

Milton Department of Public Works Highway Garage Relocation Committee

Final Report

April 19, 2021



Prepared by:

Milton Highway Garage Relocation Committee

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Project Background

The Milton Department of Public Works Highway Garage is located on Ice House Road, adjacent to the Arrowhead Lake Dam and Lamoille River. This location provides a centralized site to access the town for general maintenance and snow plowing, however, there are several drawbacks associated with the location and the garage itself.

With the location adjacent to the Lamoille River, there is the daily potential for contamination from stored materials to flow into the river. The salt storage shed's door opens facing the river, and liquid deicing agents are stored in large tanks adjacent to the building. The salt storage shed is too small to hold the amount of salt needed for a typical Vermont winter. The door is too low to allow salt delivery trucks to dump their entire salt load into the shed, it is common for the salt to be dumped at the edge of the door, and then pushed into the shed using a loader. This provides the opportunity for salt to dissolve in rain or snow, and flow downhill towards the river. In the late fall of 2019, the highway crew constructed a temporary salt shed in the back of the yard to hold an additional 200 tons of salt. Additionally, the liquid deicing tanks may leak, be accidentally punctured, and lose their product to the river. Jersey barriers currently protect the liquid deicing tanks.

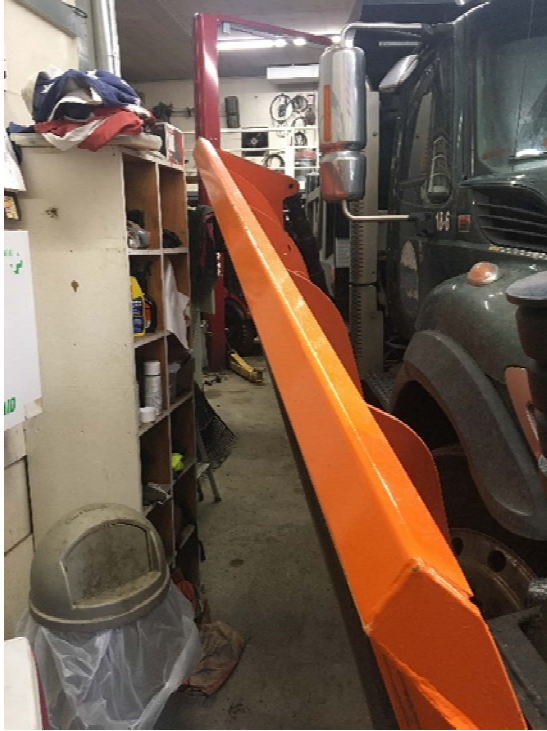
The garage itself is too small to adequately protect the Town's investment in trucks and heavy equipment. There are two bay doors providing access to the garage. During the winter months, it is imperative to provide a covered and heated area to park the plow trucks and equipment overnight when not in use. With only two bay doors, and insufficient area inside the garage, the vehicles must go into the garage one at a time, and be moved back and forth several times in order to maximize the storage space and minimize the footprint of each vehicle. This process can take up to 45 minutes in the morning, and 45 minutes again at the end of the day's plowing efforts. Once the vehicles are in the garage, there is virtually no room for drivers to walk between vehicles safely. Additionally, there is not room for all of the equipment to get inside out of the cold, and the highway crew must choose which equipment is more important to get inside at the time. The loader, excavator, backhoe, grader, or sidewalk plows do not always get a place inside, making them more difficult to start on a cold winter morning. Being stored inside will prolong the life of all DPW equipment.



Photo 1. Proximity of vehicles stored during freezing overnight conditions. No room for staff to walk between vehicles.



Photo 2. Proximity of vehicles stored during freezing overnight conditions.



Photos 3 and 4. Plow wings within inches of the wall.

The current facility does not have a wash down bay for removing salt and dirt off the plow trucks. There is one floor drain in one of the bays, which leads to an oil water separator, prior to discharge. When washing a vehicle, water splashes everywhere, i.e., over the walls, tools, and other nearby equipment.

There are numerous reasons the current building and location are not sufficient for use as a DPW Highway Garage, thus the need to evaluate and identify alternative sites for the construction of a new highway garage facility. Additionally, the current garage location is leased from Green Mountain Power, and not owned by the Town.

