

NOVEMBER 3, 2015 REFERENDUM VOTE

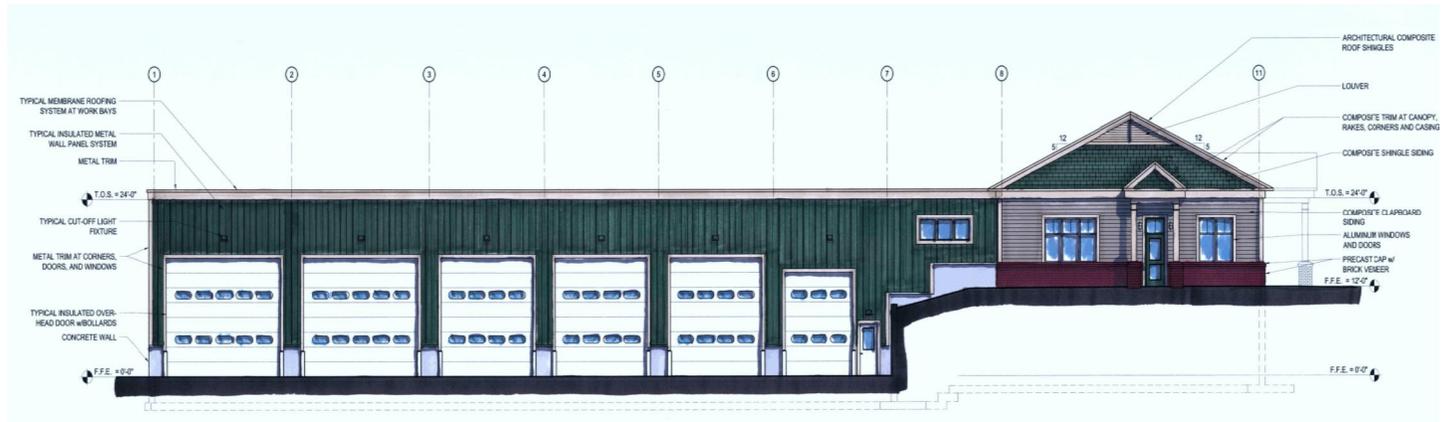
PUBLIC WORKS/SCHOOL DISTRICT TRANSPORTATION MAINTENANCE FACILITY

Proposal: To build a new 30,960± square foot (sf) replacement public works/school district transportation maintenance facility adjacent to the existing 10,000± sf facility on Windham Center Road.

Cost:

- ✓ \$7,657,193 total project cost; \$147± per sf building cost; 20 year average annual cost of \$508,300±
- ✓ Average tax rate impact about 28¢/\$1,000 assessed valuation (\$56 per year on a \$200,000 home – about the same cost per property to plow all town roads for a whole winter), partly offset by school district lease proceeds

South Elevation



Timeline:

- ✓ 1978: Garage (6,000± sf) built; department relocated from Town Farm Road to Windham Center Road.
- ✓ 1980: Two bay addition (2,000± sf)
- ✓ 1982: Two bay addition (2,000± sf)
- ✓ 1998: Facilities Assessment & Space Needs Analysis, identified need for upgrades and additional 11,000± sf
- ✓ 1999: Schematic design developed for 20,000± sf shared facility; \$3.9 million bond not approved by voters
- ✓ 2000: Reduced scope plan presented to Council, various upgrades applied instead, no space added
- ✓ 2013: Property Condition Assessment
 - Site circulation conflicts between public works, school, and public users, lack of security
 - Lack of storm water management/treatment
 - Inadequate employee/public parking
 - Undersized fuel storage tanks
 - No indoor vehicle wash bay
 - Not ADA accessible
 - Inadequate storage
- ✓ 2014: Space Needs Analysis & Facilities Master Plan identified need for 23,000± sf public works (only) facility
- ✓ 2015: Schematic design for shared facility (Town/RSU 14) at 30,960± sf
- ✓ 2015: Council approved sending \$7,657,193 referendum to voters for November 3, 2015
- ✓ 2016: (If approved) Completion of final design, construction documents and bid
- ✓ 2017: (If approved) Construction of site improvements, new building
- ✓ 2018: (If approved) Occupy new/remove old building, complete site improvements and balance of project

