

# St. Lawrence County

## Shared Municipal Services Facility

### Report

June 2013

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*Engineers • Environmental Scientists • Planners • Landscape Architects*

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## **1.0 Introduction**

In 2009 St. Lawrence County, serving as the lead applicant, applied for and received a grant from the Local Government Efficiency Grant Program to conduct a feasibility study for shared highway services in the Canton, New York area. Working with the Town and Village of Canton as co-applicants and the NYS Department of Transportation (NYS DOT), Canton Central School District, SUNY Canton, and St. Lawrence University as additional parties-in-interest the County formed a Shared Services Committee and agreed upon the following shared services priorities to be considered in this report:

1. A shared fuel depot;
2. A shared salt/sand storage facility; and,
3. A shared maintenance garage.

The study, conducted over several months from 2009 to 2010, was performed by Barton and Loguidice Engineers, P.C. and, as outlined in this report, provides an analysis of the potential areas of cost savings and benefits associated with the shared highway facilities priorities as established by the St. Lawrence County Shared Services Committee (Committee).

The intent of this report is to provide the Committee with information regarding the significant issues and estimates of probable costs to be considered when examining a shared municipal services complex. The scope of this report includes our assessment and summary of the conditions of the existing facilities, a current and future needs assessment, identification of potential areas of cost savings, and defining the project goals and objectives for a shared municipal services complex.

On August 26<sup>th</sup>, 2009, B&L's Eric Tozer and Nate Barber met with Toby Bogart, senior civil engineer for the County, to discuss the concept of a shared municipal services complex and to visit the existing facilities. The meetings included discussions of space allocations, space needs, functional relationships, equipment, sand, salt and fuel storage and use, necessary

upgrades and current and future staffing projections. The primary focus consisted of the County facilities and the Village and Town of Canton facilities. The Canton Central School District, SUNY Canton, and St. Lawrence University were also visited and included in discussions concerning their needs and wants in a shared municipal services complex.

## **2.0 Existing Facility Conditions**

### **2.1 Village Existing Facilities**

The Village highway facilities currently reside in an existing building that is located on Lincoln Street, south of the Village center. The existing highway garage is a 6,360 square foot metal building that has seen numerous additions and renovations over the years. It currently contains storage bays for village equipment including street sweepers, portable generators, a pickup truck, (2) bulldozers, a backhoe, a ladder truck and a plow truck, along with other miscellaneous storage. The highway garage also contains a small office area, a bathroom that is not ADA compliant, a vehicle lift, maintenance bay and a tool crib area. The existing building is in fair to poor condition. The weather tightness of the building is questionable, and it appears to be lacking proper thermal insulation. The indoor storage area for the Village highway equipment is inadequate, and as a result numerous dump trucks, a plow truck and a street sweeper are stored outside year round. There are (2) small cold storage buildings, both of which are in poor condition, located behind the highway garage. Fuel storage is located adjacent to the northeast corner of the highway garage, consisting of (2) 1,000 gallon above ground storage tanks, one tank for gasoline and one tank for diesel fuel. Sand storage consists of open pile storage, approximately 900 feet southwest of the Village highway garage. The openly stored sand is eroded by both wind and water which is cause for environmental and public concern, as well as a waste of material resources.

### **2.2 Town Existing Facilities**

The Town highway facilities currently reside on Stiles Avenue, close to the Town center. The Town facilities consist of a 10,824 square foot masonry and steel frame highway maintenance garage, with an attached wood lean-to structure containing 1,936 square feet of cold storage area. A secondary 3,200 square foot masonry building is utilized for cold storage and has an attached 834 square foot wood lean-to structure used for salt storage. Fuel is stored in above ground tanks consisting of a 1,000 gallon gasoline tank, and a 2,000 gallon diesel fuel tank. Numerous plows and other miscellaneous equipment are stored outside year round. Sand storage consists of open pile storage on-site. Again, the openly stored sand is eroded by both wind and water which is cause for environmental and public concern, as well as a waste of material resources.

The highway maintenance garage contains office space, toilet facilities, a break room, parts and tool storage, (8) double depth maintenance bays and a single larger maintenance bay. The highway maintenance garage is in good condition, although it is undersized by (2) maintenance bays. The secondary cold storage building is in fair condition.

### 2.3 County Existing Facilities

The County highway facilities are located on Park Street, close to the Town center. The County facilities are expansive, and have utilized all available space, limiting future expansion capabilities. The County facilities consist of: a 3,200 square foot masonry office building, a 21,455 square foot metal sided masonry maintenance garage, a 2,000 square foot wood framed carpentry shop, a 2,020 square foot wood framed sign shop, a 1,460 square foot wood framed sign storage building, a 3,500 square foot wood framed cold storage building with an attached 1,670 wood framed lean-to for salt storage and an additional 1,670 square foot of cold storage. The site also contains (7) more smaller cold storage sheds or small buildings, totaling about 6,810 square feet. There are (2) 12,000 gallon fuel storage tanks, one for gasoline and one for diesel fuel. Like the other facilities sand is stored outside in a pile and is cause for environmental and public concern, as well as waste of material resources. The remaining available site area is

used for outdoor storage of plow blades, plow trucks, pickup trucks, heavy highway machinery, generators, paint, other miscellaneous supplies and parking.