Scope of Work

The Milton Select Board established the Department of Public Works Highway Garage Relocation Committee in the early summer of 2019. The committee included employees of the Milton Department of Public Works, a member of the Milton Select Board, and Milton Residents. The committee met every other week beginning in late July 2019. The committee worked through February 2020, when the Covid-19 pandemic began, and in person meetings were halted; this report was subsequently delayed.

The Committee's scope of work included the following items:

1. Identify potential locations for a new highway garage
2. Identify the needs of a new highway garage, i.e., size, features, proposed conceptual level design, etc.

3. Develop a conceptual level cost estimate and schedule (as best as possible without an engineered design). Costs are dependent on location and the needs of a site.
4. Identify potential funding sources for assistance.
5. Report back to the Select Board by March 31, 2020. Due to Covid-19 and staff turnover, the delivery of the report was delayed.

Highway Garage Location Requirements

Locations for a new DPW Highway Garage Facility were evaluated based on their access to required utilities, lot size available, and proximity to residential, commercial, or open land. In order for a site to be viable, it would need to meet the following requirements:

1. Have access to water, wastewater, electricity, and natural gas.
2. Be centrally located to be able to access all parts of town easily.
3. Be approximately 6- to 8-acres in size
4. Must have adequate space to layout the garage building, a separate salt/sand storage structure, provide cold storage, and have space to stockpile materials, such as sand, gravel, stone, topsoil, culverts, etc.
5. Have minimal visual and noise impact on nearby residential and commercial properties.

Needs of a New Highway Garage Facility

The committee, with input from the DPW Highway Division staff, identified the needs of a new highway garage facility. This, and a concept floorplan drawing of a new highway garage can be found in Appendix 1.

Municipally Owned Properties

The committee evaluated approximately 40 town owned properties. See Appendix 2 for a list of properties and location map. The committee discussed each property, and found the majority of them to be unsuitable. Properties were identified as unsuitable if there was not adequate land available, if it would have been cost prohibitive due to the need for long extensions of water and/or wastewater infrastructure to reach the site, if they were too near a residential area, etc. The most promising municipally owned properties were:

1. The property off Quarry Court. This would have issues with access. The only access is a Town ROW off Quarry Court at the end of the cul-de-sac; Husky was not interested in offering access off of North Road.
2. The Municipal Complex area and ball field area. This area is too close to the playing fields, and would be in conflict with sports and other community activities.
3. Tracy Estates. This site was deemed too far away, and there was no access to water and sewer.
4. The Bombardier Property, on the corner of Bombardier Road and Middle Road. This is a prime piece of property for development, and the Bombardier Review Committee did not see a new highway garage as a good use of this property.

While these were the most promising locations, none of them were deemed good locations for a new town highway garage.

Privately Owned Properties

The committee evaluated numerous privately owned properties. The most promising of these were the Brault property (adjacent to the municipal complex and Bombardier Park), the Gardner/Jimmo property off Route 7, and the Lamelle property off West Milton Road. See Appendix 3 for additional information. The committee discussed each property, and determined only two of these were feasible, the Brault property and the Gardner/Jimmo property.

1. The Brault Property. This property is located adjacent to the Milton Municipal Building Complex. The Town Manager is currently in discussions with the property owner on the possibility of giving the needed acreage to the Town, in return for an increase in development density for the remainder of the site. A very preliminary drawing of the site, with a garage facility can be found in Appendix 3. There are mapped wetlands on the site, and the draft plan developed shows how a highway garage could fit and function within these constraints. This location would solve several issues.
 - a. It would provide the town a location at no cost.
 - b. It would provide for the eastern terminus of a town road which would parallel Route 7. This road is in the town plan for completing.
 - c. It would provide water and sewer to the area on Willy's Lane, which is currently connected to town sewer at Route 7, but is connected via separate pump stations and force mains.
2. The Gardner/Jimmo property. This property is located off Route 7, across from the Milton Diner. We have had discussions with the property owner, and they are willing to construct a garage facility for the Town, which the Town would lease for an agreed upon amount and period of time.
3. Lamelle property. This property is located off West Milton Road, and was deemed too far from the center of town for good, and had wetlands which would make completing the project difficult.

