

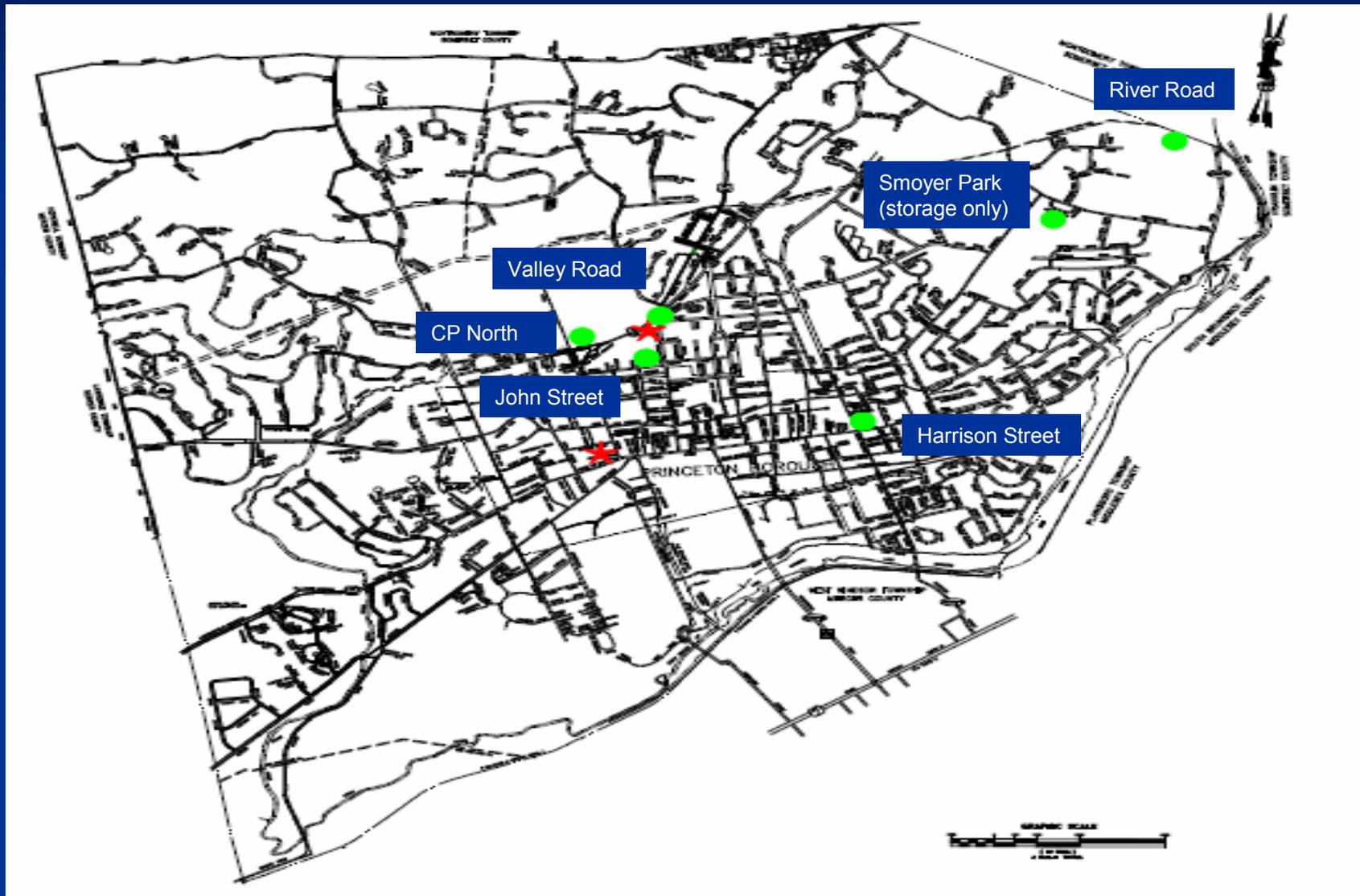
Public Works and Sewer Operating Committee: Facility Requirements

