



Public Works and Utilities Feasibility Study Update

Town Council Work Session
December 13, 2022

Public Works and Utilities Feasibility Study

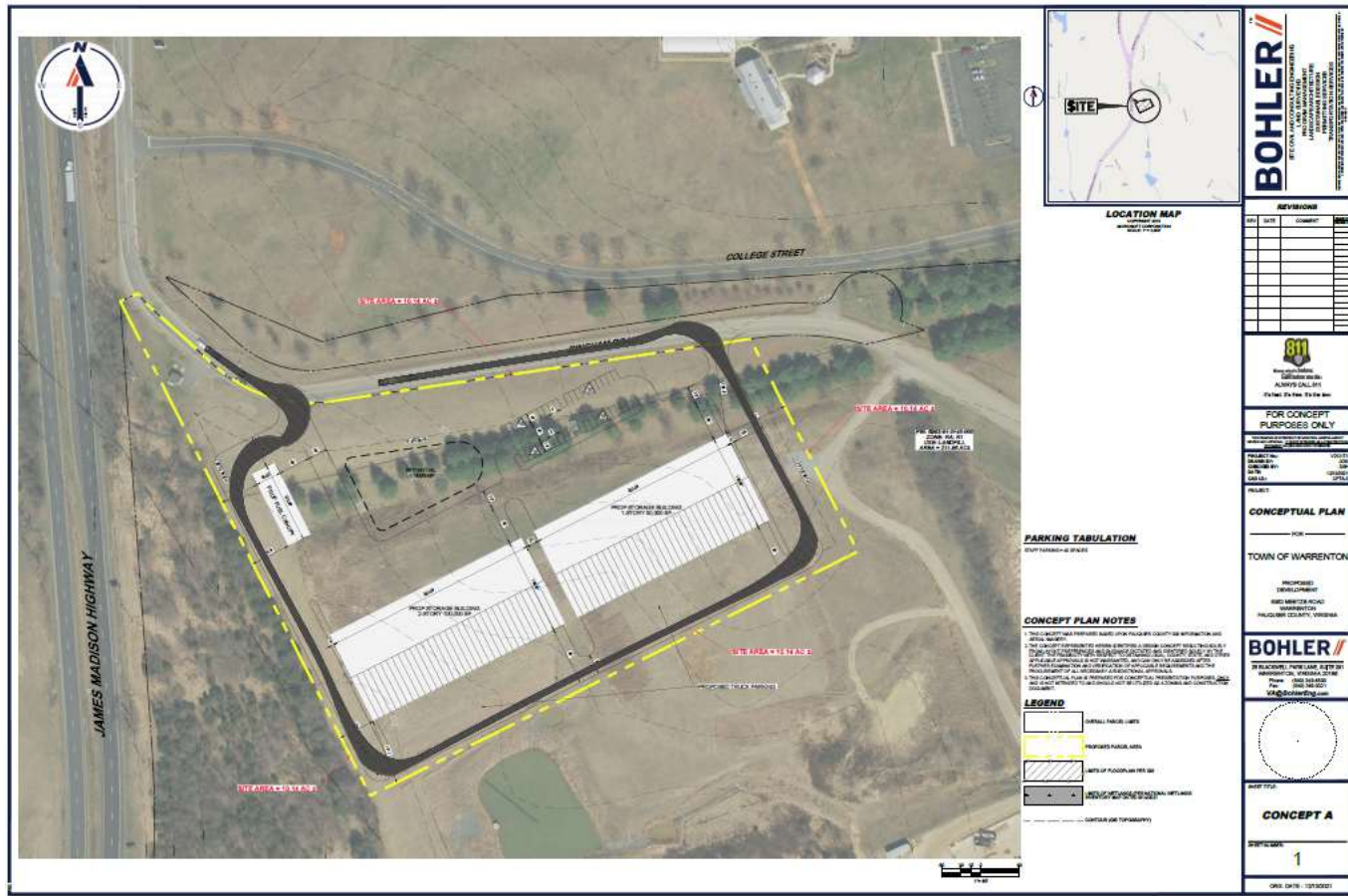
*Plan Warrenton 2040-
Community Facilities
Goals, CF-1 and CF-5*