The existing office building is in good condition, and is planned to remain in use for office and administration space.

The maintenance garage has been expanded and remodeled multiple times over the years. It is in fair condition, and currently serves the needs of the county adequately, however the facility is extremely inefficient and space for future expansion is essentially non-existent. The maintenance garage contains (9) work/storage bays, parts and tool storage, limited office space, oil and fluids storage and dispensing, a vehicle lift area, a welding area, the department of weights and measures, the shipping and receiving area, a break room and toilet facilities.

The carpentry shop, sign shop and sign storage buildings are, similar to the maintenance facility all in fair condition, but again, because of their age and construction are very inefficient. While meeting the current minimum needs of the County, space for future expansion is virtually non-existent.

The cold storage and salt storage building is in fair to poor condition. Currently the cold storage section of the building is used to store equipment for the St. Lawrence County Sheriff's Department. Salt is stored in a lean-to section of this building.

The small shed type cold storage buildings are in various states of disrepair, and are scattered through the facility grounds. The layout is inefficient, and many of these structures are in poor to very poor condition.

The current fuel storage system is fairly new, and is in good operating condition.

### **3.0 New Facility**

#### **3.1 New Shared Municipal Services Complex**

The combination of Village, Town and County services in a new state-of-the-art complex will benefit all parties involved in multiple ways. A modern maintenance facility, sized to handle all Village, Town and County trucks and equipment, will be able to handle larger and more complex repair and maintenance jobs faster and more efficiently. A single complex will significantly reduce environmental and safety threats posed by the current facilities. Less equipment will be required to run a single larger facility than the current multiple smaller facilities, resulting in capital cost reduction for equipment and operational costs. Storage consolidation and bulk purchasing of sand, salt and fuel will also have a direct cost savings.

As a practical matter, consideration is being given to an implementation strategy that would involve two separate construction phases in an attempt to increase the odds of obtaining funding assistance. Phase 1 would include the proposed covered sand and salt storage facilities, one of two proposed cold storage buildings with an integrated office space, and the proposed fuel storage and dispensing system. Phase 2 would include the proposed maintenance building and the second proposed cold storage building.

The sand and salt storage buildings are proposed to be approximately 7,040 square feet, large enough to hold 5,000 tons of sand or salt. Based on our discussions, this should provide enough sand and salt to last approximately one-half season.

The proposed cold storage buildings would be approximately 9,600 square feet each, and of wood pole barn type construction. A small office space would be provided for use in one of the proposed buildings should a phased project approach be adopted. Currently the Village, Town and County have about 15,136 square feet of cold storage space. The proposed cold storage buildings, at 19,200 square feet, should provide adequate storage space for current needs and reasonable future expansion.

Currently the Village, Town and County's maintenance buildings total 38,639 square feet. Combining overlapping spaces common to all existing facilities would allow the new facility to be more efficient and provide room for both future expansion and new needs. Such overlapping space needs are: office spaces, toilet facilities, mechanical and electrical areas, storage space, copy and supply spaces, and communicating space. The proposed maintenance building would be approximately 40,800 square feet, and contain (14) maintenance bays, (2) wash bays, the department of weights and measures, a shipping and receiving office, a carpentry shop, sign shop, paint shop, welding area, parts/tool storage, an oil/fluids dispensing area, offices, toilet and locker rooms, and a break room.

The proposed fueling system is designed with (2) 8,000 gallon storage tanks for gasoline, and (2) 8,000 gallon storage tanks for diesel fuel virtually matching the current combined storage capacity of the Village, Town and County at 14,000 gallons of gasoline, and 15,000 gallons of diesel fuel. The fueling system design also includes such appurtenances as an automated tank monitoring system, a fuel management system, fuel dispensers and accessories, a fire protection system, overhead lighting, drainage structures and spill kits, and security fencing.

### 3.2 Estimate of Probable Construction Costs

Construction costs for the conceptual Maintenance Facility Complex layout including the maintenance building, cold storage facilities, salt and sand storage, fleet fueling system, and site work have been estimated to be in the \$6.69 million range excluding any land acquisition costs. It is estimated that a minimum of 13-15 acres will be required to accommodate the footprint for the complex and, while several potentially suitable sites, including private and municipally owned parcels, have been the subject of discussions within the committee, it would be premature to attempt to identify a specific location at this time.