Report to the Transition Task Force,
Princeton Township Committee and
Princeton Borough Council
June 25 and 26, 2012

Public Works (PW) and Sewer Operating Committee (SOC) Facility Requirements

1. To maintain continuity of service and service levels in 2013
2. To improve the long term efficiency and cost effectiveness of PW and SOC operations through a five-year capital improvement plan

Existing Facilities



2013 Centralized Location Assignments

- John Street:
 - Parks, Trees and Open Space
 - Streets and Roads
- River Road:
 - Sanitary and Storm Sewers
- Harrison Street:
 - Police and Municipal Vehicle Maintenance
- Valley Road:
 - Large Truck and Equipment Maintenance
- Parking @ Spring Street Garage and Meter Collections Office in the Suzanne Patterson Center (no change)
- Public Buildings @ Monument Hall and Witherspoon Municipal Building (no change)
- PW and SOC Management in Municipal Building

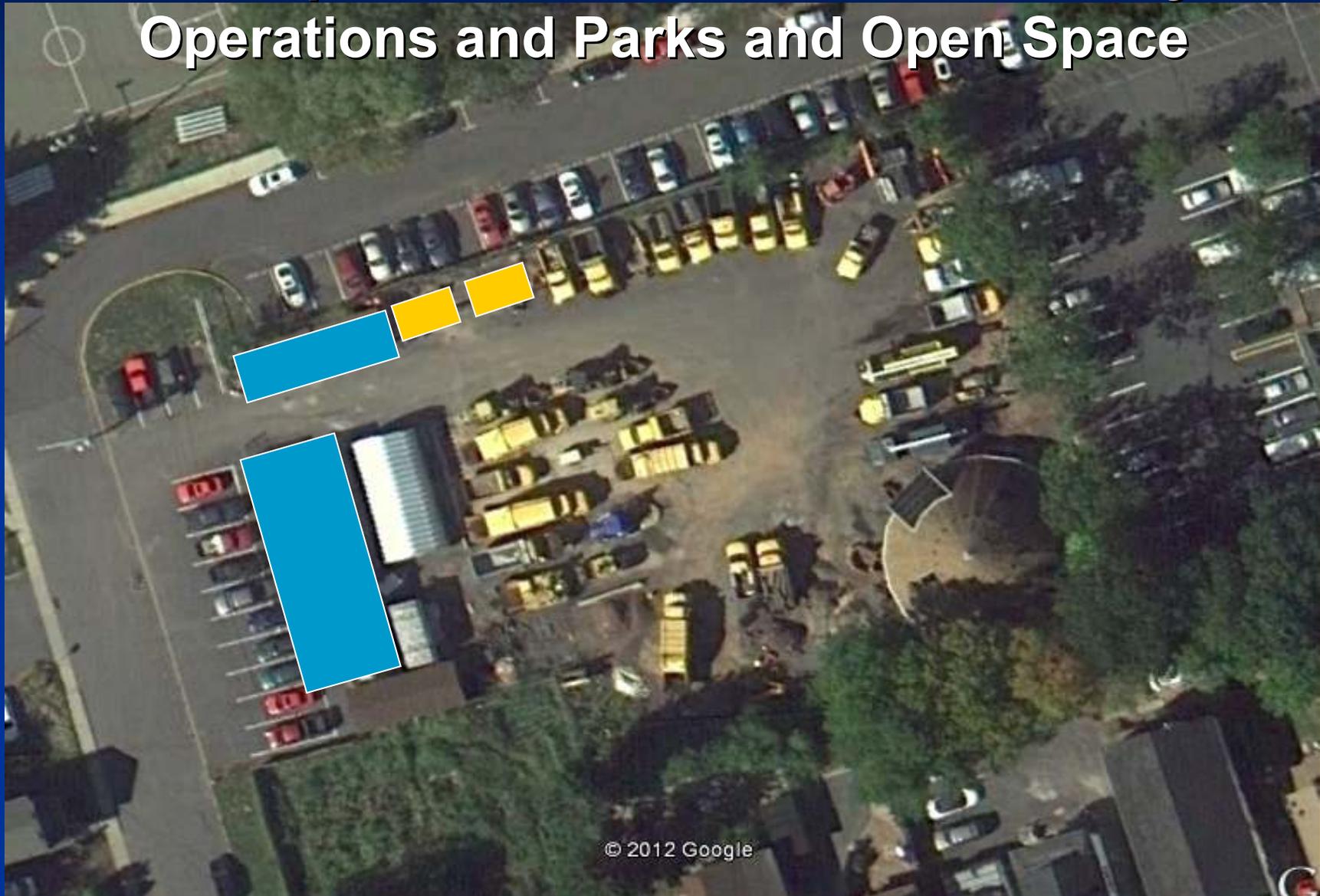
Trailer Relocations

- Municipally-owned 16-person trailer moves from John Street to River Road
- 8-person rented trailer at River Road is returned to Williams Scotsman (rental savings = \$5,400 / year)
- Municipally-owned trailer moves from Valley Road to John Street
- Double-wide trailer is rented for John Street (rental = \$15,000 / year)

2013 John Street Proposal: Headquarters for Streets and Roadway Operations and Parks and Open Space

- Staff relocations result in a 25 person increase to 40
 - 3 Supervisors / Foremen, 25 FT, 4-8 PT (seasonal)
- Move Existing Trailer to River Road
- Install New Double-wide Trailer and Valley Road Trailer
- Relocate Existing Sheds
- Maintain Existing Salt Dome and Covered Storage
- Estimated Cost = \$20,000 setup cost plus trailer lease cost of \$15,000 per year