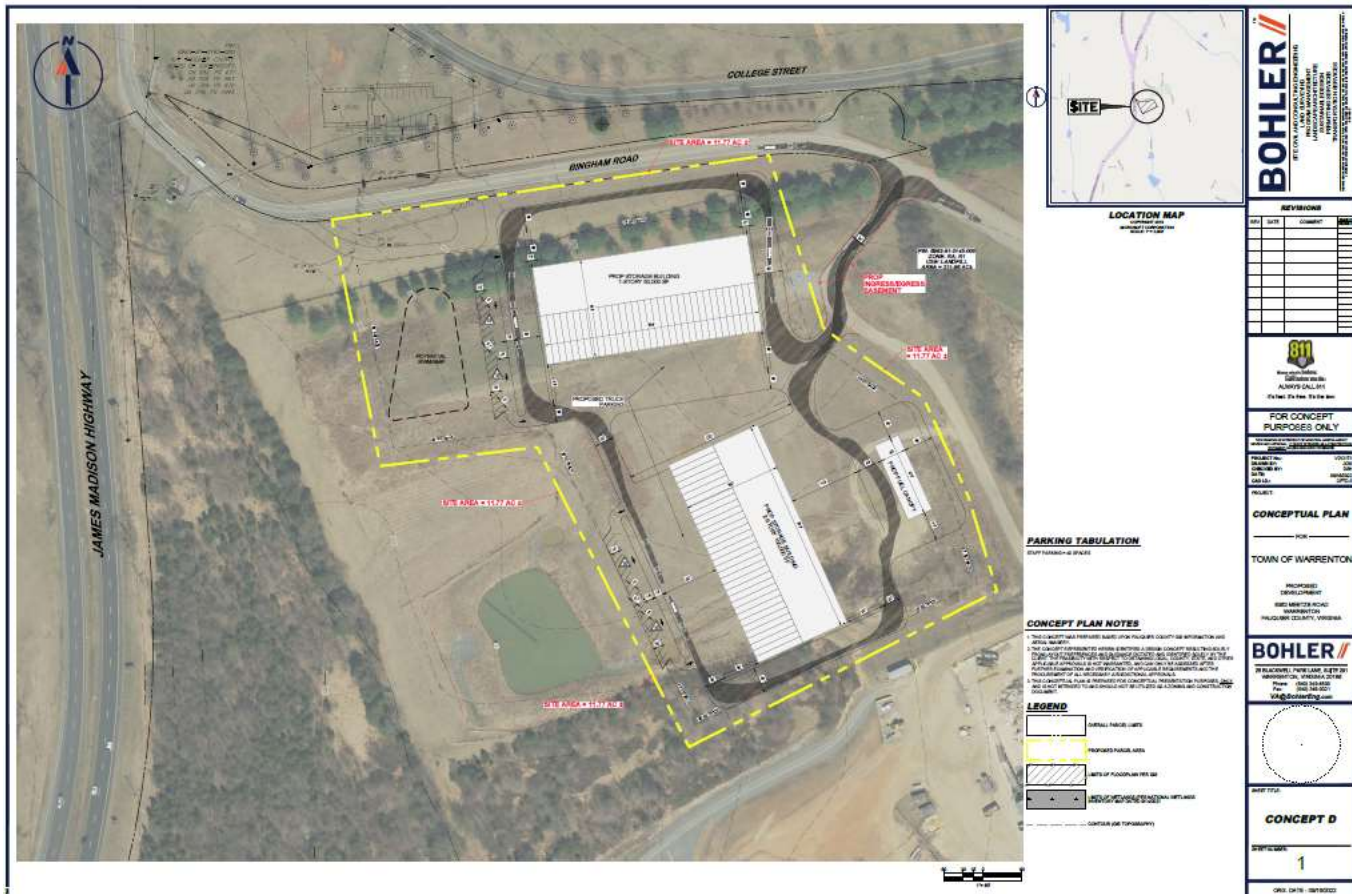
- Plan Warrenton 2040 adopted by Council
- CF-1: “Serve as the central inviting public service center for Town and County residents with a proportionate share of community services provided by other governments, including a fair and reasonable balance in funding sources for community facilities.”
- CF-5: “To provide a fiscally responsible infrastructure that maintains a high quality of life for residents, supports current businesses, and attracts new employers with a stable tax structure.”

