

Town of Black Brook

Town Hall/Shop Options

Review Options

Purchase existing location and build shop (6 acres)	\$1,746,700
Purchase vacant property and build new (10 acres)	\$1,943,000
Purchase 3D Dumpsters (15 acres)	\$1,662,000
Purchase Moses Property (5 acres)	\$1,710,000

Ad Hoc Committee Created

- Measured existing equipment to determine size of shop needed
- Toured other town facilities
 - Talk with other operators to determine dos and don'ts
 - What is needed
 - Further vet size needs
- Prepared concept drawings for a new facility
- Contacted property owners for purchase of vacant property
- Reviewed financials and explored grant and financing options

Alden



Clear Lake





Clayton

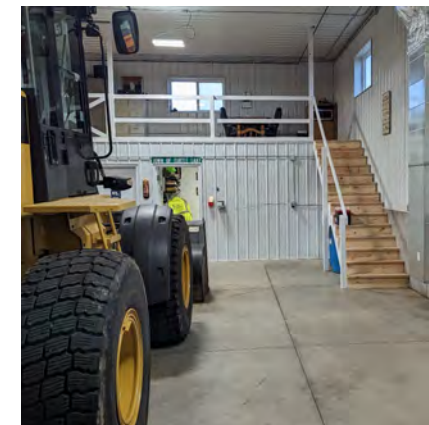
Garfield





Lincoln

Turtle Lake



Vance Creek



Waterman's



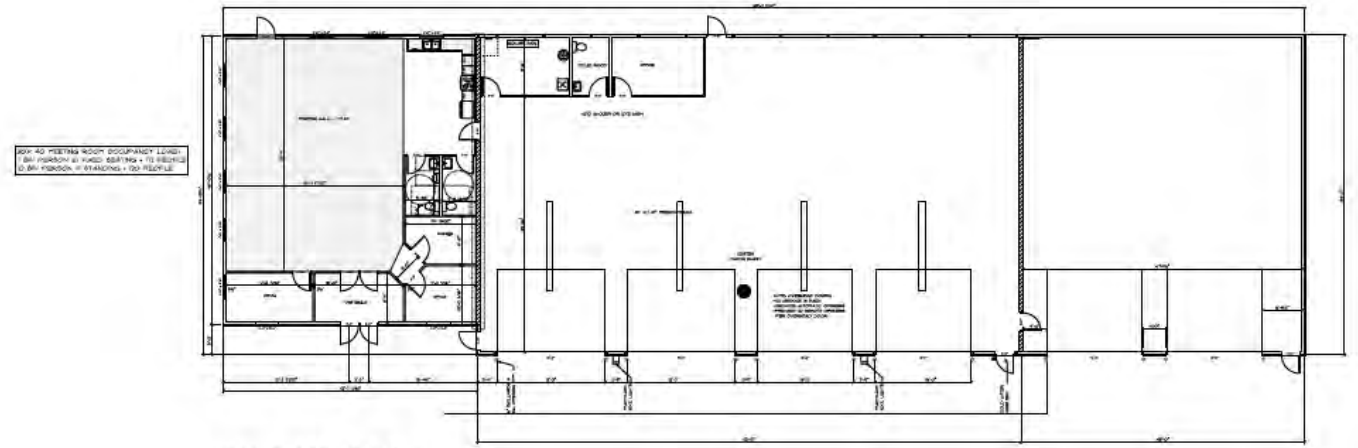
Salt Sheds

- Town of Lincoln
- Amery
- Town of Clayton



Concept Drawings

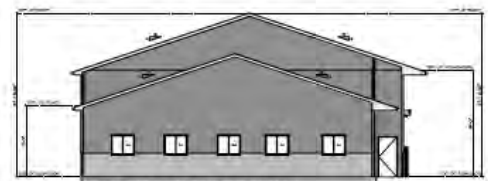
- Shop size = 92' x 54' (7,560 sf)
- Cold storage = 48' x 54'
- Town Hall = 43' x 49'
- Cost = \$1,430,000



MAIN FLOOR_OPTION 1
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION_OPTION 1
SCALE: 1/8" = 1'-0"



WEST ELEVATION_OPTION 1
SCALE: 1/8" = 1'-0"



Options for Consideration

1. Make repairs/upgrades to existing location
2. Purchase existing location and additional acreage to build shop
3. Purchase vacant property and build new hall and shop
4. Purchase 202 70th Street (3D Dumpster)
5. Purchase 692 25th Ave (Moses)

Existing Location Repairs

- Town Hall

- Septic Tank
- Well Repair
- Electrical Upgrades
- Paint
- Brick Tuck Pointing
- Soffit and Fascia
- Doors
- Bathroom upgrades?
- Basement?

