

Final Report

Branford, CT

Public Works Feasibility Study
Branford CT DPW

January 16, 2012

Weston & Sampson

Weston & Sampson Engineers, Inc.
Five Centerville Drive
Peabody, MA 01960-7566
www.westonandsampson.com
Tel: 978-532-1000 Fax: 978-577-0100

**TOWN OF BRANFORD, CT
PUBLIC WORKS FEASIBILITY STUDY
TABLE OF CONTENTS**

EXECUTIVE SUMMARY

SECTION 1 - REPORT NARRATIVE

I. Introduction.....	1
II. Space Needs Assessment.....	1
III. Identification of Potential Sites and Initial Site Assessment	5
IV. Fatal Flaws Analysis.....	10
V. Site Assessment.....	11
VI. Conceptual Design Alternatives	12
VII. Conceptual Cost Estimate.....	15

SECTION 2 – EXISTING CONDITIONS PHOTOGRAPHIC ANALYSIS

SECTION 3 – INITIAL SPACE NEEDS ASSESSMENT

SECTION 4 – MODIFIED SPACE NEEDS ASSESSMENT

SECTION 5 – INITIAL LIST OF POTENTIAL SITES

SECTION 6 – SITE ASSESSMENTS

SECTION 7 – GENERIC SITE PLAN

SECTION 8 – SITE SELECTION MATRIX

SECTION 9 – CONCEPTUAL ALTERNATIVES (TOP TWO SITES)

SECTION 10 – CONCEPTUAL COST ESTIMATES

Executive Summary

The Town of Branford retained the services of Weston & Sampson to prepare a feasibility study for a new facility to house the Department of Public Works (DPW) as well as shop functions for the Board of Education (BOE) and General Government Buildings (GGB). The study included inspecting existing facilities, identifying deficiencies, interviewing staff, identifying current and future needs, evaluating publicly owned and privately owned sites, developing conceptual alternatives, and preparing budget cost estimates for the preferred alternatives.

The space needs assessment was prepared by conducting an operational analysis of the existing facility, reviewing the responsibilities of the departments, and interviewing key staff to identify the current and future needs of the Branford DPW, BOE, and GGB. The staff interviews were supplemented with industry practices/spaces which have been implemented on recently constructed public works facilities. The operational analysis also examined the efficiencies and inefficiencies of the current operation at the temporary rented facility. A summary of the inefficiencies associated with the temporary facility are discussed in Section I of this report.

The data obtained from the operations analysis and interviews were compiled and analyzed by Weston & Sampson. An initial space needs assessment identified a facility size of 48,536 square feet. The results of the initial space needs were then reviewed in detail by the project team and DPW staff to determine if the spaces could be reduced without negatively impacting operations. Based on valuable input from DPW staff, the Design Team was able to reduce, and in some cases combine, spaces in an effort to control the size and cost of the building. These reductions resulted in a modified space needs of 35,894 square feet. This resulted in an overall reduction in the space needs of 12,642 square feet for a reduction of approximately 26%.

The site selection process included reviewing potential public and private sites, gathering initial data on the identified sites, and conducting a fatal flaws analysis. A total of seven sites were initially identified by the Town; two publically owned and five privately owned. The privately owned sites were identified through a formal Request for Proposals (RFP) administered by the Committee. The following is a list of the seven sites identified for further analysis:

1. 48-86 Taber Drive - Town owned (TP-1)
2. Veterans Memorial Park, Brashy Plain Road - Town owned (TP-2)
3. 15 East Industrial Road - Privately owned and offered for sale (PP-1)
4. Taber Drive - Privately owned and offered for sale (PP-2)
5. 114 School Ground Road - Privately owned and offered for sale (PP-3)
6. 20 North East Industrial Road - Privately owned and offered for sale (PP-4)
7. 688 East Main Street - Privately owned and offered for sale (PP-5)

Utilizing this list of seven sites, a fatal flaws analysis was conducted to determine if a site met the criteria for further analysis. The fatal flaws analysis reduced this list to two (2) potential sites as identified below. A detailed account of this fatal flaws analysis can be found in Section 1 of this report.

1. *TP-1: 48-86 Tabor Drive*
2. *PP-4: 20 North East Industrial Road*

A detailed site assessment was conducted on the two remaining sites that were considered practical for a new facility. This detailed assessment consisted of reviewing the sites and assigning a score to each of the 12 evaluation criteria that are part of the Site Selection Matrix. The following is a summary of the results of the analysis.

<u>Site Description</u>	<u>Matrix Score Without Acquisition Costs</u>	<u>Matrix Score With Acquisition Costs</u>
<i>TP-1: 48-86 Tabor Drive</i>	53	74
<i>PP-4: 20 North East Industrial Road</i>	44	50

It is important to note that the purpose of the analysis is to identify the top ranked site for further detailed analysis. The analysis does not infer that the highest ranked site is necessarily the best alternative. The criteria and sub-factors provide a broad view of the strengths and weakness of each site. The score of the sites without acquisition costs represents the ranking of the sites with respect to operations. Since the scores for the two sites for this category were relatively close, alternatives for both sites were prepared for further analysis.

In general, both sites are capable of supporting the DPW / BOE / GGB operations. The following is a list of advantages and disadvantages for the two sites:

TP-1, 48-86 Tabor Drive

Advantages

- Site is publicly owned eliminating the additional cost associated with purchasing a new parcel.
- Site supports full program requirements.
- Site is zoned as General Industry District and will require a Site Plan for the Planning and Zoning Commission.
- The size of the site will allow the facility to be configured in a manner to promote the most efficient layout for DPW operations. In addition, the site has space for future expansion provisions.
- Full drive-through provisions can be provided at the vehicle and equipment storage garage and wash bay.

- Adequate utilities available.
- Limited residential abutters around property.
- Site has two separate access points to enter the property.
- There are no Aquifer Protection Areas or Natural Diversity Data Base Areas on this parcel.

Disadvantages

- Wetlands have been identified on portions of the parcel.
- The western portion of the parcel is in the 100-year & 500-year floodplain.
- Potential contamination issues will need to be addressed during construction of the DPW facility due to former onsite activities (stockpiles).
- The main access roadway to the site (Montowese Street) does flood in an area where the traffic goes underneath the railroad tracks during very heavy storm events.
- There is a small culvert that will often flood during high tide on Labor Drive.
- The alternative access roadway to the site is through residential area (Pine Orchard Road). The sight distance is very minimal when leaving the parcel and turning on to Pine Orchard Road.
- The development of the site for a new Public Works Facility will require off-site improvements and the construction of new access roads into the site adding to the initial construction costs.

PP-4: 20 North East Industrial Road

Advantages

- Site supports full program requirements.
- The site has two structures which can be renovated and reused to support a portion of the DPW program which will help reduce the initial construction cost of the facility.
- Adequate utility availability.
- Site is zoned as General Industry District and will require a Site Plan for the Planning and Zoning Commission.
- Site access is very close to Route 1 and ultimately Interstate 95.
- There are no Aquifer Protection Areas or Natural Diversity Data Base (NDDB) Areas on this parcel.

Disadvantages

- Site is privately owned and must be purchased by the Town.
- A portion of the site (northwest area) is known for flooding during heavy rain storm events and is in the 100-year floodplain and the floodway

- The existing buildings are not consolidated on the site and are centrally located which will impact the ability to arrange the facility in the most efficient layout for DPW operations.
- Site has limited ability for future expansion.
- The site is currently contaminated and provisions from the existing owner must be implemented to ensure that a remediated site will be delivered to the Town.
- Remediation of the site could impact the construction schedule of a new DPW facility.

In general, both sites have the ability to provide the following operational improvements:

- Vehicles will be stored inside which eliminates de-icing and warming of diesel fueled vehicles. This will mean less idling time and reduction in exhaust emissions.
- The current stacked vehicle storage arrangement with one overhead door has been eliminated. Vehicles, equipment, and workspace are easily accessible resulting in more efficient work space and response times.
- Building will conform to the latest and anticipated future regulatory requirements.
- Code compliant and clean work environment for Town employees.
- Building(s) will be equipped with critical components for emergencies including emergency power provisions for entire facility to provide continuous services to the Town.
- The facility will protect the Town's multi-million dollar investment in vehicles and equipment by protecting the equipment from corrosive conditions and vandalism. This will extend the useful life of the vehicles and equipment.

Conceptual cost estimates were prepared for the preferred alternative. The estimates were prepared using square foot costs based on historical data for similar DPW facilities. In general, the cost estimate is based upon "average" building finishes and equipment as identified in the cost estimate spreadsheet. The results of this cost estimates are as follows:

Tabor Drive Site

New Building Cost:	\$6,108,559
• Building	
• Mezzanine	
• Sub-Slab Vent System	
Industrial Equipment and Fueling:	\$715,000
Site Development & Support Structure Costs:	\$1,254,375
Design Contingency (3%):	\$239,338
Subtotal Construction Cost:	\$8,217,272

Owner Administrative Costs:	\$932,682
• A&E fees	
• Furnishings	
• Communication/low voltage system	
• Printing/advertisement	
• Test & inspections	
Construction Contingency (8%):	\$657,382
Subtotal Administrative and Contingency:	\$1,590,064

Total Project Cost DPW Facility (Based on Average Bid Price): \$9,807,336

Tabor Drive Site – Off-Site / Shared Site Improvements

Shared Site Improvements - Access Roads:	\$596,500
Off-Site Roadway Improvements:	\$345,280
Design Contingency (3%):	\$28,253
Owner Administrative Costs:	\$98,887
Construction Contingency (8%):	\$77,605
Total Off-Site / Shared Site Improvements:	\$1,146,523

Total DPW Facility & Off-Site / Shared Site Improvements: \$10,953,859

North East Industrial Road Site

New Building Cost:	\$4,589,656
• Building	
• Mezzanine	
• Sub-Slab Vent System	
Renovated Building Cost:	\$732,660
• Building	
• Sub-Slab Vent System	
Industrial Equipment and Fueling:	\$715,000
Site Development & Support Structure Costs:	\$1,154,375
Design Contingency (3%):	\$215,751
	Subtotal Construction Cost: \$7,407,442
Site Acquisition Costs:	\$1,250,000
Owner Administrative Costs:	\$875,127
• A&E fees	
• Furnishings	
• Communication/low voltage system	
• Printing/advertisement	
• Test & inspections	
Construction Contingency (8%):	\$592,595
	Subtotal Administrative and Contingency: <u>\$2,717,722</u>
	Total Project Cost (Based on Average Bid Price): \$10,125,164

The estimates are based on the average bid prices for similar projects completed in the last four years. It should be noted that the recent bidding climate has been favorable and has resulted in the low bids which have been on average 8 - 10% below the average bid price.

I. Introduction

The Town of Branford retained the services of Weston & Sampson to prepare a feasibility study for a new Department of Public Works (DPW) Facility. The objective of the study was to develop a program of building and site functions and identify a site which is capable of cost effectively and efficiently supporting the services offered by the DPW to the community. The new facility will also include support space for the Board of Education and General Government Buildings. The study included inspecting existing facilities, identifying deficiencies, interviewing DPW, Board of Education (BOE), and General Government Buildings (GGB) staff, identifying current and future needs, evaluating publicly owned and privately owned sites, developing conceptual alternatives, and preparing budget cost estimates for the preferred alternatives.

II. Space Needs Assessment

The Project Team prepared a space needs assessment to identify the current and future needs of the Branford DPW, BOE, and GGB. The assessment included analyzing current operations at the existing facility to identify potential deficiencies in the facility which need to be corrected with the construction of a new DPW facility. The assessment also included interviewing key staff to learn first hand the operational deficiencies with the existing rented facility. To supplement the staff interviews, the Project Team reviewed industry practices/spaces which have been implemented on recently constructed public works facilities.

Operations Analysis

The operations analysis consisted of inspecting the existing facility which is used to support the operations associated with providing services to the Town. This analysis was used to identify current responsibilities of the DPW, BOE, and GGB and to determine functional inadequacies and space limitations of the existing building and site.

The DPW, BOE, and GGB are responsible for maintaining the Town infrastructure and associated open space within the community. A list of some of the vital services provided by the DPW includes:

- Maintaining more than 100 miles of road and the associated drainage system for these roads
- Minor reconstruction of roads and storm drain systems
- Roadway right of way improvements
- Management of the Town's sidewalk replacement program
- Tree maintenance and plantings for the Town
- Maintenance of open space

- Maintenance of seawalls
- Snow and ice removal
- Sign maintenance
- Street light maintenance
- Traffic signal repair
- Emergency storm cleanup
- Fueling facilities
- Repair and maintenance of all Town owned vehicles, heavy equipment, and construction equipment

The existing operations are supported out of a portion of a rented warehouse space (approximately 20,000 SF) located at 137 N Branford Road. This facility was not originally designed to support public works operations. While this temporary facility is capable of meeting the short term immediate needs of the departments, the facility is not capable of efficiently meeting the long term needs of the departments. As a result, there are several operational inefficiencies which impact the level of service the DPW is able to provide to the community. The following is a summary of some of the deficiencies/inefficiencies associated with the existing rented facility:

- Facility is undersized to support current operations requiring a portion of the multi-million dollar fleet to be stored outdoors. This impacts DPW response times during cold and inclement weather conditions. In addition, this contributes to the rapid deterioration of high value Town owned equipment and increases vehicle maintenance costs.
- Undersized facility lacks adequate office space. DPW administration must work out of a temporary office trailer.
- Facility lacks adequate and appropriate floor drains. This results in the build up of water on shop and maintenance floors during inclement weather creating an unsafe work environment.
- Maintenance and storage area is only accessible by one overhead door. This creates a bottle neck condition impacting response times. In addition, the potential malfunction of the door could prevent DPW from performing their daily activity or the emergency response activity (snow removal, ice treatment, storm cleanup).
- Inadequate working conditions including:
 - Poor ventilation
 - Inadequate lighting
 - Confined workshop areas
 - Inadequate training facilities for state mandated employee training

- Inadequate employee facilities

These deficiencies directly impact operations and the efficiency of service that the DPW is able to provide to the Town. A photograph analysis of some of the deficiencies observed in the existing facility has been included in **Section 2** of this report.

Staff Interviews

The staff interviews focused on identifying current deficiencies, identifying all DPW, BOE, and GGB functions, and identifying current and future space requirements. Interviews were conducted with the administrative staff and division supervisors, and division staff.

The information obtained during these interviews provided detailed accounts of space deficiencies in the existing facility which affects day to day operations. A summary of the departments' organization and equipment information is as follows:

<u>Divisions</u>	<u>Staff</u>
• DPW Administration	3
• Highway Workforce	11 (plus 3 seasonal)
• Vehicle Maintenance Workforce	4
• Board of Education	1
• General Government Buildings	<u>2</u>
	Total: 21 (plus 3 seasonal)

<u>Vehicle / Equipment</u>	<u>Quantity</u>
• Large Vehicles	19
o Dump Trucks	
o Loaders / Backhoes	
o Sweepers	
• Small Vehicles	15
o Sedans	
o Utility Vehicles	
o Pickups / 1 Tons	
• Support Equipment	8
o Tractors / Mowers	
o Chippers	
o Trailers	
o Compressors	
	Total: 42

This list of equipment does not include small support equipment such as pumps, hand tools, etc. Provisions to store this type of equipment will be included in the final program accordingly.

Space Needs / Room Part Plans

The data obtained from the operations analysis and interviews were compiled and analyzed by Weston & Sampson. The analysis consisted of individually identifying the space needs for the operations of each function by developing individual room programming sketches. Sketches were prepared for each major space including office / office support areas, employee facilities, shop space, vehicle maintenance, wash area, and vehicle/equipment storage areas. These space requirements were then assembled into a space allocation matrix. The initial space needs assessment identified a need of 48,536 square feet.

A copy of the initial space allocation program and associated room sketches has been included in Section 3 of this report.

The results of the initial space needs were then reviewed in detail by the project team and DPW staff to determine if the spaces could be reduced without negatively impacting operations. Based on valuable input from DPW staff, the Design Team was able to reduce, and in some cases combine, spaces in an effort to control the size and cost of the building. These reductions resulted in a modified space needs of 35,894 square feet. This resulted in an overall reduction in the space needs of 12,642 square feet for a reduction of approximately 26%.

The results of the modified space needs assessment were then compared to Weston & Sampson's in-house *Department of Public Works Space Needs Guidelines*. These guidelines were developed utilizing historic data from similar DPW facilities which have been programmed within the last five (5) years for other New England communities. Utilizing the size of the DPW, BOH, and GCB work force and the associated vehicle fleet, the guidelines identify a facility size which ranges from approximately 35,400 square feet to 41,600 square feet. These guidelines demonstrate that the modified detailed space needs assessment is in line with today's standards for DPW facilities.

A copy of the modified space allocation program and the space needs guidelines work sheet has been included in Section 4 of this report.

III. Identification of Potential Sites and Initial Site Assessment

The site selection process included reviewing potential public and private sites, gathering initial data on the identified sites, and conducting a fatal flaws analysis. Sites which passed the initial fatal flaws analysis were further evaluated utilizing a site selection matrix consisting of 12 evaluation criteria. Each of the criteria was assigned a weighting factor and utilized to rank the sites. Information gathered during interviews with staff from the DPW, BDL, and GGB was also utilized in this analysis.

An initial list of potential sites was created by the Town based on previous work completed by the Committee as well as through a Request for Proposal to purchase privately owned land for a new Public Works Facility.

There are a total of seven sites on the master list for the initial site assessment. A plan identifying the seven sites has been included in Section 5 of this report. The Town owned sites were identified through a comprehensive review of all Town owned sites by the Committee. The privately owned sites were identified through a formal Request for Proposals (RFP) administered by the Committee. These sites consisted of 2 Town owned sites (TP-1 & TP-2) and 5 privately owned sites (PP-1 through PP-5) which are currently available for sale. The following is a list of the sites:

1. 48-86 Tabor Drive - Town owned (TP-1)
2. Veterans Memorial Park, Bushy Plain Road - Town owned (TP-2)
3. 15 East Industrial Road - Privately owned and offered for sale (PP-1)
4. Tabor Drive - Privately owned and offered for sale (PP-2)
5. 114 School Ground Road - Privately owned and offered for sale (PP-3)
6. 20 North East Industrial Road - Privately owned and offered for sale (PP-4)
7. 688 East Main Street - Privately owned and offered for sale (PP-5)

The site selection process included conducting field visits to each of the sites, assembling all existing available reports, maps, and figures, reviewing local Zoning Regulations and utilizing the Town of Branford's web based GIS system and environmental resource mapping. A copy of the site evaluation material has been included in Section 6 of this report. An initial site assessment of each selected site is included below.

TP-1: 48-86 Tabor Drive

- The Town of Branford owns this 77.02 acre parcel.
- The potential future plans for this parcel include the new Public Works Facility and possible softball, baseball, football fields, and passive recreation/hiking.
- There are two access points for the property. The primary access is at Tabor Drive

and the emergency access is at Pine Orchard Road.

- Public water and public sewer are available for this site.
- The western portion of the site is located in the 100-year & 500-year floodplain.
- Wetlands have been identified on site.
- The site is zoned as a General Industry 2 (IG-2) District which is suitable for Town of Branford buildings, facilities and uses.
- An initial Traffic Study was conducted in the area by Milone & MacBroom and can be found in a report dated March 27, 2009.
- An Environmental Investigation was completed by Fuss & O'Neill on the site of the proposed Public Works Complex. Details from the environmental field activities can be found in a report dated October 2008. Fuss & O'Neill's overall assessment of the 10-acre area they evaluated was generally good. There was no evidence of a severe release of potentially hazardous substances to the subsurface soils. However, there are a couple areas of concern and stockpiles that will need to be addressed prior to construction. Fuss & O'Neill also recommends installing permanent gas pits along the southern boundary of the parcel to monitor the potential for landfill gas migration during construction activities.

TP-2: Veterans Memorial Park, Brushy Plain Road

- The Town of Branford owns this 38.43 acre parcel.
- This western portion of the parcel is heavily wooded and has a 30'+/- grade change. There is a brook running through the center of the parcel. The southeastern portion of the parcel is currently known as the Veterans Memorial Park. This park includes a storage garage, public restrooms, a pavilion roof, asphalt basketball court, playground, tennis courts, and a large grass area with two baseball diamonds.
- The primary access to the site is from Brushy Plain Road.
- Public water and public sewer are available for this site.
- Wetlands have been identified on site.
- The site is zoned as a Residence (R-4) District. Municipal Facilities will require a Special Exception Approval from the Planning and Zoning Commission.

PP-1: 15-21 East Industrial Road

- There are 5.28 acres of land for sale along East Industrial Road which are being sold by N & B Holdings LLC. The 5.28 acres include two parcels of land next to each other.
- The first parcel is 3.02 acres and includes a building which is approximately 29,500 square feet. The building consists of 8 service bays, 2 truck wash bays, first and second floor office spaces, miscellaneous warehouse, and retail space. The current tenant is using this facility as a Freightliner Truck Sales & Service Center.

- The second parcel is 2.26 acres and is being used by Freightliner for the trucks that are for sale or overflow parking.
- N & B Holdings LLC is selling the two properties for \$9,500,000. The Town of Branford Assessor's Office appraised the first parcel at \$2,595,900 and the second parcel at \$540,500 for a total appraised value of \$3,136,400 for both parcels.
- The primary access to the site is from East Industrial Road.
- Public water and public sewer are available for this site.
- The site is zoned as a General Industry 2 (IG-2) District which is suitable for Town of Branford buildings, facilities and uses.
- The existing tenant requires up to 18 months to relocate.

PP-2: Tabor Drive

- There is a 14.50 acre parcel of land for sale at the south end of Tabor Drive which is being sold by Henry W. Zuwalick.
- A capped landfill occupies roughly half of the southern portion of the parcel. The capped landfill has mature trees along the side slopes and has a 43' +/- grade change around the landfill. The northern portion of the site is fairly level with open and wooded areas.
- The primary access to the site is from Tabor Drive.
- Public water and public sewer are available for this site.
- The site is zoned as a Residence (R-3) District. Municipal Facilities will require a Special Exception Approval from the Planning and Zoning Commission.
- Henry W. Zuwalick is selling the property for \$350,000. The Town of Branford Assessor's Office appraised the parcel at \$218,400.
- The central portion of the site is located in the 100-year & 500-year floodplain.
- Wetlands have been identified on site.
- Fuss & O'Neill was hired by the Town of Branford to evaluate the completeness of a Phase II investigation that was previously conducted at the Former Branford Landfill property, identify any data gaps, and recommend whether additional studies are necessary at the site. Based on a letter report dated September 5, 2003, Fuss & O'Neill have concerns regarding the Phase II investigation and the adequacy of the existing information. They further state the identification and characterization of recognized environmental conditions was incomplete and the scope of the Phase II environmental sampling and analysis was insufficient to determine if a release of contaminants had occurred. They recommend a Phase III Environmental Site Assessment be performed to fully delineate and characterize all areas and contaminant plumes on the site.
- Based on Fuss & O'Neill's letter report, this property may be classified as an "establishment" in accordance with Connecticut's Property Transfer Act and could

trigger certain Transfer Act requirements. These requirements can include filing of applicable forms with the State and the performance of site investigations within two years and initiation of remediation within three years.

PP-3: 114 School Ground Road

- There is a 3.84 acre parcel of land for sale along School Ground Road which is being sold by Jarvis Creek Truck Sales & Service, LLC.
- The primary access to the site is from School Ground Road.
- Public water and public sewer are available for this site.
- The site is zoned as a General Industry 2 (IG-2) District which is suitable for Town of Branford buildings, facilities and uses.
- Jarvis Creek Truck Sales & Service, LLC is selling the property for \$1,900,000. The Town of Branford Assessor's Office appraised the parcel at \$941,930.
- The entire property is located in the 100-year floodplain and the southern portion of the site is located in the 100-year floodway.
- This parcel of land includes two buildings. The first building consists of 3 drive-through bays, multiple overhead doors and approximately 3,000 square feet of office space. The second building consists of truck bays and a warehouse area.
- The property has been used as a truck sales and service facility for over 30 years. The site has been used for the storage of trucks and heavy construction equipment.

PP-4: 20 North East Industrial Road

- There is a 5.10 acre parcel of land for sale along North East Industrial Road being sold by Quality Carriers Inc.
- This parcel of land includes two buildings. The first building is approximately 5,800 square feet, includes 3 service bays and 1,600 square feet of office space on the second floor. The second building is approximately 6,720 square feet, includes 3 truck wash bays and 500 square feet of office space.
- The primary access to the site is from North East Industrial Road.
- Public water and public sewer are available for this site.
- The site is zoned as a General Industry 2 (IG-2) District which is suitable for Town of Branford buildings, facilities and uses.
- Quality Carriers Inc. is selling the property for \$1,250,000. The Town of Branford Assessor's Office appraised the parcel at \$971,000.
- The northwestern portion of the site is located in the 100-year floodplain and floodway (approximately 0.7 acres).
- A Phase I Environmental Site Assessment was prepared by Sovereign Consulting Inc in November 2010 for the subject site. Sovereign's recommendations included conducting a Phase II subsurface investigation to collect soil and groundwater

samples for recognized environmental conditions identified during the Phase I investigation.

- A Phase II Environmental Site Assessment was prepared by Sovereign Consulting Inc. in December 17, 2010 for the subject site. Sovereign Consulting Inc. identified eleven areas of concern and collected subsurface and groundwater samples from these areas. An evaluation of the soil analytical data indicate releases have occurred in one of the areas of concern at the site from past site activities. In addition, the groundwater analytical data indicate an apparent release of contaminants of concern to the groundwater at the subject site. Sovereign Consulting Inc. recommended a Phase III Environmental Site Assessment be performed to fully delineate and characterize all areas and contaminant plumes on the site.
- Based on the Phase II Environmental Site Assessment report prepared by Sovereign Consulting Inc. this property is considered an "establishment" in accordance with Connecticut's Property Transfer Act and would trigger certain Transfer Act requirements. These requirements can include filing of applicable forms with the State and the performance of site investigations within two years and initiation of remediation within three years. It should be noted that the Owner has indicated that should the Town purchase the property, the owner will take responsibility for the clean-up of the site.

PP-5: 688 East Main Street

- There is a parcel of land for sale near the intersection of East Main Street and Baldwin Avenue being sold by Parish Farm Partners, LLC.
- This parcel of land was recently subdivided. The front portion of the property includes a building facing East Main Street that is approximately 36,000 square feet. The remaining portion of the site was originally available for purchase (2 lots). However, the Town has since been informed that the center parcel has been sold and is no longer available for purchase.
- The primary access to the site is from Baldwin Drive.
- Public water and public sewer are available for this site.
- The site is zoned as a General Industry 2 (IG-2) District which is suitable for Town of Branford buildings, facilities and uses.
- The original proposal included selling one lot of the property for \$1,800,000 and the other lot for \$1,320,000. Town of Branford Assessor's Office has appraised the parcel at \$4,460,600. However this appraised value includes all 13 acres plus the existing building.
- The topography for the site has a down gradient slope north to a detention pond and then a 40'+/- grade change on the north end of the property.

IV. Fatal Flaw Analysis

A fatal flaws analysis was then conducted for each site. The fatal flaws analysis consists of reviewing each parcel to determine if it passed the basic criteria necessary to be further considered for a DPW site. A site was considered to be inadequate to support a DPW facility if it answered in the affirmative for any one of the following criteria:

1. Size - A site which does not meet the minimum acreage of the Town of Branford, CT Department of Public Works Minimum Generic Site Plan (4.9 acres). A copy of the Minimum Generic Site Plan has been included in Section 7 of this report.
2. Location - A site location which is not suitable for a DPW Facility.
3. Past/Present Use - A site which current or historical usage would render the site unusable.
4. Floodplain- A site which contains floodplain areas which would render the useable areas less than the minimum operational size.
5. Appraisal Value - A site which the private property owner is selling his land to the Town at an inflated price above the appraisal value.

Zoning compatibility was not included as a basic evaluation criterion since there are very limited zoning restrictions for a new DPW Facility. Based on Branford Zoning Regulations effective June 1, 2011, if a new DPW Facility is constructed on Residential zoned land the Town would require a Special Exception from the Planning and Zoning Commission. Otherwise, if a new DPW Facility is constructed on Industry General zoned land the Town will need to submit a Site Plan to the Planning and Zoning Commission. The sites listed below answered in the affirmative to one or more fatal flaws. Consequently, these sites have been eliminated from further consideration.

1. *PP-2: Veterans Memorial Park, Brushy Plain Road*

The parcel of land is currently a park and is surrounded by residential areas. This site is being eliminated from further analysis due to its current location being surrounded by excessive sensitive receptors. This location/neighborhood is not conducive for a DPW Facility. In addition, the site contains some steeply sloped areas which would make potential development prohibitive.

2. *PP 1: 15-21 East Industrial Road*

N & B Holdings LLC is selling their two adjoining properties for \$9,500,000. The Town of Branford Assessor's Office appraised the first parcel at \$2,595,900 and the second parcel at \$540,500 for a total appraised value of \$3,136,400 for both parcels. This site is

being eliminated from further analysis due to the excessive cost to purchase the land.

3. *PP-2: Yabor Drive*

A capped landfill occupies roughly half of the southern portion of the parcel and the central portion of the site is located in the 100-year & 500-year floodplain. This site is being eliminated from further analysis due to it not being cost effective to construct a DPW Facility on top of a landfill. In addition, there is only approximately 2.5 acres of usable land available to construct a DPW Facility once the landfill and floodplain areas are removed from the total acreage which does not meet the minimum 4.9 acre requirement.

4. *PP-3: 114 School Ground Road*

The entire property is located in the 100-year floodplain and the southern portion of the site is located in the 100-year floodway. This site is being eliminated from further analysis due to the entire property being located within the floodplain. There is no where to construct, expand, or retrofit a DPW Facility without being in the floodplain. Furthermore, the 3.84 acre parcel does not meet the minimum 4.9 acre requirement.

5. *PP-5: 688 East Main Street*

The original proposal included two parcels adequately sized to meet the minimum generic site plan requirements. However, due to the recent sale of the center parcel, the remaining parcel is inadequate to meet the minimum site needs. Although the acreage of the remaining parcel meets the 4.9 acre minimum requirement, this parcel contains a large detention pond and steeply sloped area to the north which results in the useable area of the site being reduced below the minimum site requirement.

V. Site Assessment

A detailed site assessment was conducted on the two remaining sites that were considered practical for a DPW Facility. This detailed assessment consisted of reviewing the sites and assigning a score to each of the 12 evaluation criteria that are part of the DPW Site Selection Matrix. The 12 criteria were developed to identify the most cost effective and efficient site to support DPW operations while taking into consideration the impacts on the immediate surrounding community. These criteria included:

1. Property Ownership
2. Location
3. Physical Site Features
4. Site History
5. Zoning Consistency
6. Environmental Impacts

7. Access to Utilities
8. Permitting
9. Traffic Impacts
10. Operational Impacts
11. Cost of Site Development
12. Cost of Construction

The criteria were further divided into sub-factors with associated weighting values. Weston & Sampson used these criteria and sub-factors to conduct the site selection analysis. A detailed description of the analysis was prepared for each site and utilized to identify the appropriate score for each of the evaluation criteria. Upon completing the analysis, the scores were added together to produce a total score for the site. Sites with higher scores demonstrate that they have a higher potential of efficiently and cost effectively supporting a new DPW facility while minimizing impacts to the surrounding community. The following is a summary of the results of the analysis.