Conceptual Level Cost Estimate and Schedule

It is difficult to come up with an accurate cost estimate for a building like this without a final design plan, however, costs for similar facilities were found, and are summarized here.

1. \$6M, Williston Town Highway Garage, included land purchase.
2. \$750K, Rutland three bay garage.
3. \$525K, Glover, 50' by 100' four bay garage.
4. \$4.2M, Saint Albans Town, eleven bay garage, including a new salt shed.

The new Williston garage closely resembles what Milton needs in a new highway garage facility. A reasonable estimate for a new highway garage facility would be in the \$4M to \$5M range.

In discussions with the Town Manager, the goal would be to schedule a bond vote for Town Meeting Day 2022, with construction occurring in 2022 and 2023.

Funding Sources

Transportation Alternative Grants through the Vermont Agency of Transportation can provide up to \$300,000 for the construction of a salt shed. The local match for a grant in this amount would be \$75,000. We did not find any additional grant programs for a public works facility.

Recommendations

The top locations for a new highway garage facility are:

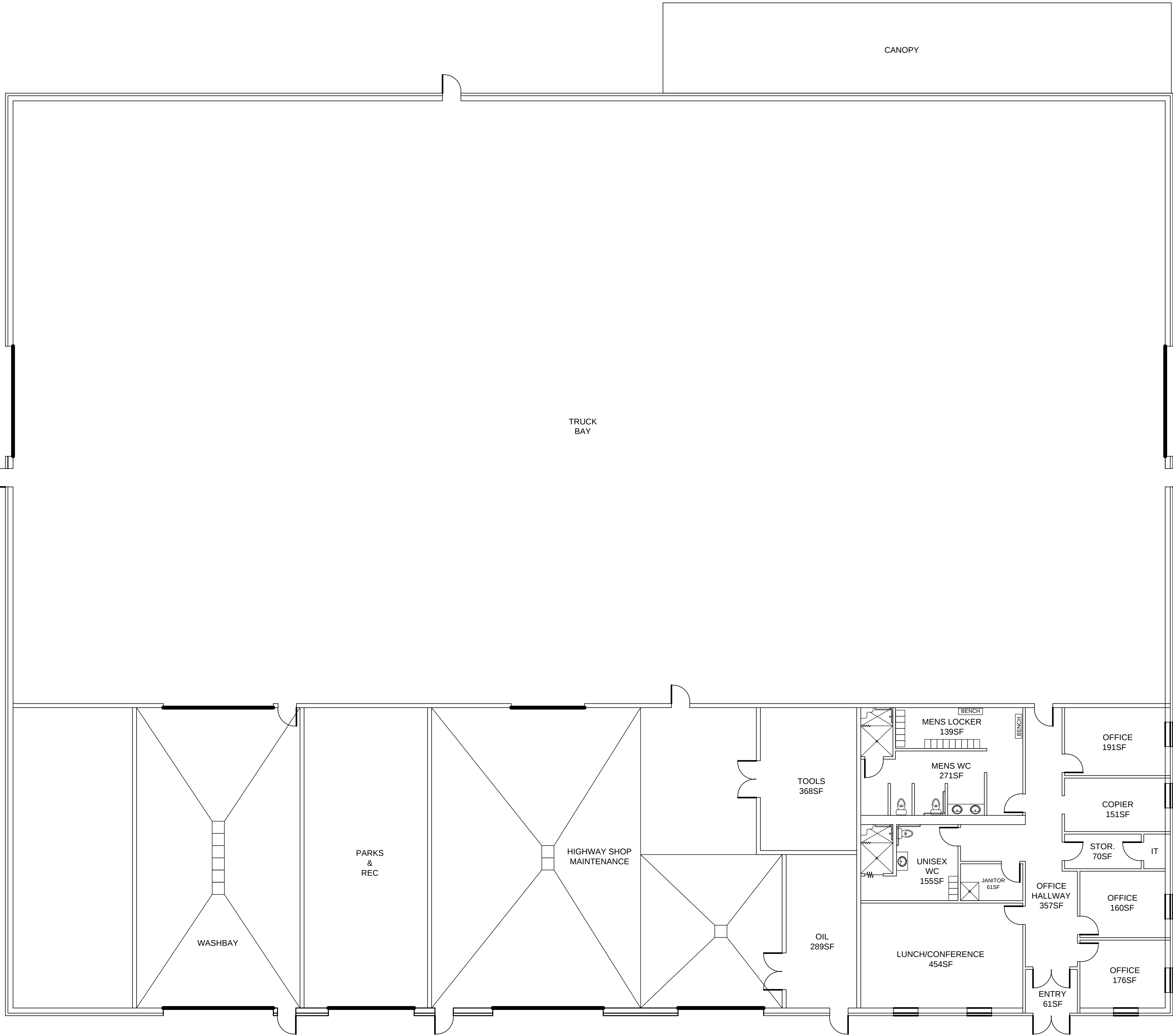
1. Brault Property (adjacent to Town Municipal Complex)
2. Gardner Property, Jeff Jimmo purchasing the property for development.
3. Quarry Lane Property. Municipally owned property.
4. Municipal Complex & Recreation Fields. Municipally owned property.
5. Bombardier Property. Municipally owned property.