Since it is unclear at this time what, if any, local, state or federal financial aid may be available for this project, the concept of phasing may be the most prudent and sensible approach

at this time. As mentioned above, Phase I would include the site work, fuel storage and dispensing systems, salt and sand storage buildings, and one cold storage building with accommodations for a small office. The cost for this phase is estimated to be approximately \$1.86 million, again excluding any potential land acquisition costs. Phase II, the maintenance facility and second cold storage building is estimated to cost approximately \$4.83 million dollars. If approached on this basis, Phase I would provide an immediate solution to many of the potential environmental and health related issues associated with the current sites eliminating the potential for fuel spills and accidents at the existing fueling sites and air and groundwater contamination in and around the salt and sand storage areas.

#### **4.0 Economic Analysis**

The question is not whether these shared facilities will save money as much as it is how best to quantify and document those savings. Until such project details as specific location and associated land acquisition costs, ultimate users for the fueling, salt, sand, and maintenance facilities, and agreed upon future staffing levels are determined it is not possible or practical to attempt to establish any meaningful estimate of potential savings. However, what we will attempt to do is to identify areas of potential savings that, over the long term, we believe should provide each of the municipalities with significant and quantifiable cost savings.

##### **4.1 Maintenance Facility**

Areas of potential cost savings that a new, shared maintenance facility would provide:

- Energy – heating, ventilation, lights, power through the use of:
  - Green technology practices
  - LEED standards
  - Alternative energy sources

- Labor
  - Increased productivity w/more comfortable, pleasant, and efficiently designed workspace
  - Fewer injuries and illnesses due to greatly improved working conditions
  - Potential future reduction in workforce
  - Less supervisory positions needed
- Tools and equipment
  - No duplication of basic and specialized shop tools
  - Modernized lifting and overhead crane equipment
  - Cost effective access to Computerized Maintenance Management System for Town and Village
- Spare parts
  - Inventory reduction
  - Bulk purchase discounts
  - Efficient access and storage
- Lower facility maintenance
- Potential additional savings from contracted services to other neighboring municipalities
- Increased tax revenue from potential private ownership of old facility

#### 4.2 Fuel Storage and Dispensing System

Areas of potential cost savings that a shared fuel storage and dispensing system would provide:

- Potential bulk purchase discounts
- Accurate inventory control
- Lower environmental compliance costs
- Greatly reduced environmental liability exposure

- Lower system maintenance
- Fewer deliveries necessary
- Increased efficiency for

#### 4.3 Salt and Sand Storage

Areas of potential cost savings that a shared salt and sand storage operation would provide:

- Potential bulk purchase discounts
- Reduced equipment needs – only one loader
- Increased loading efficiency
- Lower facility maintenance
- Fewer deliveries necessary
- Less product loss
- Greatly reduced environmental liability exposure
- Improved quality of life for proximate residents at existing facilities

### **5.0 Summary**

The Village highway facilities are approaching the end of their useful lifespan. The maintenance building's size is inadequate to store and maintain the Village's equipment. Outside storage of plow trucks and equipment during winter storms causes delay in getting plows and equipment on the roads, and also contributes to the premature deterioration of the equipment. The building is not energy efficient, and would require substantial repair, expansion and upgrade to serve the Village's needs.

While the Town highway facilities are in what appears to be reasonably good condition and, according to the Town staff, currently serve the Town effectively, the maintenance building

is undersized and less energy efficient than a new building. The current cold storage building, observed to be in only fair condition, could be eliminated and the current maintenance facility used as additional equipment storage. The open sand and salt storage poses environmental and quality of life issues, as it does at all current facilities.

The County highway facilities are in fair condition and meet the County's current minimum needs; however they have virtually no space for future expansion. Enclosed cold storage space is lacking, and as a result a large amount of equipment and vehicles are stored outside. During winter storms, this causes delay in getting plows and equipment on the roads, and also contributes to the premature deterioration of the equipment. As with the other facilities, the location and nature of these facilities pose serious environmental, health, safety, and quality of life threats to the surrounding residential neighborhood.

All parties involved would benefit in the construction and use of a shared municipal services complex. Cost savings would be realized through bulk purchase of fuel, sand and salt, and by reduced equipment and operating needs. The increased capacity of sand and salt storage would also allow the County to handle a longer duration snow storm. The current storage capacity could be depleted during a four-day continuous snow event. A larger state-of-the-art facility would be able to serve a larger area, potentially providing services to other smaller nearby municipalities, and providing the tools and space to perform more complex repairs. Cold storage is a premium at all current locations. The proposed complex increases cold storage square footage by 20% and the proposed site would allow room for future expansion of cold storage facilities. A single complex located away from residential neighborhoods also significantly reduces the safety and environmental hazards posed by the current multiple facilities.