<u>Site Description</u>	<u>Matrix Score Without Acquisition Costs</u>	<u>Matrix Score With Acquisition Costs</u>
<i>TP-1, 48-86 Tabor Drive</i>	53	74
<i>PP-4, 20 North East Industrial Road</i>	44	50

It is important to note that the purpose of the analysis is to identify the top ranked site for further detailed analysis. The analysis does not infer that the highest ranked site is necessarily the best alternative. The criteria and sub-factors provide a broad view of the strengths and weakness of each site. Sites with more strengths are then advanced to the next phase of developing conceptual plans to assess the ability of the site to support the building and operations. The Site Selection Matrix is included in Section 8 of this report. The score of the sites without acquisition costs represents the ranking of the sites with respect to operations. Since the scores for the two sites for this category were relatively close, alternatives for both sites were prepared for further analysis.

VI. Conceptual Design Alternatives

Utilizing the results of the final space needs assessment, the Project Team prepared conceptual alternatives for the TP-1 Tabor Drive site and PP-4 North East Industrial Road site. The alternatives were prepared with the following operational measures in mind:

- Attempt to consolidate all operations under one roof
- Locate interior spaces to provide efficient interior circulation patterns

- Provide full access around the perimeter of the facility
- Maintain adequate access to/from the salt/sand operations area
- Provide bulk material storage area with adequate yard area for large vehicle maneuvering
- Provide area for canopy/cold storage
- Provide exterior storage area for vehicle maintenance "out-of-service" vehicles and non-first responder equipment (trailers, sedans, etc.)
- Maintain a counter clockwise circulation pattern to promote safe turning movements for large vehicles
- Provide fueling at entry to the site to allow access by other departments without having to enter the yard area
- Provide adequate parking for public and employees
- Attempt to segregate small / public vehicle traffic from heavy truck traffic
- Minimize north face exposure of operational activities
- Consolidate site operations to allow for secured yard and controlled access

The alternatives were prepared by developing "Block Building Plans". These Block Plans were separated into the major space categories for the new facility as follows:

- Administration & Employee Facilities (DPW, BOE, GGB)
- Shops (DPW, BOE, GGB)
- Vehicle Maintenance
- Vehicle / Equipment Storage/Operations Garage (DPW, BOE, GGB)
- Wash Bay

The configuration and size of each building block was developed by piecing together the individual room sketches identified during the space needs assessment. The locations of the concepts for the Tabor Drive site were focused generally in the recently cleared area located to the south of the site. Locations of potential future recreation fields were shown on the concepts based on a plan provided by the Town and are shown as place holders only. A formal process of identifying the needs and size of the fields will need to be undertaken before the master plan layout can be finalized. Copies of these initial conceptual site plans are included as Section 9 of this report. In general, both sites are capable of supporting the DPW / BOE / GGB operations. The following is a list of advantages and disadvantages for the two sites:

TP-1: 48-86 Tabor Drive

Advantages

- Site is publicly owned eliminating the additional cost associated with purchasing a new parcel.
- Site supports full program requirements.
- Site is zoned as General Industry District and will require a Site Plan for the Planning and Zoning Commission.
- The size of the site will allow the facility to be configured in a manner to promote the most efficient layout for DPW operations. In addition, the site has space for future expansion provisions.
- Full drive-through provisions can be provided at the vehicle and equipment storage garage and wash bay.
- Adequate utilities available.
- Limited residential abutters around property.
- Site has two separate access points to enter the property.
- There are no Aquifer Protection Areas or Natural Diversity Data Base Areas on this parcel.

Disadvantages

- Wetlands have been identified on portions of the parcel.
- The western portion of the parcel is in the 100-year & 500-year floodplain.
- Potential contamination issues will need to be addressed during construction of the DPW facility due to former onsite activities (stockpiles).
- The main access roadway to the site (Montowese Street) does flood in an area where the traffic goes underneath the railroad tracks during very heavy storm events.
- There is a small culvert that will often flood during high tide on Tabor Drive.
- The alternative access roadway to the site is through residential area (Pine Orchard Road). The sight distance is very minimal when leaving the parcel and turning on to Pine Orchard Road.
- The development of the site for a new Public Works Facility will require off-site improvements and the construction of new access roads into the site adding to the initial construction costs.

TP-4: 20 North East Industrial Road

Advantages

- Site supports full program requirements.
- The site has two structures which can be renovated and reused to support a portion of the DPW program which will help reduce the initial construction cost of the facility.
- Adequate utility availability.

- Site is zoned as General Industry District and will require a Site Plan for the Planning and Zoning Commission.
- Site access is very close to Route 1 and ultimately Interstate 95.
- There are no Aquifer Protection Areas or Natural Diversity Data Base (NDDDB) Areas on this parcel.

Disadvantages

- Site is privately owned and must be purchased by the Town.
- A portion of the site (northwest area) is known for flooding during heavy rain storm events and is in the 100-year floodplain and the floodway.
- The existing buildings are not consolidated on the site and are centrally located which will impact the ability to arrange the facility in the most efficient layout for DPW operations.
- Site has limited ability for future expansion.
- The site is currently contaminated and provisions from the existing owner must be implemented to ensure that a remediated site will be delivered to the Town.
- Remediation of the site could impact the construction schedule of a new DPW facility.

In general, both sites have the ability to provide the following operational improvements:

- Vehicles will be stored inside which eliminates de-icing and warming of diesel fueled vehicles. This will mean less idling time and reduction in exhaust emissions.
- The current stacked vehicle storage arrangement with one overhead door has been eliminated. Vehicles, equipment, and workspace are easily accessible resulting in more efficient work space and response times.
- Building will conform to the latest and anticipated future regulatory requirements.
- Code compliant and clean work environment for Town employees.
- Building(s) will be equipped with critical components for emergencies including emergency power provisions for entire facility to provide continuous services to the Town.
- The facility will protect the Town's multi-million dollar investment in vehicles and equipment by protecting the equipment from corrosive conditions and vandalism. This will extend the useful life of the vehicles and equipment.

VII. Conceptual Cost Estimate

Conceptual cost estimates were prepared for the preferred alternative. The estimates were prepared using square foot costs based on historical data for similar DPW facilities. In general, the cost estimate is based upon "average" building finishes and equipment as

identified in the cost estimate spreadsheet and as described as follows:

- Construction of a new pre-engineered metal building with partial masonry wall finish and concrete protection wall for the vehicle storage area, maintenance area, wash bay area, and shop areas
- Factory foam insulated architectural metal panel with improved exterior finish material (high end panel or masonry) along the administrative wing of the building
- Basic industrial support equipment for vehicle maintenance operations
- Site improvements, including storm water management and paving improvements
- Contingencies for unanticipated costs

The estimated cost for new building construction and site improvements are based on costs of similar construction for which bid prices are available, supplemented by cost data obtained from published sources. It is assumed that the project will be publicly bid and prices are based on 2011 prices. The cost estimate does not account for escalation. Escalation factors should be included once the project time line has been established by the Town. The results of this cost estimates are as follows:

Tabor Drive Site

New Building Cost:	\$6,108,559
• Building	
• Mezzanine	
• Sub-Slab Vent System	
Industrial Equipment and Fueling:	\$715,000
Site Development & Support Structure Costs:	\$1,154,375
Design Contingency (3%):	\$239,338
Subtotal Construction Cost:	\$8,217,272

Owner Administrative Costs:	\$932,682
• A&E fees	
• Furnishings	
• Communication/low voltage system	
• Printing/advertisement	
• Test & inspections	
Construction Contingency (8%):	\$657,382

Subtotal Administrative and Contingency: **\$1,590,064**

Total Project Cost DPW Facility (Based on Average Bid Price): **\$9,807,336**

Tabor Drive Site Off-Site / Shared Site Improvements

Shared Site Improvements - Access Roads:	\$596,500
Off-Site Roadway Improvements:	\$345,280
Design Contingency (3%):	\$28,253
Owner Administrative Costs:	\$98,887
Construction Contingency (8%):	<u>\$77,643</u>

Total Off Site / Shared Site Improvements: **\$1,146,523**

Total DPW Facility & Off-Site / Shared Site Improvements: **\$10,953,859**

North East Industrial Road Site

New Building Cost:	\$4,589,656
• Building	
• Mezzanine	
• Sub-Slab Vent System	
Renovated Building Cost:	\$732,660
• Building	
• Sub-Slab Vent System	
Industrial Equipment and Fueling:	\$715,000
Site Development & Support Structure Costs:	\$1,154,375
Design Contingency (3%):	\$215,751
	Subtotal Construction Cost: \$7,407,442
Site Acquisition Costs:	\$1,250,000
Owner Administrative Costs:	\$875,127
• A&E fees	
• Furnishings	
• Communication/low voltage system	
• Printing/advertisement	
• Test & inspections	
Construction Contingency (8%):	\$592,595
	Subtotal Administrative and Contingency: <u>\$2,717,722</u>
	Total Project Cost (Based on Average Bid Price): \$10,125,164

The estimates are based on the average bid prices for similar projects completed in the last four years. It should be noted that the recent bidding climate has been favorable and has resulted in the low bids which have been on average 8 - 10% below the average bid price.

Due to the early nature of design for this project, many budget items are based on building costs per square foot and site development costs per acre. The estimate includes a design contingency to encompass design adjustments identified during design development. In addition, the estimate includes a construction contingency to account for potential unforeseen conditions uncovered during construction. Copies of the conceptual cost estimates have been included in **Section 10** of this report.



Portions of the multi-million dollar fleet are stored outdoors due to limited space



Rented facility is undersized resulting in staff operating out of temporary trailers



Interior vehicle/equipment storage is inefficient due to a single access aisle which is only accessible by one overhead door



Inefficient single overhead door access to vehicle/equipment storage, workshops, material storage, and vehicle maintenance operations



Storage facilities lack proper interior drainage resulting in unsafe work conditions during the winter months. Excess water can only be removed by a small floor vacuum truck.



Inadequately sized workshop space



Inadequate employee facilities; lunch / muster area is located in vehicle maintenance / vehicle storage floor area

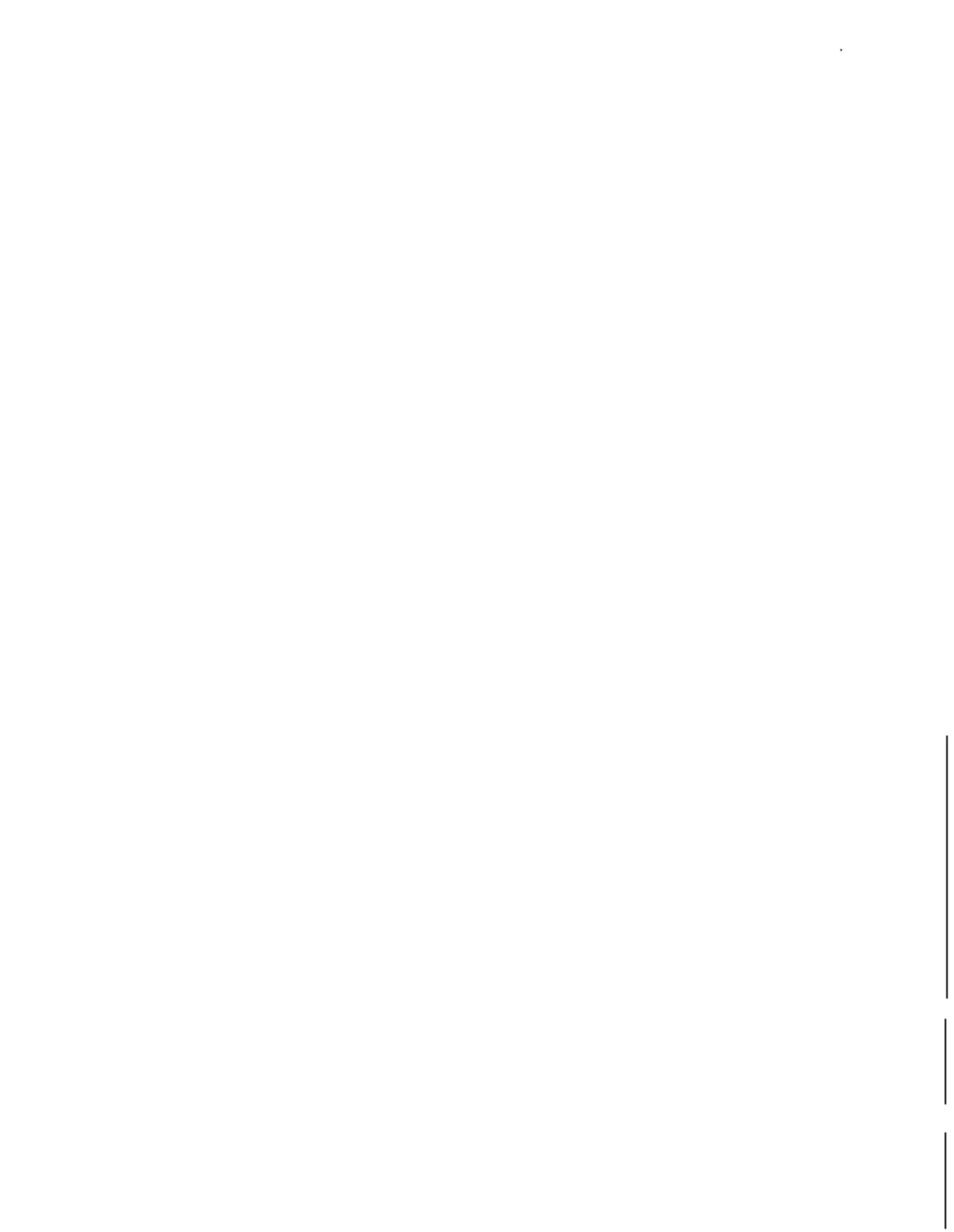


Vehicle Maintenance bays and parts storage are undersized to efficiently and safely support the operations

Town of Bradford
 Department of Public Works
 Space Needs Summary
 September 19, 2011

Building Requirements

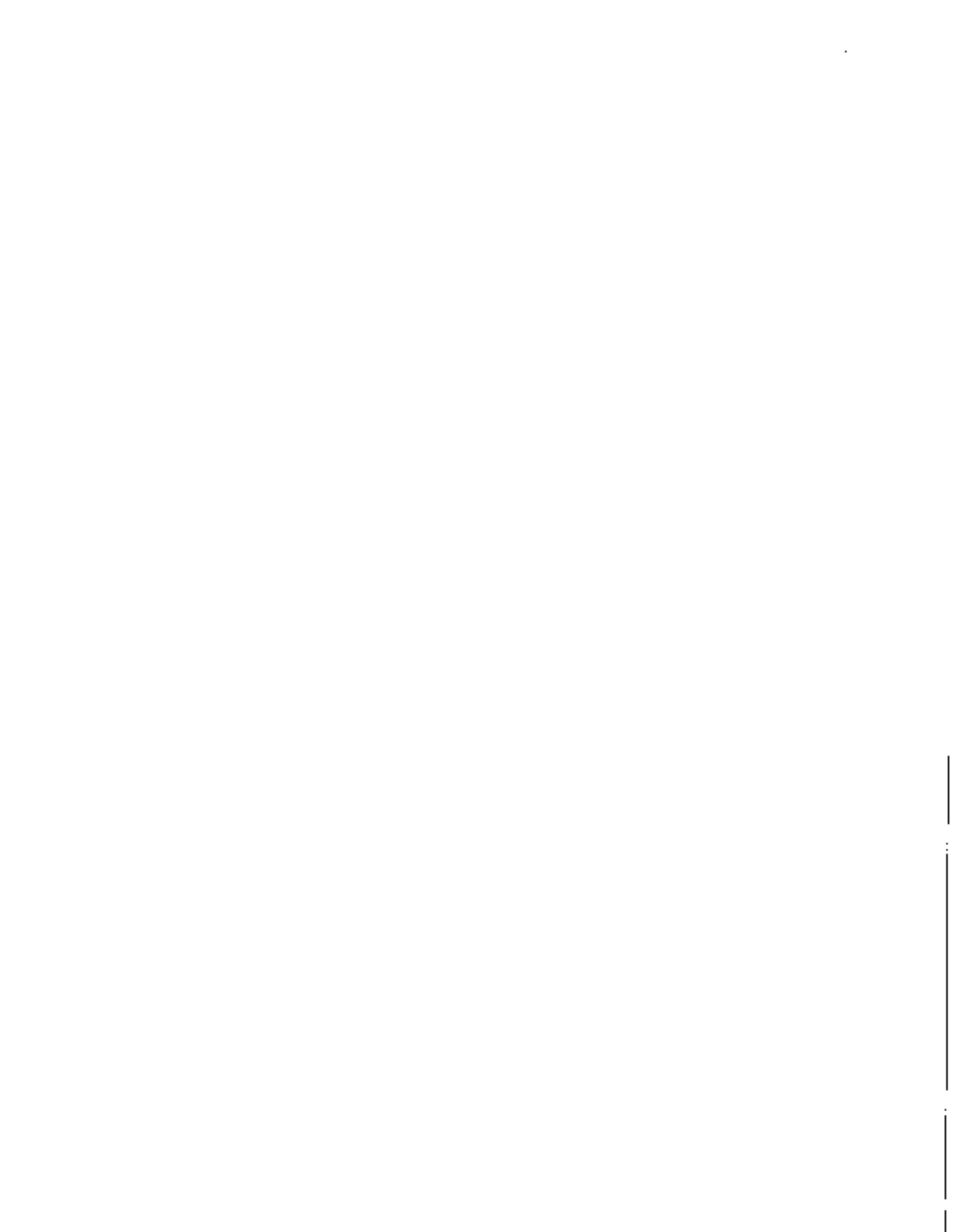
Area	Description	Size (SF)	Ref #	Sheet No.	Room length	Room width	Area Dimensions size
Office & Office Support Areas	Vestibule/Waiting/Reception	324	A7.05	1	18	18	324
	Administration Area (2 Admin Staff)	320	A9.05	1	16	20	320
	Mayor Director	270	A1.02	2	15	18	270
	Highway Supervisor	180	A1.03	2	12	15	180
	Copy/File/Mail Area	360	A9.03	2	15	24	360
	Active File Storage	195	C7.03	3	14	14	196
	Archive File Storage	196	C7.03	3	14	14	196
	Conference Room	192	A10.04	3	12	16	192
	Administration Lunch Room	180	B2.08	3	12	15	180
	Supply Closet	120	A11.01	4	10	12	120
	Telephones / Data Room	100	C11.01	4	10	10	100
	General Closet (Qty 2)	80	A11.02	4	4	20	80
	Janitor Closet	36	A11.03	4	6	6	36
	Admin Toilet Facilities	150	B3.04	4	7.5	20	150
	Subtotal:	2,734					
	Area Grossing Factor (10%):	279					
	Circulation (15%):	451					
TOTAL:	3,464						
Employee Facilities	Male Locker/Shower/Toilet	840	B1.08	5	20	30	840
	Female Locker/Shower/Toilet	180	B1.13	5	10	18	180
	Workforce Lunch Room	700	B2.05	6	25	28	700
	Storm Event / Training Room	770	B4.09	7	22	35	770
	Shared Foreman Office (Hwy. DDG, DOE)	364	A2.02	8	14	24	364
	Main Electric Room	150	B5.01	6	10	15	150
	Plumbing/Fire Protection Room	140	B5.02	6	10	14	140
	Subtotal:	3,114					
Area Grossing Factor (10%):	316						
Circulation (15%):	522						
TOTAL:	4,002						



Town of Danford
 Department of Public Works
 Space Needs Summary
 September 15, 2011

Building Requirements

Area	Description	Size (SF)	Ref #	Sheet No.	Room / Area Dimensions		
					length	width	size
Wreck Shop & Material Storage	Sign Shop	400	02 04	8	20	20	400
	Highway Carpentry Shop	380	01 05	10	28	35	980
	Shared General Workshop	320	03 02	11	23	40	920
	ROR Carpentry Shop	1,400	01 01	12	35	40	1,400
	GGB Material Storage Area	570	06 11	13	24	24	576
	Caged Area for Hand Tools	225	new	13	15	15	225
	General Material Storage Area	680	new	14	22	40	880
	Compressor Room	96	new	13	8	12	96
	Subtotal	5,477					
	Area Grossing Factor (10%):	548					
	Circulation (10%):	802					
TOTAL:	6,827						
Vehicle Maintenance	Maintenance Fluid Storage	432	05 26	15	18	24	432
	Metal Fabricating / Welding Shop	1,375	20 01	15	25	55	1,375
	Heavy Equipment Drive-Thru Bay	1,210	06 01	15	22	55	1,210
	Long Term Heavy Equipment Bay	990	24 01	15	18	55	990
	Heavy Equipment Bay	990	28 01	15	18	55	990
	Small Equipment Bay	720	32 01	15	18	40	720
	Small Equipment Bay	680	29 01	15	22	40	680
	Hydraulic Hose Workshop	180	03 21	17	15	12	180
	Maintenance Supervisor Office	144	A2 07	17	12	12	144
	Maintenance Reference Room	120	06 10	17	10	12	120
	Maintenance Workshop	170	C3 24	18	8	22	170
	Large Tool Storage Area	500	new	18	25	20	500
	Maintenance Tire Storage & Shop	360	03 08		18	20	360
	Battery Charging / Storage Room	100	new		10	10	100
	Maintenance Check-in Area	80	new		6	10	80
	Tires Storage Room	700	05 10	20	25	28	700
	Subtotal	8,357					
Area Grossing Factor (10%):	896						
Circulation (10%):	905						
TOTAL:	10,838						

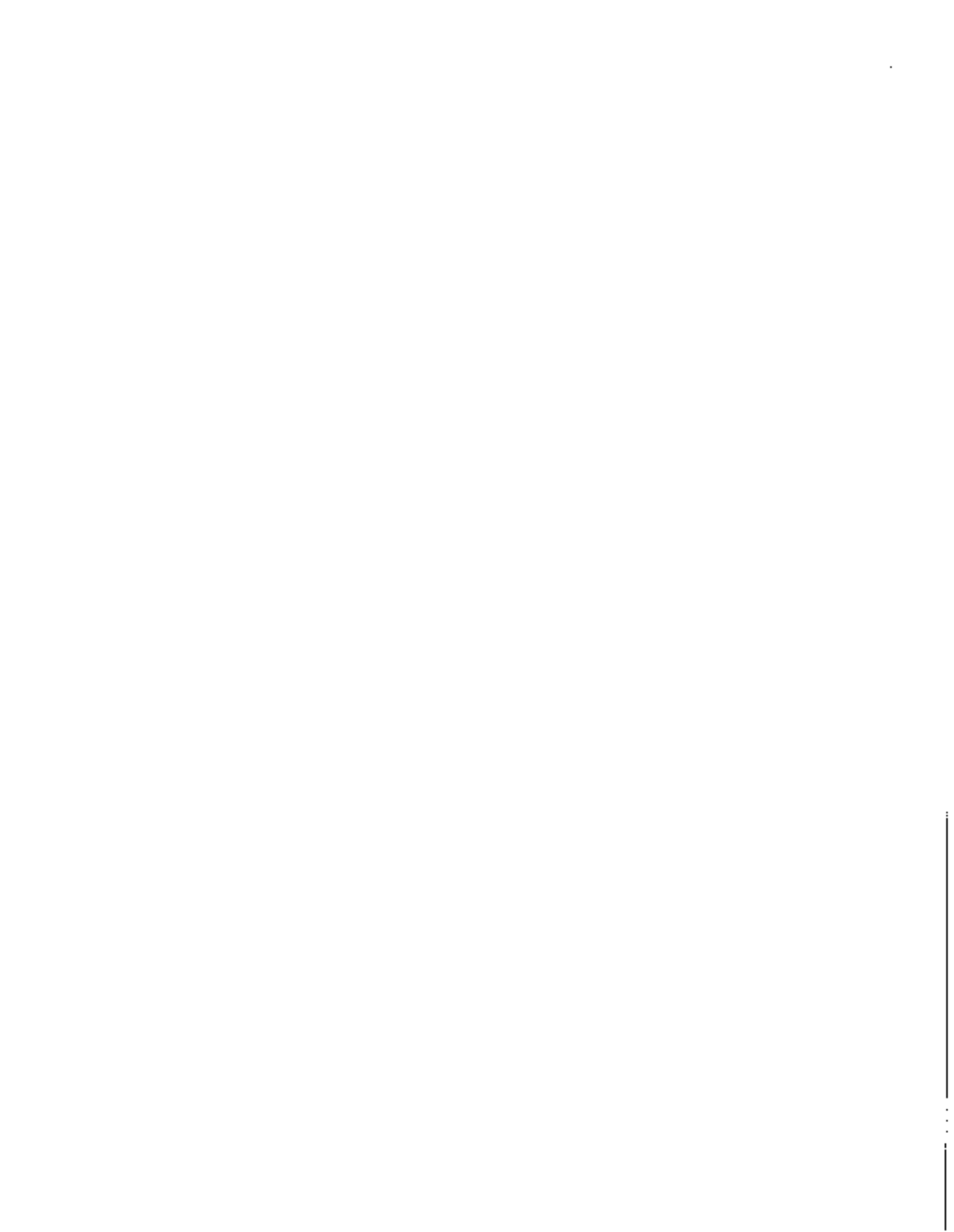


Town of Branford
 Department of Public Works
 Space Needs Summary
 September 19, 2011

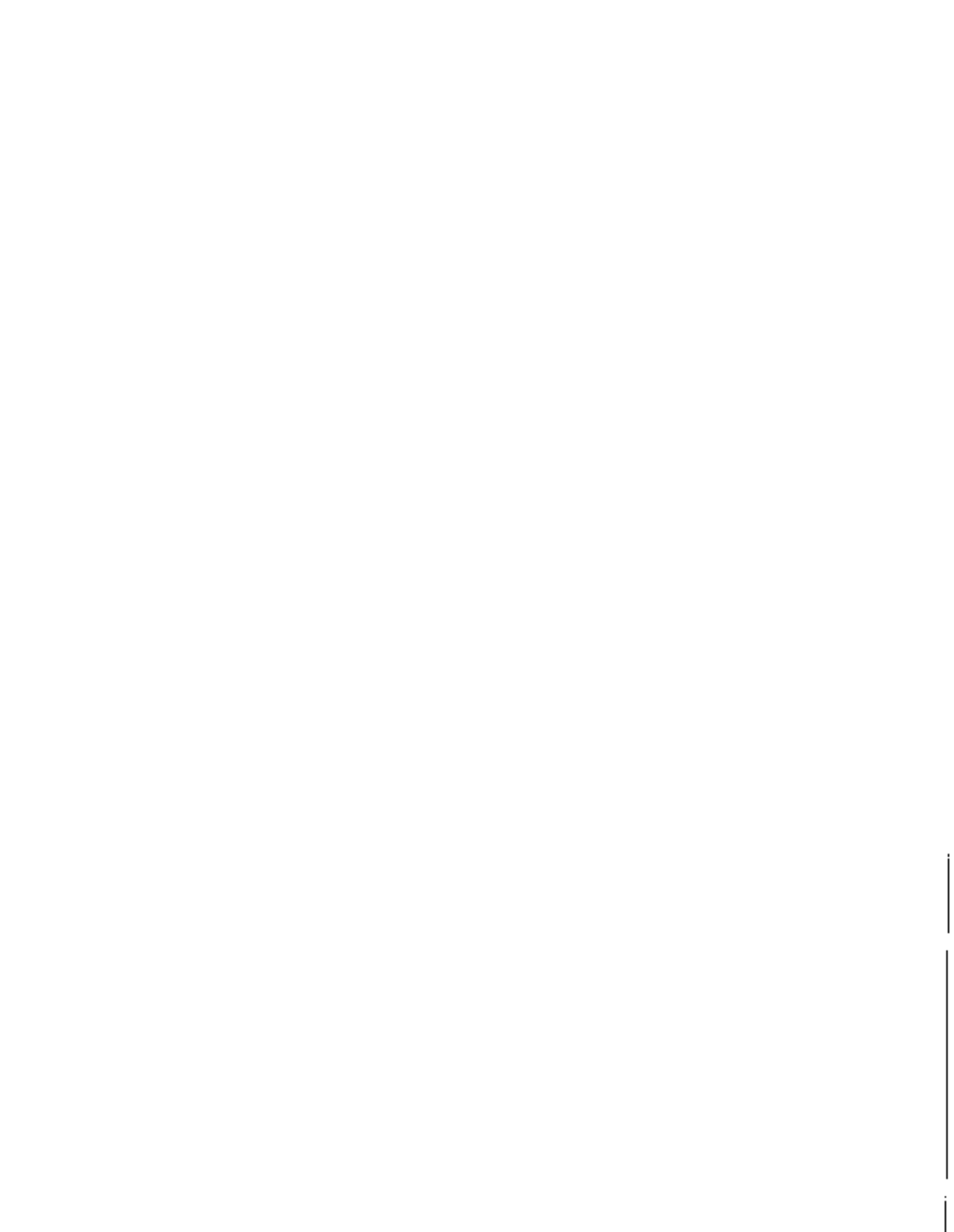
Building Requirements

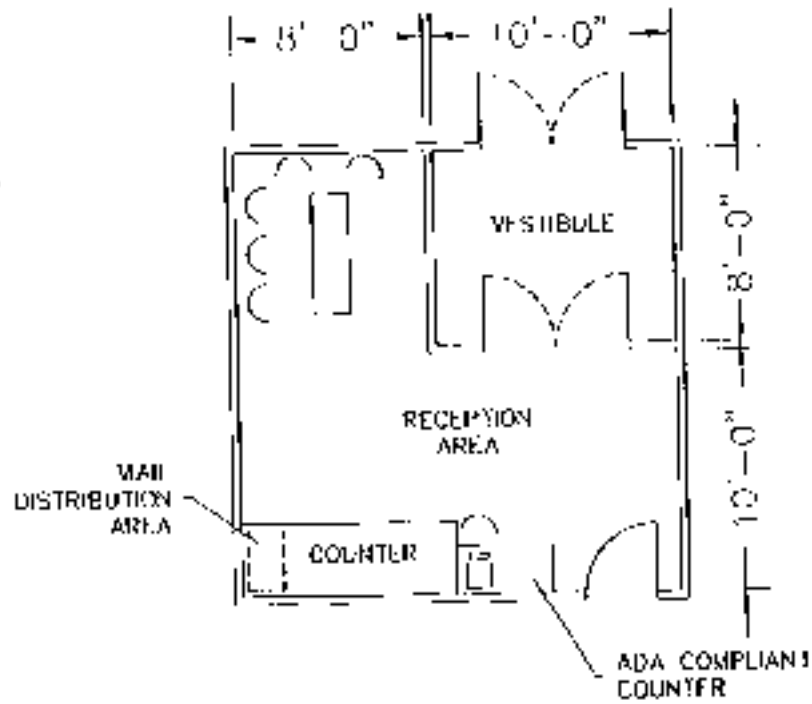
Area	Description	Size (SF)	Ref #	Sheet No.	Room / Area Dimensions		
					length	width	size
Wash Area	Wash Bay	1,375	04.01	21	25	55	1,375
	Wash Equipment Room	360	04.04	21	18	20	360
	Subtotal:	1,735					
	Area Grossing Factor (5%)	87					
	Circulation:	n/a					
	TOTAL:	1,822					
Vehicle and Equipment Storage	Large Vehicle Storage Area	1,454	03.01	22	83	138	11,454
	Small Vehicle Storage Area	6,474		22	83	78	6,474
	Equipment Storage Area	2,822		23	34	83	2,822
	Subtotal:	20,750					
	Area Grossing Factor (5%)	1,038					
	Circulation:	n/a					
TOTAL:	21,788						
TOTAL:		48,538	Possible Reductions based on Industry Standards 7,280 SF Revised Building Program (SF): 41,256				
DPW		43,721					
PWE		2,288					
GG&B		2,527					