2013 John Street Proposal: Headquarters for Streets and Roadway Operations and Parks and Open Space



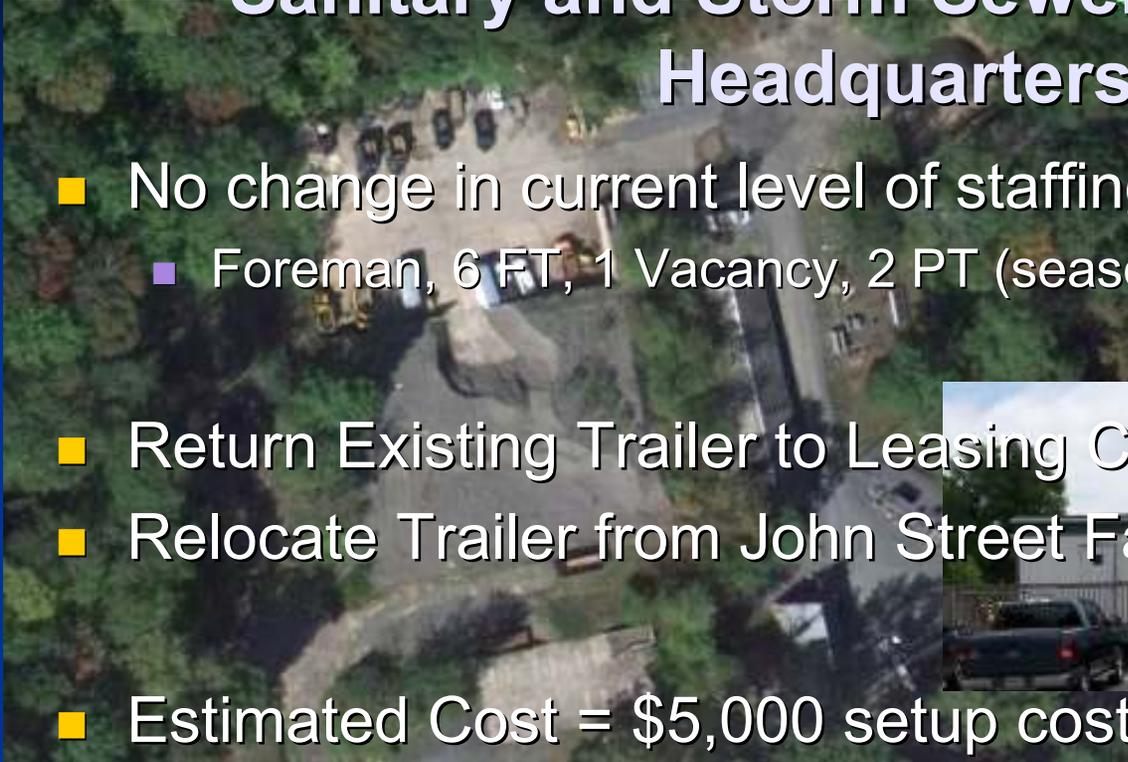
© 2012 Google

Benefits of Consolidated John Street Operations

- Consolidated workforce
- On-site management of staff
- Effective deployment of manpower and equipment
- Rapid emergency response time
- Adequate parking for staff and visitors on-site and at adjacent John / Race parking lot
- Communication infrastructure and utilities are already in place
- Facilities are OSHA-compliant

2013 River Road Proposal: Sanitary and Storm Sewer Operations Headquarters

- No change in current level of staffing
 - Foreman, 6 FT, 1 Vacancy, 2 PT (seasonal)
- Return Existing Trailer to Leasing Company
- Relocate Trailer from John Street Facility
- Estimated Cost = \$5,000 setup cost



2013 Valley Road Proposal: Truck Maintenance Shop

- No change in current level of staffing
 - Lead Mechanic, 5 FT (shared with Harrison Street)
- Move Existing Trailer to John Street
- Maintain Fueling Station
- Estimated Cost = \$2,000 relocation cost



2013 Harrison Street Proposal: Police Vehicle Maintenance Shop

- No change in current level of staffing
 - Lead Mechanic, 5 FT (shared with Valley Road)
- Maintain Fueling Station



Limitations of Existing Sites

- Equipment and workforce are not centralized
- Departments are divided among multiple sites
- Lack of effective communications between sites
- Inability to efficiently deploy unified workforce
- Inefficiencies associated with using multiple sites

2012 Request Summary

