2015 Recommendation to Plainfield Select Board

Plainfield Town Garage Study Group

Regarding the Optimal Operation of the Town's Garage on Stage Road

Group Participants:

Jeff Allbright (Planning Board), Brad Atwater (Zoning Board), Myra Ferguson (Conservation Commission), Bill Knight (Conservation Commission), Michael O'Leary (Chairman and Energy Committee), Evan Oxenham (Energy Committee), Mike Sutherland (Planning Board)

STATEMENT OF PURPOSE

- Advise the Select Board on actions needed for maintenance and repair of the Plainfield Town Garage
- Identify, define and prioritize necessary maintenance and repair items
- Formulate a ten-year plan to implement the required work so that the building and site remains viable for the next 30 to 40 years
- Integrate the concerns of the Plainfield Energy Committee, Conservation Commission, Planning Board and the Town Highway crew's concerns in this process
- Recommend the necessary steps required to insure the building and site remain in compliance with the current building codes and NH State laws

GOALS

At this time, the PTGSG has concluded that a ***new*** building, which is built to code, would be more cost-effective than the repair of the current building. The new building has many benefits including minimal maintenance and repair costs for the next several decades, would create a healthy work environment, provide a more efficient work space and reduce liability risk for the town.

Though we agree to this conclusion, we anticipate further study whether to repair or rebuild. No matter the result, the over-riding goals of the study group are to investigate, research and recommend how to insure that the…

- Town Garage is brought into code compliance with New Hampshire building codes;
- Town's natural resources and water quality are protected from adverse building operations;
- Systems (e.g., water, sewer, toxic materials handling, *recommended* air exchange, heat, etc.) function efficiently and appropriately;
- Rebuild or repairs are made to insure the integrity of the existing garage and site; and
- Building provides an opportunity for a clean and healthy workplace for town employees.

RECOMMENDATIONS

Through the summer and fall of 2015 , the PTGSG worked to identify and document issues with the garage building and the site which need to be addressed in order to meet the needs of the highway department for the next several decades. We examined the overall site and found the existing…

- Floor drain system did not meet code and was a potential contamination source;
- Septic system had not been maintained and was not functioning properly;
- Water well does not provide potable water for employee use; and
- Site itself may not be graded appropriately to protect the surrounding water resources.

The study group also examined the engineering reports which were completed in 2014 concerning the garage structure and conducted additional tests. Those tests evaluated the viability of the floor drains, septic system, water supply and building foundation.

At this time, we have not completed our evaluation of the building itself. We have completed the evaluation of the site itself and that work has commenced. The data collected so far does not support a conclusion as to the best course of action for the town regarding the building itself. It ***is*** clear the building does not meet current code; however, it is ***not*** clear what remediation is necessary or at what cost.

Our primary goal in the next year is to continue the site work (see below), gather the facts about the current building and project costs which will help make the decision to repair the building or replace it. Following is a list of projects organized by site, interior of the building, and exterior (i.e., structure and shell) of the building.

Site Work

The PTGSG sets site work as an immediate task because the current site must be reworked whether the current building is repaired or completely rebuilt. The site work will bring all water (intake and outflow) and toxic waste systems into compliance, and protect the adjacent water resource.

- Complete the installation of the fueling station apron in compliance with DES regulations
- Develop a long-range plan to modify the site, as needed, to comply with Storm Water Runoff and Road Salt Management best management practices (BMPs)
- Grade the site to divert all waste and runoff waters away from natural resources and streams/wetlands
- Upgrade the floor drain system to comply with current building and environmental codes
- Upgrade the septic system, as needed, to comply with current building and environmental codes
- Review BMP for snow storage to insure non-toxic runoff into Penniman wetland
- Test the water well for potability and repair or replace well if needed
- Repair current well-casing and extend that well-casing above new grade level

- Regrade site around well to mitigate storm water runoff to the well-head
- Protect the wetland by planting an appropriate vegetative buffer (e.g., willow, cattails, etc.) on the site's border with the wetland

Interior of Building

The interior of the garage is where repair/maintenance of working vehicles occurs. The workplace must be comfortable for employees to work and confer with one another. There must be adequate space for efficient work performed, efficient storage of tools to do that work, well-lighted, well-ventilated, etc.

- Insure that the chemicals in the building are stored and managed in accordance with state and federal guidelines
- Insure that interior lighting is adequate for work performed
- Retrofit the building for efficient and cost-effective heating and ventilation (e.g., air quality)
- Clean and paint the interior of the building

Exterior (structure and shell) of Building

The building must have a well-designed foundation, well-engineered framing, well-insulated walls, windows and doors, siding that is easy to maintain, and a roof that carries the unpredictable loads that New England weather provides. For safety and occasional night-time work, the building must have exterior, dark-sky-compliant lighting.

- Complete engineering analysis of current concrete foundation and slab footing wall and determine if repair or replacement is needed
- Modify/retrofit building to meet current snow and wind load standards
- Make necessary structural repairs as outlined in Engineering Ventures (EV) structural report
- Make necessary structural repair to roof trusses as outlined in EV report
- Repair or replace siding as needed to insure continued viability of the structure
- Repair or replace roof as needed to insure continued viability of the structure
- Update exterior lighting as needed to be dark-sky compliant