Background

- 2021- Staff conducted an in-house assessment of the current facility and presented to Council
- Town Manager worked with County to identify potential 10-acre sites
- March 8, 2021, Council meeting- presented findings and Council authorized high level engineering study for selection site, Option “A”

Background- Site Option "A"





Current Study Results

Geotechnical Summary:

- Encountered existing fill materials to maximum depths of approximately 28 feet below existing grades.
- Report assumes that the existing fill is suitable to place structures on top of based on densities during lab testing, but this will need to be confirmed
- Groundwater located between 17-33 feet below grade
- Note that the geotechnical study area is limited to the area from the original conceptual layout, as that is what we had on hand when they completed borings. The geotechnical engineer recommended waiting until we have a more final design to complete more borings and update the report.

Current Study Results

Environmental Summary:

- Two RECs were found on the subject area, which are both tied to the adjacent landfill operations, specifically, the Historical Use Information and Site and Area Reconnaissance RECs, due to a large mound of construction material that has been stockpiled within the subject area
- At the time of this investigation, the environmental consultant prepared their report based on the original conceptual layout. They recommend updating both reports once feedback is received from Fauquier County and the site area has been finalized.

Survey Status:

- Survey field work for the initial conceptual area is completed, but finalizing the survey is pending receipt of the title report

Proposed Next Steps

- Confirming with the County that the site area is acceptable and will not change
- Releasing survey on additional topography for the increase in site area + set up formal Pre-Application Meeting w. County staff
 - Additional topography can be accommodated under current contract scope
- Then we will move onto the Rezoning Plan and Site Plan processes.
- Included into CIP

Proposed Next Steps

- **Outside Services: \$56,000**
 - Environmental Services: \$8,000
 - Geotechnical Services: \$20,000
 - Septic Design + Permitting: \$18,000
 - Traffic Consultant Waivers: \$5,000
 - Well Permitting: \$5,000
- **Zoning: \$30,000**
 - Pre-App and Concept Revisions: \$5,000
 - Rezoning Plan: \$10,000
 - Rezoning Plan Revisions: \$6,000
 - Statement of Justification: \$3,000
 - Zoning Meetings + Coordination: \$6,000

Proposed Next Steps

- **Site Plan + Plat: \$197,000**
 - Site Plan Prep + Revisions + Processing: \$120,000
 - Stormwater Management Design: \$25,000
 - Landscape Plan: \$8,000
 - Subdivision + Easement Plat: \$20,000
 - Site Plan + Plat Processing: \$10,000
 - Site Plan Meetings + Coordination: \$14,000
- **Permits: \$28,000**
 - Bond Estimate + Processing: \$2,500
 - Land Disturbance Permit: \$1,500
 - VDOT Land Disturbance Permit + Bond Processing: \$5,000
 - SWM Maintenance Agreement Facilitation: \$1,500
 - SWPPP: \$5,000
 - VSMP Permit: \$1,500
 - Building Permit Processing: \$4,000
 - Pump and Tank Permit Processing: \$3,500
 - Canopy Permit Processing: \$3,500

Proposed Next Steps

Provide Update to recent Environmental Report and
Topographic Study- Option “A” Revised: \$23,000.00

Total for Next Steps for Study:
\$334,000

Estimated Construction Costs:
\$30,000,000.00

Staff Recommendations

Staff is providing the information for consideration regarding budgeting as well as direction to next steps.

Questions

➤ Questions?