Staffing	Current	Seasonal	Future
DPW Administration	3		
Highway Workforce	11	3	-
Highway Vehicle Maintenance Workforce	4		-
Board of Education Workforce	1		-
General Government Building	2		-
Total:	21	3	-



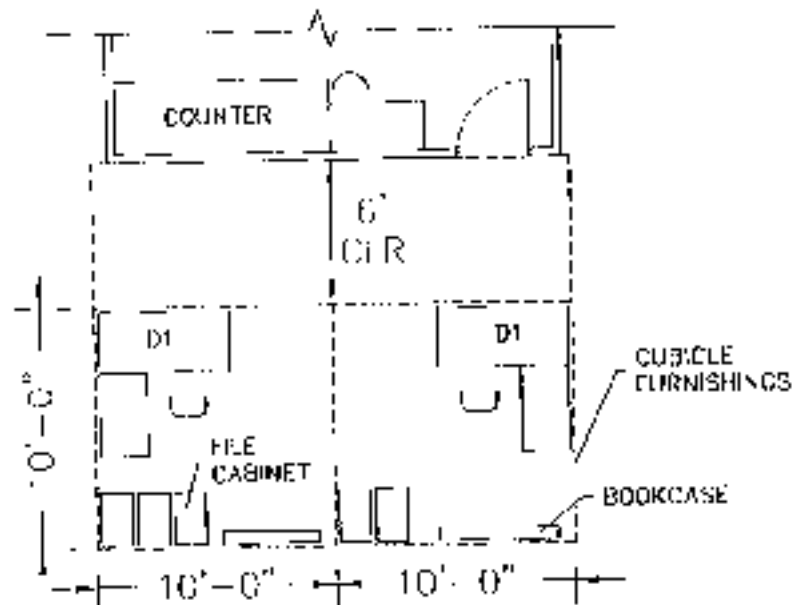






RECEPTION/VESTIBULE/WAITING AREA

18' x 18' = 324 SF



ADMINISTRATION AREA

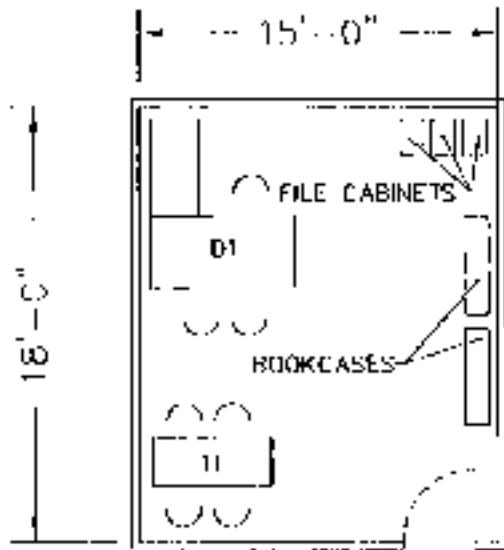
20' x 16' = 320 SF

SPACE NEEDS ASSESSMENT

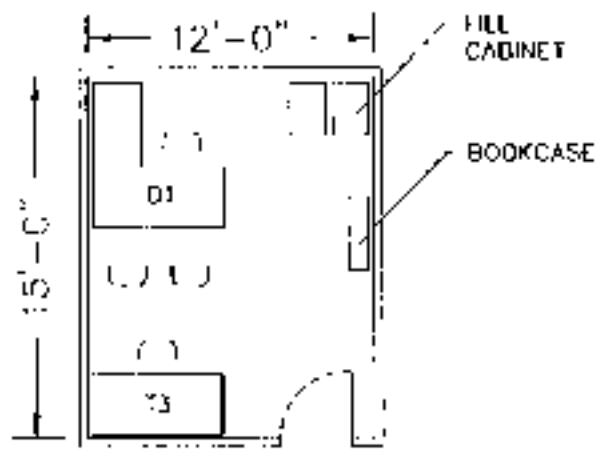
Brantford, Connecticut

Scale: 1/8" = 1' 0"

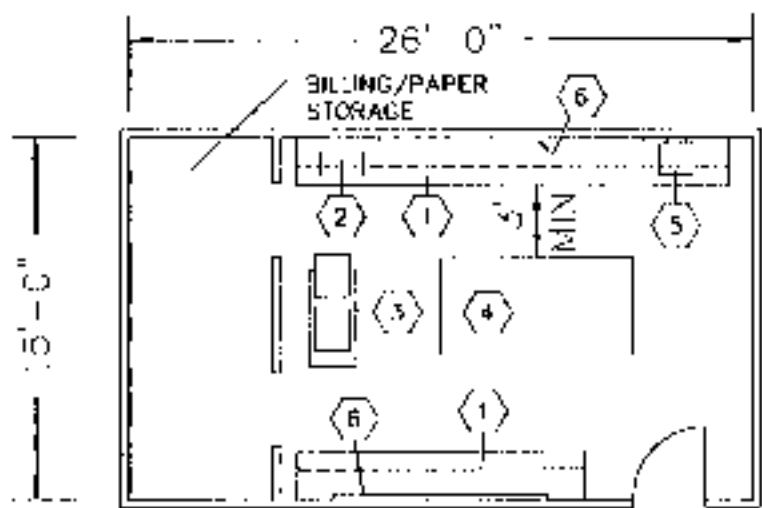
Sheet 1



DPW DIRECTOR
15' x 18' = 270 SF



HIGHWAY SUPERVISOR
12' x 15' = 180 SF



COPY-FILE-MAIL AREA
15' x 26' = 390 SF

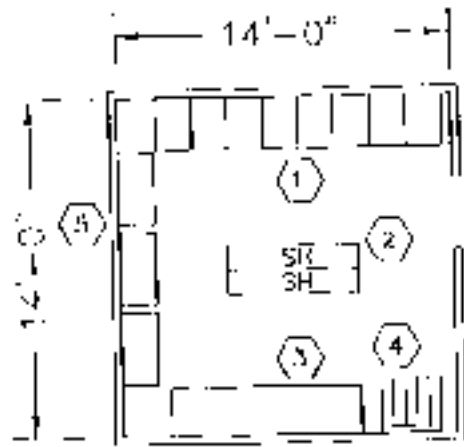
- 1. COUNTER (WITH SHELVING BELOW)
- 2. STAMP MACHINE
- 3. COPIER
- 4. 4'x8' TAYLOR TABLE W/FLAT FILES
- 5. FAX MACHINE
- 6. PLUS STRIP

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1' 0"

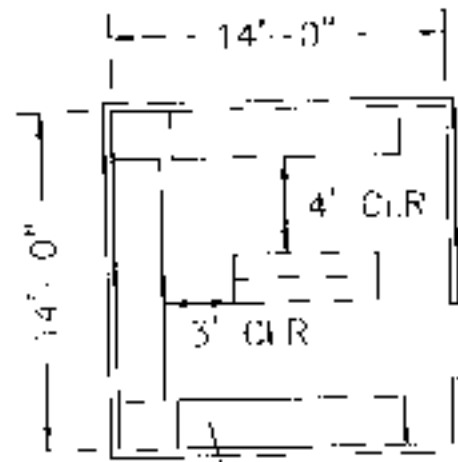
Sheet 2



ACTIVE FILE STORAGE

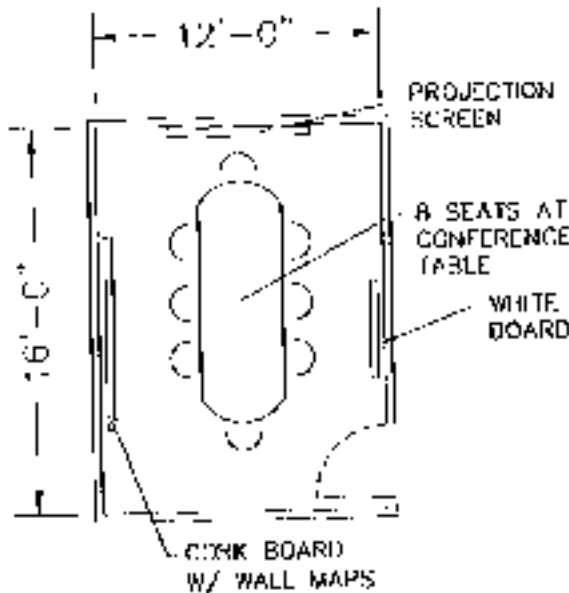
14' x 14' = 196 SF

1. FLE CABINETS
2. HEAVY DUTY SHELVING (1' DEPTH)
3. HEAVY DUTY SHELVING (2' DEPTH)
4. HANGING PLAN FILE
5. LATERAL FILE CABINETS



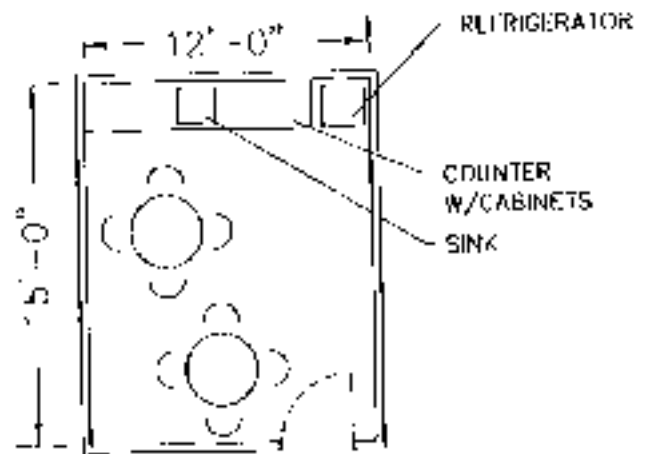
ARCHIVE FILE STORAGE

14' x 14' = 196 SF



CONFERENCE ROOM

12' x 16' = 192 SF



ADMINISTRATION LUNCH ROOM

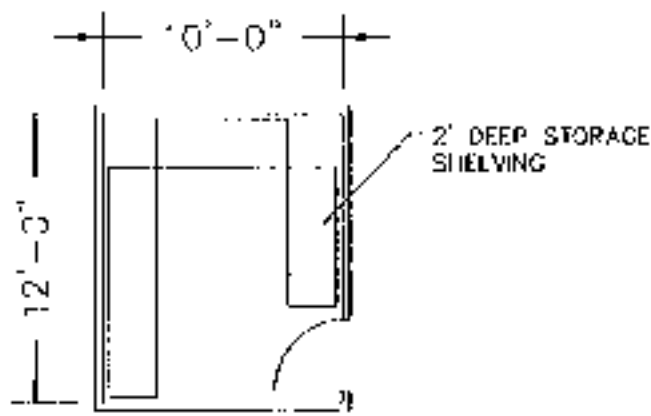
12' x 15' = 180 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

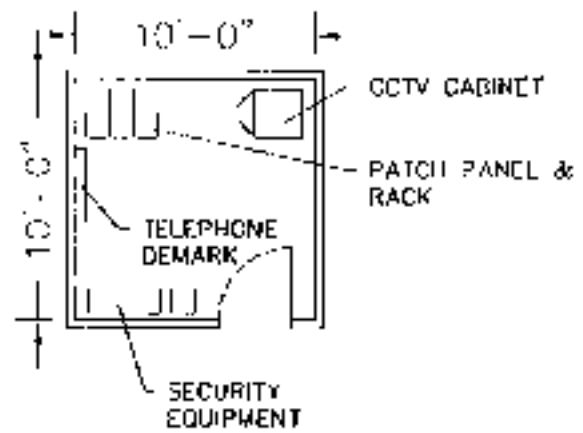
Scale: 1/8" = 1'-0"

Sheet 3



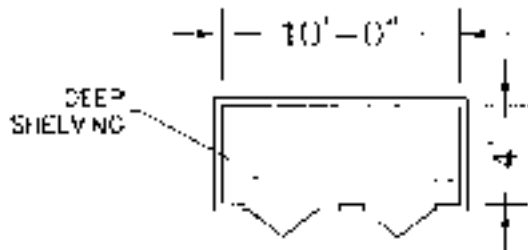
SUPPLY CLOSET

10' x 12' = 120 SF



TELEPHONE/DATA ROOM

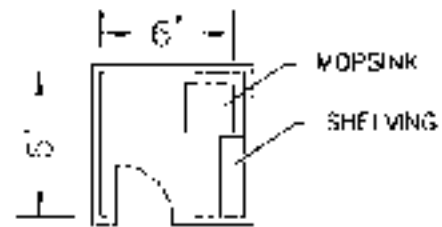
10' x 10' = 100 SF



GENERAL CLOSET (QTY 2)

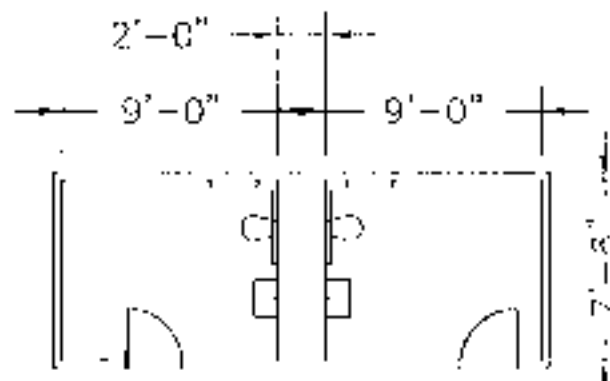
10' x 4' = 40 SF

10' x 4' = 40 SF



JANITOR CLOSET

6' x 5' = 30 SF



ADMINISTRATION TOILET FACILITIES

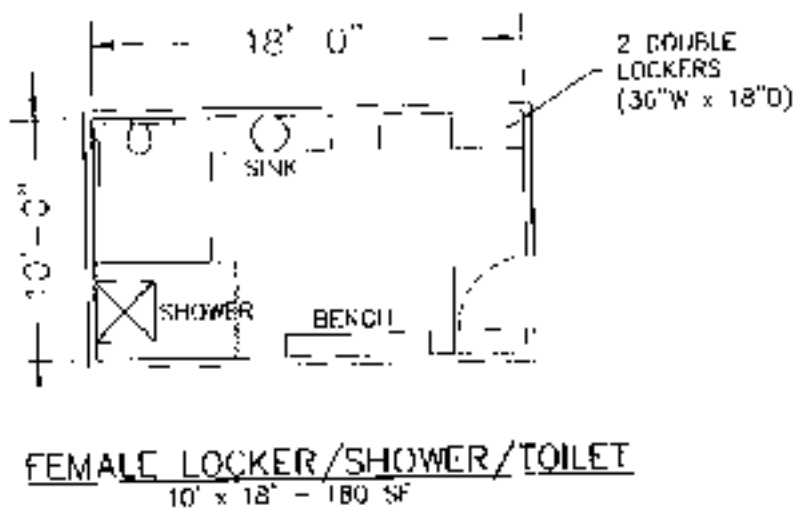
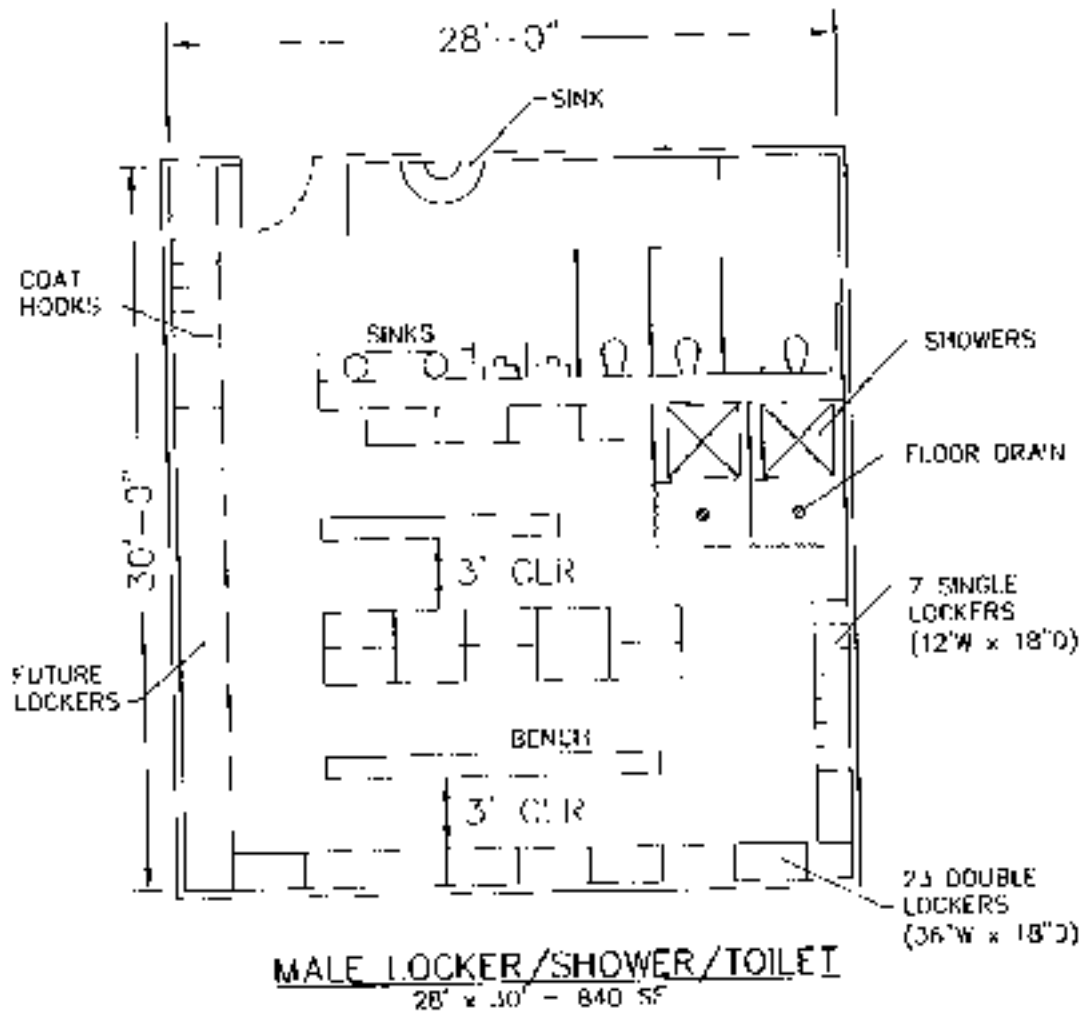
7' 6" x 20' = 150 SF

SPACE NEEDS ASSESSMENT

Bronford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 4

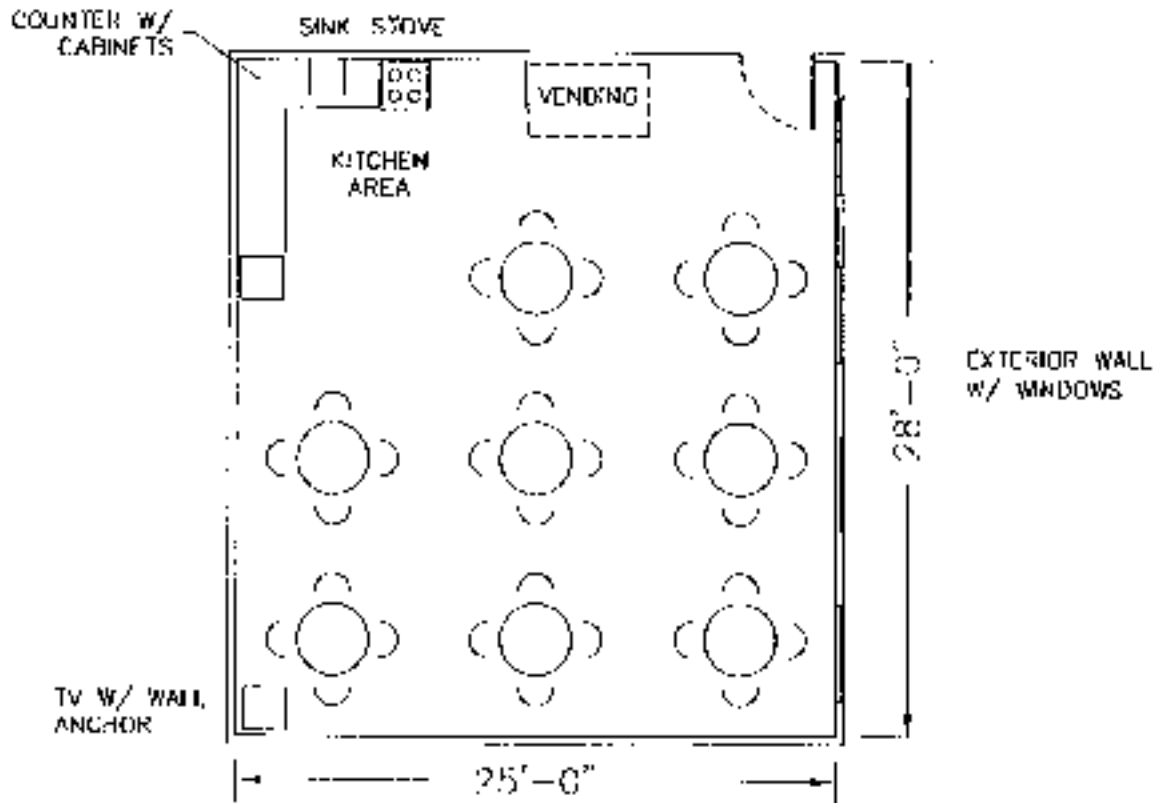


SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 5



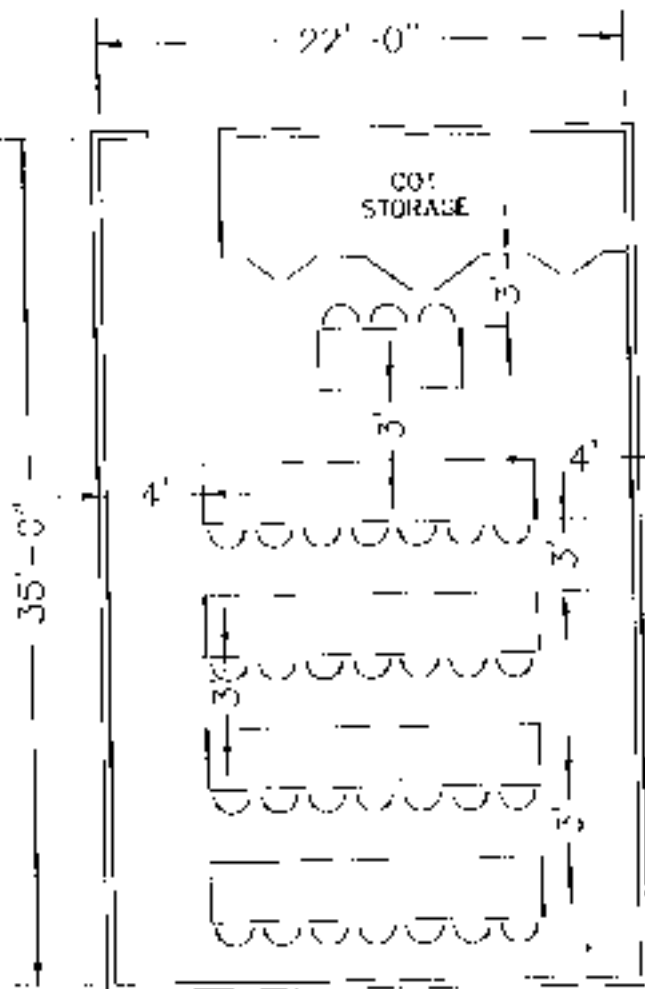
WORK FORCE LUNCH ROOM.
25' x 28' = 700 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8"=1'-0"

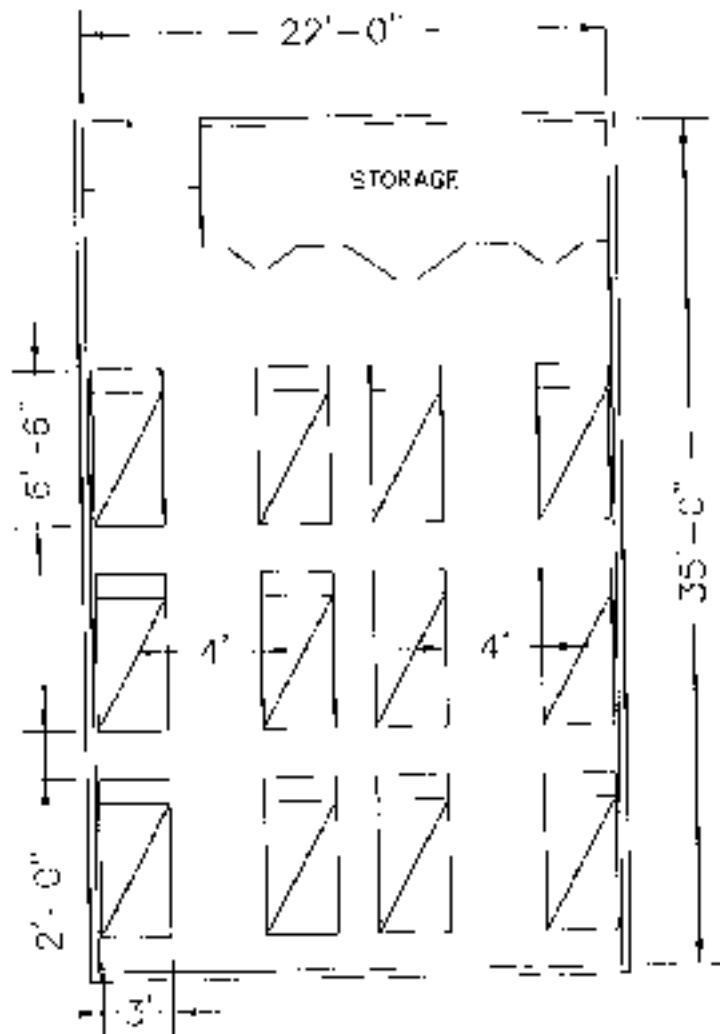
Sheet 6



TRAINING ROOM SETUP

22' x 35' = 770 SF

SIZED TO ACCOMMODATE 28
EMPLOYEES FOR TRAINING AT
ONLINE TIME



STORM EVENT SETUP

22' x 35' = 770 SF

SIZED TO ACCOMMODATE
UP TO 12 CDIS FOR
EXTENDED STORM EVENTS

STORM EVENT/TRAINING ROOM

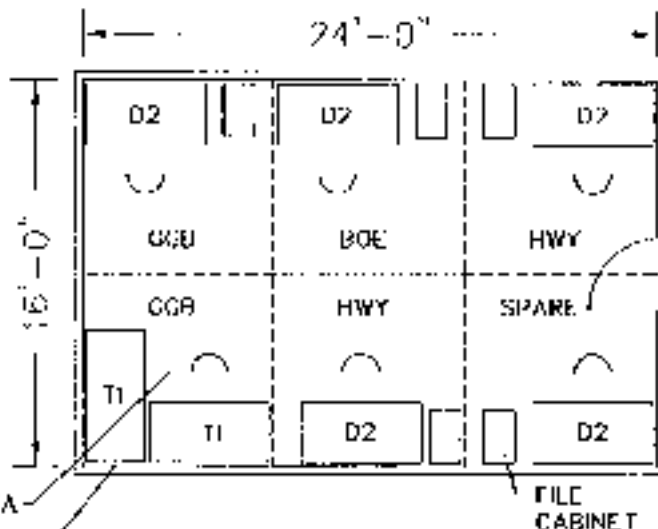
22' x 35' = 770 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 7