Appendix 1 – List of DPW Highway Garage Needs and Conceptual Level Floor Plan

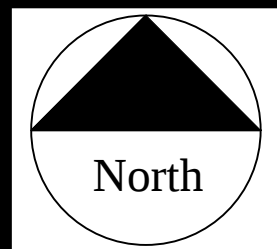
The Needs of a New Highway Garage Facility

1. Break Room, with kitchen items (fridge, microwave, etc.)
2. Meeting Room
3. Offices area with air conditioning
4. Multiple Bathrooms with air vents
5. Two locker rooms (men's and women's) with lockers and showers
6. Eyewash station
7. Kitchen
8. Wash bay with hot water pressure washer
9. Mechanics Bay
10. Salt shed – covered
11. Sand shed – covered
12. Want all equipment to be stored inside, and to have a parking spot
 - a. Grader, loader, bobcat, sidewalk machines, trucks, excavator, backhoe, vac-truck etc.
13. Exterior lighting, motion sensors
14. Outside cameras
15. Fencing
16. Internet/cable
17. Storage rooms
 - a. Mechanics Tools
 - b. Flammable Storage
 - c. Oil waste
 - d. Signs
 - e. Tires
 - f. Hand tool room
 - g. Parts room; miscellaneous truck parts, tires
 - h. Propane cylinder storage
18. Cold Storage
 - a. Cones, straw matting, fertilizer, hydro-seeder material, hay, etc.
 - b. Miscellaneous material
19. Outside
 - a. Sand piles
 - b. Aggregate; gravel
 - c. Topsoil
 - d. Concrete pit for water decanting
 - e. Covered area for cold and hot patch
 - f. CaCl and MgCl, with secondary containment

- g. Culvert storage
 - h. Trench boxes
 - i. Fuel tanks
- 20. Storage for Plow supplies
- 21. Mechanical Room
- 22. Water sprinklers
- 23. Don't need three phase power
- 24. Compressor room
- 25. Welding area
- 26. Ventilated area for painting
- 27. Oil/water separator
- 28. Outside racks
- 29. A bay for Buildings & Grounds.
- 30. Tire changer and balancer
- 31. Overhead crane
- 32. Lift
 - a. Small one for vehicles
 - b. Larger one for dump trucks
- 33. Parking lot size and outside lighting
- 34. Landscaping
 - a. Sound berms
- 35. Utilize green infrastructure where possible
- 36. Stormwater
- 37. Municipal water/sewer connections including a fire hydrant
- 38. Natural gas, if possible
- 39. Waste Steel Storage, concrete slab with fencing
- 40. New chairs and tables
- 41. Storage racks
- 42. Workbenches
- 43. Oversized doors
- 44. Signs
- 45. Other



DPW GARAGE PLAN
SCALE: 1/8" = 1'-0"



DPW GARAGE
SITE PLAN

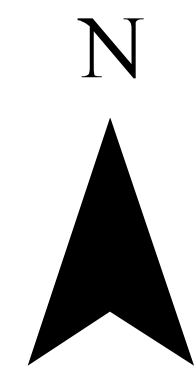


**TOWN OF MILTON
PUBLIC WORKS
ENGINEERING DIV.**
43 BOMBARDIER ROAD
MILTON, VT 05468
(802) 893-6655
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Appendix 2 – Municipally Owned Properties

