

## Appendix E

### Replacing the Village Public Works Garage

A goal of the village has been to demolish the village garage and relocate this facility. There are several reasons why that this has been a long range goal of the village, first the current garage is located on Mechanic St. just behind the Parking Lot; and this land has become too valuable to be used for a highway garage and the storage of equipment. This land could be better utilized to provide 10 parking spaces that are an easy walk to the shopping district. The building is dilapidated, outdated and has structural problems that need to be repaired.

The idea of demolishing the garage came about in 1998 when the Assistant Judges of Windsor County were contemplating an expansion of the courthouse that would have been built on their parking area. The judges approached the Village to acquire the village shed for demolition and the subsequent creation of parking for their employees. Thus, the seed was planted to relocate the garage and use the land for parking.

The cost to demolish the building and pave the space for parking is \$45,000.00.

In 1998 as part of an upgrade at the sewer treatment plant the municipality had a frost wall installed to serve as a foundation for a new village highway garage in the future, when the present building would be torn down and the land re-used for a higher and better use.

The foundation is 36' by 36' and will accommodate two bays. The remainder of the equipment will be based at the town highway garage in West Woodstock.

The cost to build a garage on this foundation that will serve as a base of operations for the Village street maintenance workers is approximately \$120,000.00, including a \$ 4,000.00 contingency for unanticipated expenses.

This building is more than a garage to hold a couple of vehicles. It is the building the workmen work in. To build a building for the employees to work in, we will need to provide heat, electricity, lights, plumbing, an insulated building and other amenities that a homeowner does not need for a garage to store automobiles.

September 20, 2007 detailed cost estimate, to construct a 36' x 36' highway maintenance garage:

Concrete floor	\$ 3,400.
Framing 2"x6"x16',siding, roof, usable 2nd floor,	58,000.
Insulation	5,200.
Sheetrock walls & ceiling	7,800.
Paint interior & exterior	11,000.
Overhead doors, 4 windows entrance door	7,800.
Trim	2,200.
Electrical	8,000.
Plumbing	8,000.
Stairs, work bench shelves	4,600.
Contingency	4,000.
<b>Total</b>	<b>\$ 120,000.</b>