- In order to achieve centralized operations for the various divisions of Public Works, the following work must be completed at an estimated initial cost of \$42,000 (\$27,000 setup cost plus \$15,000 for the first year of trailer lease):
 - Relocate two municipally-owned trailers
 - Install a double-wide trailer
 - Return one leased trailer (savings of \$5,400 / year)

Schedule of Actions to Implement 2012 Request

- June 25, 2012: Endorsement from the Transition Task Force – ENDORSED June 25, 2012
- **June 26, 2012: Approval by both governing bodies to encumber previously appropriated funds for trailers**
- Mid to Late July 2012: Neighborhood meeting with Birch and Leigh residents
- August 2012: Complete installation of trailers
- September – December 2012: Transition staff and equipment to facilities

River Road Site

5-Year Capital Improvement Plan



Improvement in Long Term Efficiency and Cost Effectiveness of Operations

Why Do We Need a Long Term Capital Plan for PW and SOC Facilities?

- PW and SOC buildings and facilities are inadequate and undersized
- Shop areas cannot accommodate current vehicles and equipment
- High value equipment is being stored outside and deteriorating prematurely
- Costly outside equipment and truck repairs are incurred due to premature deterioration and inadequate maintenance facilities
- Vehicle wash facility is needed to meet NJ Clean Water Requirements
- Valley Road Garage must be removed to provide access for environmental cleanup
- Efficiencies will be realized by consolidating all Public Works activities at one location
- Existing Public Works yards are inadequate for storage of road materials (cold patch, sand, stone, pipe, etc.)
- Existing facilities are not ADA-compliant