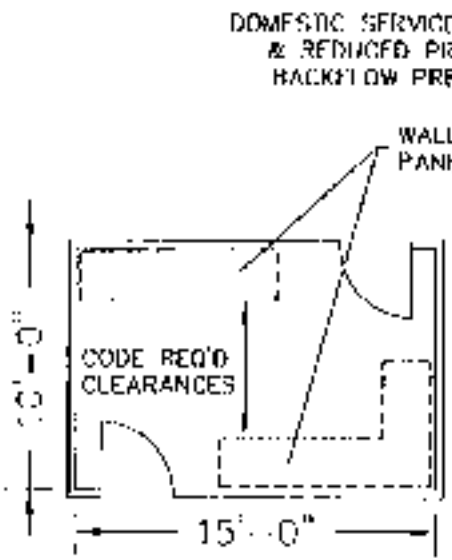
GGB: GENERAL GOVERNMENT BUILDINGS
 BOE: BOARD OF EDUCATION
 HWY: HIGHWAY

SHARED FOREMAN OFFICE

16' x 24' = 384 SF

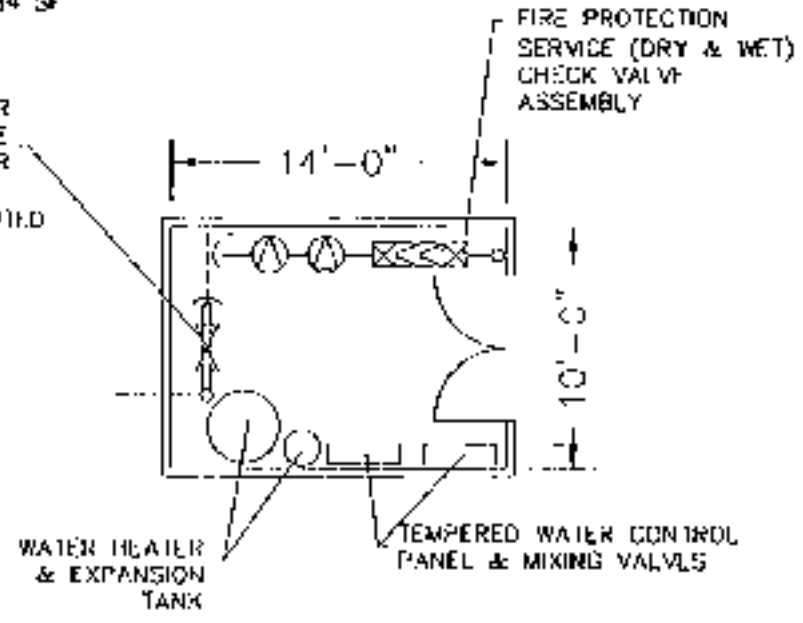
WORK AREA
 CATV PROVISIONS

FILE CABINET



MAIN ELECTRIC ROOM

10' x 15' = 150 SF



PLUMBING/FIRE PROTECTION ROOM

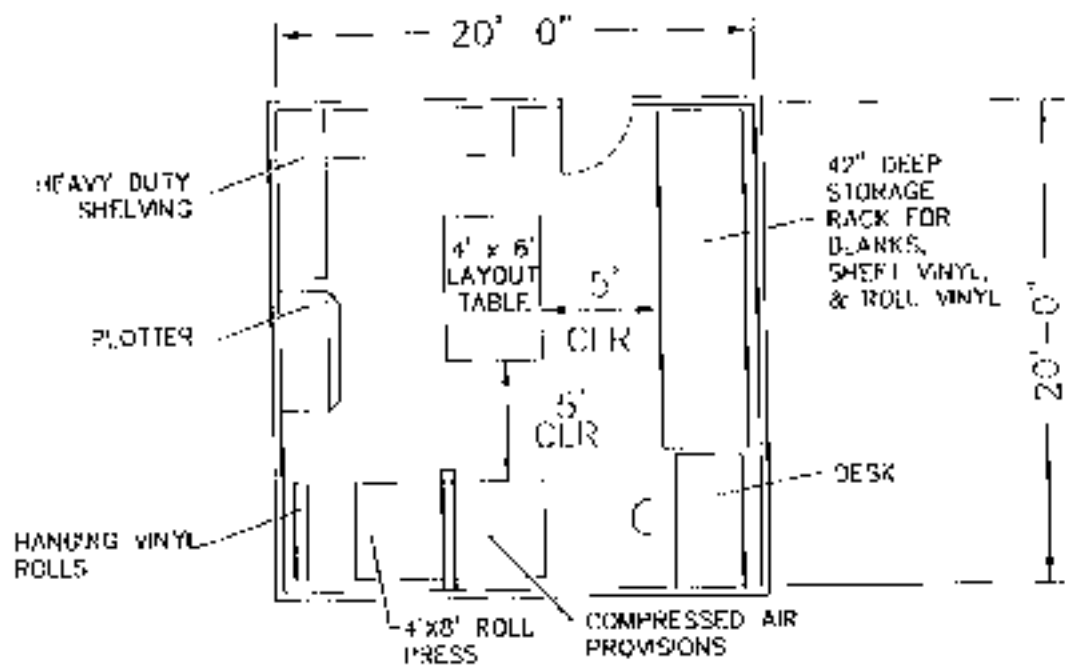
10' x 14' = 140 SF

SPACE NEEDS ASSESSMENT

Brunford, Connecticut

Scale: 1/8" = 1'-0"

Sheet B



SIGN SHOP

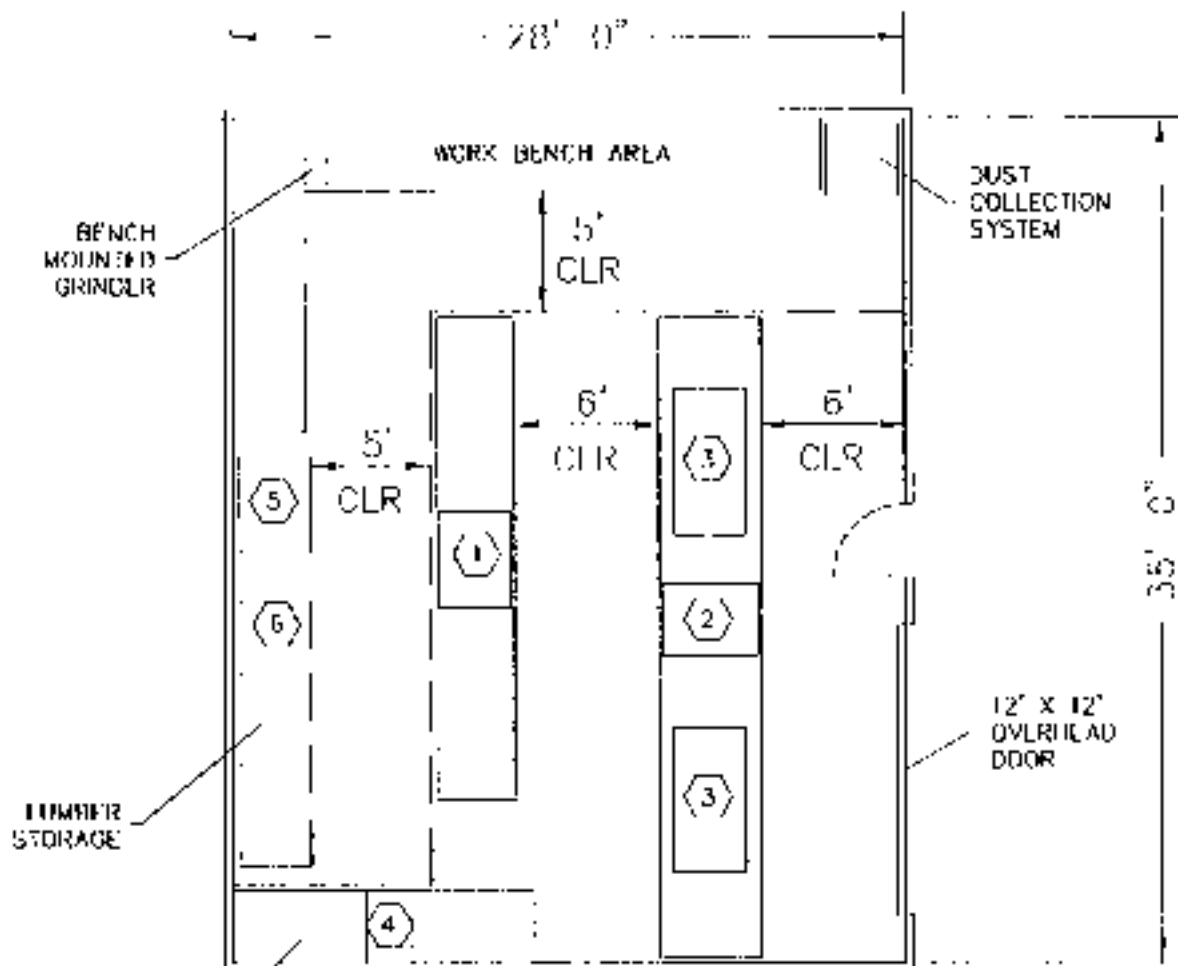
20' x 20' = 400 sq

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1' 0"

Sheet 9



HIGHWAY CARPENTRY SHOP
28' x 35' - 980 SF

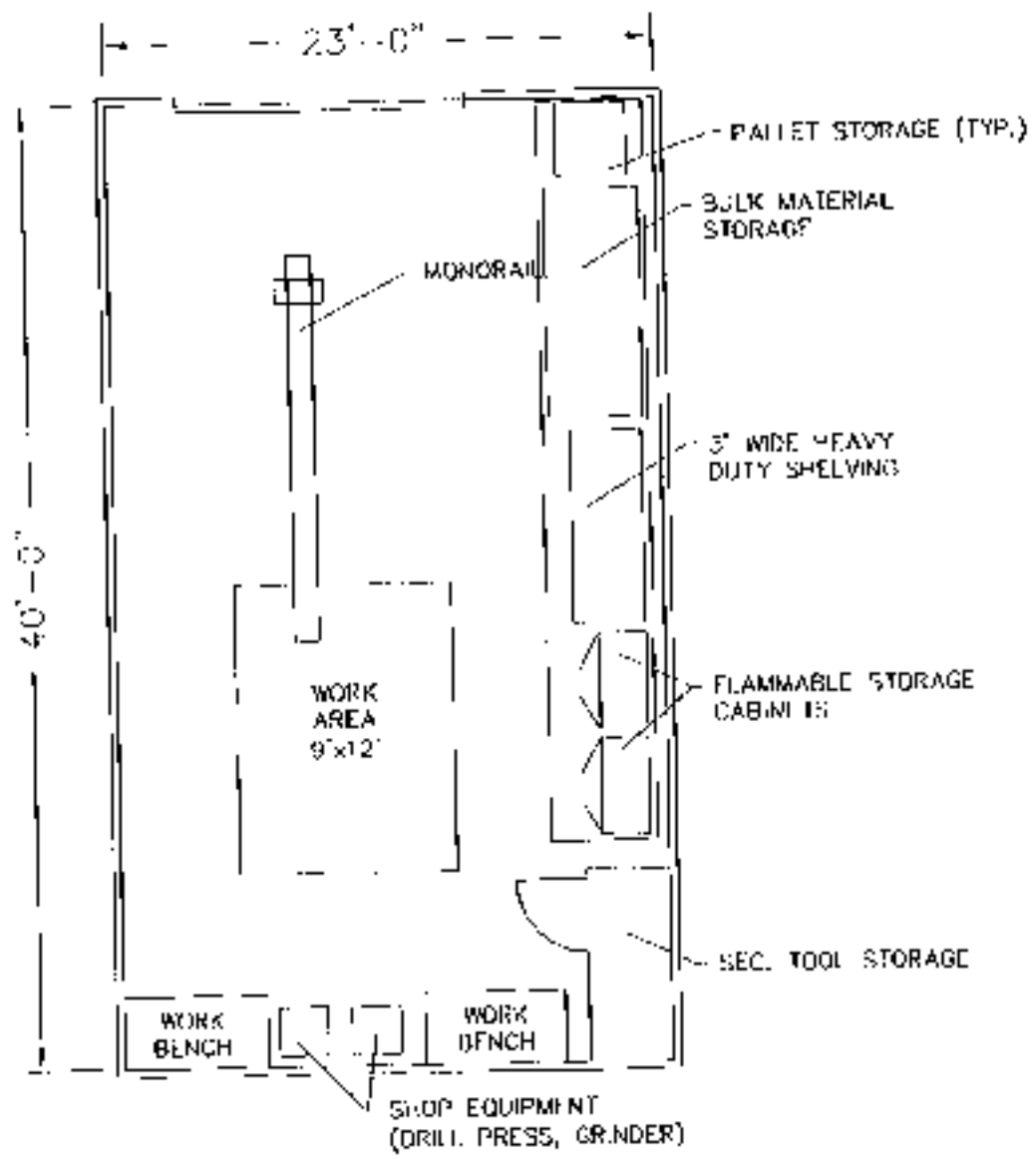
- 1. PLANER
- 2. TABLE SAW
- 3. WORK BENCH
- 4. RADIAL ARM SAW
- 5. JOINTER
- 6. DRILL PRESS

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 10



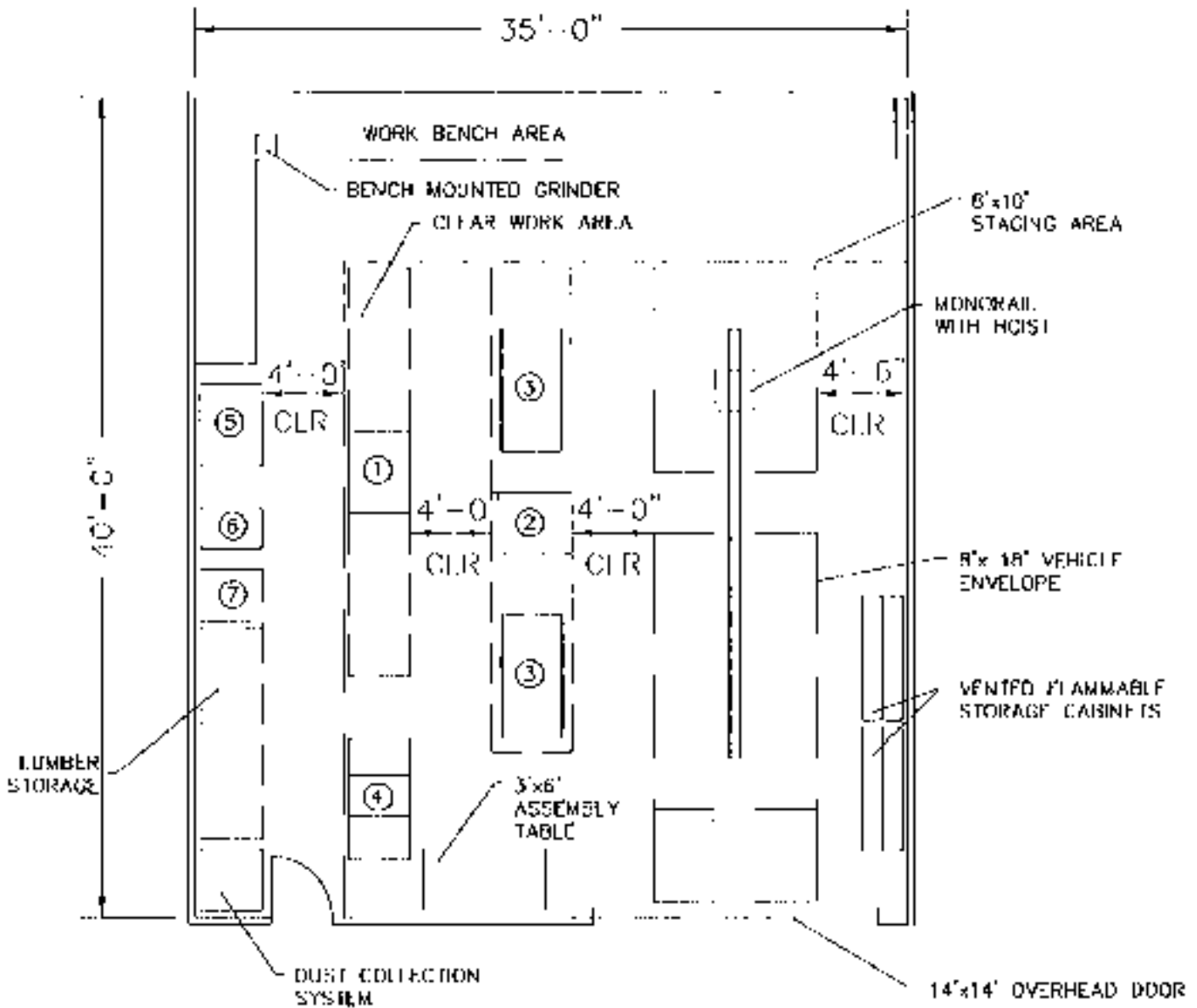
SHARED GENERAL WORKSHOP
23' x 40' - 920 Sq'

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1' 0"

Sheet 1'



- | | |
|------------------|--------------------|
| ① PLANNER | ⑤ JOINTER |
| ② TABLE SAW | ⑥ DRILL PRESS |
| ③ WORK BENCH | ⑦ PEDESTAL GRINDER |
| ④ RADIAL ARM SAW | |

BOE CARPENTRY SHOP

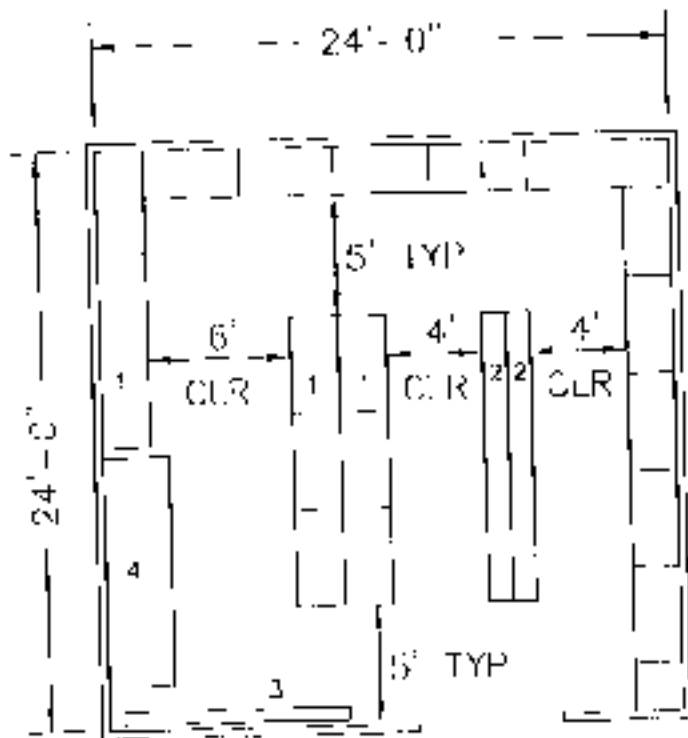
35' x 40' - 1400 SF

SPACE NEEDS ASSESSMENT

Bradford, Connecticut

Scale: 1/8"=1'-0"

Sheet 12

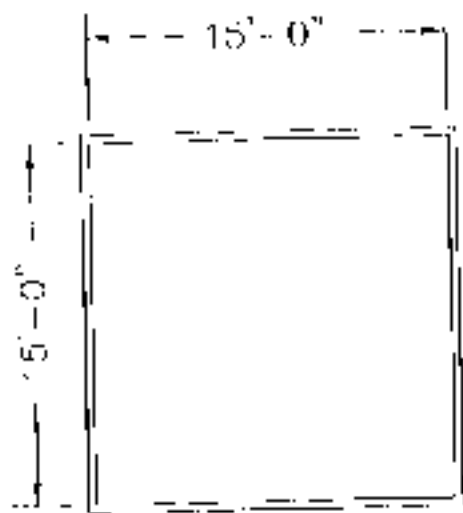


MATERIAL STORAGE AREA (GGP)

24' x 24' = 576 SF

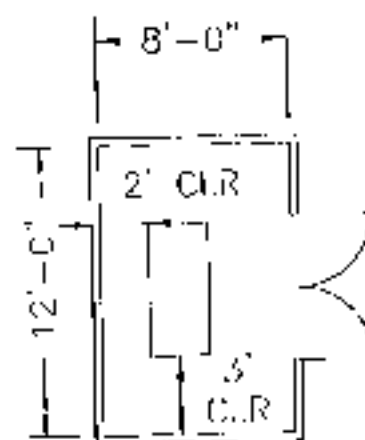
NOTES:

1. 24" HEAVY DUTY SILLING
2. SMALL PARTS BIN
3. WALL STORAGE (HANGING HOSES, BELTS, ETC.)
4. BULK FLOOR STORAGE



CAGED AREA FOR HAND TOOLS

15' x 15' = 225 SF



COMPRESSOR ROOM

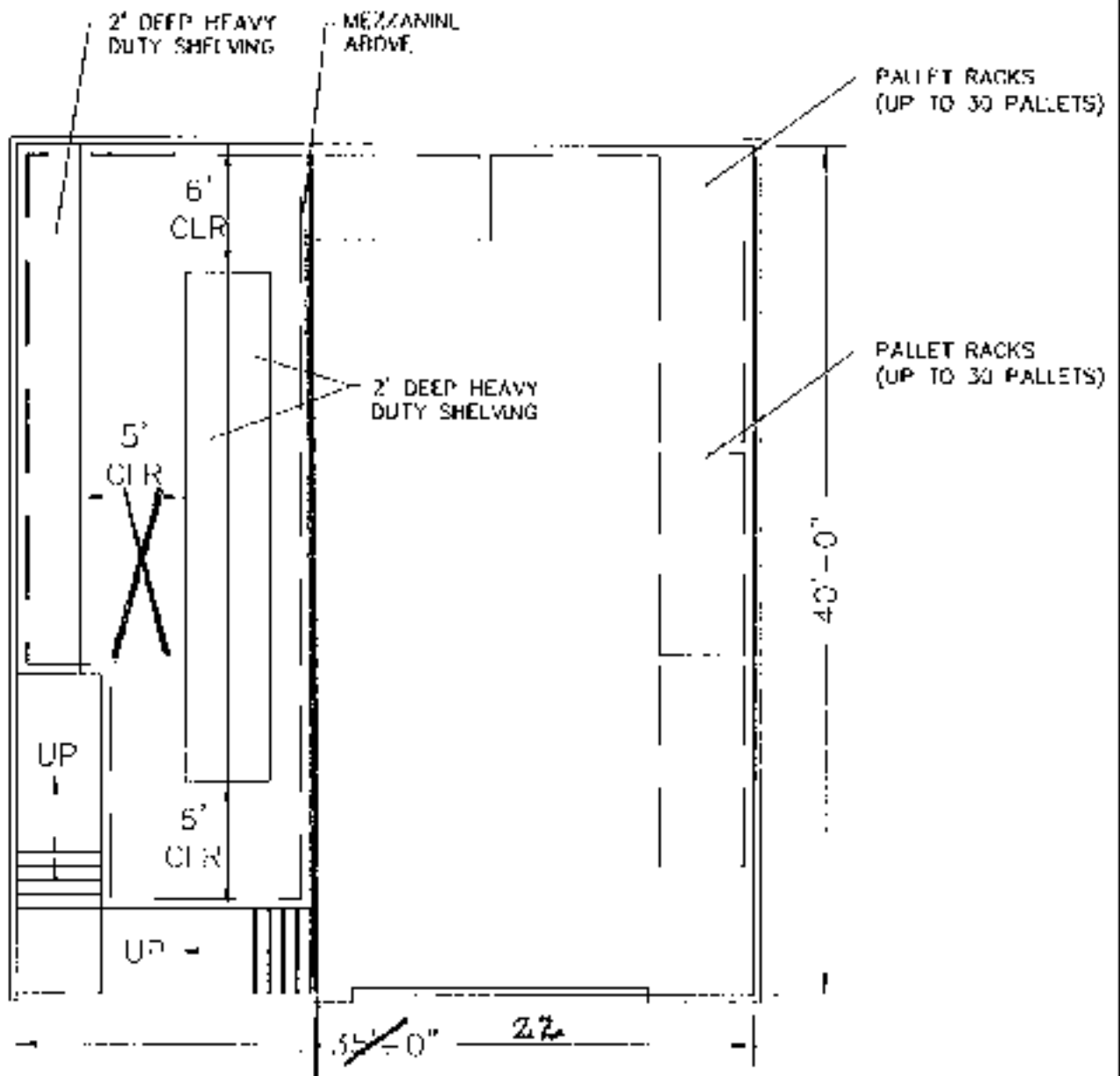
8' x 12'

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8"=1'-0"

Sheet 13

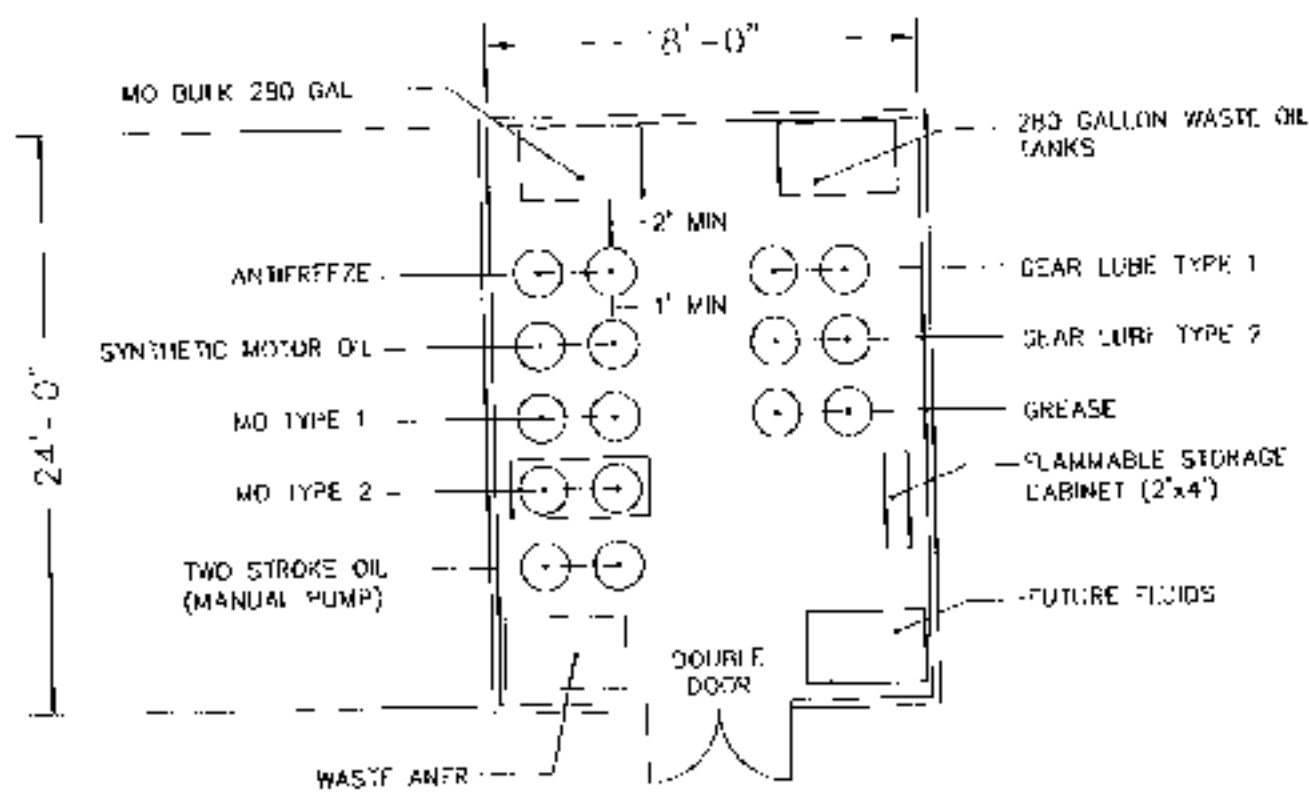


GENERAL MATERIAL STORAGE AREA

~~35~~ x 40' = ~~1400~~ SF
 22 880

SPACE NEEDS ASSESSMENT

Bronford, Connecticut



MAINTENANCE FLUID STORAGE
 16' x 24' = 432 SF

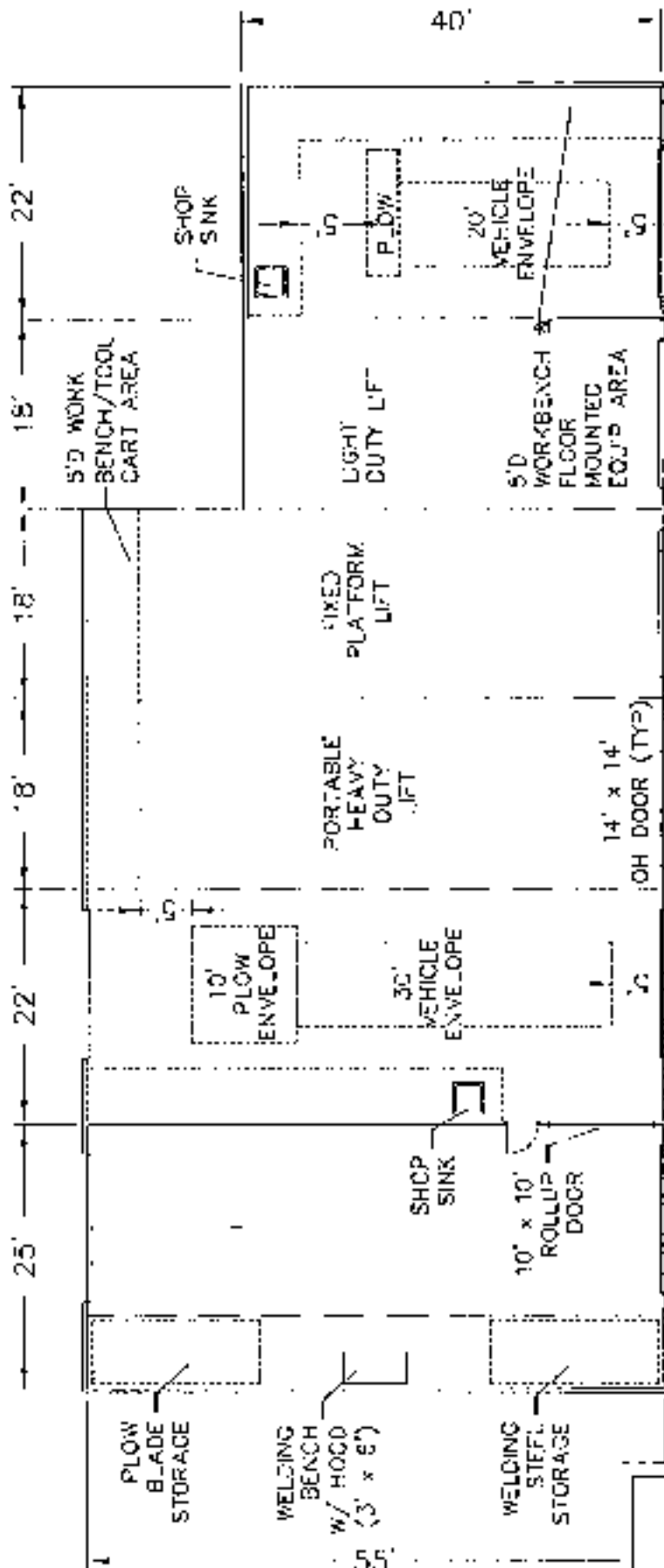
- NOTES:**
1. ALL BULK TANKS ARE DOUBLE WALL ABOVE GROUND
 2. DEPRESS FLOOR 12"
 3. WATER STOPS AT FLOOR/WALL INTERSECTION
 4. 2-HOUR RAIN ROOM (WALLS, CEILING, DOOR)
 5. MOUNT AIR OPERATED PUMPS ALONG WALL

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1' 0"

Sheet 15



METAL FABRICATION/WELDING SHOP 25' x 55' = 1375 SF	HEAVY EQUIPMENT DRIVE TRU 22' x 55' = 1210 SF	LONG TERM HEAVY EQUIPMENT 12' x 55' = 660 SF	SMALL EQUIPMENT 22' x 40' = 880 SF
---	--	---	---

VEHICLE / EQUIPMENT MAINTENANCE BAYS

- NOTES:
1. PROVIDE OVERHEAD "AIRCRAFT EXHAUST" SYSTEM
 2. PROVIDE LUBRICATION DISTRIBUTION SYSTEM
 3. PROVIDE 3-BAY BRIDGE CRANE
 4. PROVIDE HEAVY DUTY FIXED LIFT, HEAVY DUTY PORTABLE LIFT, AND LIGHT DUTY LIFT

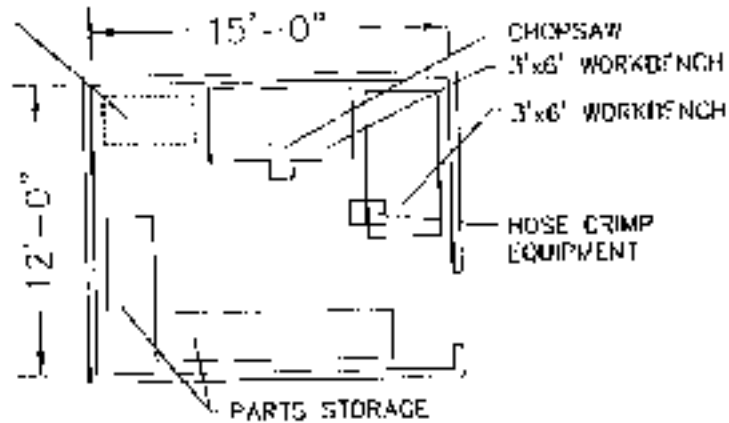
SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/16" = 1'-0"