FOR MORE INFORMATION: <http://www.windhammaine.us/523/Maintenance-Facility-Project>

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Efficiency and Value:

- ✓ 50 year building life cycle. Elements including facade and roof coverings have useful life of 25-30 years.
- ✓ A Type IV Essential Building per International Building Code keeps operating in emergencies/disasters.
- ✓ Insulation meets or exceeds current Energy Code requirements for efficiency.
- ✓ Wash bay water recycled and discharges at or below federal limits.
- ✓ High efficiency (>90%) HVAC uses Natural Gas.
- ✓ Lighting Control System with high efficiency LED light fixtures.
- ✓ Bays use radiant floor heat for quick floor drying and efficiency, plus mechanical heat and exhaust.
- ✓ Shared bulk fluids storage for better pricing and lower costs.
- ✓ Shared, larger fuel station and tank storage allows for better pricing and lower costs.
- ✓ Mechanic-related functions (lockers/toilets/break room/training) are all located on the Work Bay level, increasing efficiency and reducing noise/dust in office areas.

From Windham Center Road



Productivity:

- ✓ Shared maintenance bays, fabrication bays, welding and equipment.
- ✓ Bus and bus driver parking immediately adjacent to building for employee access and use.
- ✓ Parking loaded trucks in bays before storms reduces response time during storms.
- ✓ Interior wash bay helps protect undercarriage, fuel lines, and wiring, extends life, reduces maintenance costs, prevents premature failure of these systems.
- ✓ Layout supports construction of the new facility while maintaining operation of the existing. When new facility is complete, the existing building will be removed and the remainder of the site developed for planned uses.
- ✓ Long term projects will have a dedicated bay, eliminating the need to constantly move other projects around (and outside) to complete the necessary repair work.
- ✓ Parts storage areas sufficiently sized and conveniently located directly off work bays for better efficiency.
- ✓ Locked storage to secure power and other tools.
- ✓ High-performance LED lighting in work bays offer long life, improved energy efficiency, and higher quality illumination, resulting in improved productivity.

Convenience/Public Access:

- ✓ All previously supported public on-site functions have been retained in the plan separate from PW/RSU areas.
- ✓ Safe and convenient public access to recycling, winter sand, and leaf/brush disposal areas.
- ✓ Safe and convenient public access and reception to building.
- ✓ Office level includes a meeting/training space for department trainings and public informational meetings.

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Safety and Security:

- ✓ Gated keypad access to PW/RSU maintenance activities and authorized personnel.
- ✓ All public access to recycling, winter sand, offices, and leaf/brush disposal (seasonally) outside gated areas.
- ✓ Improved outdoor lighting using shielded LED's for safety and security in bus parking areas, long life, and energy efficiency.

Environmental Impact/Compliance:

- ✓ **REDUCED** environmental footprint, removing about ¼ acre of non-vegetated surfaces within the Shoreland Zone for the Pleasant River.
- ✓ Fuel station located **more than 100 feet further away** from the Pleasant River than its present location.
- ✓ Fueling operation meets DEP requirements for fuel storage and containment protections.
- ✓ **INCREASED** setback from the Pleasant River to site driveways, allowing greater stormwater treatment.
- ✓ Former gravel surfaces on Pleasant River side of the site will be returned to green space.
- ✓ Site modifications will meet all local, US Army Corps of Engineers, and Maine DEP requirements.
- ✓ Elimination of equipment storage within the Shoreland Zone for the Pleasant River.
- ✓ Incorporation of water quality treatment to reduce runoff impacts.

Site plan