Existing Condition of Buildings



Existing Condition of Site



Existing Condition of Trucks and Equipment



Exposure to weather significantly shortens the life of high-value equipment

Existing Condition of Trucks and Equipment

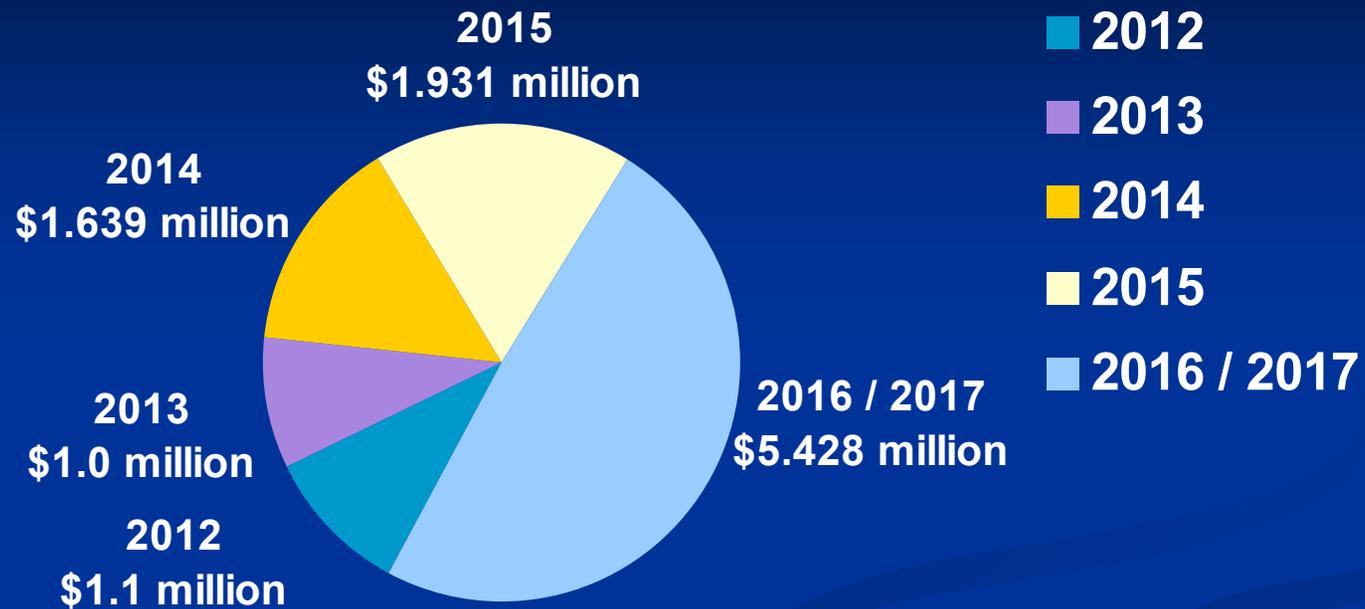


Exposure to weather significantly shortens the life of high-value equipment

5-Year River Road CIP Highlights

- 2012 (\$1.1 million) :
 - Design and permitting of River Road facility
- 2013 (\$1 million):
 - Design and permitting
 - Site preparation
 - Unheated vehicle storage area construction
- 2014 (\$1.639 million):
 - Design and permitting
 - Emergency access construction
 - Demolition
- 2015 (\$1.930 million):
 - Site preparation
 - Fueling Station / vehicle wash construction
 - Salt and outdoor storage construction
- 2016 / 2017 (\$5.428 million):
 - Administration and Maintenance Building construction
 - Heated vehicle storage area construction
 - Site completion

5-Year River Road Capital Improvement Plan



Total: \$11.098 million

\$2.7 million funding already in place

Additional Funding Required = \$8.398 million

This amount can be further reduced by the sale of John Street, Valley Road and Harrison Street properties

June 25, 2012 Actions by TTF

1. TTF recommended approval to governing bodies of an expenditure of \$42,000 in 2012 to ensure continuity of service and maintain service level in 2013
2. TTF recommended that the governing bodies invite the PW and SOC Working Group to present a five-year capital improvement plan to improve long term efficiency and cost effectiveness

Necessary Actions by Governing Bodies

1. Approve expenditure of \$42,000 in 2012 for site preparation and trailer rental necessary to maintain service continuity and service level in 2013
2. Invite the PW and SOC Working Group to present a five-year capital improvement plan to improve long term efficiency and cost effectiveness