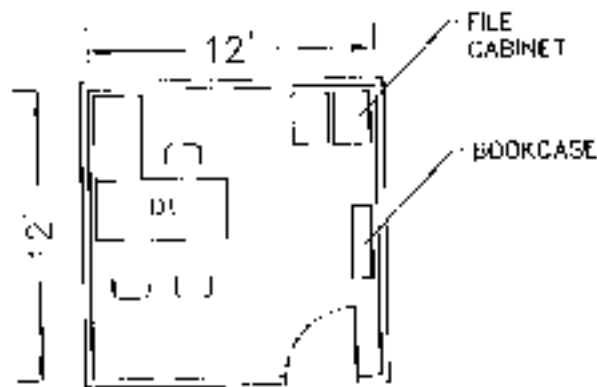
Sheet 16

HANGING REELS
FOR HOSE



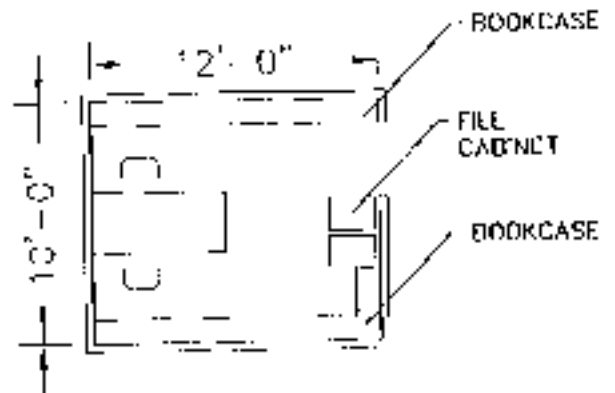
HYDRAULIC HOSE WORKSHOP

12' x 15' = 180 SF



MAINTENANCE SUPERVISOR
OFFICE

12' x 12' = 144 SF



MAINTENANCE REFERENCE ROOM

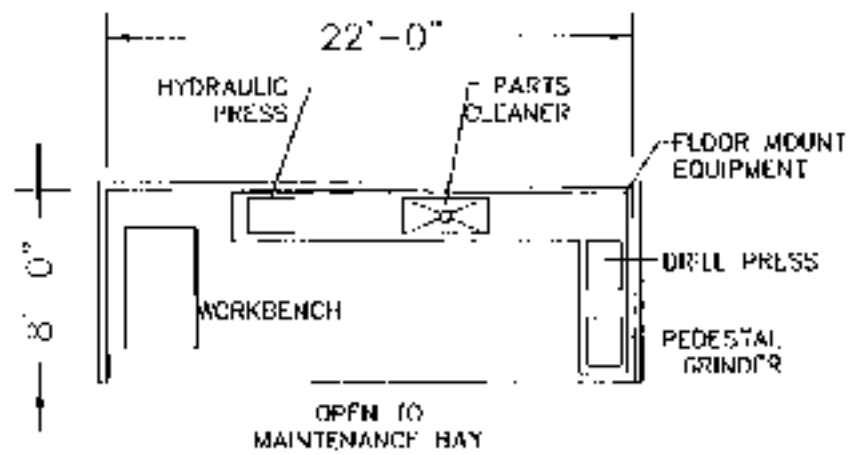
12' x 10' = 120 SF

SPACE NEEDS ASSESSMENT

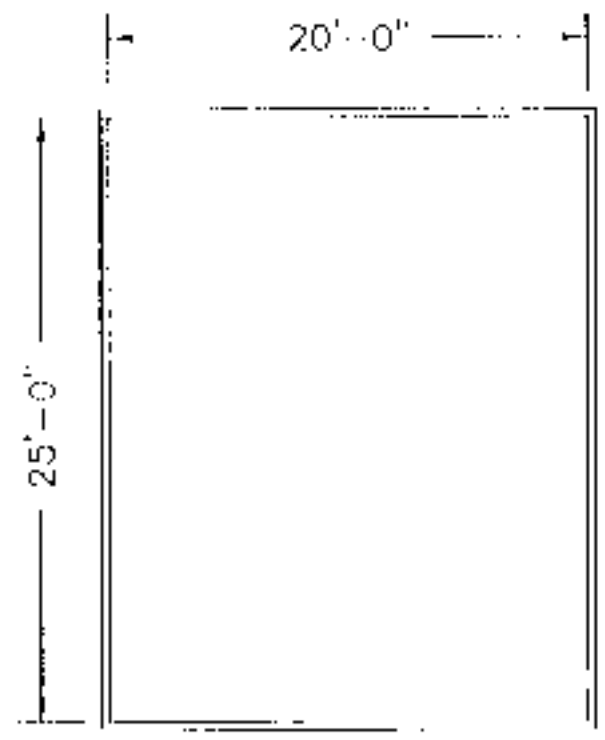
Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 1/1



MAINTENANCE WORKSHOP
 8' X 22' = 176 S.F.



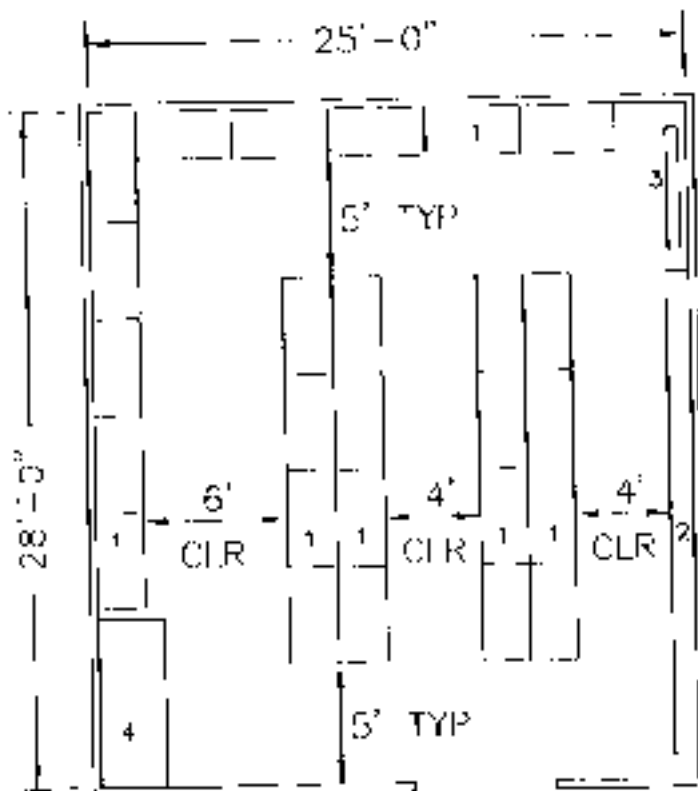
LARGE TOOL STORAGE AREA
 20' X 25' = 500 S.F.

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 18



PARTS STORAGE ROOM

25' x 28' = 700 SF

NOTES:

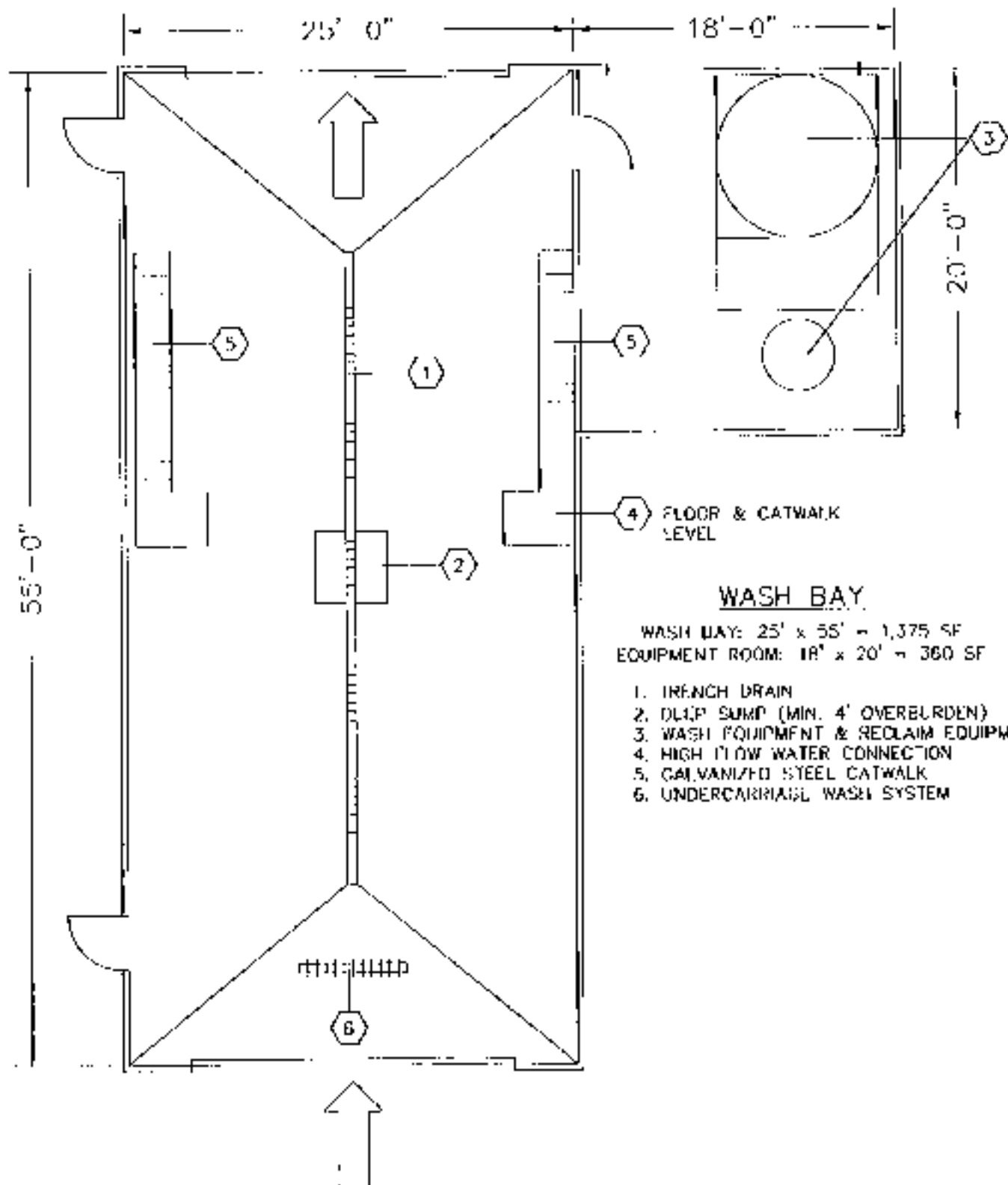
1. 24" HEAVY DUTY SHELVING
2. SMALL PARTS BIN
3. WALL STORAGE (HANGING HOSES, BELTS, ETC.)
4. BULK FLOOR STORAGE
5. PROVIDE MIN. 1 - 24"x40" SHLF PER VEHICLE

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8"=1'-0"

Sheet 20



WASH BAY

WASH BAY: 25' x 55' = 1,375 SF
 EQUIPMENT ROOM: 18' x 20' = 360 SF

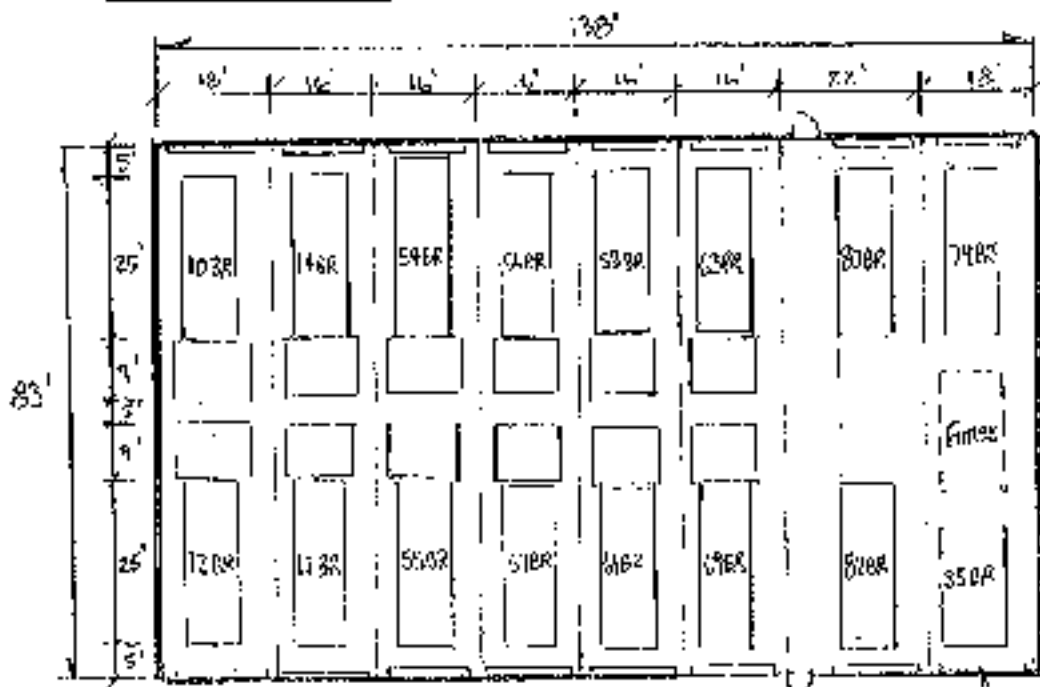
- 1. TRENCH DRAIN
- 2. DUMP SUMP (MIN. 4' OVERBURDEN)
- 3. WASH EQUIPMENT & RECLAIM EQUIPMENT
- 4. HIGH FLOW WATER CONNECTION
- 5. GALVANIZED STEEL CATWALK
- 6. UNDERCARRIAGE WASH SYSTEM

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

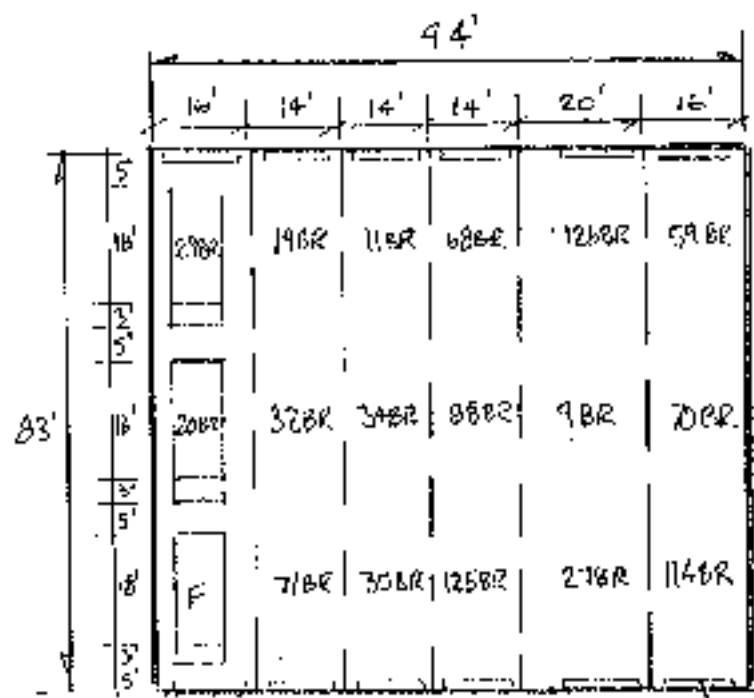
Sheet 21



LARGE VEH STORAGE

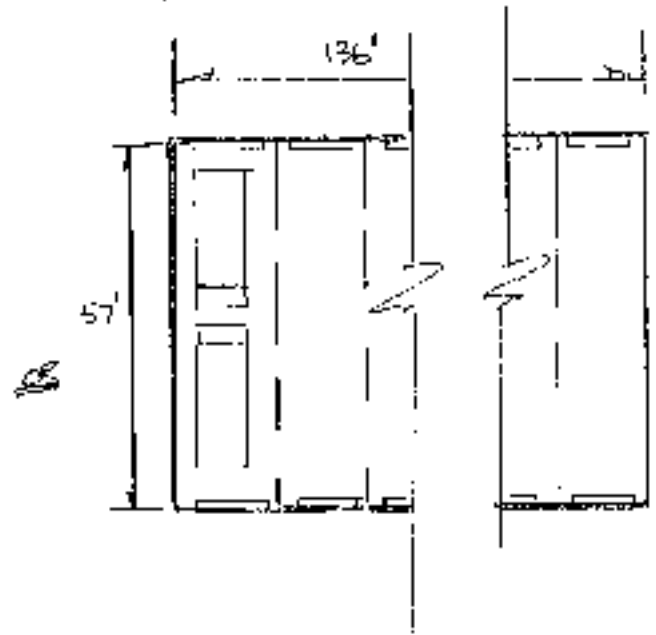
$83 \times 138 = 11,454 \text{ sq ft}$

1/2" x 1/2" OVERHEAD SECTIONAL DOOR (110)

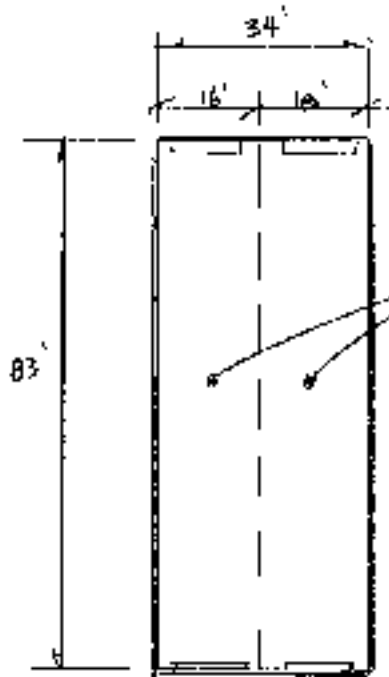


SMALL VEH STORAGE

$83 \times 94 = 7802 \text{ sq ft}$



12" x 12" OVERHEAD SECTIONAL DOOR (TOP)



- COMPRESSOR (21 BR)
- LIGHT MOWER (95 BR)
- TRACTOR (22 BR)
- TRACTOR (96 BR)
- TRAILER (83 BR)
- TRAILER (156)
- TRAILER (159)
- WOODCHIPPER (87 BR)
- TRAILER (107 BR)

EQUIPMENT STORAGE

$34' \times 83' = 2,822$

Town of Cranford
 Department of Public Works
 Space Needs Summary
 September 22, 2011

Building Requirements

Area	Description	Size (SF)	Ref #	Sheet No.	Room / Area	Dimensions length width size	
Office & Office Support Area	Vestibule/Waiting/Reception	204	A7.00	1	-	-	
	Administration Area (2 Admin Staff)	216	A8.00	1	12	18	216
	OPW Director	216	A1.02	2	12	18	216
	Highway Supervisor	180	A1.05	2	12	15	180
	Highway Foreman	96		2	8	12	96
	Copy/Field/Map Area	266	A6.00	7	14	19	266
	Archive File Storage	168	C1.00	3	12	14	168
	Archive File Storage	168	C1.02	3	12	14	168
	Conference Room	180	A10.04	3	12	15	180
	Administrative Lunch Room	144	B2.09	3	12	12	144
	Supply Closet	120	A11.01	4	10	12	120
	Telephones / Data Room	100	C11.01	4	10	10	100
	General Closet (Qty 2)	80	A11.02	4	4	20	80
	Janitor Closet	36	A11.01	4	6	6	36
	Admin Toilet Facilities	150	B3.01	4	7.5	20	150
	Subtotal:	2,324					
	Area Grossing Factor (10%):	252					
	Circulation (15%):	333					
	TOTAL:	2,940					
Employee Facilities	Male Locker/Showers/Toilet	750	B1.05	5	25	30	750
	Female Locker/Showers/Toilet	150	B1.13	5	10	16	150
	Workforce Lunch Room	800	B2.05	6	25	32	800
	Storm Event / Training Room		B4.05		0	0	
	Shared Foreman Office (GGB, SOE)	256	A2.02	7	16	16	256
	Man's Electric Room	150	B5.01	7	10	16	150
	Plumbing/Fire Protection Room	140	B5.02	7	10	14	140
	Subtotal:	2,246					
	Area Grossing Factor (10%):	225					
Circulation (15%):	371						
TOTAL:	2,841						

Town of Bristol
Department of Public Works
Space Needs Summary
September 22, 2011

Building Requirements

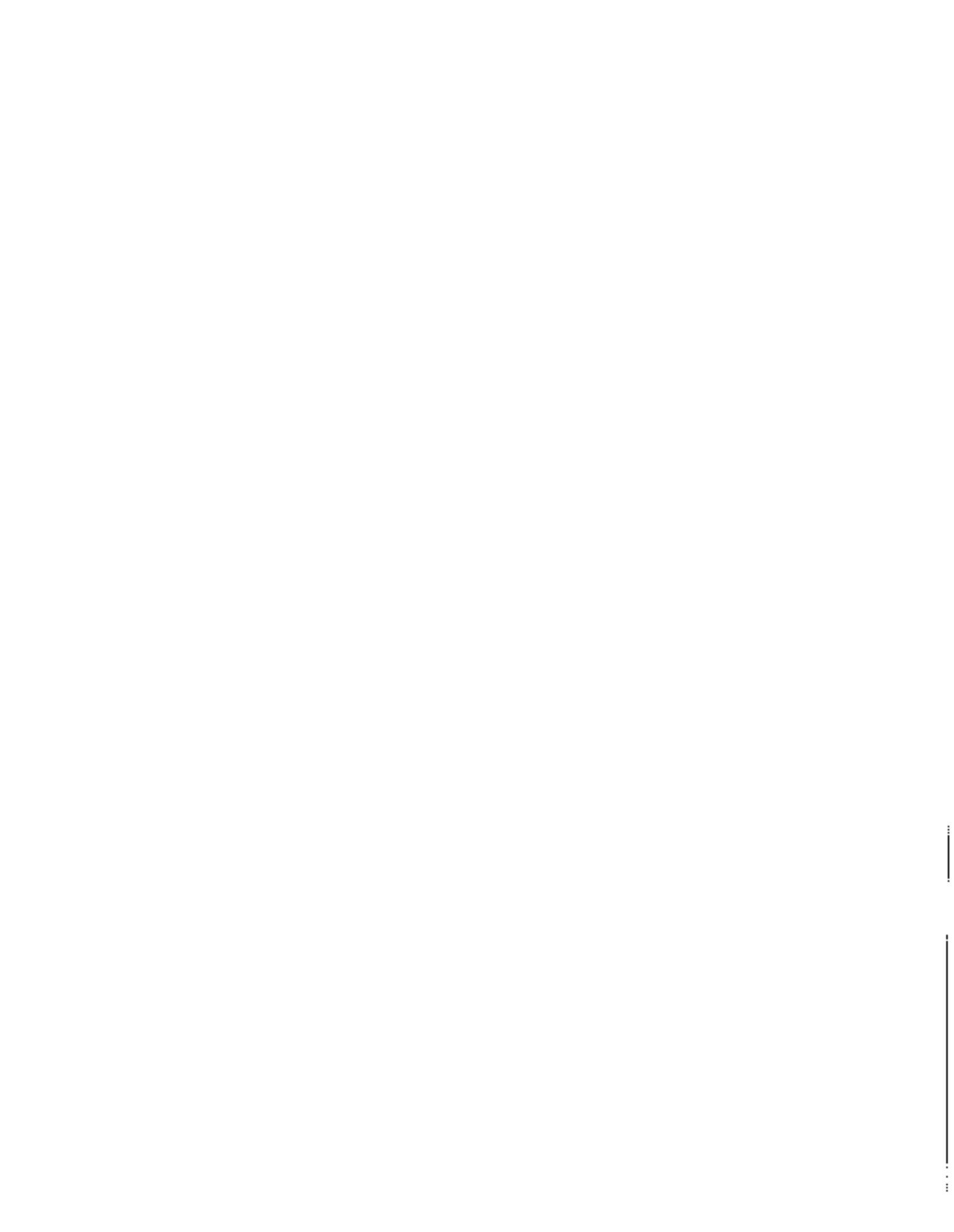
Area	Description	Size (SF)	Ref #	Sheet No	Room / Area	Dimensions length width area	
Work Shops & Material Storage	Sign Shop	Combined in multi-use shop			-	-	-
	Highway Company Shop	Combined in multi-use shop			-	-	-
	Multi-use Shared Shop	1,750	0105	6	50	35	1,750
	DCE Carentry Shop	Combined in multi-use shop			-	-	-
	GGB Material Storage Area	576	0511	10	24	24	576
	Caged Area for Hand Tools	150	0511	10	10	15	150
	General Material Storage Area	576	0511	11	16	36	576
	Compressor Room	96	0511	11	8	12	96
	Subtotal:	3,148					
	Area Grossing Factor (10%):	315					
Circulation (10%):	348						
TOTAL:	3,809						
Vehicle Maintenance	Maintenance Fluid Storage	270	0301	12	16	18	270
	Metal Fabricating / Welding Shop	1,375	0301	16	25	55	1,375
	Heavy Equipment Drive-Thru Bay	1,210	0301	16	22	55	1,210
	Heavy Equipment Bay	990	0301	16	18	55	990
	Small Equipment Bay	720	0301	16	16	45	720
	Hydraulic Hose Workshop	100	0321	14	10	10	100
	Maintenance Supervisor Office	120	0301	14	10	12	120
	Maintenance Reference Room	100	0301	14	10	10	100
	Maintenance Workshop	144	0324	16	6	18	144
	Large Tool Storage Area	225	0301	16	15	15	225
	Maintenance Tire Storage & Shop	360	0316	16	16	20	360
	Gallery Charging / Storage Room	64	0301	16	5	8	64
	Maintenance Check-in Area	64	0301	16	5	8	64
	Parts Storage Room	350	0510	20	14	25	350
	Subtotal:	5,082					
Area Grossing Factor (10%):	608						
Circulation (10%):	670						
TOTAL:	7,371						

Town of Bradford
 Department of Public Works
 Space Needs Summary
 September 22, 2011

Building Requirements

Area	Description	Size (SF)	Rm #	Sheet No.	Room / Area length	Room / Area width	Room / Area Dimension size
Wash Area	Wash Bay	1,250	0340	21	25	50	1,250
	Wash Equipment Room	180	0340	21	12	15	180
	Subtotal	1,430					
	Area Grading Factor (5%)	72					
	Circulation	n/a					
	TOTAL:	1,502					
Vehicle and Equipment Storage	Large Vehicle Storage Area	8,790	0304	15	83	105	8,790
	Small Vehicle Storage Area	6,474		16	83	78	6,474
	Equipment Storage Area	1,325		-	16	83	1,325
	Subtotal	16,600					
	Area Grading Factor (5%)	830					
	Circulation	n/a					
	TOTAL:	17,430					
TOTAL:		35,694					

Staffing	Current	Seasonal	Future
DPW Administrator	3	-	-
Highway Workforce	1	3	-
Highway Vehicle Maintenance Workforce	4	-	-
Board of Education Workforce	-	-	-
General Government Building	2	-	-
Total:	21	3	-



**Brandford Department of Public Works
Space Needs Guidelines
WORK SHEET**

September 24, 2011

These guidelines have been prepared by Weston & Simpson based upon our experience with more than 60 public works facility projects in the last 10 years. These guidelines can be utilized by communities to identify an estimated facility size prior to undertaking a comprehensive programming effort.

Guidelines (as developed from similar completed DPW projects)

		Ideal	Minimum
Administration	Average SF per Admin Person	670	500
Employee Facilities	Average SF per Work Force Person	130	110
Shops (including Maintenance)	Average SF per Division	3,654	3,021
Vehicle / Equipment Storage (for rental drive-in)	Average SF per Rolling Stock	897	695
Vehicle / Equipment Storage (for street parking)	Average SF per Rolling Stock	895	591
Wash / Other	Average SF	2,955	2,512

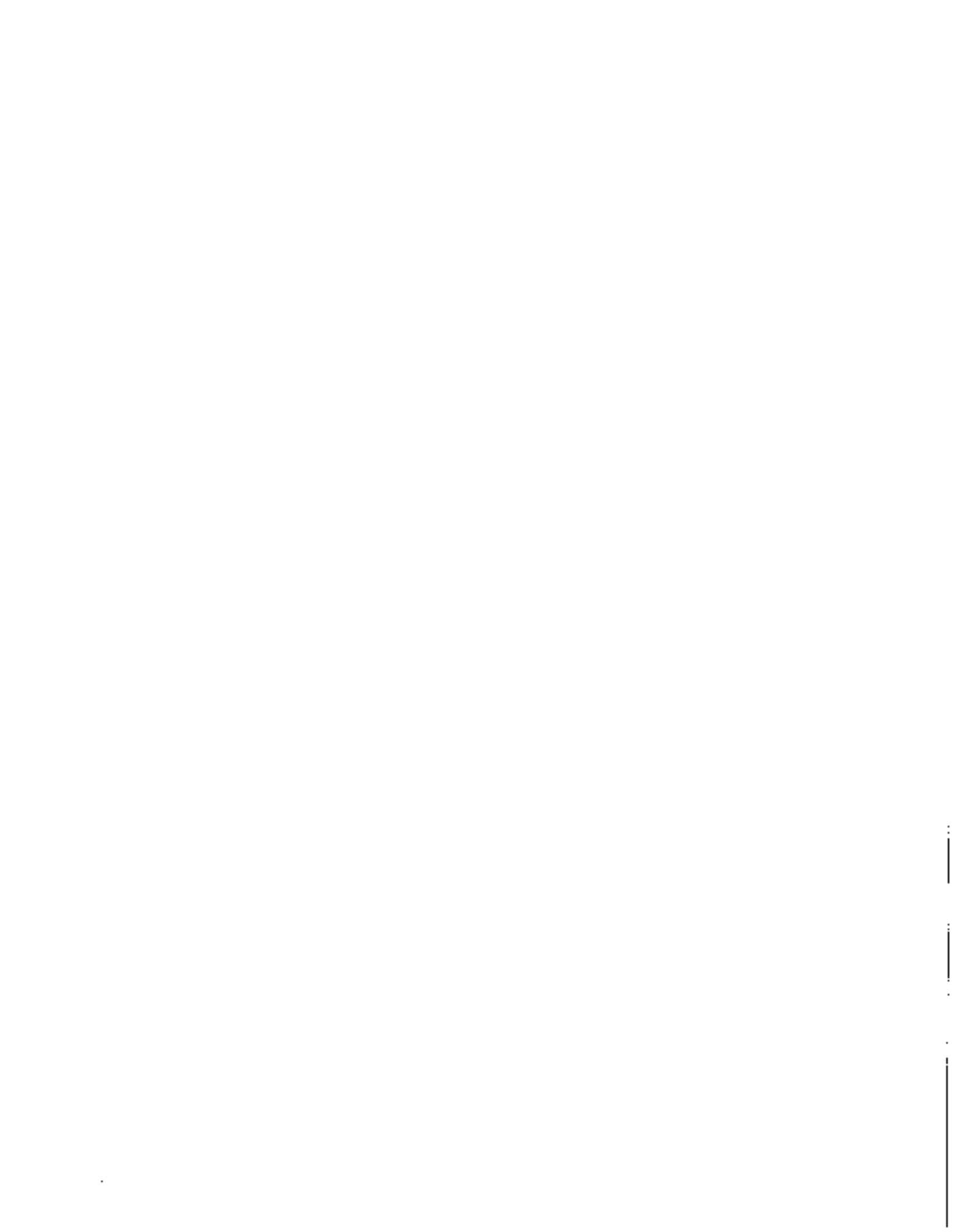
Note: Average SF guidelines include all non-road space including circulation, toilets, customer reception, etc.

