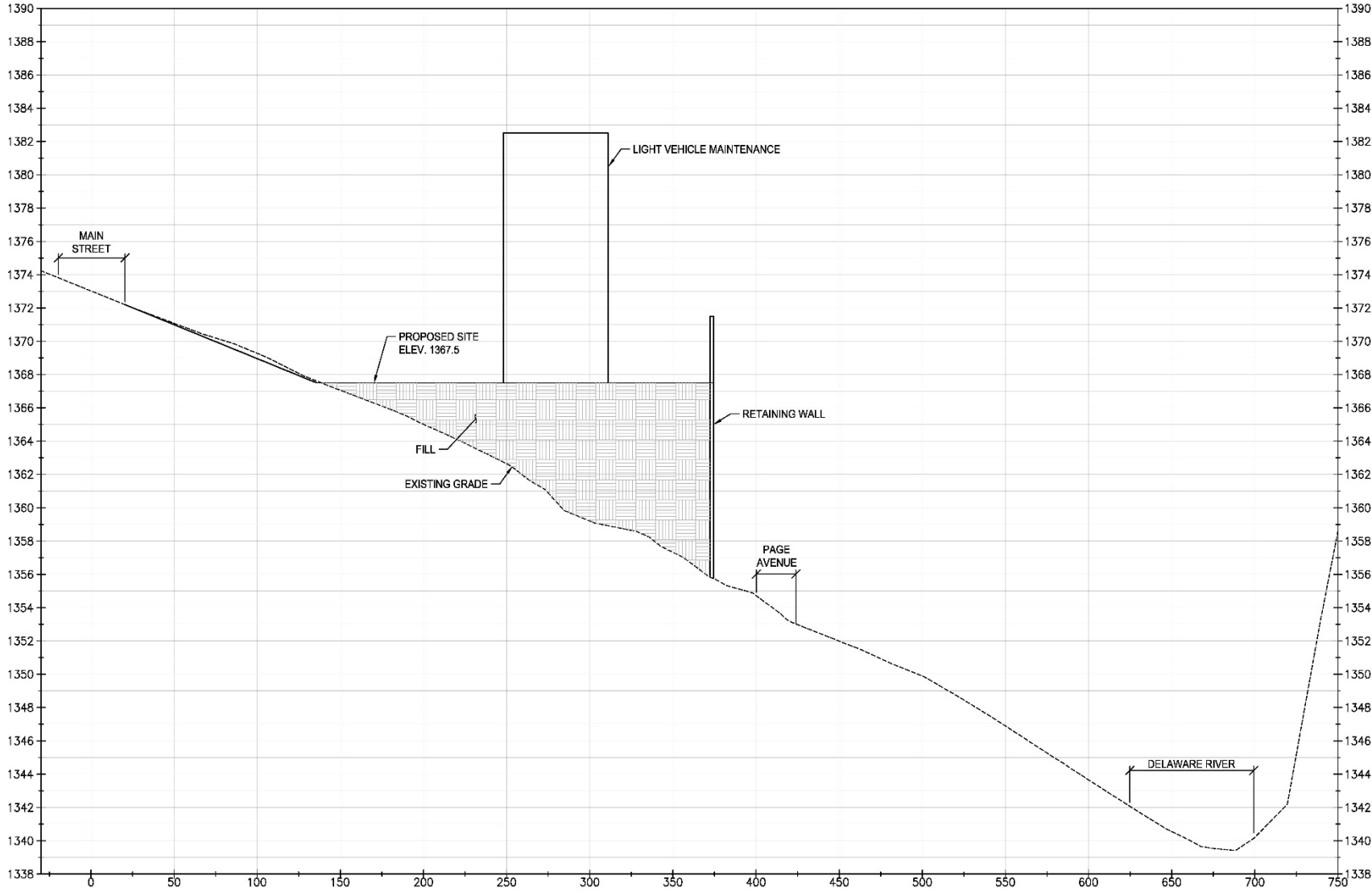


1 EXISTING SITE CROSS SECTION - WEST
SCALE: 1" = 50'-0"
1" = 5'-0" VERT.



Site 7

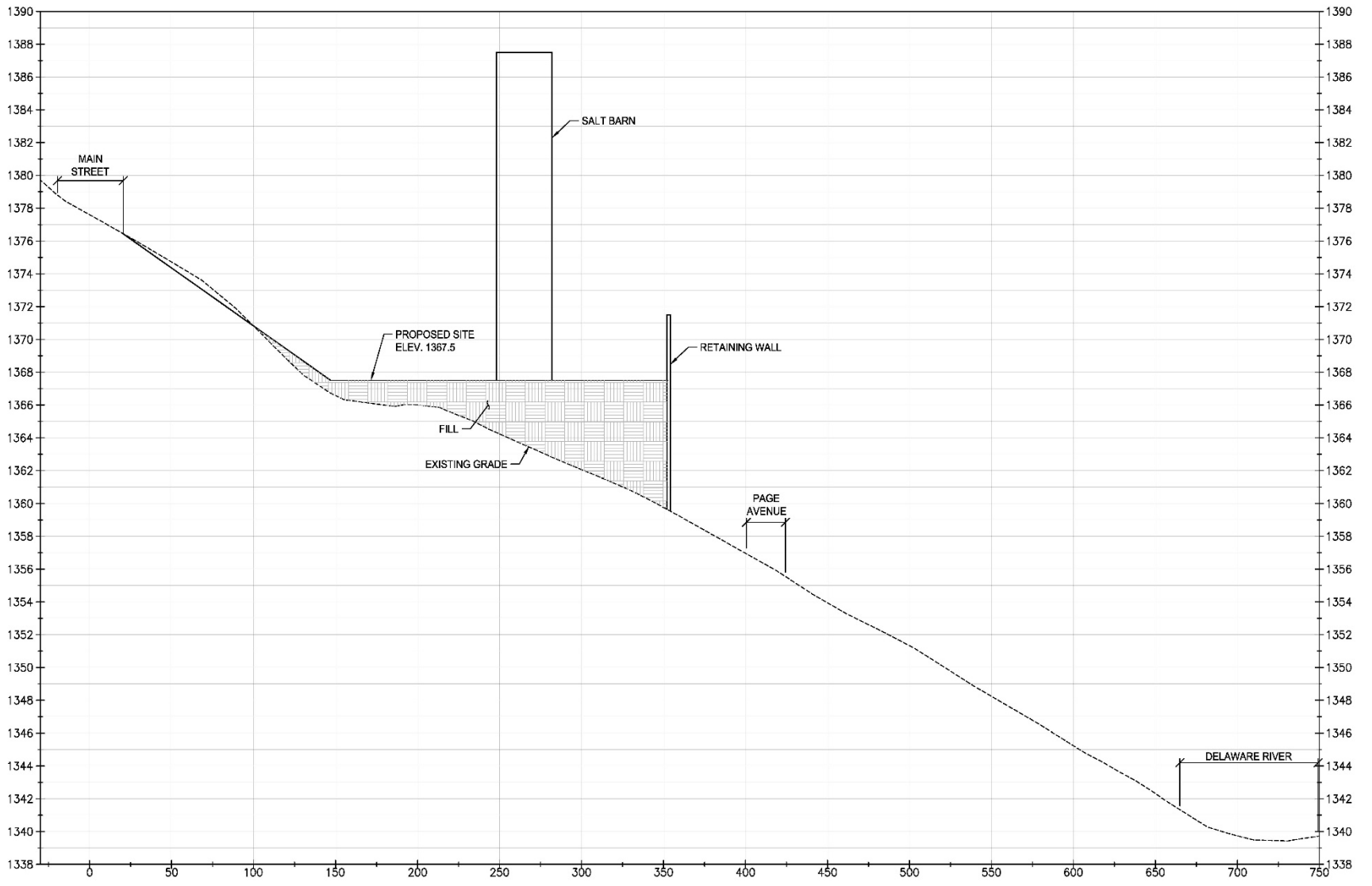
Cross Section - Mid



2 EXISTING SITE CROSS SECTION - MID