- Town Shop

- Eyewash
- Plumbing and Drain
- Holding Tank
- Concrete Floor
- Roof
- Air Exchange
- State Approved Plans
- Insulation
- Wall Covering
- Salt Shed
- Storage rental for equipment



Existing Hall Repair Cost

- Built in 1924
- Not easily handicap accessible
- Exterior wood beginning to rot

Town Hall Repairs	
Hall Maintenance	
Septic Tank	\$12,000
Well Repairs	\$4,000
Electrical	\$23,000
Brick tuck pointing	\$29,500
Soffit and Facia	\$13,500
Demo basement BR/door, doors, insulation, drywall, paint, etc	\$119,700
Contingency (10%)	\$20,170
Total Hall Repairs	\$201,700

Existing Shop Repair Cost

- Size = 40' x 72'
- Plumbing and Drain/Tank
- No bids received for roof repair
- Insulation/wall covering
- Salt Shed
- Storage rental for equipment

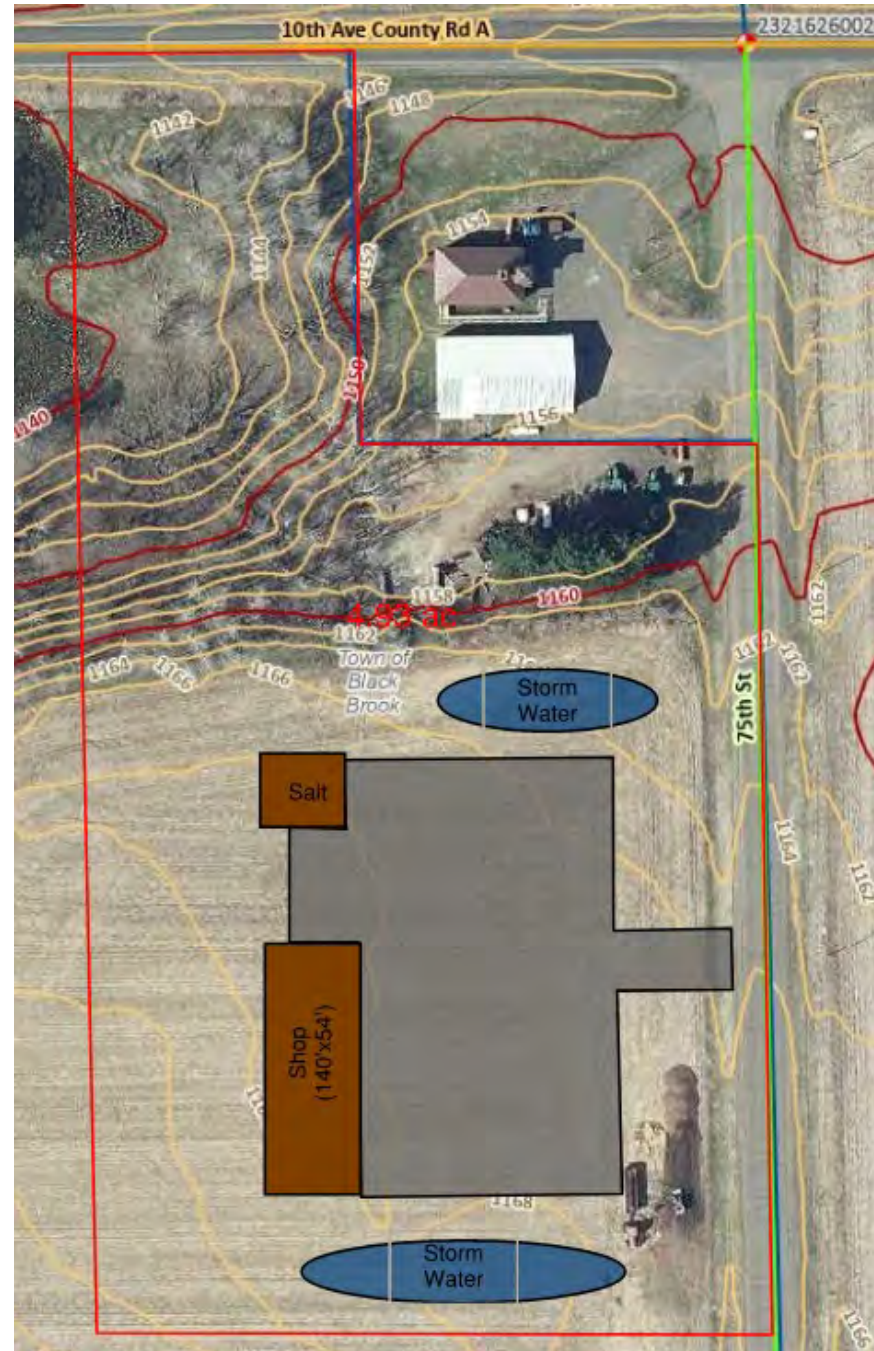
Shop Repairs	
Plumbing/drain	
Holding tank	\$12,000
Roof Repair	No Bids
Air exchange	\$60,000
Insulation	\$17,000
Wall Covering	\$4,000
Storage rental for equipment	
Concrete floor	\$20,000
Total Shop Repairs	\$113,000