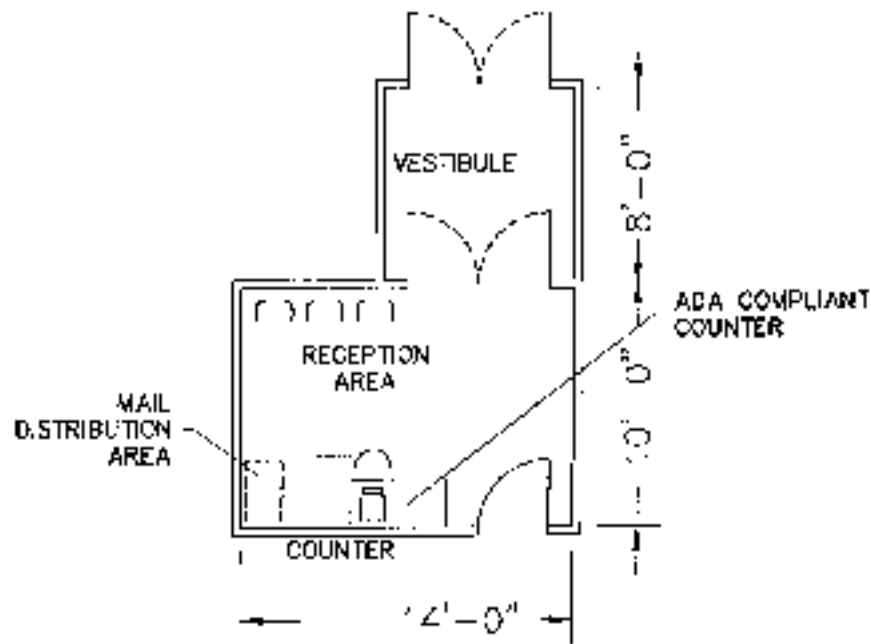
IDEAL SPACE NEEDS			Qty	SF	Ideal SF
Administration	Number of Administration Personnel	3 x	670 =	2,010	
Employee Facilities	Number of Work Force Employees	18 x	130 =	2,340	
Shops	Number of Divisions	4 x	3,654 =	14,616	
	- Highway				
	- Vehicle Maintenance				
	- BOE				
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	20 x	895 =	17,900	
Wash / Other	(see note 2)	1 x	2,955 =	2,955	
TOTAL:				41,821	

MINIMUM SPACE NEEDS			Qty	SF	Minimum SF
Administration	Number of Administration Personnel	3 x	500 =	1,500	
Employee Facilities	Number of Work Force Employees	18 x	110 =	1,980	
Shops	Number of Divisions	4 x	3,021 =	12,084	
	- Highway				
	- Vehicle Maintenance				
	- BOE				
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	20 x	591 =	11,820	
Wash / Other	(see note 2)	1 x	2,512 =	2,512	
TOTAL:				35,422	

Notes

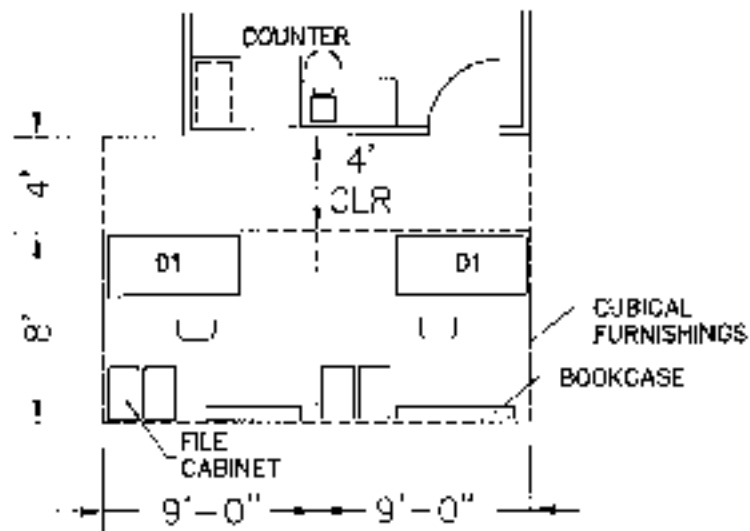
- When determining number of vehicles include all pickups, sedans, medium & large trucks, large tractors, and construction equipment. Do not include special equipment such as tractors, sidewalk plows, mowers, etc. This smaller equipment is built into the guidelines.
- "Other" includes open concepts for tool storage or trailer body storage (this is a Trade #)
- The minimum SF guidelines are based on a 15% reduction in the ideal space needs





RECEPTION/VESTIBULE/WAITING AREA

8' x 8' = 64 SF
 10' x 14' = 140 SF
 TOTAL = 204 SF



ADMINISTRATION AREA

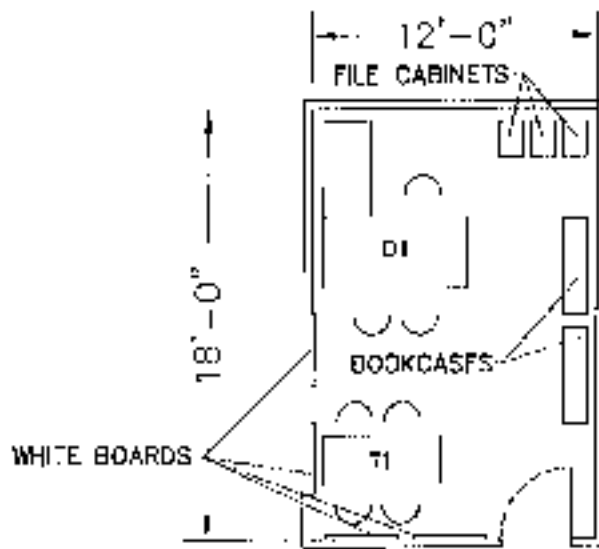
12' x 18' = 216 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

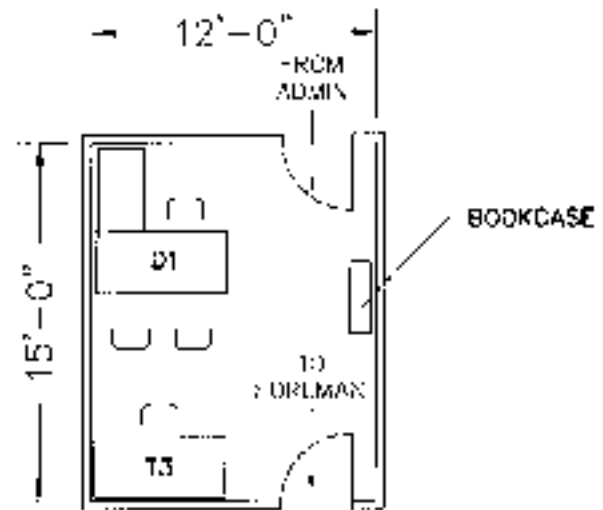
Scale: 1/8" = 1'-0"

Sheet 1



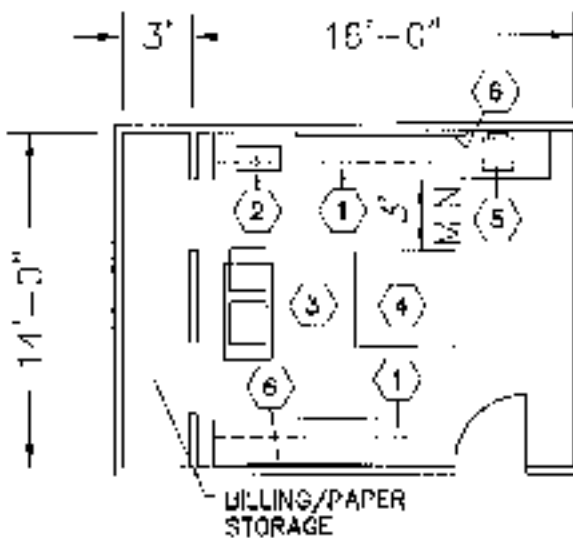
DPW DIRECTOR

12' x 18' = 216 SF



HIGHWAY SUPERVISOR

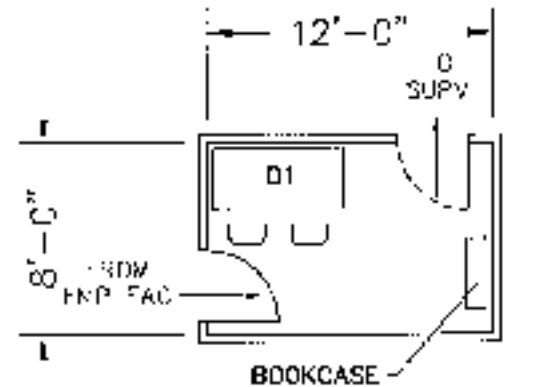
12' x 15' = 180 SF



COPY-FILE-MAIL AREA

14' x 19' = 266 SF

1. COUNTER (WITH SHELVING BELOW)
2. STAMP MACHINE
3. COPIER
4. 4'x2' LAYOUT TABLE W/FLAT FILES
5. FAX MACHINE
6. PLUG STRIP



HIGHWAY FOREMAN

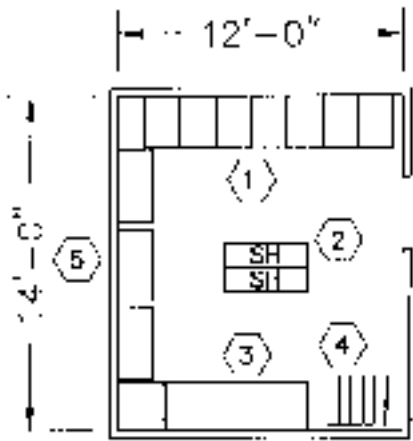
8' x 12' = 96 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

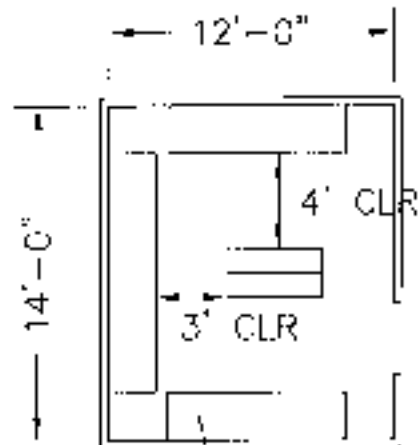
Sheet 2



ACTIVE FILE STORAGE

12' x 14' = 168 SF

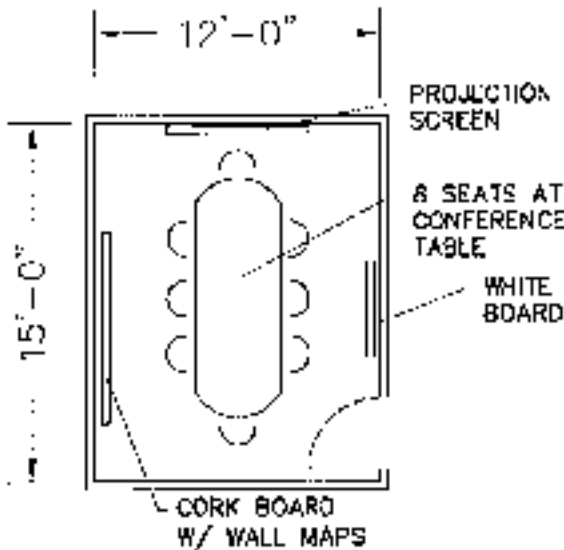
1. FILE CABINETS
2. HEAVY DUTY SHELVING (1' DEPTH)
3. HEAVY DUTY SHELVING (2' DEPTH)
4. HANGING PLAN FILE
5. LATERAL FILE CABINETS



HEAVY DUTY SHELVING TO STORE A MINIMUM OF 60 BOXES

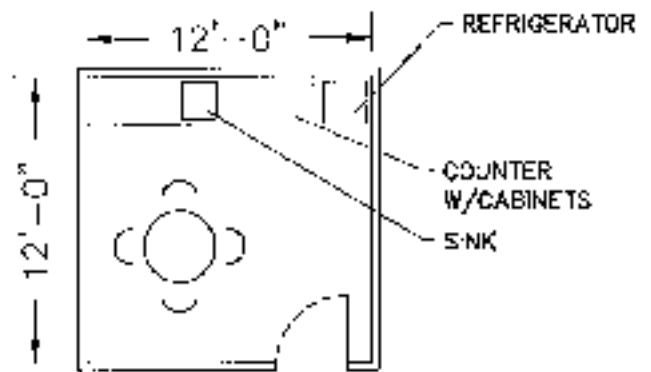
ARCHIVE FILE STORAGE

12' x 14' = 168 SF



CONFERENCE ROOM

12' x 15' = 180 SF



ADMINISTRATION LUNCH ROOM

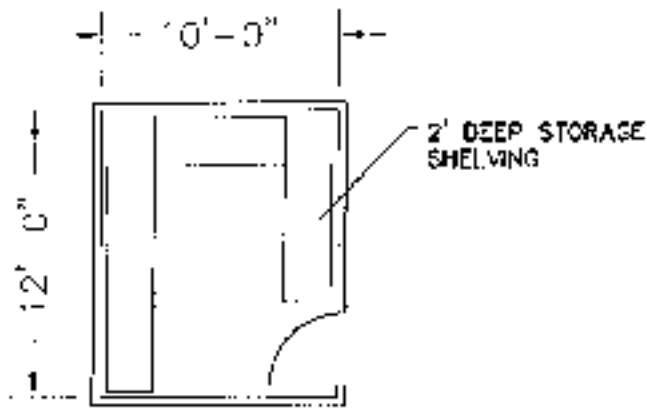
12' x 12' = 144 SF

SPACE NEEDS ASSESSMENT

Bronford, Connecticut

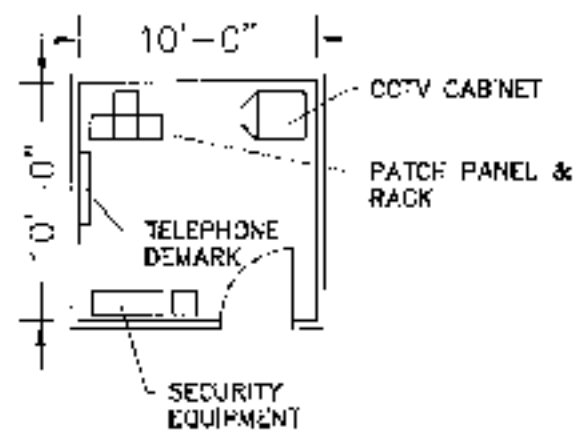
Scale: 1/8" = 1' 0"

Sheet 3



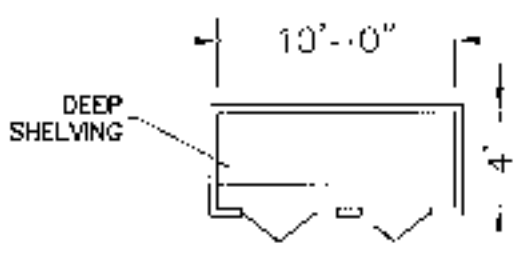
SUPPLY CLOSET

10' x 12' = 120 SF



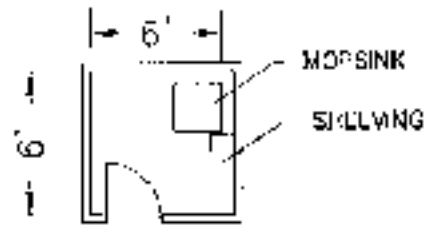
TELEPHONE/DATA ROOM

10' x 10' = 100 SF



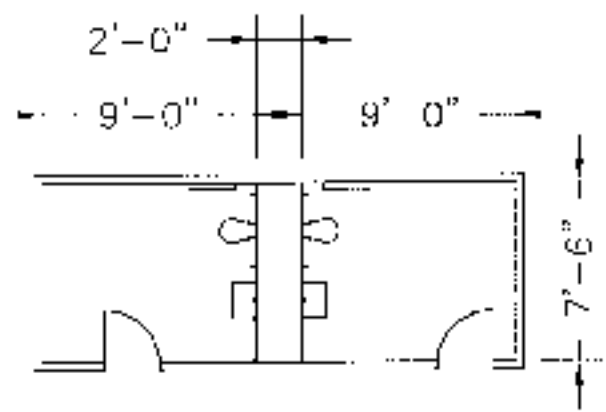
GENERAL CLOSET (QTY 2)

10' x 4' = 40 SF
10' x 4' = 40 SF



JANITOR CLOSET

6' x 6' = 36 SF



ADMINISTRATION TOILET FACILITIES

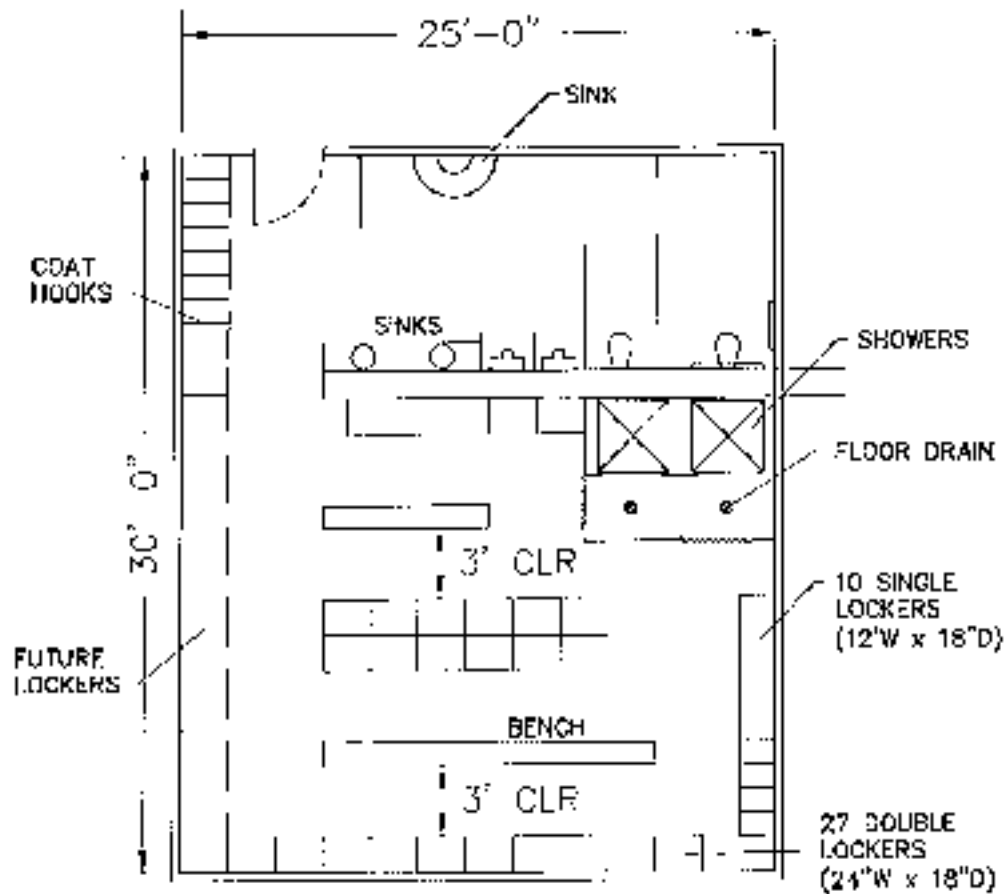
7'-6" x 20' = 150 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

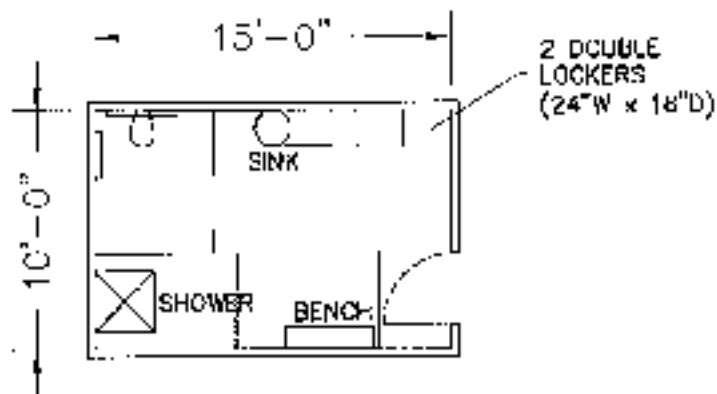
Scale: 1/8" = 1'-0"

Sheet 4



MALE LOCKER/SHOWER/TOILET

25' x 30' = 750 SF



FEMALE LOCKER/SHOWER/TOILET

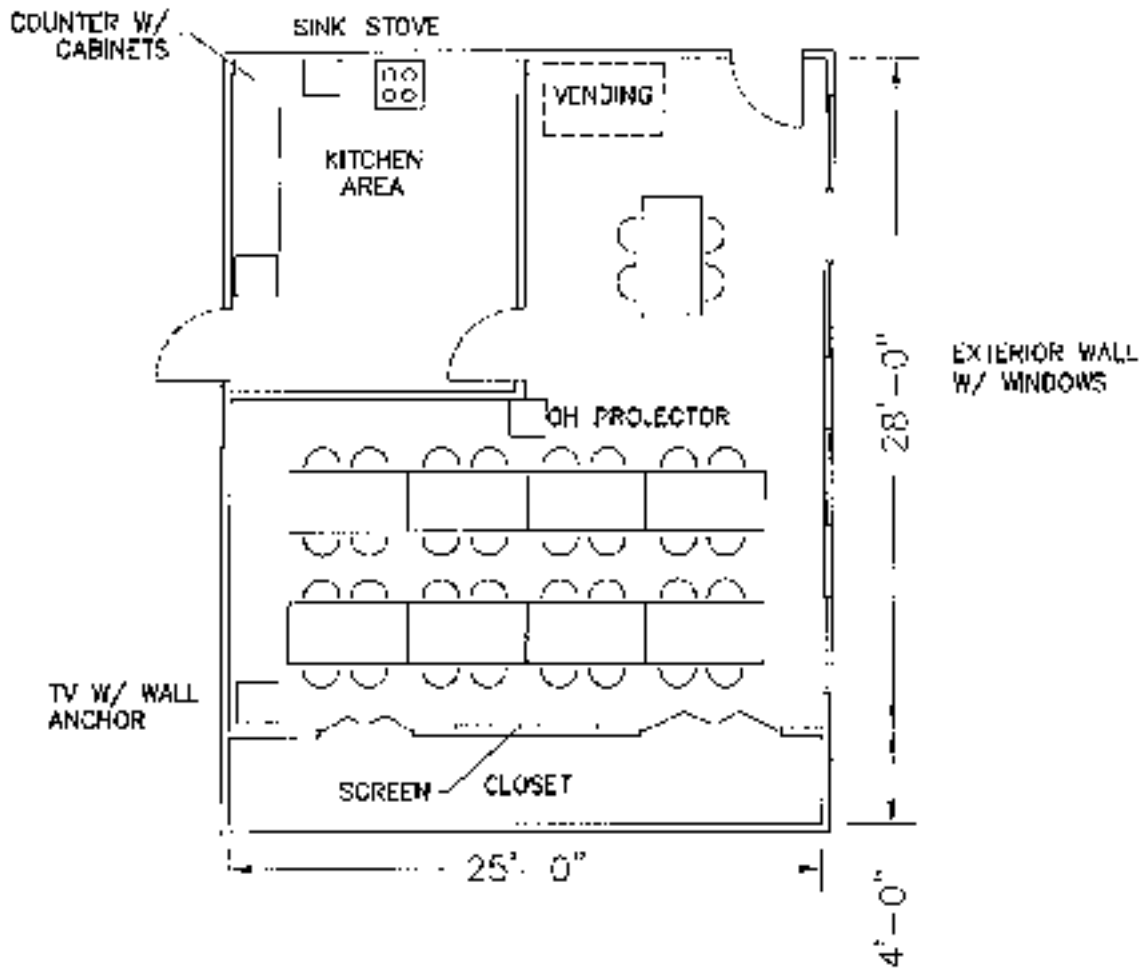
10' x 15' = 150 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 5



WORK FORCE LUNCH ROOM/TRAINING ROOM

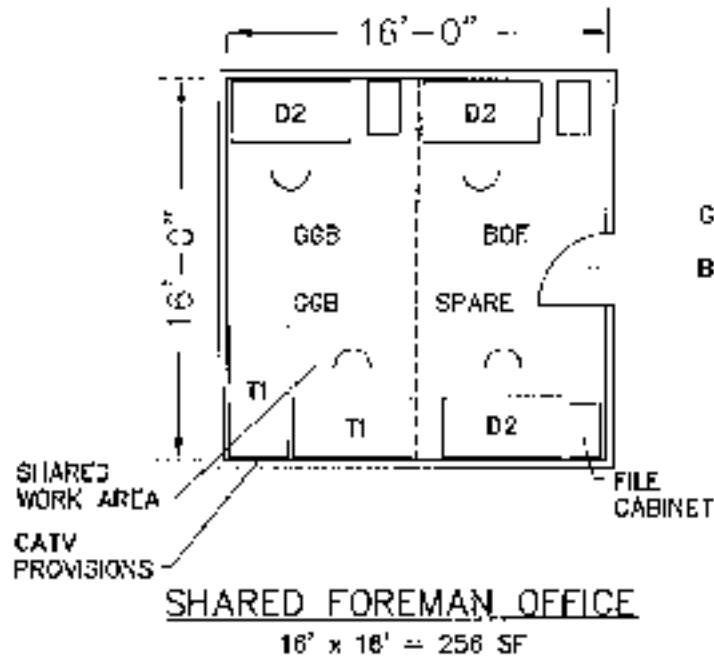
25' x 32' = 800 SF

SPACE NEEDS ASSESSMENT

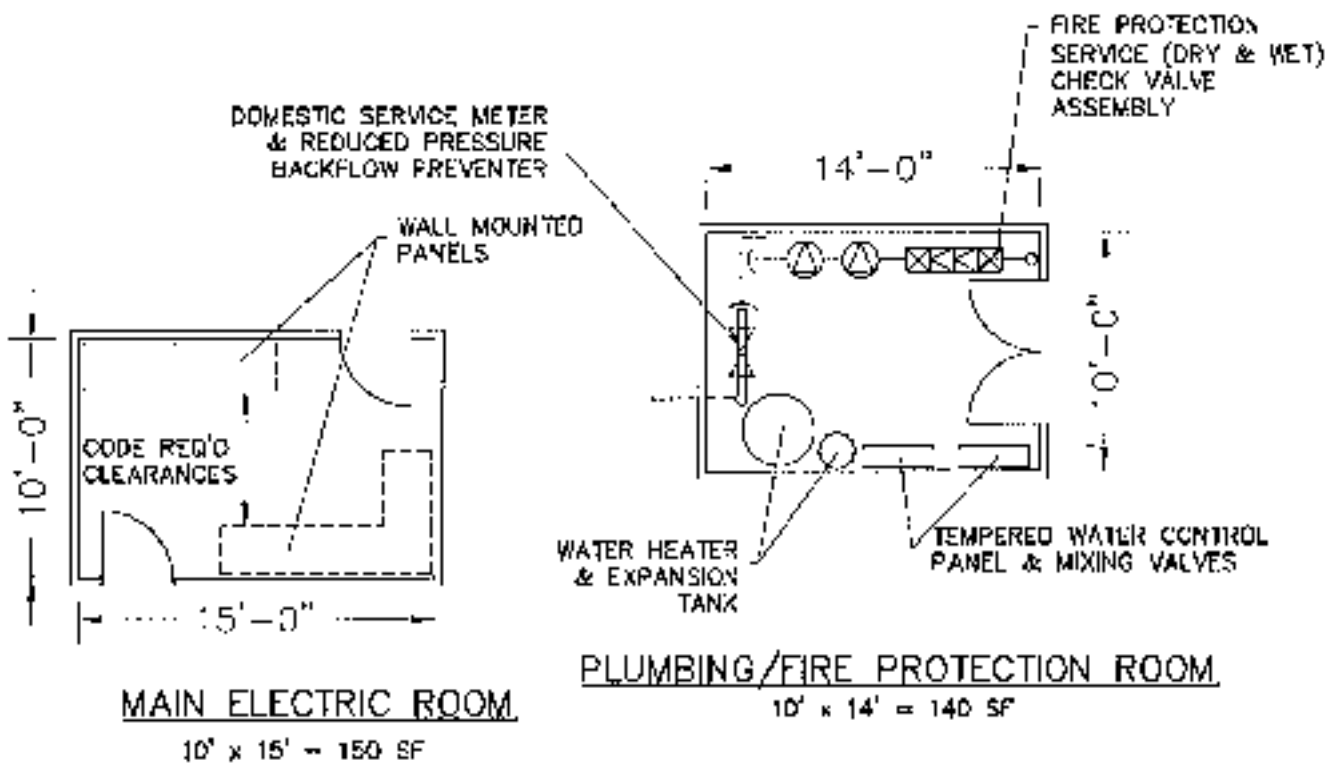
Branford, Connecticut

Scale: 1/8"=1'-0"