SCALE: 1" = 50'-0"
1" = 5'-0" VERT.

Site 7

Cross Section - East



3 EXISTING SITE CROSS SECTION - EAST
SCALE: 1" = 50'-0" HORIZ.
1" = 5'-0" VERT.



Site 7

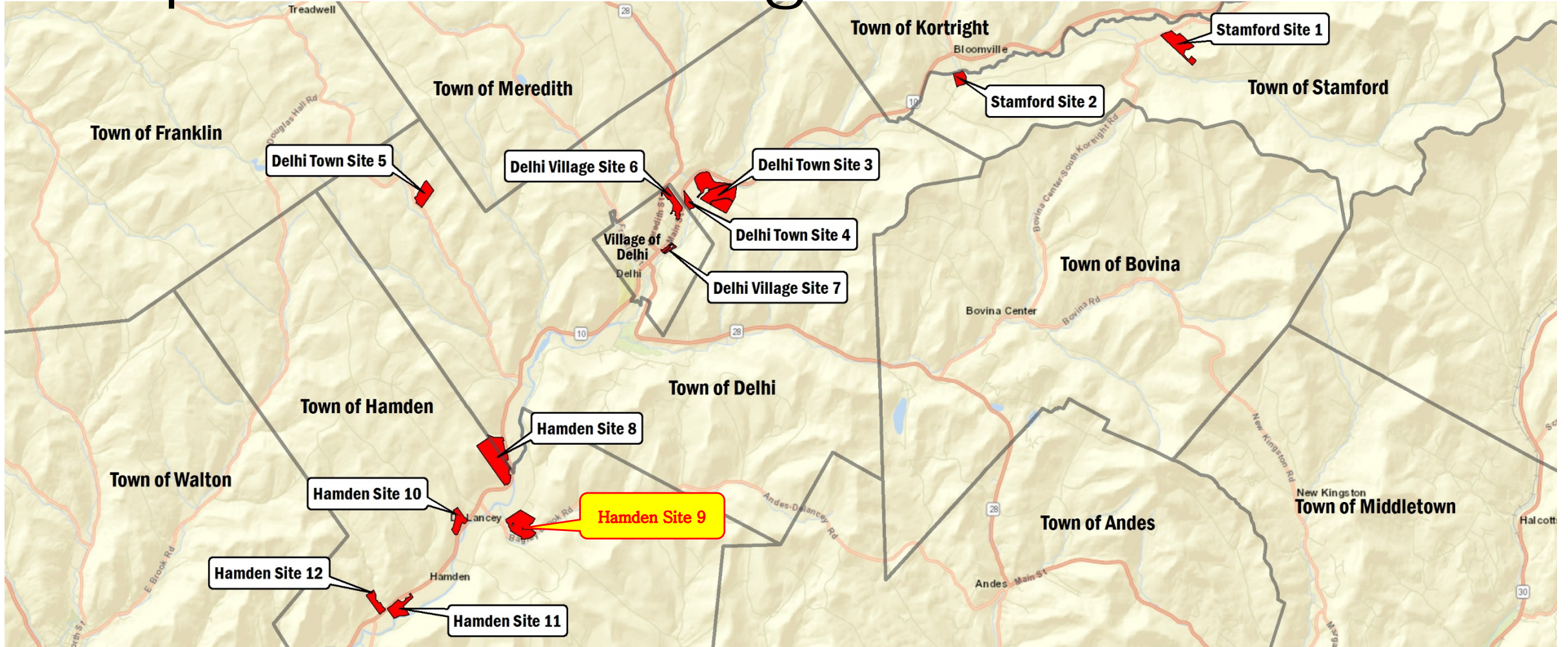
Positive Attributes