Existing Location Summary

- Total Cost of Repairs/Upgrades = \$314,700
- Gravel stored offsite at Friendshuh's pit.
- Road salt is stored at Lincoln.
- Storm debris is hauled to Wood's pit.
- Limited area for storage of materials.
- Equipment stored at Fowler's or Town of Clear Lake

Purchase Existing and Acreage

- Repair Town Hall
- Remove Shed
- Build Shop
- Build Salt Shed
- Grading/stormwater
- Gravel Area



Purchase Existing and Acreage

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Purchase Existing + 3 Acres	
Repair Town Hall	\$91,820
Tear Down Shop	
Purchase Price	\$210,000
Add 2 Acres	\$12,000
Shop	\$905,000
Site Grading/Stormwater	\$235,000
Gas/Electic/Comm	\$10,000
Driveway/parking	\$41,000
Engineering	\$20,000
Salt Shed	\$90,000
New Well and Septic	\$22,000
Total	\$1,636,820

Purchase Vacant Property and Build

- Purchase Land
- Grading/stormwater
- New Shop/Town Hall
- Salt Shed
- Gravel/Driveway Area
- Well/Septic
- Engineering
- Cost to Leave Existing?



Purchase Vacant Property and Build

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- Cost to Leave Existing?

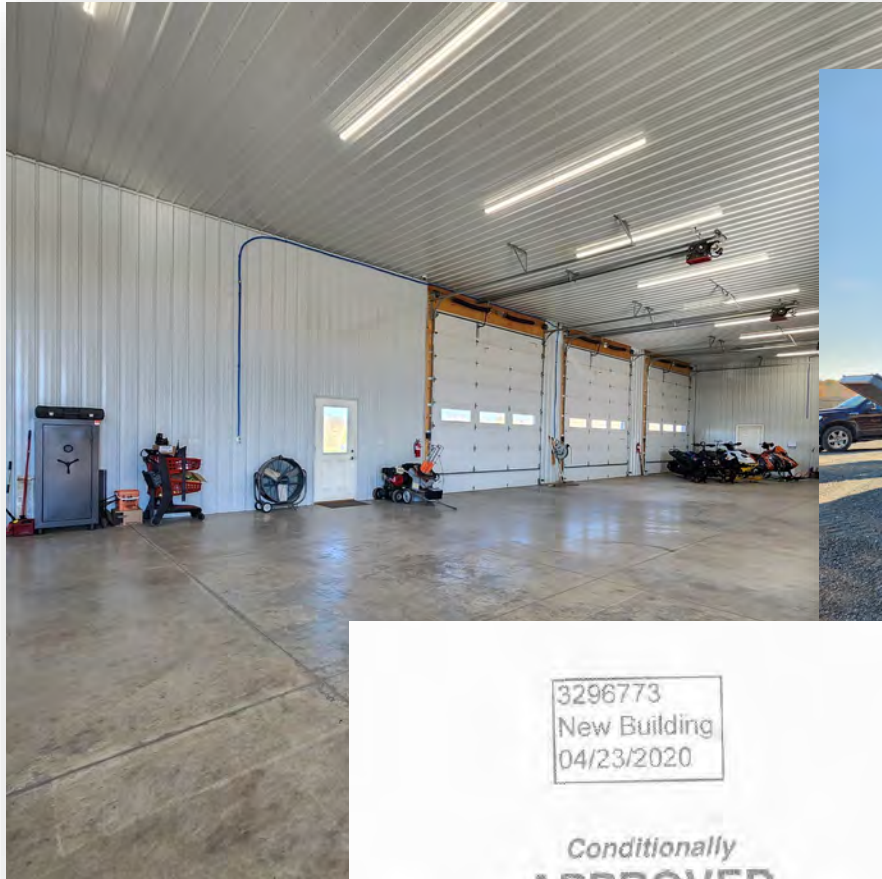
Vacant Land	
Land - 10 Acres	\$60,000
Site Grading/Stormwater	\$250,000
Gas/Electic/Comm	\$10,000
Driveway/parking	\$41,000
Town Hall/Shop	\$1,430,000
Salt Shed	\$90,000
Septic	\$12,000
Well	\$10,000
Furnishings	\$20,000
Engineering	\$20,000
Price to leave existing	
Total	\$1,943,000

Purchase 3D Dumpsters

- Purchase Property
- Upgrades
 - Floor drains
 - Bollards
 - Concrete stoops
 - Salt shed sealer
- New Town Hall
- Sale of acreage
- Cost to Leave Existing?







3296773
New Building
04/23/2020

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL
SERVICES
DIVISION OF INDUSTRY SERVICES