Sheet 8



GGB: GENERAL GOVERNMENT BUILDINGS
BOE: BOARD OF EDUCATION



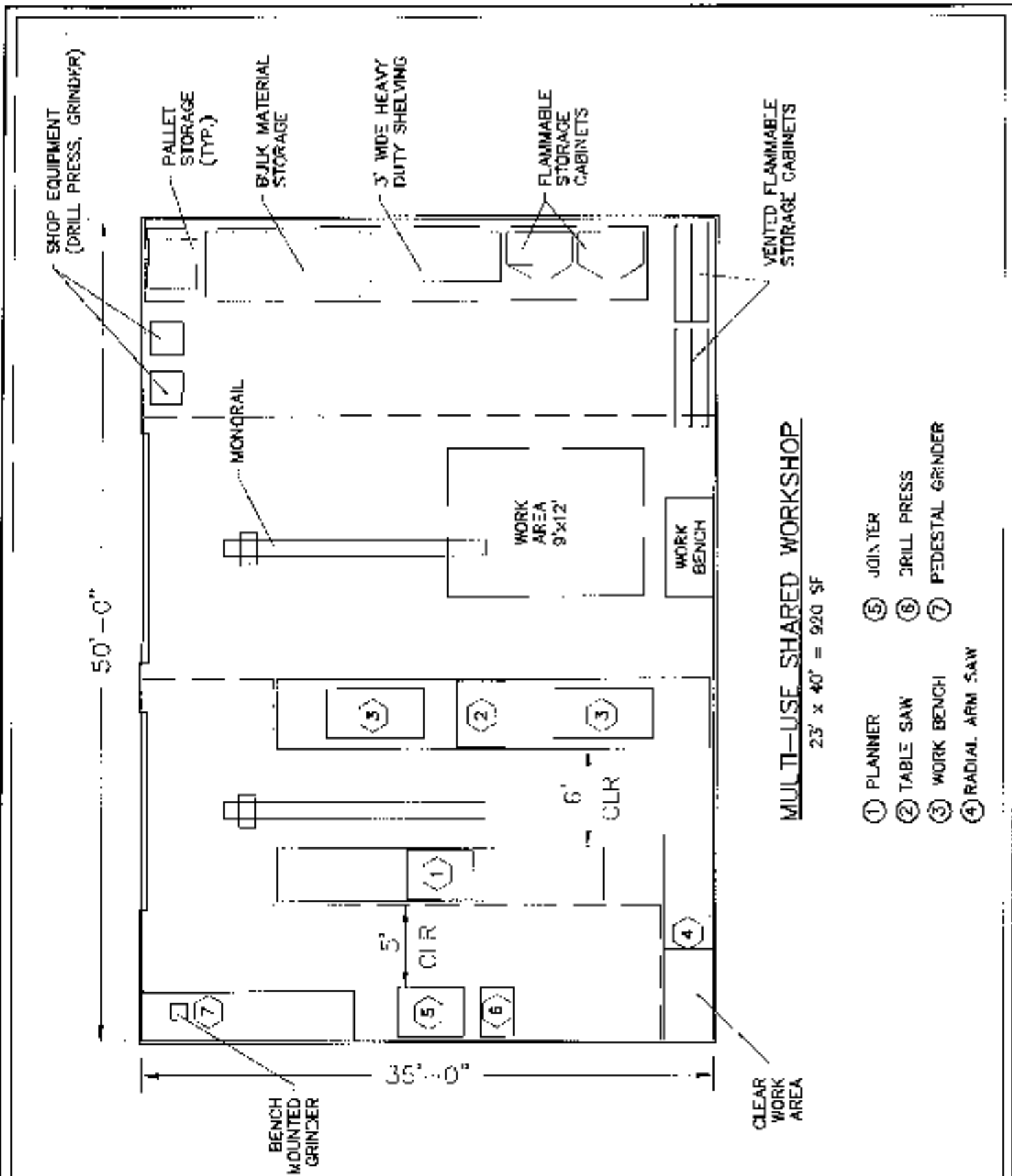
MAIN ELECTRIC ROOM
10' x 15' = 150 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 7



MULTI-USE SHARED WORKSHOP

23' x 40' = 920 SF

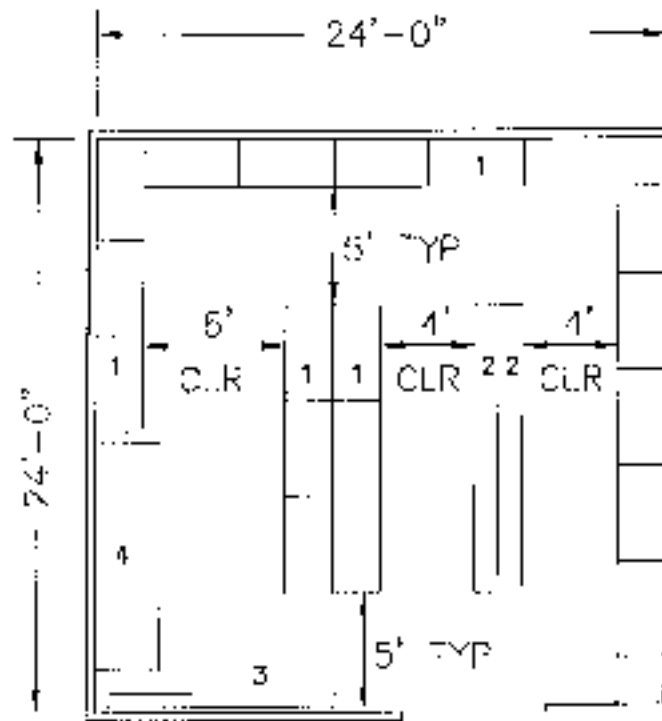
- ① PLANNER
- ② TABLE SAW
- ③ WORK BENCH
- ④ RADIAL ARM SAW
- ⑤ JOINER
- ⑥ DRILL PRESS
- ⑦ PEDESTAL GRINDER

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 9

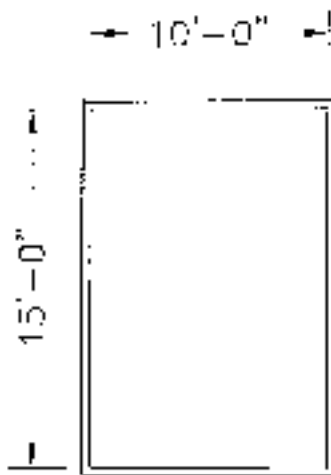


MATERIAL STORAGE AREA (GGB)

24' x 74' = 576 SF

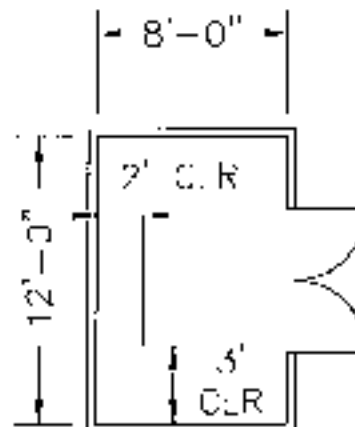
NOTES:

1. 24" HEAVY DUTY SHELVING
2. SMALL PARTS BIN
3. WALL STORAGE (HANGING HOSES, BELTS, ETC.)
4. DULK FLOOR STORAGE



CAGED AREA FOR HAND TOOLS

10' x 15' = 225 SF

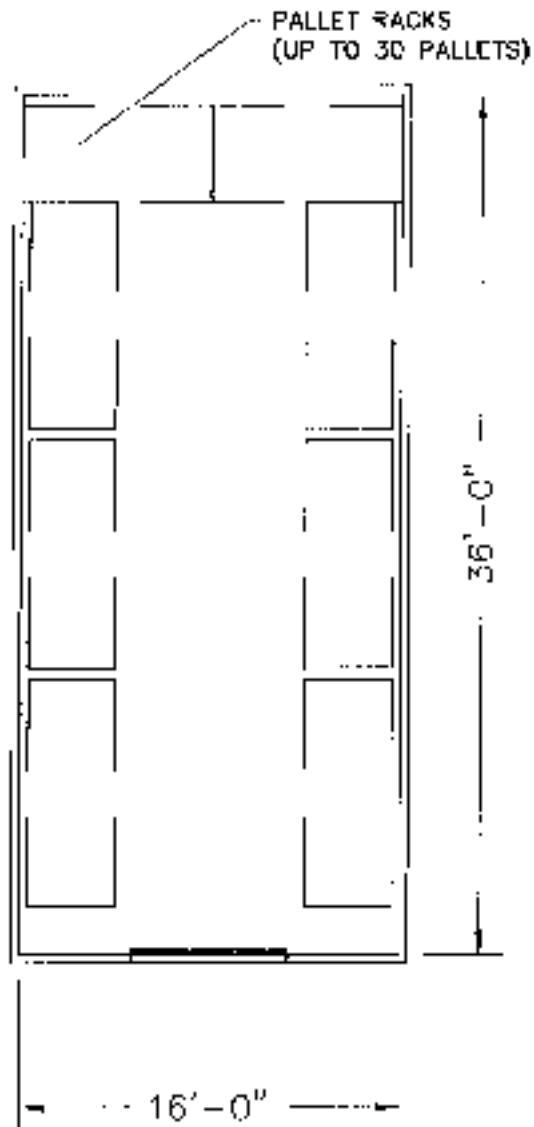


COMPRESSOR ROOM

8' x 12'

SPACE NEEDS ASSESSMENT

Branford, Connecticut



GENERAL MATERIAL
STORAGE AREA

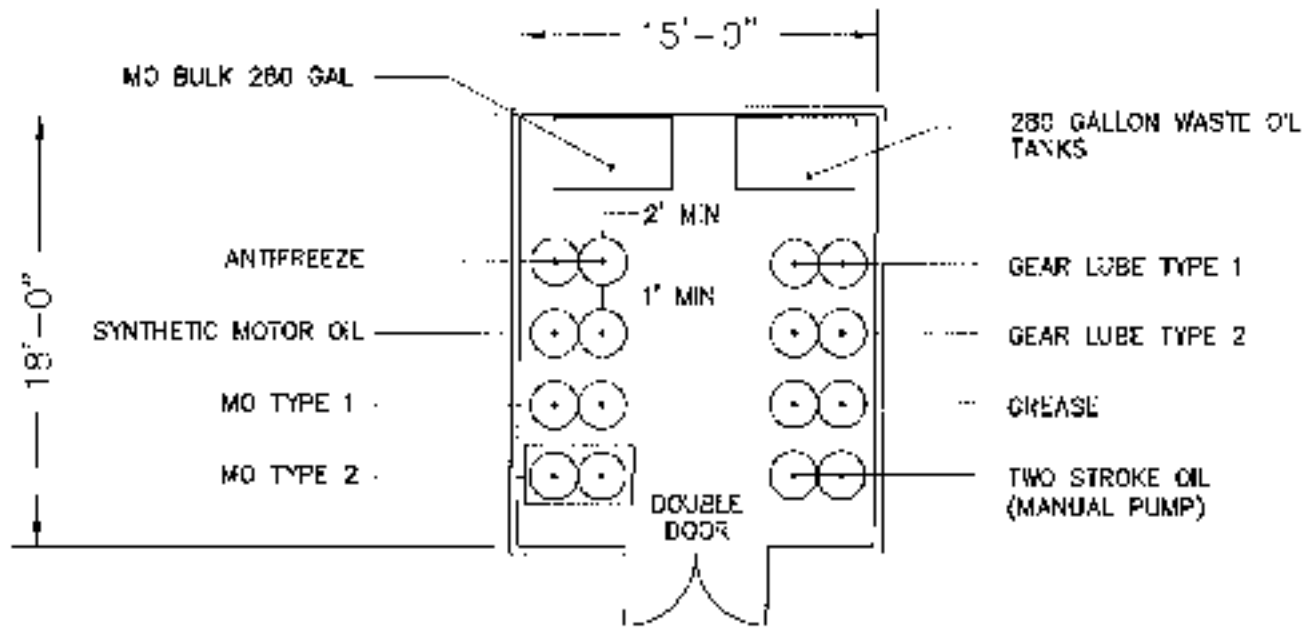
22' x 36' = 792 SF

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8"=1'-0"

Sheet 11



MAINTENANCE FLUID STORAGE

15' x 18' = 270 SF

NOTES

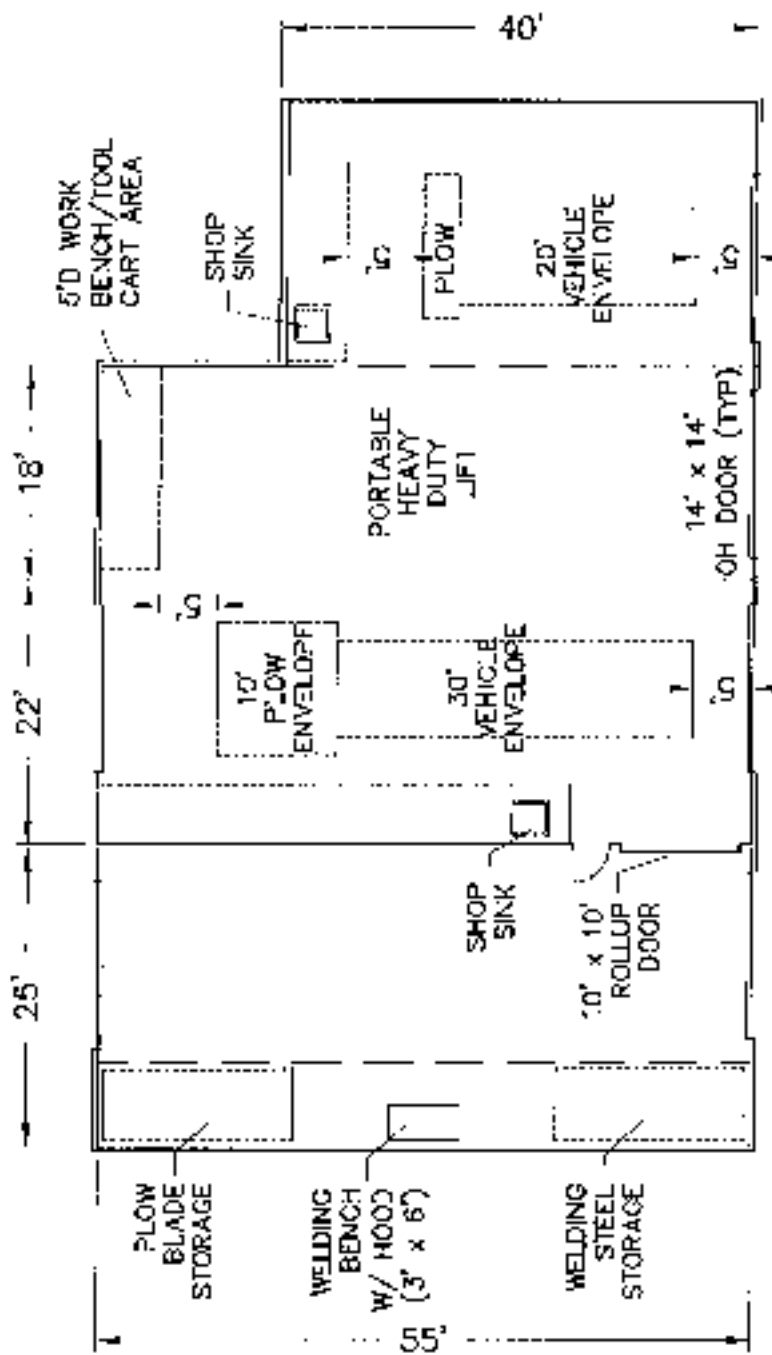
1. ALL BULK TANKS ARE DOUBLE-WALL ABOVE GROUND
2. DEPRESS FLOOR 12"
3. WATER STOPS AT FLOOR/WALL INTERSECTION
4. 2-HOUR RATE ROOM (WALLS, CEILING, DOOR)
5. MOUNT AIR OPERATED PUMPS ALONG WALL

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 12



METAL FABRICATION/WELDING SHOP
 25' X 55' = 1375 SF

HEAVY EQUIPMENT DRIVE THRU
 22' X 55' = 1210 SF

LONG TERM HEAVY EQUIPMENT
 18' X 55' = 990 SF

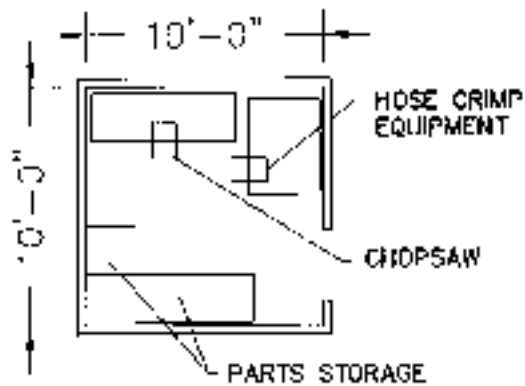
SMALL EQUIPMENT
 18' X 40'

VEHICLE / EQUIPMENT MAINTENANCE BAYS

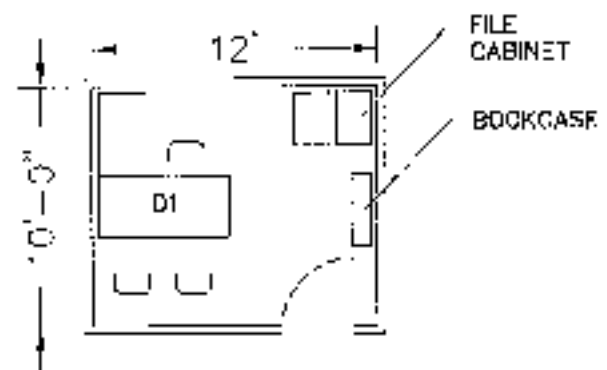
- NOTES:
1. PROVIDE OVERHEAD TAILPIPE EXHAUST SYSTEM
 2. PROVIDE LUBRICATION DISTRIBUTION SYSTEM
 3. PROVIDE 3-BAY BRIDGE CRANE
 4. PROVIDE HEAVY DUTY FIXED LIFT, HEAVY DUTY PORTABLE LIFT, AND LIGHT DUTY LIFT

SPACE NEEDS ASSESSMENT

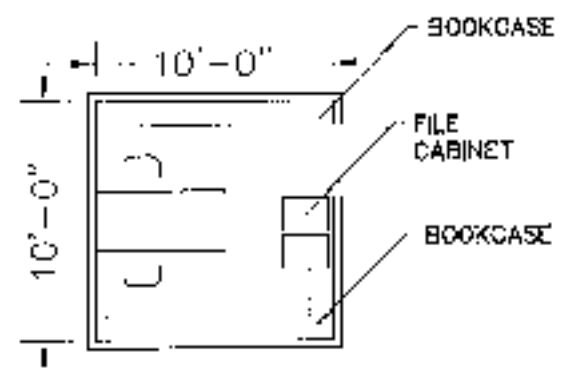
Branford, Connecticut



HYDRAULIC HOSE WORKSHOP
 10' x 10' = 100 SF



MAINTENANCE SUPERVISOR OFFICE
 10' x 12' = 120 SF

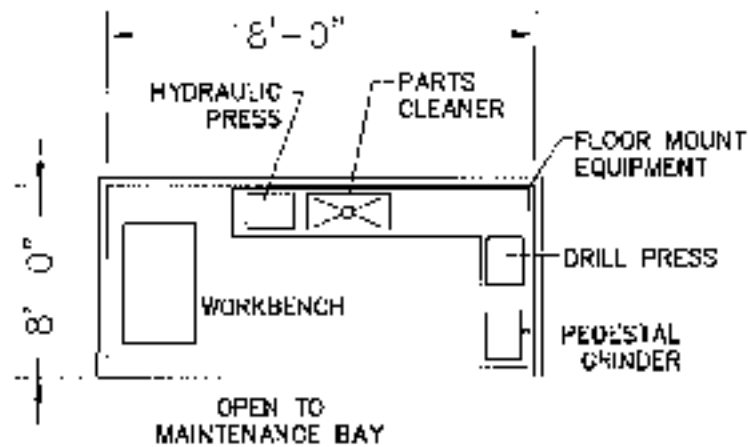


MAINTENANCE REFERENCE ROOM
 10' x 10' = 100 SF

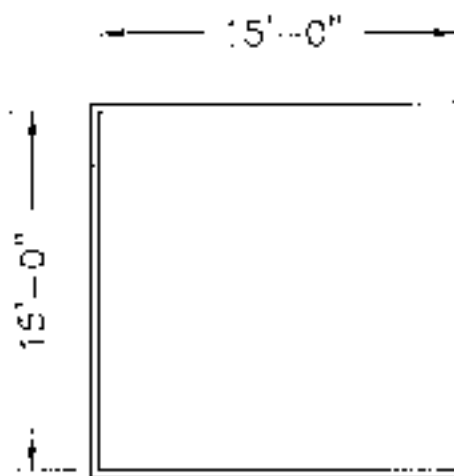
SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0" Sheet 14



MAINTENANCE WORKSHOP
8' x 18' = 144 S.F.



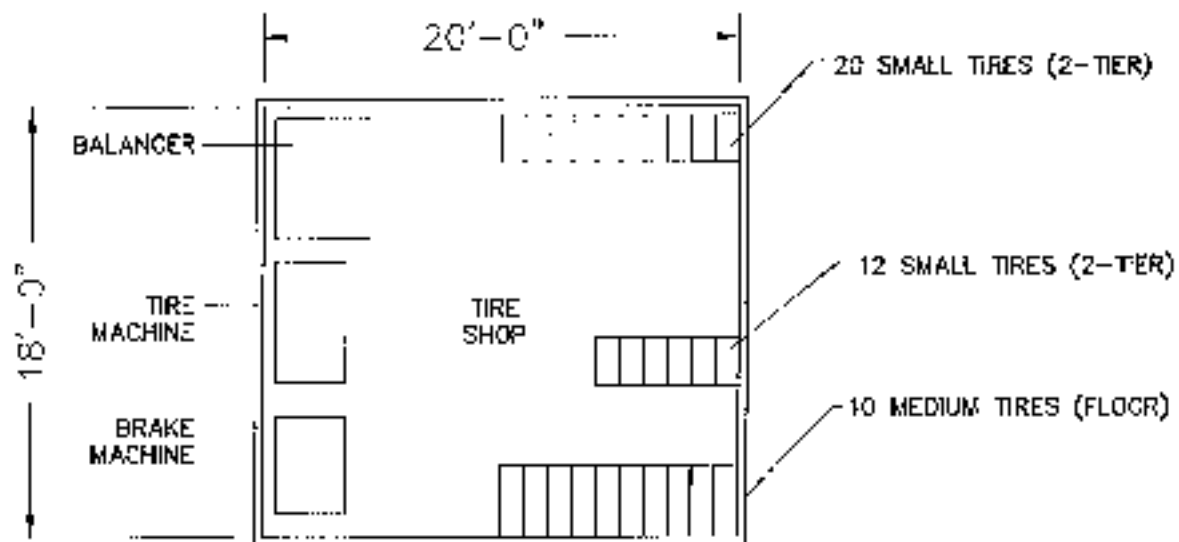
LARGE TOOL STORAGE AREA
15' x 15' = 225 S.F.

SPACE NEEDS ASSESSMENT

Branford, Connecticut

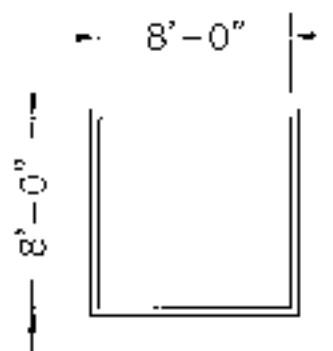
Scale: 1/8" = 1'-0"

Sheet 15



MAINTENANCE TIRE STORAGE/WORKSHOP

18' x 20' = 360 S.F.



BATTERY CHARGING/STORAGE ROOM

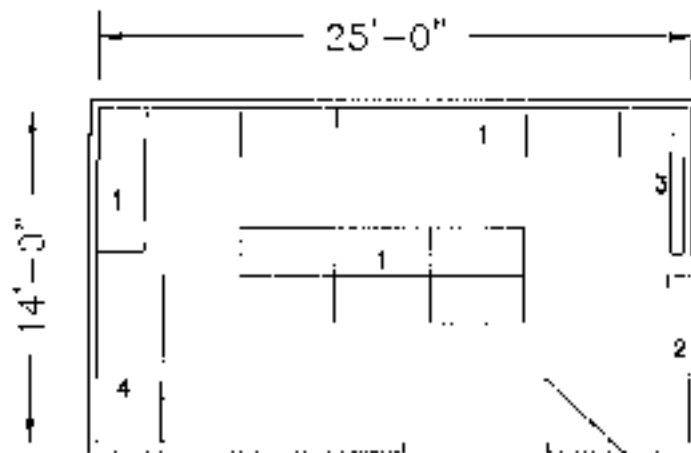
8' x 8' = 64 S.F.

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

Sheet 16



PARTS STORAGE ROOM.

25' x 28' = 700 SF

EVERY DAY EQUIPMENT
REMAINDER ON MEZZANINE

NOTES:

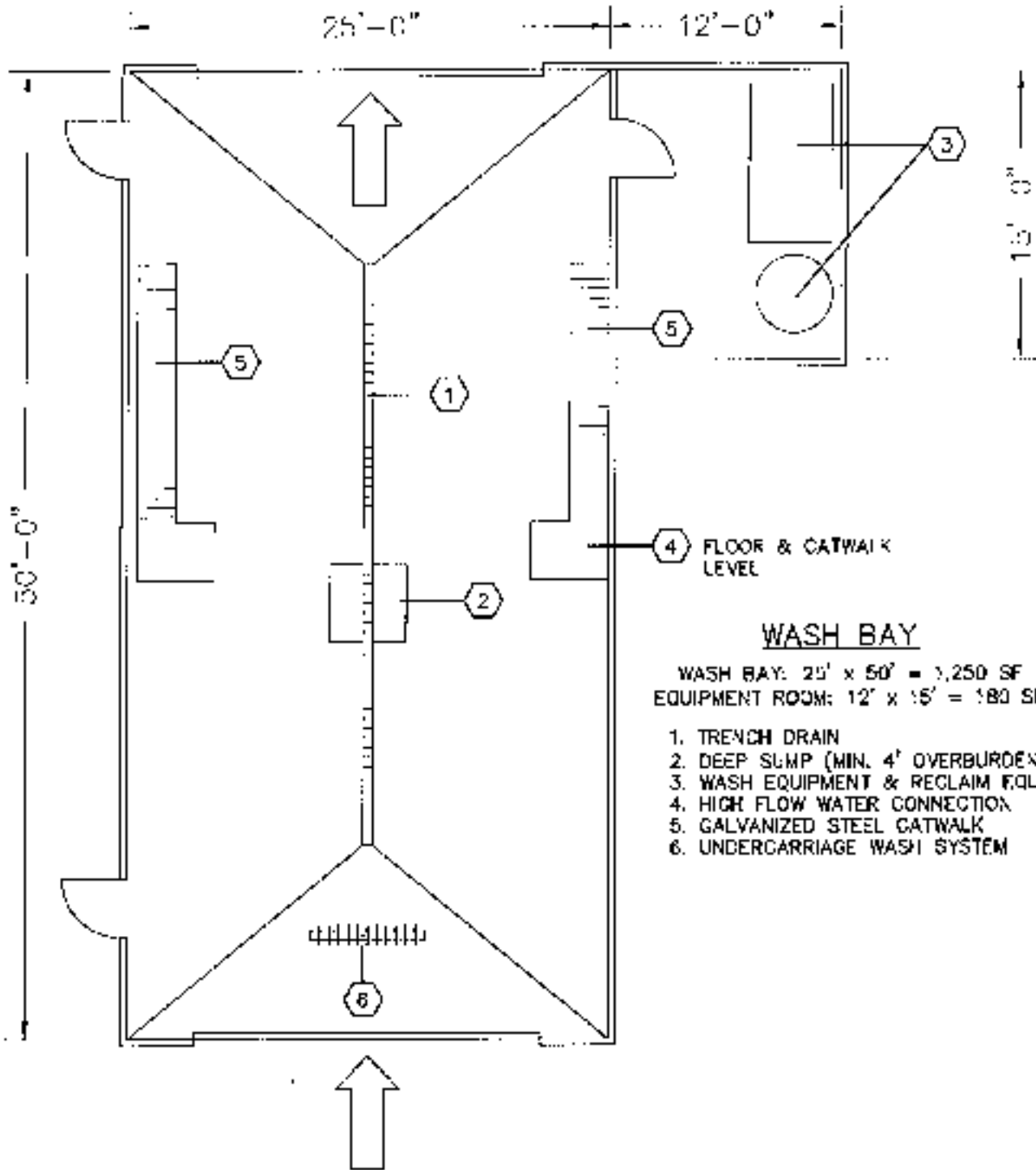
1. 24" HEAVY DUTY SHELVING
2. SMALL PARTS BIN
3. WALL STORAGE (HANGING HOSES, BELTS, ETC.)
4. BULK FLOOR STORAGE

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8"=1'-0"

Sheet 17



WASH BAY

WASH BAY: 25' x 50' = 1,250 SF
 EQUIPMENT ROOM: 12' x 15' = 180 SF

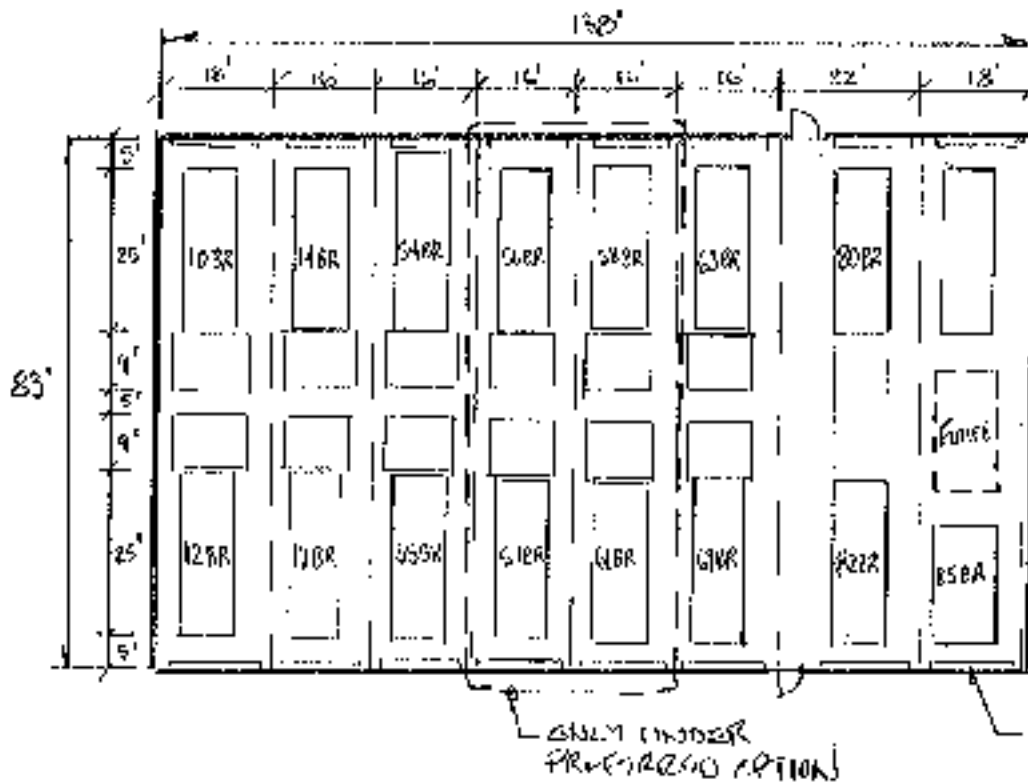
1. TRENCH DRAIN
2. DEEP SLUMP (MIN. 4' OVERBURDEN)
3. WASH EQUIPMENT & RECLAIM EQUIPMENT
4. HIGH FLOW WATER CONNECTION
5. GALVANIZED STEEL CATWALK
6. UNDERCARRIAGE WASH SYSTEM

SPACE NEEDS ASSESSMENT

Branford, Connecticut

Scale: 1/8" = 1'-0"