- Utilities
- Distance to C.O.
- Existing Adjacent Neighborhood

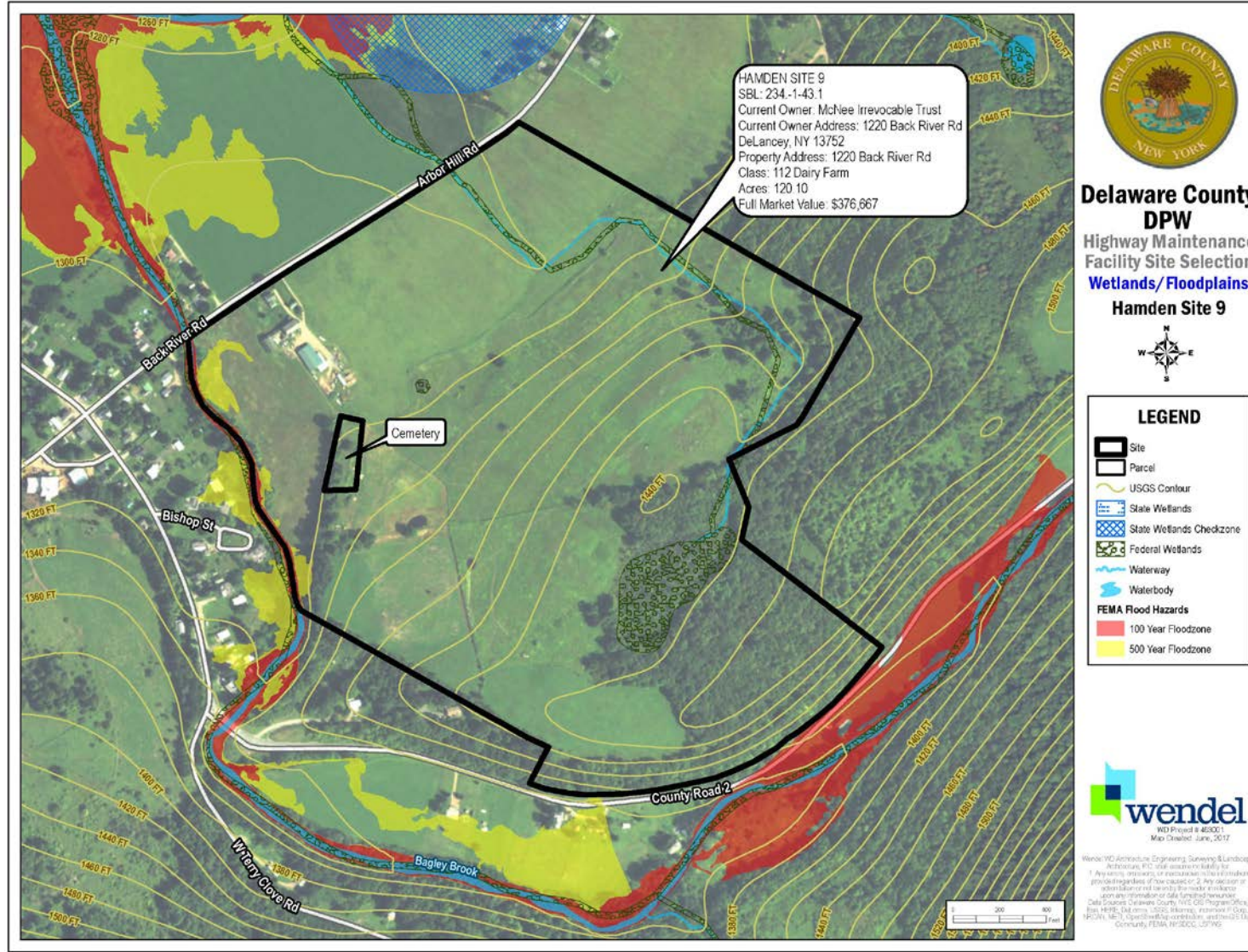
Negative Attributes

- Entire site in Floodplain
- Capital Costs: Build-up Site and build retaining wall
- Fill at Old Mill Pond – Deep Foundation Costs
- Operational and Safety concerns for vehicle and truck access and site circulation (no longer using adjacent streets for circulation)
- Limited site storage
- Acquisition of property on Main Street