Mark A. Rignetto

SEE CORRESPONDENCE



Purchase 3D Dumpsters

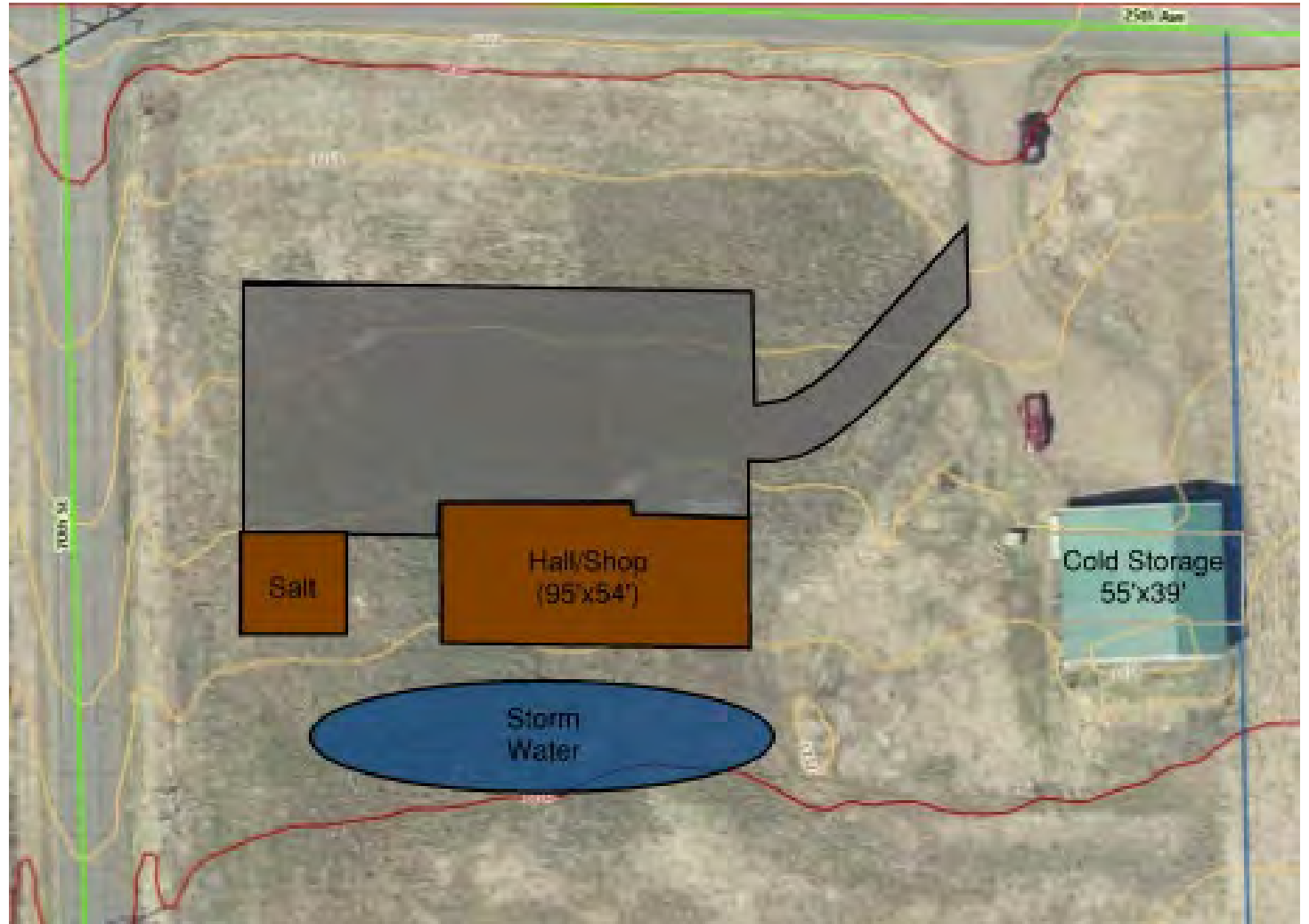
- Purchase Property
- Upgrades
 - Floor drains
 - Bollards
 - Concrete stoops
 - Salt shed sealer
- New Town Hall
- Sale of acreage
- Appraised at \$1,170,000

3D Dumpsters	
Property	\$1,100,000
Upgrades	\$47,000
Town Hall	\$525,000
Sale of Property - 5 Acres	-\$30,000
Furnishings	\$20,000
Price to leave existing	
Total	\$1,662,000

- Built 2018
- 20.63 acres
- 50'x104', w/ 16' ceilings, 5 doors at 14'x14'
- 8" concrete floor
- Air compressor run through building
- Security system
- Two 40' storage containers
- Gas cost = \$2,000/yr, Existing facility = \$6,000/yr
- Insurance \$2,700 additional to existing
- Quicker move in vs building

Purchase Moses Property

- Purchase Land
- Grading/stormwater
- New Shop/Town Hall
- Salt Shed
- Gravel/Driveway Area
- Existing building for cold storage
- Well/Septic?
- Engineering
- Cost to Leave Existing?







Purchase Moses Property

- Purchase Property
- Grading/stormwater
- New Shop/Town Hall
- Salt Shed
- Gravel/Driveway Area
- Well/Septic?
- Engineering
- Cost to Leave Existing?

Moses's Property	
Purchase Price	\$300,000
Town Hall/Shop	\$1,430,000
Decrease Shop Size by 2,600 sf @ \$120/sf	-\$312,000
Site Grading/Stormwater	\$150,000
Driveway/parking	\$22,000
Gas/Electic/Comm	\$10,000
Engineering	\$20,000
Salt Shed	\$90,000
Improvements for Shed to meet code	?
New Well or Septic?	?
Furnishings	\$20,000
Price to leave existing	
Total	\$1,710,000

- Built 2004
- 4.99 acres
- Garage 39'x55' w/ 16'x11' door
- Not commercially built
- 3" concrete floor
- Floor drain to no outlet
- Living space built without permits

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