## 5.1 Recommendations

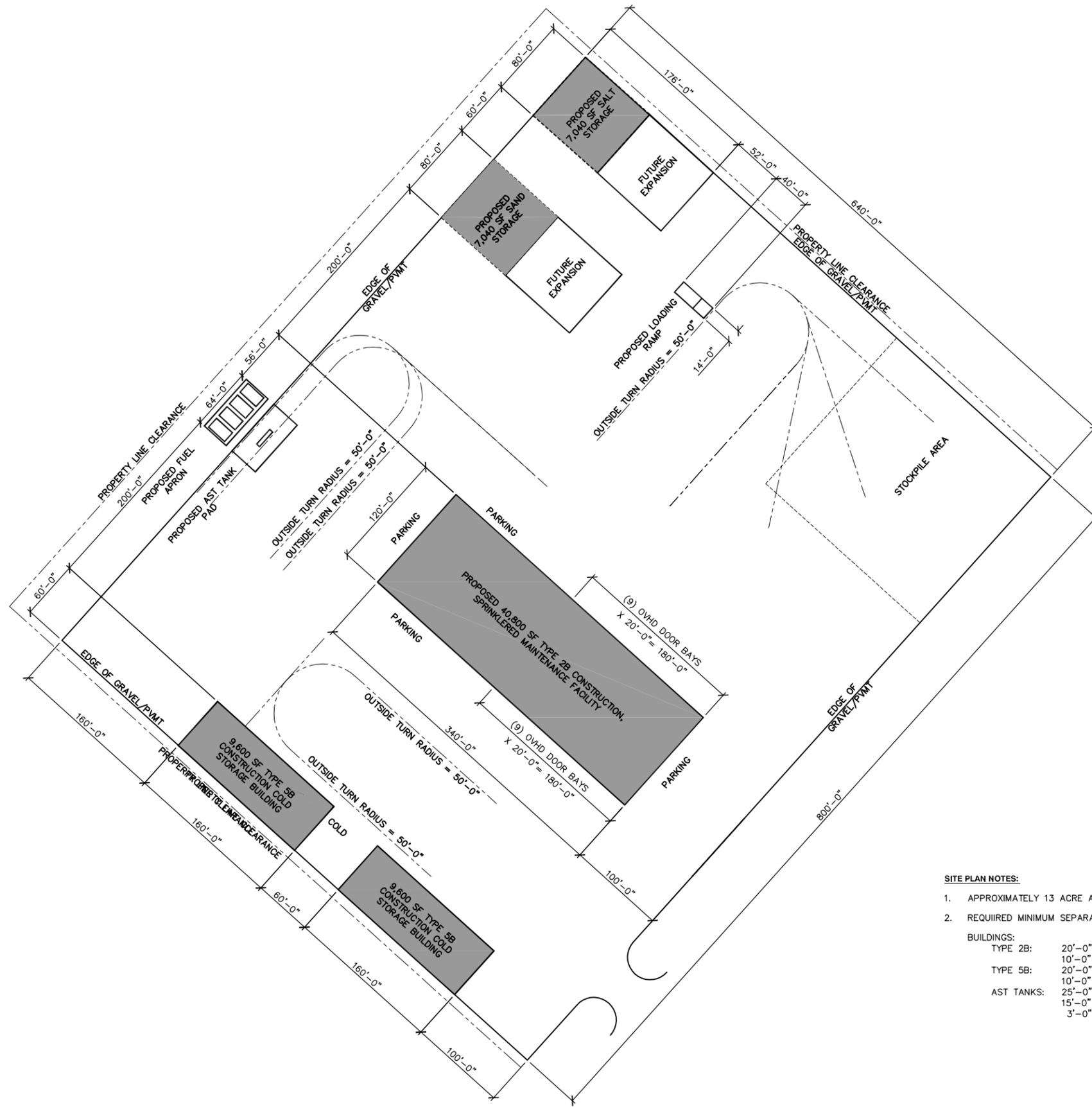
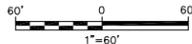
The need for new highway facilities is recognized as inevitable and in some cases, almost imminent. All of the parties-in-interest have a longstanding history of working cooperatively through a variety of formal and “handshake” agreements and understand that by working together they are providing significant cost savings to local taxpayers. Despite the difficulty in attempting to quantify the potential operating cost savings that would be realized with a shared maintenance complex, suffice it to say, these operating cost savings would be significant over the life of the facilities. However, without funding assistance to cover a significant portion of the capital costs involved and with the current difficult budget conditions the local municipal are facing, it is unlikely a project of this magnitude could be justified if borrowing the money was the only available option.

With an economy that is admittedly still fragile, it is difficult to predict what funding opportunities may be forthcoming. One thing that is certain is the lesson learned from the most recent round of stimulus funding. Projects that were well defined and “shovel ready” were the ones most likely to receive funding packages. Therefore the single most important recommendation at this time is that the Committee needs to continue to work out the details of this project. These details include items such as:

- Identifying a preferred location option with projected acquisition costs.
- Drafting intermunicipal agreements defining cost sharing arrangements
- Taking a hard look at projected labor resources
- Identifying alternative funding sources

## **Appendix A**

### **Proposed Conceptual Site Layout Plan**



**SITE PLAN NOTES:**

- APPROXIMATELY 13 ACRE AREA REQUIRED.
- REQUIRED MINIMUM SEPARATIONS:

**BUILDINGS:**

- TYPE 2B: 20'-0" BETWEEN BUILDINGS  
10'-0" TO PROPERTY LINES
- TYPE 5B: 20'-0" BETWEEN BUILDINGS  
10'-0" TO PROPERTY LINES
- AST TANKS: 25'-0" TO PROPERTY LINES  
15'-0" TO BUILDINGS  
3'-0" BETWEEN TANKS

**CONCEPTUAL  
SITE PLAN**  
 SCALE: 1" = 60'-0"

NO ALTERATION PERMITTED  
 HEREON EXCEPT AS PROVIDED  
 UNDER SECTION 2209  
 SUBDIVISION 2 OF THE NEW  
 YORK STATE EDUCATION LAW.