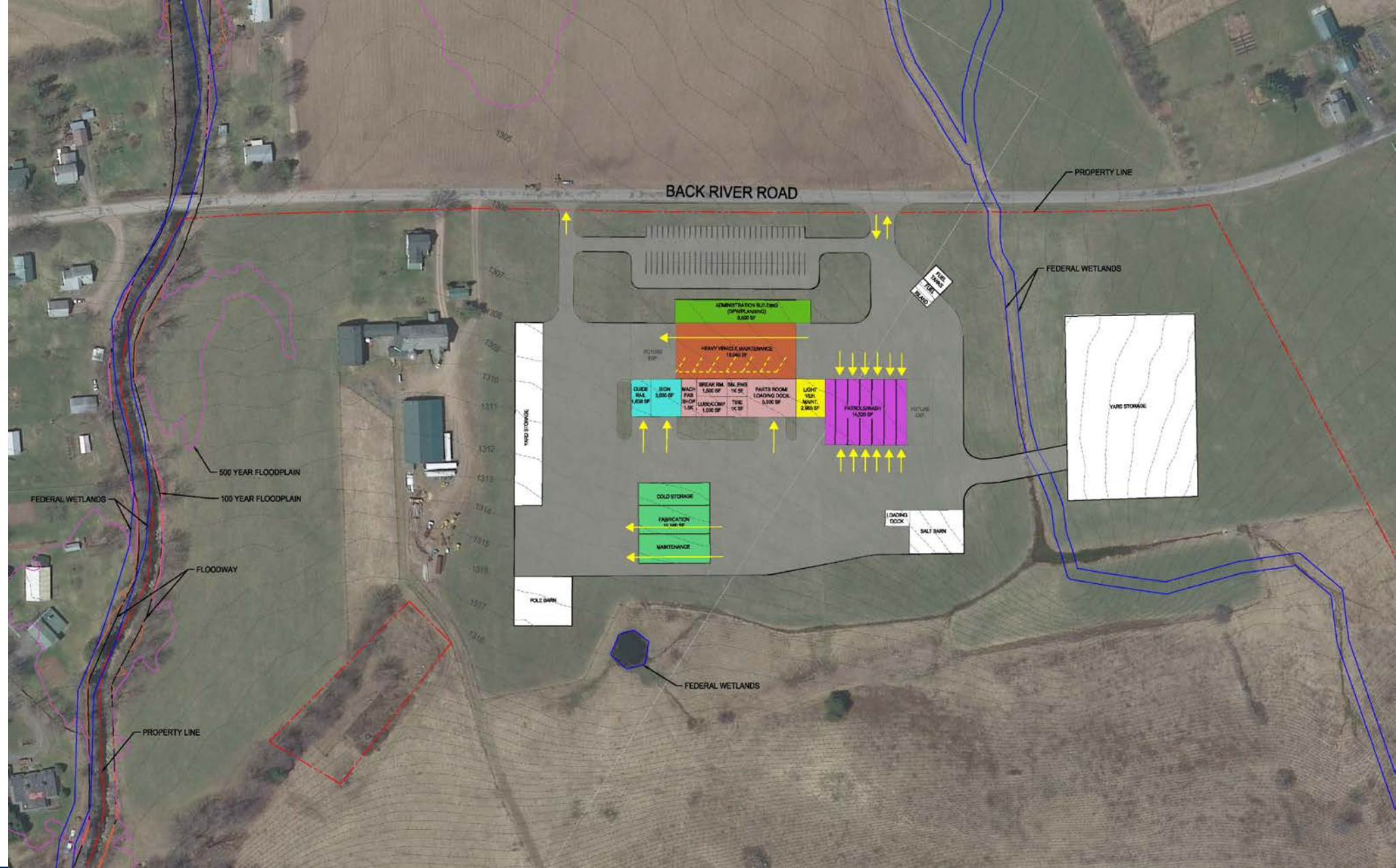
Top 4 Sites & Existing



Site 9





Site 9



Site 9



LEGEND:

-  ROADWAY RECONSTRUCTION
-  100 YEAR FLOODPLAIN

Site 9

Positive Attributes

- Flat Area for Development
- Out of Floodplain

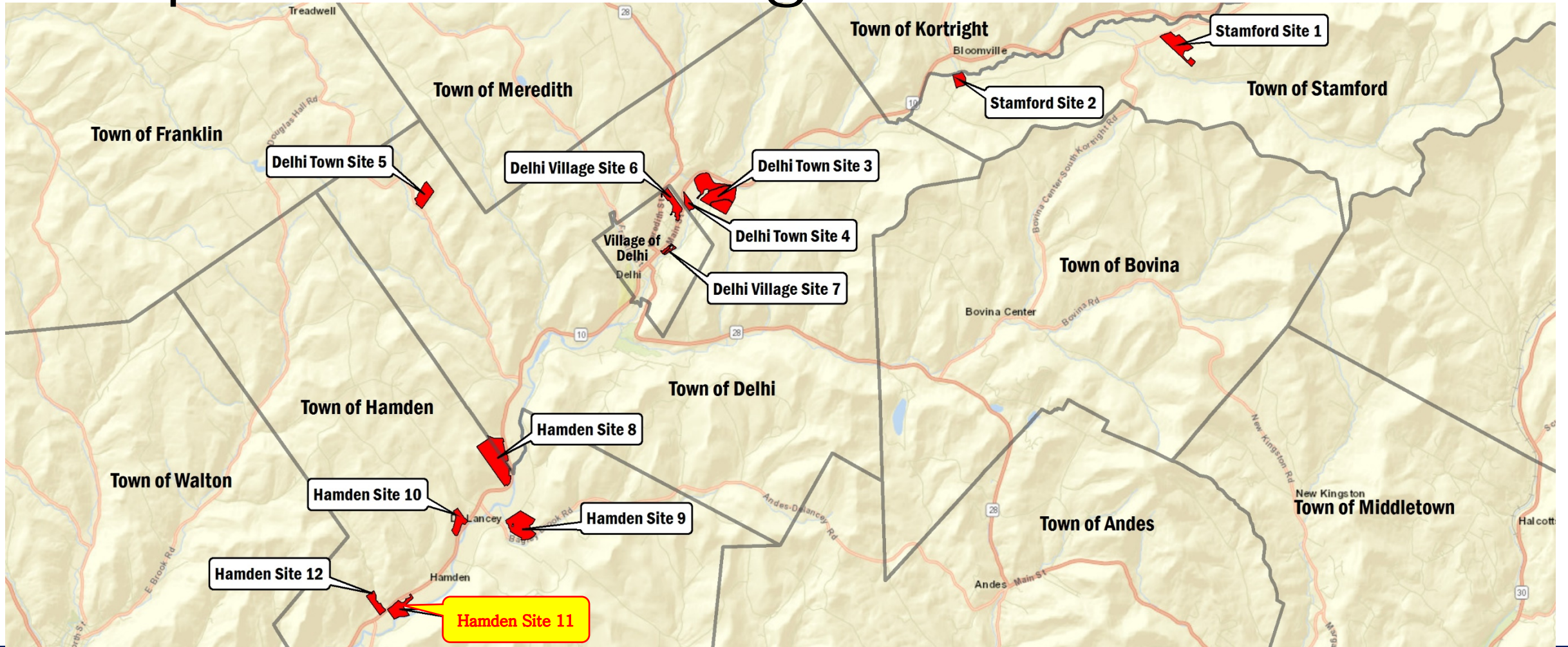


Negative Attributes

- Access – Bridge Approach in Floodplain
- Distance to C.O. (8 miles)
- Capital Costs – Narrow Road/Bridge/Intersections at CR2 and SR10 and CR2 and Backriver Road
- Neighborhood
- Archaeology
- Cemetery



Top 4 Sites & Existing



Site 11



Site 11



Site 11

Positive Attributes

- Capital Costs
- Flat area for Development
- Development area Out of Floodplain



Negative Attributes

- Distance to C.O. (10 Miles)
- Neighborhood
- Access, Speed Limit & Sight Distance
- Demolition

Probable Capitol Cost Summary

- Site # 3: \$26.35 Million
- Site # 7: \$32.26 Million
- Site # 9: \$27.80 Million
- Site # 11: \$26.51 Million

Environmental Impact Summary

- **Site # 3 - Limited Impacts to: Wetlands, Archeology, Agricultural, Streams/Water Bodies**
- **Site # 7 - Moderate impact to: Floodplain**
- **Site # 9 – Limited Impacts to: Archaeology, Agricultural, Threatened Species**
- **Site # 11 – Limited Impacts to: Steep Slopes, Archaeology**

