

Highway Department Facility

Town of Lansing, NY

November 4, 2022

PROJECT NARRATIVE

The Town of Lansing Highway Department building was originally constructed in 1968 and includes an office wing constructed of load-bearing CMU walls and a sloped steel roof, a pre-engineered steel garage for vehicle storage and maintenance, and a connected cold storage area that was originally constructed as a wooden pole barn. The facility appears to be in mostly its original condition, with the pole barn having been adapted to have similar wall paneling to the remainder of the garage, the roofs of the garage and cold storage having been joined, and vestibules under the existing overhangs having been added onto the office wing at the North and South ends. Original construction drawings were provided to Bergmann. It is our understanding that the facility is no longer adequate in its current state to support the operations of the Highway Department, be it size, function, or conditions.

The Highway Department is located at 10 Town Barn Road, an approximately 17-acre parcel broken into three regions – 3.8 acres of open space used for sport fields separated by an access drive for Verizon, three acres for materials storage separated by Town Barn Road and the main parcel of approximately 10 acres that holds the primary highway garage, fuel island, salt shed, topsoil shed and materials storage. The highway garage is a 50-year-old structure with a small office space, one true maintenance bay, truck storage, and an attached pole barn for additional cold storage. Between the deterioration of the facility and the growth of the Highway Department, upgrades are required.

The existing single-story building is approximately 28,400 sf, and undersized to support the Town population that has tripled since the building was constructed. The size of vehicles has grown since construction, making the interior space cramped and resulting in inadequate space for the fleet and for maintenance. The existing building has outdated service, systems, elements in disrepair, asbestos containing materials, roof leaking and cracking concrete. The current space does not have adequate space for training, restrooms, separate locker rooms and accommodations for female staff.

To accommodate the current and future demands of the Highway Department, including expanded crews and changing demographics, a new building on the existing site is proposed. The new building would provide proper shelter for trucks, storage, maintenance, equipment, systems, technologies, and operations. This will allow the Highway Department to accommodate the growing Lansing population and improved operational efficiency in relocating the Parks and Recreation Departments to the facility.

The Town has previously entered into an agreement to provide area on the site and 24/7 access for a cell phone tower. The concept for development has accommodated this agreement, which has been modified to better locate the tower, fall zone, and access drive to meet the new development plans.

Proposed project Scope of Work:

- A new building in a new location on the existing site.
- The existing Truck Garage converted to Cold Storage.
- 46,515 sf Single-Story Facility Including:
 - 26,800 sf Truck Garage
 - House the entire fleet plus growth
 - Store Snow Plows



- Small Equipment not stored in cold storage
- 5,930 sf Offices
 - Highway Department Office Space
 - Parks and Recreation Department Office Space
 - Office Support Space
 - Conference Room
 - Men's and Women's Restrooms
 - Men's and Women's Locker Rooms
- 3,860 sf Shops
 - Signage Shop
 - Water Shop
 - Sewer Shop
 - Parks & Recreation Shop
- 4,300 sf Truck Maintenance
 - Three bays with in-ground lifts
 - Separated from truck storage
- 3,050 sf Parts Storage
- 875 sf Truck Wash Bay (exterior)
- 1,700 sf Building Circulation
- Salt Barn to be removed and relocated.
- New Employee/Visitor Parking relocation.
- Fuel Island Replacement and location external of the perimeter security fence to allow for external access by other Town departments.
- Existing Fenced Storage Area to remain.
- A new perimeter security fence surrounding the new facility providing a secure yard that the Highway Department does not currently have.
- Reinstallation of existing solar panels.

Phased Construction:

- New Building Construction to allow current facility to remain operational during construction.
- Staff / Equipment Relocation
- Existing building partial demolition and conversion to unheated Storage for trailers and other equipment