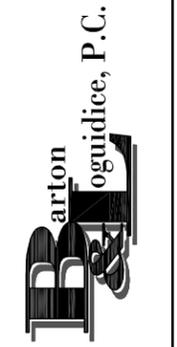
COMPLETED CONSTRUCTION

Significant Construction  
 Changes Are Shown

By \_\_\_\_\_ Date \_\_\_\_\_  
 Ck'd \_\_\_\_\_ Date \_\_\_\_\_

REVISIONS	

ST. LAWRENCE COUNTY  
 SHARED MUNICIPAL SERVICES INCENTIVE GRANT SERVICES  
**CONCEPTUAL SITE PLAN**  
 VILLAGE OF CANTON  
 ST. LAWRENCE COUNTY, NEW YORK



Date  
 FEBRUARY 2010

Scale  
 AS SHOWN

Sheet Number  
**G-1**

File Number  
 540.024

## **Appendix B**

### **Opinion of Probable Construction Cost Estimates**

**BARTON & LOGUIDICE, P.C.**  
**ESTIMATE OF PROBABLE CONSTRUCTION COST**

**PROJECT TITLE:**  
 St. Lawrence County  
 Shared Municipal Services Facility  
**LOCATION:**  
 St. Lawrence County, New York

**B&L JOB NO:** 540.024-S  
**DATE PREPARED:** 1/11/2010  
**ESTIMATED BY:** ERT/NCB

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	\$/UNIT MATERIAL	\$/UNIT LABOR	UNIT PRICE	TOTAL
<b>SITE WORK</b>							
1.	MOBILIZATION / DEMOBILIZATION / STARTUP	1	LS		\$5,000.00	\$5,000.00	\$5,000.00
2.	SITE CLEARING AND PREPARATION	8	ACRES		\$3,400.00	\$3,400.00	\$27,200.00
3.	SUB-BASE / GRAVEL	5,000	CY			\$8.00	\$40,000.00
4.	ASHPALT		SF			\$3.50	\$0.00
5.	STRIPING		LF			\$0.50	\$0.00
6.	EXCAVATION / FILL	4,000	CY			\$8.00	\$32,000.00
7.	SITE LIGHTING	1	LS			\$10,000.00	\$10,000.00
	<b>CONSTRUCTION SUBTOTAL</b>						<u>\$114,200.00</u>
<b>MAINTENANCE BUILDING</b>							
8.	PRE-ENGINEERED METAL BUILDING	40,800	SF	\$13.00	\$7.00	\$20.00	\$816,000.00
9.	FLOOR SLAB	40,800	SF	\$3.90	\$3.50	\$7.40	\$301,920.00
10.	FOUNDATION WALL	920	LF	\$33.00	\$49.00	\$82.00	\$75,440.00
11.	FOOTINGS	920	LF	\$25.00	\$25.00	\$50.00	\$46,000.00
12.	CRANE - 2 GIRDER, 5 TON	2	EA	\$42,800.00	\$3,300.00	\$46,100.00	\$92,200.00
13.	WASH BAY	2	EA			\$100,000.00	\$200,000.00
14.	VEHICLE LIFT	4	EA	\$85,000.00	\$1,000.00	\$86,000.00	\$344,000.00
15.	CARPENTRY SHOP	1	LS			\$30,000.00	\$30,000.00
16.	SIGN SHOP	1	LS			\$20,000.00	\$20,000.00
17.	PAINT SHOP	1	LS			\$20,000.00	\$20,000.00
18.	OFFICE SPACE	1,200	SF			\$80.00	\$96,000.00
19.	PART/TOOL STORAGE	1	LS			\$20,000.00	\$20,000.00
20.	OIL/FLUIDS DISPENSING	1	LS			\$12,000.00	\$12,000.00
21.	TOILET ROOMS	2	LS			\$20,000.00	\$40,000.00
22.	LOCKER ROOMS	1	LS			\$40,000.00	\$40,000.00
23.	BREAK ROOM	1	LS			\$20,000.00	\$20,000.00
24.	SPRINKLER SYSTEM - DRY PIPE, ORDINARY HAZA	40,800	SF		\$2.30	\$2.30	\$93,840.00
25.	HVAC & MECHANICAL	40,800	SF			\$10.00	\$408,000.00
26.	PLUMBING	40,800	SF			\$8.00	\$326,400.00
27.	ELECTRICAL	40,800	SF			\$11.00	\$448,800.00
	<b>CONSTRUCTION SUBTOTAL</b>						<u>\$3,450,600.00</u>
<b>COLD STORAGE BUILDINGS</b>							
28.	SLAB ON GRADE	19,200	SF	\$3.90	\$3.50	\$7.40	\$142,080.00
29.	PRE-ENGINEERED TIMBER BUILDINGS	19,200	SF			\$26.00	\$499,200.00
	<b>CONSTRUCTION SUBTOTAL</b>						<u>\$641,280.00</u>
<b>SALT STORAGE BUILDING</b>							
30.	SLAB ON GRADE	7,040	SF	\$3.90	\$3.50	\$7.40	\$52,096.00
31.	PRE-ENGINEERED TIMBER BUILDING	7,040	SF			\$26.00	\$183,040.00
	<b>CONSTRUCTION SUBTOTAL</b>						<u>\$235,136.00</u>
<b>SAND STORAGE BUILDING</b>							
32.	SLAB ON GRADE	7,040	SF	\$3.90	\$3.50	\$7.40	\$52,096.00
33.	PRE-ENGINEERED TIMBER BUILDING	7,040	SF			\$26.00	\$183,040.00
	<b>CONSTRUCTION SUBTOTAL</b>						<u>\$235,136.00</u>
<b>FLEET FUELING SYSTEM</b>							
32.	8,000-GALLON FIREGUARD AST	4	EA			\$37,500.00	\$150,000.00
33.	TANK ACCESSORIES	4	LS			\$4,000.00	\$16,000.00
34.	REMOTE FILL STATION	2	EA			\$2,500.00	\$5,000.00
35.	TANK MONITORING SYSTEM	1	LS			\$7,750.00	\$7,750.00
36.	FUEL MANAGEMENT SYSTEM	1	LS			\$16,000.00	\$16,000.00