Hybrid Site Option

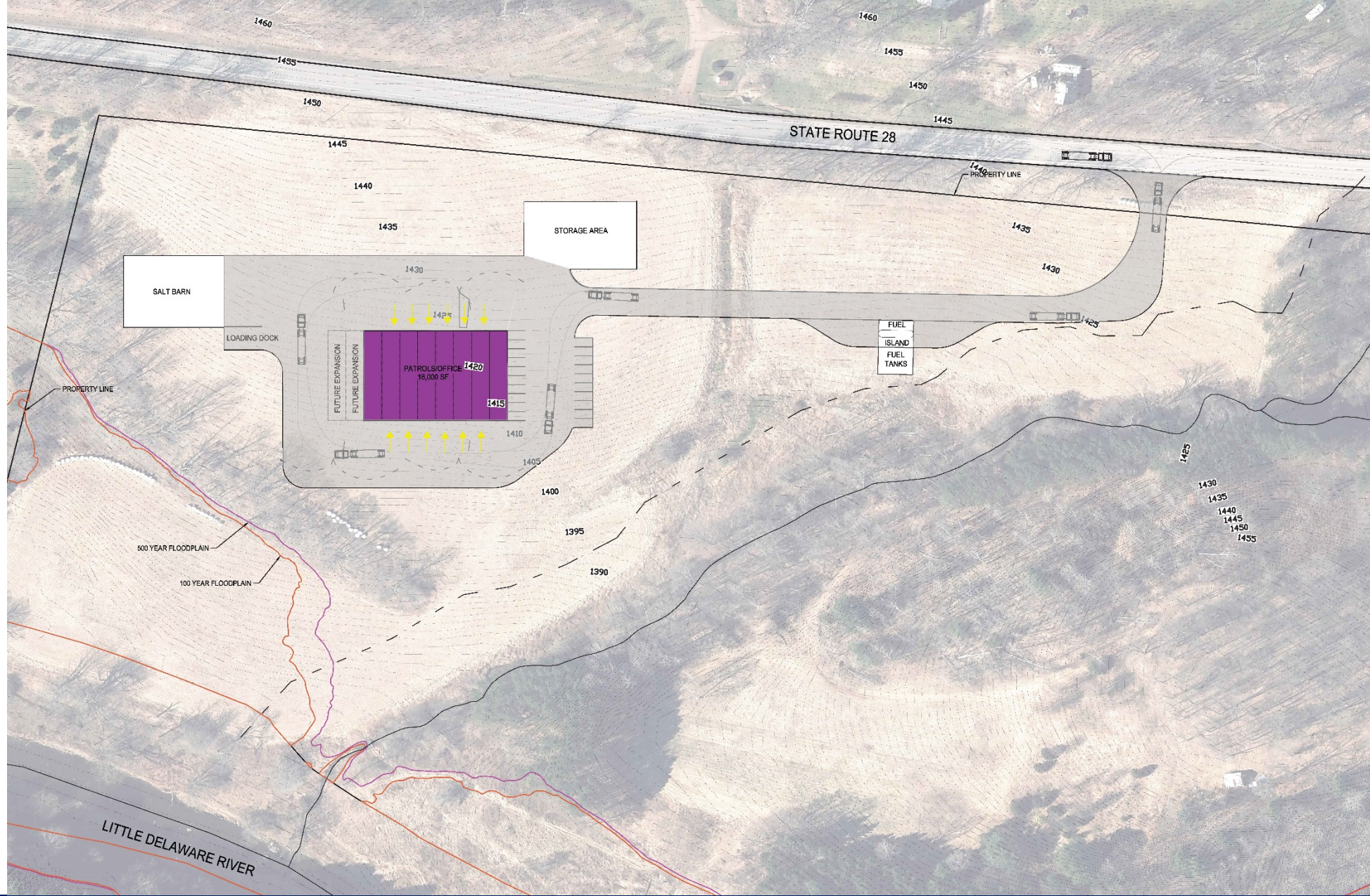
Sites # 7, # 11 plus Site # 13 on Route 28 in Delhi

- Rather than relocate all Existing DPW operations to a single site, Wendel was directed by the DPW Committee to prepare a Hybrid Option that distributed the Program to three (3) sites as follows:
 - **Site # 7 (Existing Site):**
 - Relocate DPW Administration plus Elections, VA and OET to a new two (2) story building to the northwest corner of the site (out of the flood plain) at the intersection of Main Street and Bridge Street
 - Construction a small structure to allow continued Oil Water Separator pump-outs from other DPW facilities to be discharged into the Village sanitary as currently permitted
 - Existing DPW Administration plus Elections, VA and OET would be maintained in their current location temporarily, but demolish and remove structurally compromised existing Patrols Building
 - **Site # 13 (Route 28 in Delhi):**
 - Construct an approximately 16,000 SF structure, salt shed and fuel depot for two (2) Road Patrols in Delhi
 - **Site # 11 (Bishop Site):**
 - Construct the balance of the DPW program including heavy and light maintenance, sign and guiderail shops, storage and parts, etc. – plus a fuel depot and
 - Provisions for a future salt shed, bridge fabrication shop and additional Road Patrols space