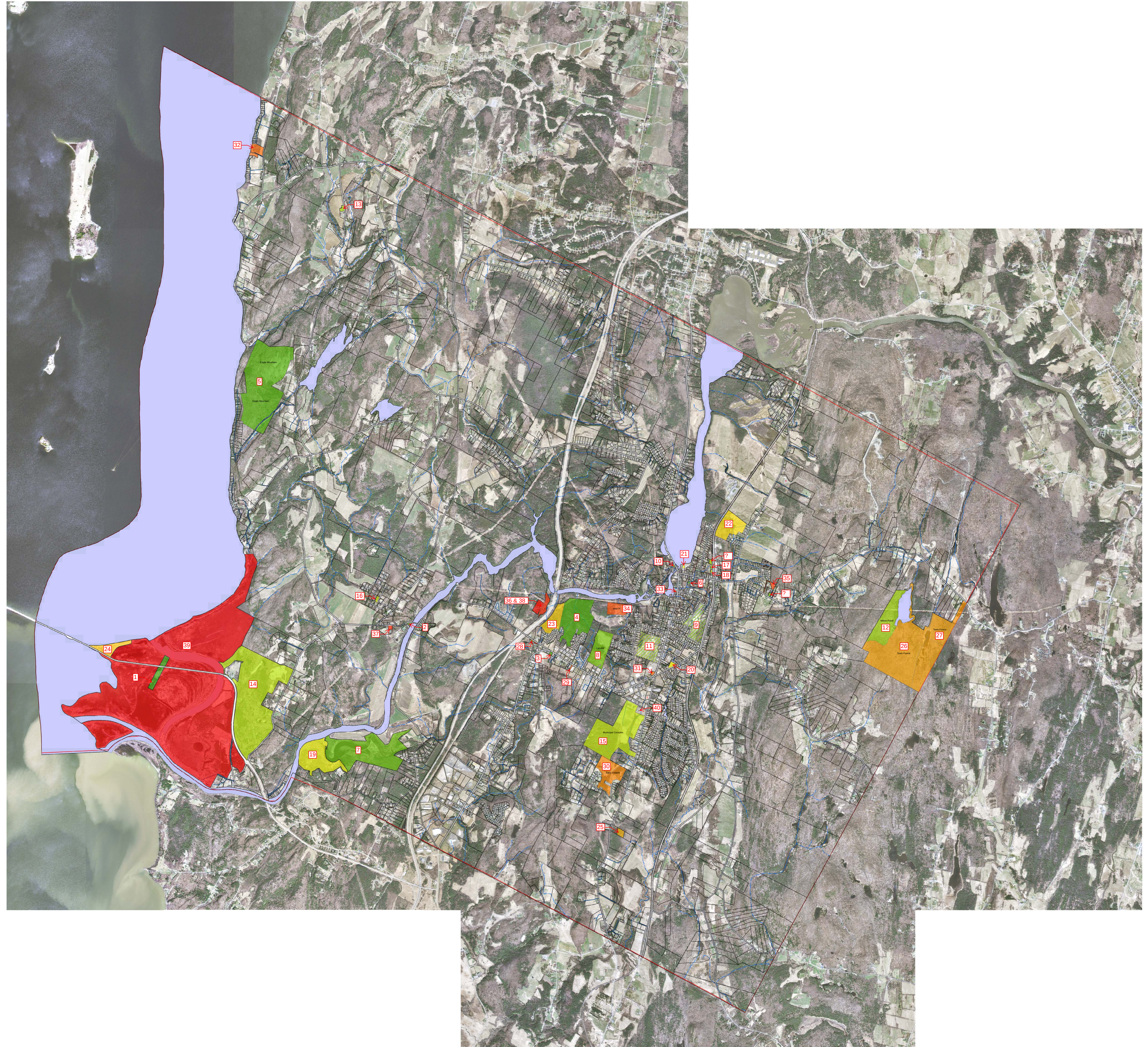
Town of Milton Public Land					
No.	Description	Acres	Sewer On/Near Site	Water On/Near Site	Location
1	Beeman Preserve	15	N/A	N/A	No
2	Bridge ROW	1	N/A	N/A	No
3	Checkerberry Cemetery	0.95	N/A	N/A	No
4	Checkerberry Square Open Land	72.92	Maybe	Yes	Maybe
5	Eagle Mountain	229	N/A	N/A	No
6	Historical Museum	0.24	N/A	N/A	No
7	Lamoille River Wildlife Area	233.6	N/A	N/A	No
8	Landfill	16.7	Maybe	Maybe	Maybe
9	MES/MMS	31.8	N/A	N/A	No
10	McGrath Reservoir	0.37	N/A	N/A	No
11	Milton High School	48	N/A	N/A	No
12	Milton Pond	212	N/A	N/A	No
13	Miltonboror Cemetery	1.5	N/A	N/A	No
14	Misc. State Property	304	N/A	N/A	No
15	Municipal Complex & Recreation Fields	138.3	Yes	Yes	Yes
16	Oglewood Open Land	0.8	Yes	Yes	No
17	Old Fire Station	0.8	Maybe	Yes	Yes
18	Old Fire Station Yard	0.8	Maybe	Yes	Yes
19	Open Space State	76	N/A	N/A	No
20	Plains Cemetery	1.8	N/A	N/A	No
21	Public Works Garage	0.44	Yes	Yes	Yes
22	Quarry Lane Common Land	39.78	Yes	Yes	No
23	Ridge Field Open Land	34.75	Maybe	Maybe	Maybe
24	Sandbar State Park	20	N/A	N/A	N/A
25	Swamp		N/A	N/A	N/A
26	Town Forrest	138	No	No	No
27	Town Forest Access	59.7	No	No	No
28	Town Misc.	1.36	N/A	N/A	N/A
29	Town Misc.	0.42	N/A	N/A	N/A
30	Tracy Estates	43.05	No	No	No
31	US Post Office	2.5	N/A	N/A	N/A
32	Van Everest Boat Access	7.2	N/A	N/A	N/A
33	WW Pump Station	0	N/A	N/A	N/A
34	WWTF	18.5	N/A	N/A	N/A
35	Water Plant	2.49	N/A	N/A	N/A
36	West Milton Open Land	6.89	No	No	No
37	West Milton Cemetery	1.26	N/A	N/A	N/A
38	West Milton Open Land	34.75	No	No	No
39	Wildlife Management Area	1560	N/A	N/A	N/A
40	Bombardier	4.8	Yes	Yes	Yes