**PROJECT TITLE:**  
 St. Lawrence County  
 Shared Municipal Services Facility  
**LOCATION:**  
 St. Lawrence County, New York

**B&L JOB NO:** 540.024-S  
**DATE PREPARED:** 1/11/2010  
**ESTIMATED BY:** ERT/NCB

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	\$/UNIT MATERIAL	\$/UNIT LABOR	UNIT PRICE	TOTAL	
37.	TANK GAUGES AND SENSORS	4	EA			\$2,750.00	\$11,000.00	
38.	SUBMERSIBLE TURBINE PUMP AND CONTROLS	4	EA			\$2,500.00	\$10,000.00	
39.	FUEL DISPENSER AND ACCESSORIES - 22GPM	2	EA			\$6,000.00	\$12,000.00	
40.	FUEL DISPENSER AND ACCESSORIES - 36GPM	2	EA			\$8,450.00	\$16,900.00	
41.	DISPENSER SUMPS	1	LS			\$5,200.00	\$5,200.00	
42.	UNDERGROUND PIPING	300	LF			\$55.00	\$16,500.00	
43.	ABOVE GROUND PIPING AND VALVES	130	LF			\$128.00	\$16,640.00	
44.	FIRE PROTECTION SYSTEM	1	LS			\$25,000.00	\$25,000.00	
45.	FUEL ISLAND FORMS	2	EA			\$2,500.00	\$5,000.00	
46.	GUARD RAIL	100	LF			\$50.00	\$5,000.00	
47.	OVERHEAD LIGHTING	1	LS			\$10,000.00	\$10,000.00	
48.	CONCRETE PAD AND DRIVELANE	145	CY			\$600.00	\$87,000.00	
49.	PROTECTIVE BOLLARDS	20	EA			\$850.00	\$17,000.00	
50.	GRANULAR FILL	145	CY			\$35.00	\$5,075.00	
51.	CHAIN LINK SECURITY FENCING	230	LF			\$150.00	\$34,500.00	
52.	CONCRETE CONTAINMENT AREA	15	CY			\$600.00	\$9,000.00	
53.	DRAINAGE STRUCTURE & SPILL KIT	1	LS			\$6,500.0	\$6,500.00	
54.	GENERAL/ELECTRICALCONSTRUCTION LABOR	1	LS			\$60,000.0	\$60,000.00	
<b>CONSTRUCTION SUBTOTAL</b>							<b>\$547,065.00</b>	
<b>CONSTRUCTION SUBTOTAL</b>							<b>\$5,223,417</b>	
<b>CONTINGENCIES / GENERAL CONDITIONS</b>							<b>10%</b>	<b>\$522,300</b>
<b>CONTRACTOR'S OVERHEAD &amp; PROFIT</b>							<b>18.0%</b>	<b>\$940,200</b>
<b>ESTIMATED TOTAL CONSTRUCTION COST</b>							<b>\$6,685,917</b>	