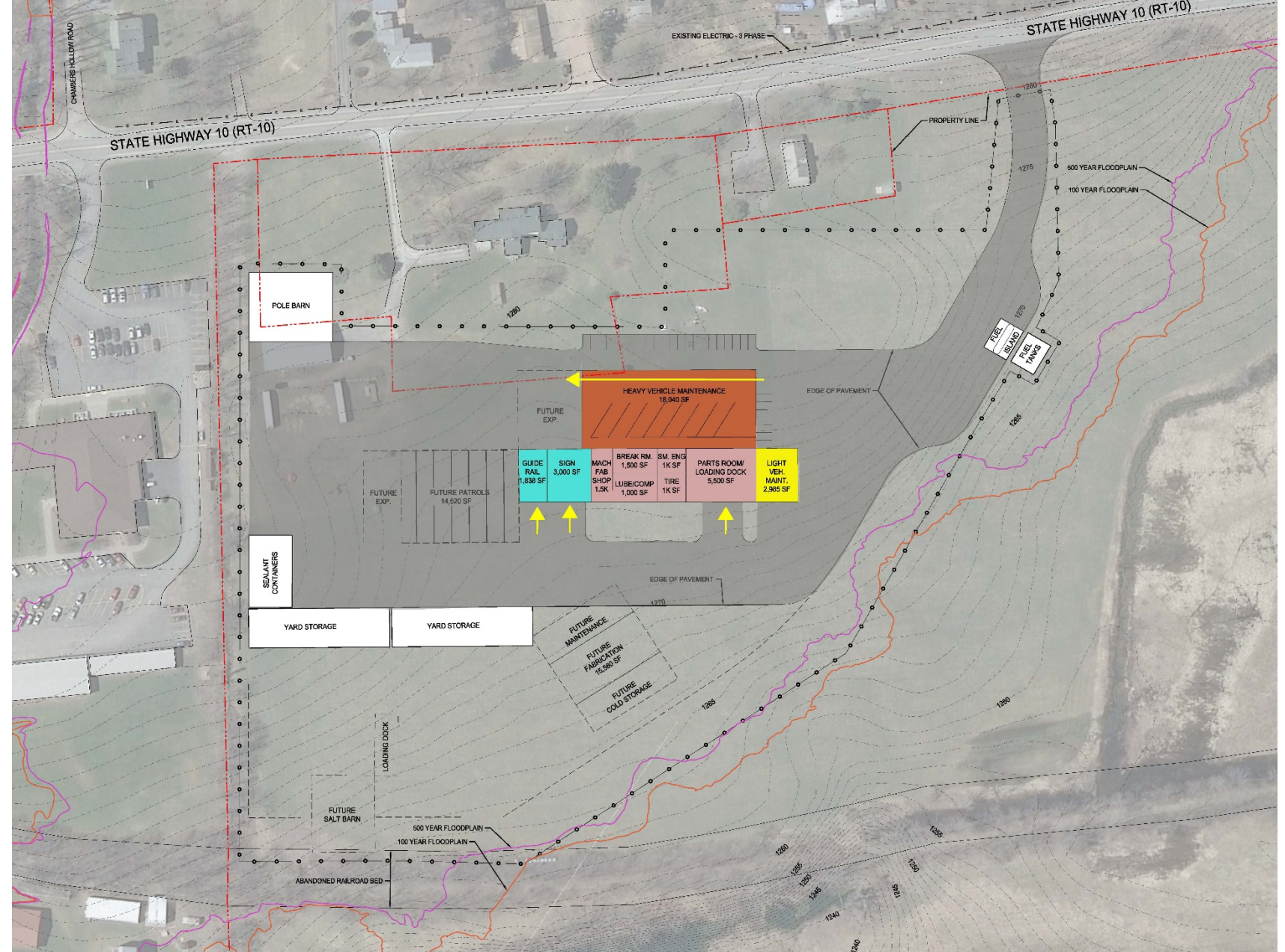
Site 7A



Site 13



Site 11A



Probable Capitol Cost Summary

Site # 7A: \$4.33 Million

Site # 11A: \$19.09 Million

Site # 13: \$7.71 Million

Total Hybrid Option: \$31.13 Million

Environmental Impact Summary

- **Site # 7A – No Impact**
- **Site # 11A – limited Impacts to: Steep Slopes, Archeology**
- **Site # 13 – No Impact**

Next Steps

TOP RANKED ALTERNATIVE

- Maintain Administration, Temporary Patrols Operation and Demolition of Patrols Building
- Preliminary Design/Cost Estimate
- SEQR
 - Detailed Impact Assessments
- Acquisition
- Final Design/Cost Estimate
- Bidding
- Construction

Questions