Legend

- Parcel Boundaries
- Beeman Preserve
- Bridge ROW
- Checkerberry Cemetery
- Checkerberry Square Open Land
- Eagle Mountain
- Historical Museum
- Lamoille River Wildlife Area
- Landfill
- MES/MMS
- McGrath Reservoir
- Milton High School
- Milton Pond
- Miltonboro Cemetery
- Misc State Property
- Municipal Complex & Recreation Fields
- Oglewood Open Land
- Old Fire Station
- Old Fire Station Yard
- Open Space State
- Plains Cemetery
- Public Works Garage
- Quarry Lane Common Land
- Ridge Field Open Land
- Sandbar State Park
- Swamp
- Town Forest
- Town Forest Access
- Town Misc.
- Town Misc.
- Tracy Estates
- US Post Office
- Van Everest Boat Access
- VW Pump Station
- WWTF
- Water Plant
- West Milton Open Land
- West Milton Cemetery
- West Milton Open Land
- Wildlife Management Area
- Town Boundary
- PrivateRoads
- Public Water Body
- Streams

NOTE: Parcel boundary locations are aproximate.
Not for survey use.



PUBLICALLY OWNED PROPERTIES



TOWN OF MILTON, VERMONT 05468
Department of Public Works:
Admin, Buildings and Grounds, Highway Operations, Water and Wastewater
43 BOMBARDIER ROAD MILTON, VERMONT 05468
TELEPHONE: 802-893-6030 • FAX: 893-1005 • www.miltonvt.org

1 inch = 2,000 feet	MUNICIPAL PROPERTIES
	Drawn By: RFH
	Checked by:
Sheet No. C	Date: 05/07/15

Appendix 3 – Privately Owned Properties