**BARTON & LOGUIDICE, P.C.**  
**ESTIMATE OF PROBABLE CONSTRUCTION COST**

**PROJECT TITLE:**  
 St. Lawrence County  
 Shared Municipal Services Facility - PHASE I  
**LOCATION:**  
 St. Lawrence County, New York

**B&L JOB NO:** 540.024-S  
**DATE PREPARED:** 1/11/2010  
**ESTIMATED BY:** ERT/NCB

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	\$/UNIT MATERIAL	\$/UNIT LABOR	UNIT PRICE	TOTAL
<b>SITE WORK</b>							
1.	MOBILIZATION / DEMOBILIZATION / STARTUP	1	LS		\$5,000.00	\$5,000.00	\$5,000.00
2.	SITE CLEARING AND PREPARATION	8	ACRES		\$3,400.00	\$3,400.00	\$27,200.00
3.	SUB-BASE / GRAVEL	5,000	CY			\$8.00	\$40,000.00
4.	ASHPALT		SF			\$3.50	\$0.00
5.	STRIPING		LF			\$0.50	\$0.00
6.	EXCAVATION / FILL	4,000	CY			\$8.00	\$32,000.00
7.	SITE LIGHTING	1	LS			\$10,000.00	\$10,000.00
	<b>CONSTRUCTION SUBTOTAL</b>						<b>\$114,200.00</b>
<b>COLD STORAGE BUILDINGS</b>							
1.	SLAB ON GRADE	9,600	SF	\$3.90	\$3.50	\$7.40	\$71,040.00
2.	PRE-ENGINEERED TIMBER BUILDINGS	9,600	SF			\$26.00	\$249,600.00
	<b>CONSTRUCTION SUBTOTAL</b>						<b>\$320,640.00</b>
<b>SALT STORAGE BUILDING</b>							
3.	SLAB ON GRADE	7,040	SF	\$3.90	\$3.50	\$7.40	\$52,096.00
4.	PRE-ENGINEERED TIMBER BUILDING	7,040	SF			\$26.00	\$183,040.00
	<b>CONSTRUCTION SUBTOTAL</b>						<b>\$235,136.00</b>
<b>SAND STORAGE BUILDING</b>							
5.	SLAB ON GRADE	7,040	SF	\$3.90	\$3.50	\$7.40	\$52,096.00
6.	PRE-ENGINEERED TIMBER BUILDING	7,040	SF			\$26.00	\$183,040.00
	<b>CONSTRUCTION SUBTOTAL</b>						<b>\$235,136.00</b>
<b>FLEET FUELING SYSTEM</b>							
32.	8,000-GALLON FIREGUARD AST	4	EA			\$37,500.00	\$150,000.00
33.	TANK ACCESSORIES	4	LS			\$4,000.00	\$16,000.00
34.	REMOTE FILL STATION	2	EA			\$2,500.00	\$5,000.00
35.	TANK MONITORING SYSTEM	1	LS			\$7,750.00	\$7,750.00
36.	FUEL MANAGEMENT SYSTEM	1	LS			\$16,000.00	\$16,000.00
37.	TANK GAUGES AND SENSORS	4	EA			\$2,750.00	\$11,000.00
38.	SUBMERSIBLE TURBINE PUMP AND CONTROLS	4	EA			\$2,500.00	\$10,000.00
39.	FUEL DISPENSER AND ACCESSORIES - 22GPM	2	EA			\$6,000.00	\$12,000.00
40.	FUEL DISPENSER AND ACCESSORIES - 36GPM	2	EA			\$8,450.00	\$16,900.00
41.	DISPENSER SUMPS	1	LS			\$5,200.00	\$5,200.00
42.	UNDERGROUND PIPING	300	LF			\$55.00	\$16,500.00
43.	ABOVE GROUND PIPING AND VALVES	130	LF			\$128.00	\$16,640.00
44.	FIRE PROTECTION SYSTEM	1	LS			\$25,000.00	\$25,000.00
45.	FUEL ISLAND FORMS	2	EA			\$2,500.00	\$5,000.00
46.	GUARD RAIL	100	LF			\$50.00	\$5,000.00
47.	OVERHEAD LIGHTING	1	LS			\$10,000.00	\$10,000.00
48.	CONCRETE PAD AND DRIVELANE	145	CY			\$600.00	\$87,000.00
49.	PROTECTIVE BOLLARDS	20	EA			\$850.00	\$17,000.00
50.	GRANULAR FILL	145	CY			\$35.00	\$5,075.00
51.	CHAIN LINK SECURITY FENCING	230	LF			\$150.00	\$34,500.00
52.	CONCRETE CONTAINMENT AREA	15	CY			\$600.00	\$9,000.00
53.	DRAINAGE STRUCTURE & SPILL KIT	1	LS			\$6,500.0	\$6,500.00
54.	GENERAL/ELECTRICALCONSTRUCTION LABOR	1	LS			\$60,000.0	\$60,000.00
	<b>CONSTRUCTION SUBTOTAL</b>						<b>\$547,065.00</b>

**PROJECT TITLE:**  
 St. Lawrence County  
 Shared Municipal Services Facility - PHASE I  
**LOCATION:**  
 St. Lawrence County, New York

**B&L JOB NO:** 540.024-S  
**DATE PREPARED:** 1/11/2010  
**ESTIMATED BY:** ERT/NCB

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	\$/UNIT MATERIAL	\$/UNIT LABOR	UNIT PRICE	TOTAL
	<b>CONSTRUCTION SUBTOTAL</b>						<b>\$1,452,177</b>
	<b>CONTINGENCIES / GENERAL CONDITIONS</b>					<b>10%</b>	<b>\$145,200</b>
	<b>CONTRACTOR'S OVERHEAD &amp; PROFIT</b>					<b>18.0%</b>	<b>\$261,400</b>
	<b>ESTIMATED TOTAL CONSTRUCTION COST</b>						<b>\$1,858,777</b>

**BARTON & LOGUIDICE, P.C.**  
**ESTIMATE OF PROBABLE CONSTRUCTION COST**

**PROJECT TITLE:**  
 St. Lawrence County  
 Shared Municipal Services Facility - PHASE II  
**LOCATION:**  
 St. Lawrence County, New York

**B&L JOB NO:** 540.024-S  
**DATE PREPARED:** 1/11/2010  
**ESTIMATED BY:** ERT/NCB

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	\$/UNIT MATERIAL	\$/UNIT LABOR	UNIT PRICE	TOTAL
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**COLD STORAGE BUILDINGS**

1.	SLAB ON GRADE	9,600	SF	\$3.90	\$3.50	\$7.40	\$71,040.00
2.	PRE-ENGINEERED TIMBER BUILDINGS	9,600	SF			\$26.00	\$249,600.00
<b>CONSTRUCTION SUBTOTAL</b>							<b>\$320,640.00</b>

**MAINTENANCE BUILDING**

1.	PRE-ENGINEERED METAL BUILDING	40,800	SF	\$13.00	\$7.00	\$20.00	\$816,000.00
2.	FLOOR SLAB	40,800	SF	\$3.90	\$3.50	\$7.40	\$301,920.00
3.	FOUNDATION WALL	920	LF	\$33.00	\$49.00	\$82.00	\$75,440.00
4.	FOOTINGS	920	LF	\$25.00	\$25.00	\$50.00	\$46,000.00
5.	CRANE - 2 GIRDER, 5 TON	2	EA	\$42,800.00	\$3,300.00	\$46,100.00	\$92,200.00
6.	WASH BAY	2	EA			\$100,000.00	\$200,000.00
7.	VEHICLE LIFT	4	EA	\$85,000.00	\$1,000.00	\$86,000.00	\$344,000.00
8.	CARPENTRY SHOP	1	LS			\$30,000.00	\$30,000.00
9.	SIGN SHOP	1	LS			\$20,000.00	\$20,000.00
10.	PAINT SHOP	1	LS			\$20,000.00	\$20,000.00
11.	OFFICE SPACE	1,200	SF			\$80.00	\$96,000.00
12.	PART/TOOL STORAGE	1	LS			\$20,000.00	\$20,000.00
13.	OIL/FLUIDS DISPENSING	1	LS			\$12,000.00	\$12,000.00
14.	TOILET ROOMS	2	LS			\$20,000.00	\$40,000.00
15.	LOCKER ROOMS	1	LS			\$40,000.00	\$40,000.00
16.	BREAK ROOM	1	LS			\$20,000.00	\$20,000.00
17.	SPRINKLER SYSTEM - DRY PIPE, ORDINARY HAZA	40,800	SF		\$2.30	\$2.30	\$93,840.00
18.	HVAC & MECHANICAL	40,800	SF			\$10.00	\$408,000.00
19.	PLUMBING	40,800	SF			\$8.00	\$326,400.00
20.	ELECTRICAL	40,800	SF			\$11.00	\$448,800.00
<b>CONSTRUCTION SUBTOTAL</b>							<b>\$3,450,600.00</b>

<b>CONSTRUCTION SUBTOTAL</b>		<b>\$3,771,240</b>
<b>CONTINGENCIES / GENERAL CONDITIONS</b>	<b>10%</b>	<b>\$377,100</b>
<b>CONTRACTOR'S OVERHEAD &amp; PROFIT</b>	<b>18.0%</b>	<b>\$678,800</b>
<b>ESTIMATED TOTAL CONSTRUCTION COST</b>		<b>\$4,827,140</b>

**PROJECT TITLE:**  
St. Lawrence County  
Shared Municipal Services Facility - PHASE II  
**LOCATION:**  
St. Lawrence County, New York

**B&L JOB NO:** 540.024-S  
**DATE PREPARED:** 1/11/2010  
**ESTIMATED BY:** ERT/NCB

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	\$/UNIT MATERIAL	\$/UNIT LABOR	UNIT PRICE	TOTAL
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