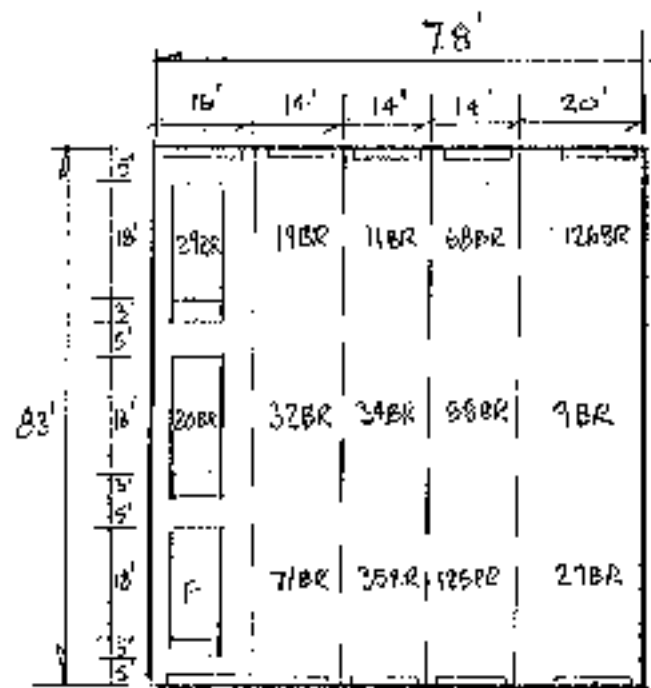
Sheet 18



LARGE VEH STORAGE

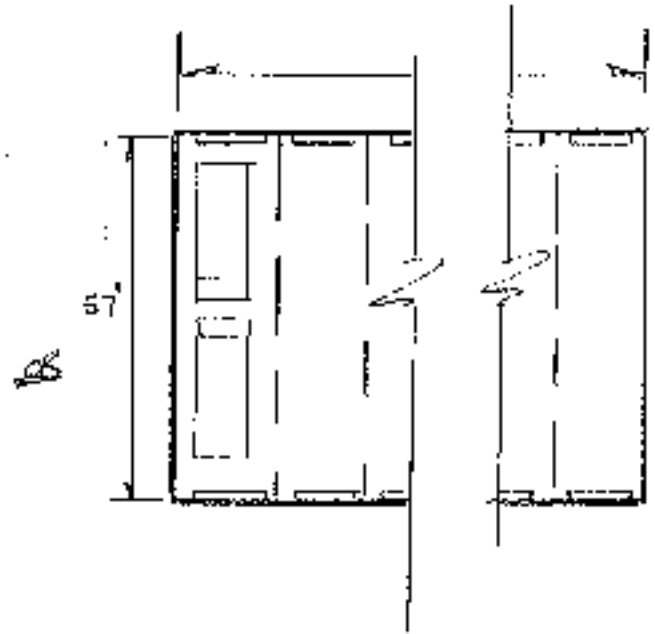
83' x 135' = 11,454 sq
(PRELIM)

83' x 106' = 8798 sq
(FINAL)



SMALL VEH STORAGE

83' x 78' = 6474 sq



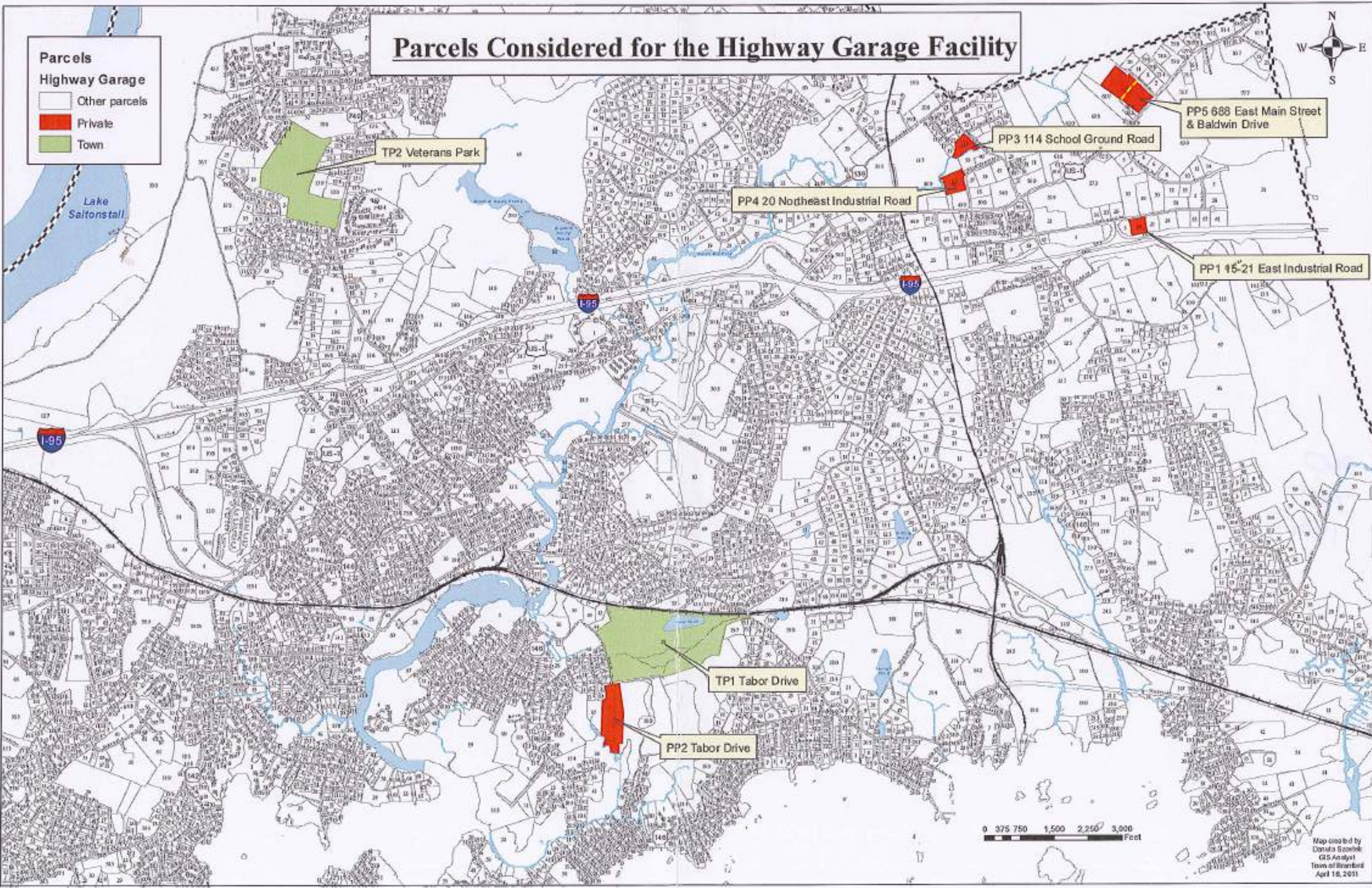
12' x 12' OVERHEAD SECTIONAL DOORS (4P)

Parcels Considered for the Highway Garage Facility

Parcels

Highway Garage

- Other parcels
- Private
- Town



PP5 688 East Main Street & Baldwin Drive

PP3 114 School Ground Road

PP4 20 Northeast Industrial Road

PP1 15-21 East Industrial Road

TP2 Veterans Park

TP1 Tabor Drive

PP2 Tabor Drive

0 375 750 1,500 2,250 3,000 Feet

Map created by
Dariusz Szwedek
GIS Analyst
Town of Riverford
April 18, 2011

Town of Branford, CT
DPW Site Selection Study

TP-1: 48-86 Tabor Drive





View of cleared area at Tabor Drive site



View of cleared area at Tabor Drive site

Town of Branford, CT
DPW Site Selection Study
TP-1: 48-86 Tabor Drive
October 2011



View of cleared area at Tabor Drive site



View of Tabor Drive site leaving the property to the east

Town of Branford, CT
DPW Site Selection Study
TP-1; 48-86 Tabor Drive
October 2011

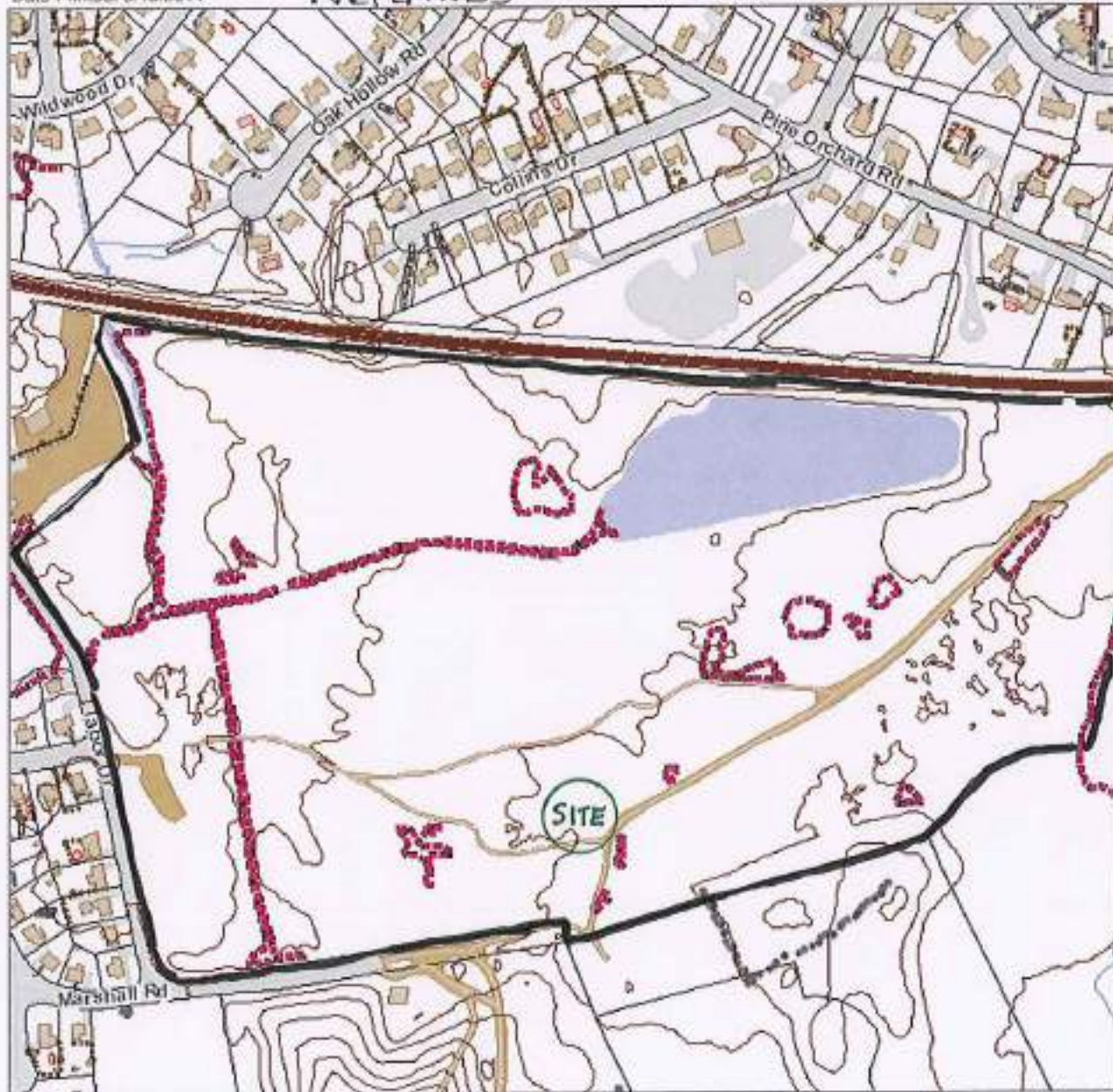
Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

WETLANDS



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

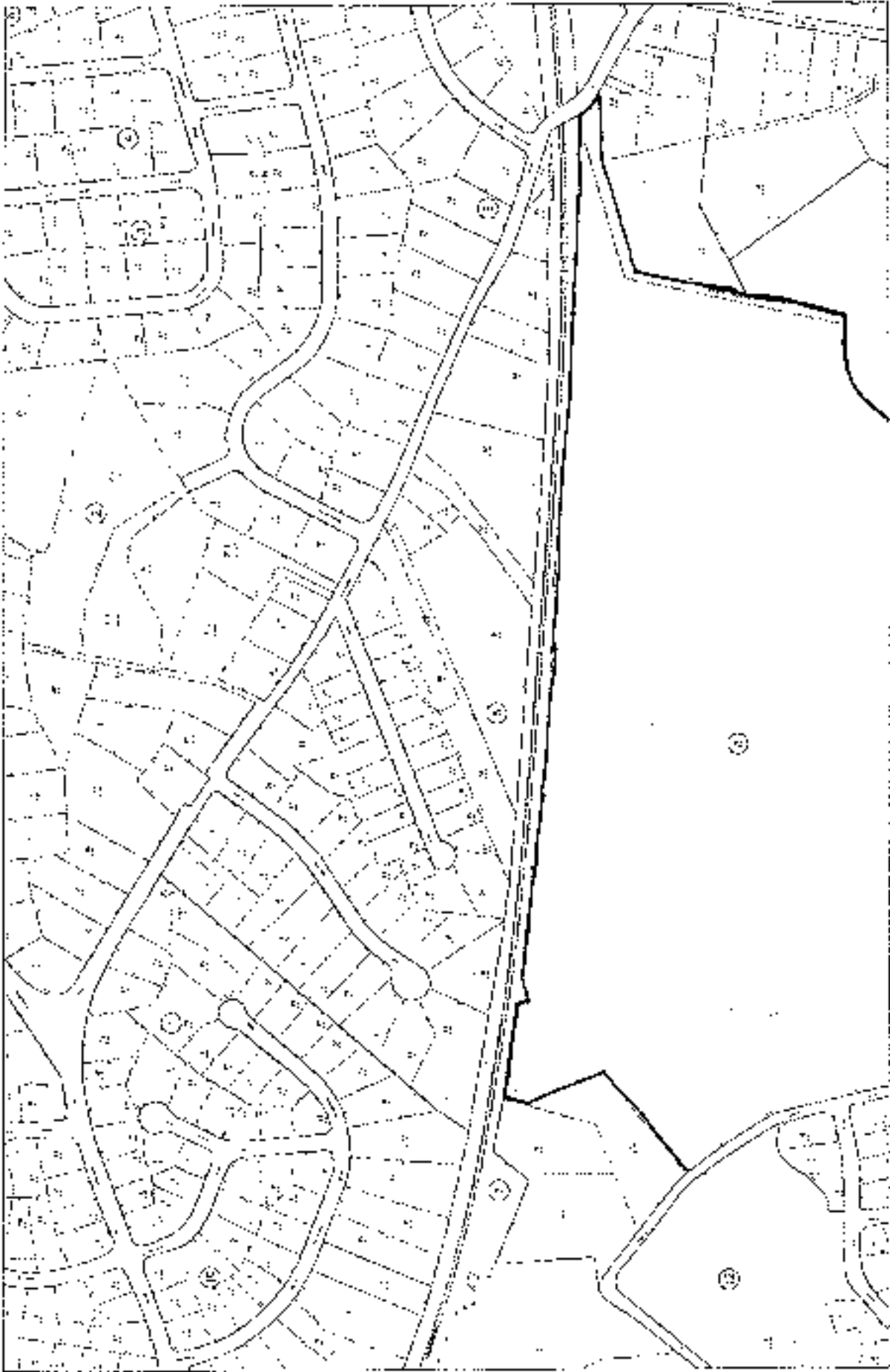
ZONING




MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.





ASSESSMENT MAP 02
 T. TOWN OF BRANFORD, CONNECTICUT
 PREPARED BY: DANIELSON CONSULTING ENGINEERS
 100 WEST STREET, SUITE 200, BRANFORD, CT 06405
 DATE: 03/20/2010



Legend:
 - Parcel Boundary
 - Easement
 - Right of Way
 - Utility Line
 - Street
 - Waterway
 - Other

Scale:
 1" = 100'

North Arrow

Date: 03/20/2010

CURRENT OWNER
 BRANFORD TOWN OF
 1000 MAIN ST
 BRANFORD, CT 06405
 Additional Owners:

TOPO
 4 Building
 5 All Public
UTILITIES
 1 Sewer
LOCATION
 5 Industrial
DEVELOPER
 BK CIVIL IN

ADDITIONAL DATA
 CONDO BLDG
 CONDO UNIT
 CONDO FLOOR
 Other ID: 10600000660005
 SUPPLEMENTAL DATA
 BUILDG TK
 SEPTIC
 SOWER
 DISTRICT
 CURSUS TR 1804

RECORD OF OWNERSHIP
 BRANFORD TOWN OF
 FERGUSON BANK OR TR
 LETIZIE ROBERT C TRUSTEE
 SANTA BARBARA THOMAS ET AL

RECORD OF SALE DATE
 06/26/04 X
 07/01/04 X
 07/27/06 U
 09/06/07 S2
 91/05/2004 U Y
 10/23/2000 U
 10/27/2006 U

ASSOCIATED PIPE
 01
 0
 0

SALE PRICE Y/C
 0
 0

OTHER ASSESSMENTS
 Code Description Amount Assessed Amount

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Description	Amount	Assessed Value	Code	Address Value
2006	21	21	2,966,200	2,966,200	21	2,966,200
Total			4,257,500	4,257,500		4,257,500

APPROXIMATE VALUE SUMMARY
 Appraised Ed. Value (Card) 0
 Appraised SF (R) Value (Blg) 0
 Appraised US (L) Value (Blg) 0
 Appraised Land Value (50%) 4,257,500
 Special Land Value 0
 Net Appraised Parcel Value 4,257,500
 Valuation Method: C

ADJUSTMENT
 Net Total Appraised Parcel Value 4,257,500

VISIT CHANGE HISTORY
 Date Code Description
 03/22/09 21 21
 03/22/02 21 21
 03/22/02 21 21

LAND LINE VALUATION SECTION

Zone	Description	Area	Rate	Amount	Area	Rate	Amount
1	138 AC	271,220.00	6.81	1,847,000.00	1.05 AC	375	393.75
1	75.04 AC	75,040.00	6.00	450,240.00	0.75 AC	375	281.25

Parcel Total Land Area: 330.04 AC
 Parcel Total Land Area: 379.02 AC

BUILDING PERMIT RECORD
 Date Code Description
 03/22/09 21 21
 03/22/02 21 21
 03/22/02 21 21

NOTES
 EXTENSIVE ROAD FRONTAGE ON TABOR DR.



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Block: 00 Vacant

Code Description: 90310 MUNICIPAL KOD(00) *Residential*
MIXED USE *100*

COST/MARKET VALUATION

Adj. Base Rate: 0.00

Residual Cost: 0
AYR

Dep. Crds:
Residual-Invntg
Year Bencd-Ed
Zon-
Function Over-
Evemt- Cost/c
Cost Yr-Ed Invnt
Basis
% Cont-
Over- % Cont
Appl- % Val
Dep % Inv
Dep-Over Contment
Misc Inv-Over
Misc Inv-Over Contment
Cost In Cure Over
Cost to Cure Over Contment

ONE-OR-THREE BUILDING & YARD PERMITS / RT-BUILDING EXTRA FEA FEE/ENR

Code Description: Sub. Sub Description: 1/3 (Unit Area) Fee: 0.00 Fee: 0.00 Fee: 0.00 Fee: 0.00

BUILDING SUB-AREA SUMMARY SECTION

Code Description: 1/3 (Unit Area) Fee: 0.00 Fee: 0.00 Fee: 0.00 Fee: 0.00

Ed. Code: 1/3 (Unit Area) Fee: 0.00

No Photo On Record



MAP SCALE 1" = 500'



PANEL 04694

FIRM FLOOD INSURANCE RATE MAP NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS)

PANEL 468 OF 615
SEE MAP INDEX FOR THIS PANEL IDENTIFICATION.
COMPARISONS AVAILABLE
08/04/00, 09/04/00, 10/04/00

Map is for use only in conjunction with the Flood Insurance Rate Map (FIRM) and the Flood Insurance Study (FIS) for the community. The FIRM and FIS are available for purchase from the National Flood Insurance Program (NFIP) at www.floodmaps.com.



MAP NUMBER
0900900488H
EFFECTIVE DATE
DECEMBER 17, 2010

Federal Emergency Management Agency

This is an update copy of a portion of the Flood Insurance Rate Map (FIRM) for the community of New Haven County, Connecticut. The map shows the most recent changes to the FIRM which may have been made subsequent to the date on the map. For the latest information about the FIRM, please contact the National Flood Insurance Program at www.floodmaps.com.

NATIONAL FLOOD INSURANCE PROGRAM



Town of Branford

Geographic Information System (GIS)



Data Printed: 10/24/2011

NOT CONNECTED TO SEWER



MAP DISCLAIMER - NOTICE OF LIABILITY

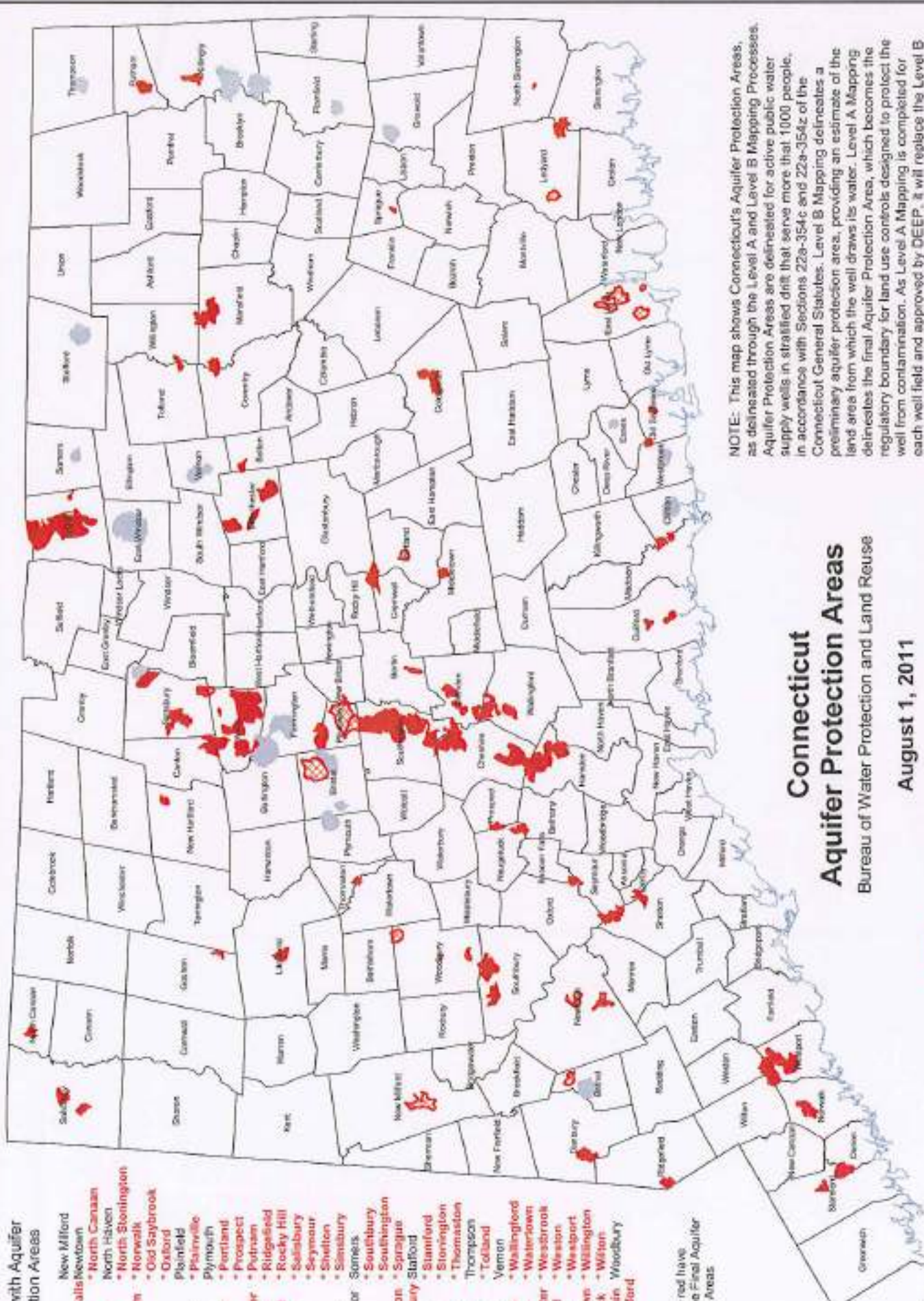
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Towns with Aquifer Protection Areas

- Avon
- Beacon Falls
- Berlin
- Bethany
- Bethel
- Bethelham
- Bolton
- Bristol
- Brooklyn
- Burlington
- Canton
- Cheshire
- Clinton
- Colchester
- Coventry
- Cromwell
- Danbury
- Darien
- Darby
- East Lyme
- East Windsor
- Enfield
- Essex
- Farmington
- Glastonbury
- Goshen
- Griswold
- Guilford
- Hamden
- Killingly
- Leebard
- Litchfield
- Madison
- Manchester
- Mansfield
- Meriden
- Middletown
- Naugatuck
- New Britain
- New Hartford
- New Milford
- Northampton
- North Haven
- North Stonington
- Norwalk
- Old Saybrook
- Oxford
- Plainfield
- Plainville
- Plymouth
- Portland
- Prospect
- Putnam
- Ridgefield
- Rocky Hill
- Salisbury
- Seymour
- Shelton
- Silsby
- Somers
- Southbury
- Southampton
- Sprague
- Stamford
- Stonington
- Thomaston
- Thompson
- Tolland
- Vernon
- Wallingford
- Watertown
- Westbrook
- Weston
- Westport
- Willington
- Wilson
- New Britain
- Woodbury

* Towns in red have adopted the Final Aquifer Protection Areas



**Connecticut
Aquifer Protection Areas**

Bureau of Water Protection and Land Reuse

August 1, 2011

- Level A Aquifer Protection Area (Final Adopted)
- Level A Aquifer Protection Area (Final)
- Level B Aquifer Protection Area (Preliminary)





Connecticut Department of Energy & Environmental Protection

NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping. Towns that have adopted the Aquifer Protection Areas at the local level and for which land use regulations are now in place are designated by the solid red above and in red in the list of Towns with Aquifer Protection Areas.

www.ct.gov/deep/aquiferprotection

Natural Diversity Data Base Areas BRANFORD, CT

July 2011

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area; or overlapping a lake, pond or wetland that has shading; or upstream or downstream (by less than 1/2 mile) from a shaded area, the project may have a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

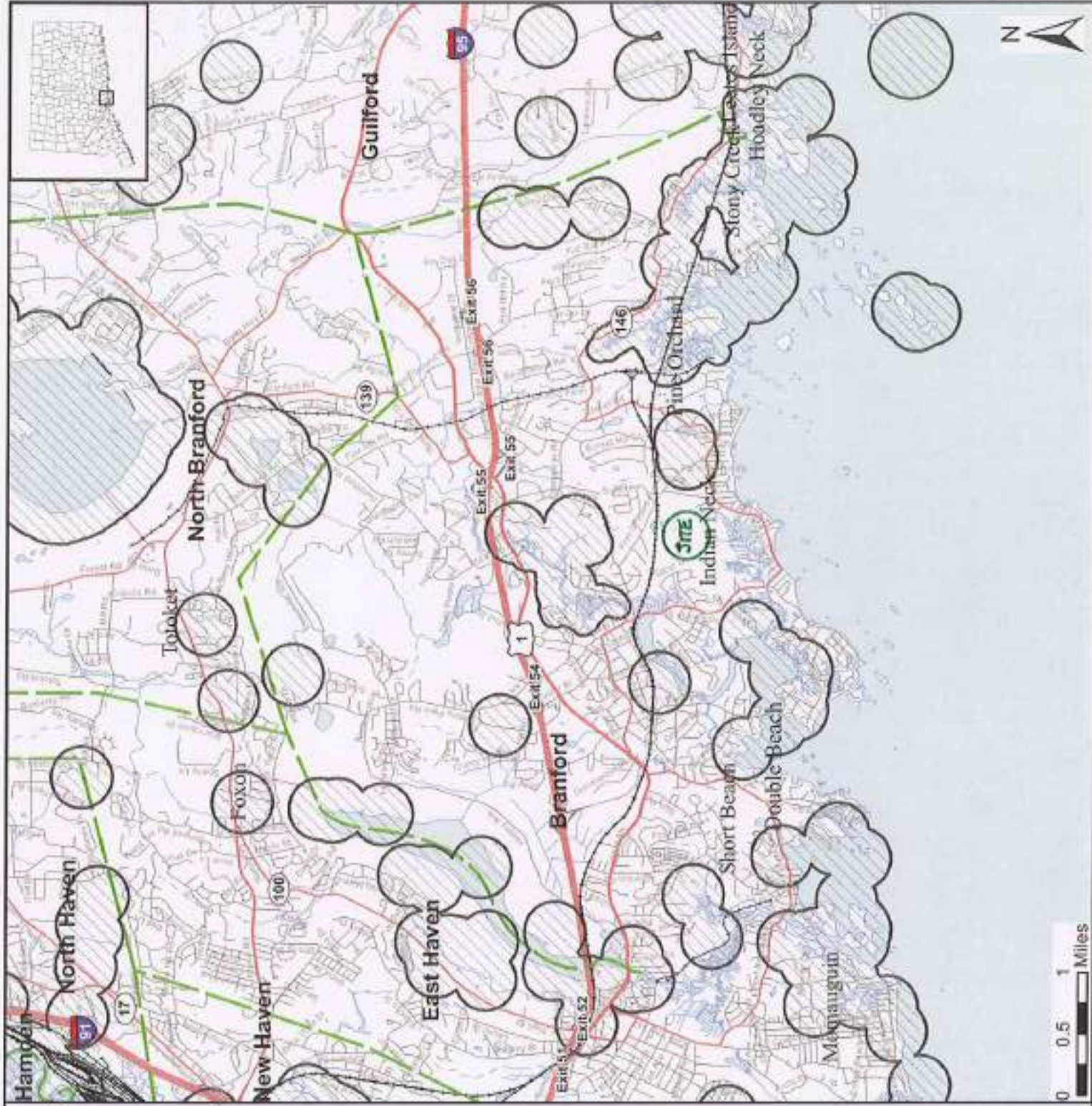
www.ct.gov/deep/nddbrequest

This file has PDF Layers. Look for the Layers tab on the left. Expand the layers and use the "eye" icons to change visibility.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
78 Elm St., Hartford CT 06106
Phone (860) 424-3011



Connecticut Department of
Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Town of Branford, CT
DPW Site Selection Study

TP-2: Veterans Memorial Park



Veterans Memorial Park site



View of tennis courts

Town of Branford, CT
DPW Site Selection Study
TP-2: Veterans Memorial Park
October 2011



View of baseball and soccer fields



View of playground and restrooms

Town of Branford, CT
DPW Site Selection Study
TP-2: Veterans Memorial Park
October 2011

Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

WETLANDS



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Town of Branford

Geographic Information System (GIS)



ZONING

Date Printed: 9/13/2011



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Property Location: BRUSHY PLAINS RD MAP ID: D04000-001-000357 Account 0611060 Bldg Name: State Use: 9031
 Vision ID: 694 Bldg # 1 of 2 Sub # 1 of 3 Print Date: 04/15/2010 08:39

OWNER: CHERNY OWNER
 BRANTFORD TOWN OF SOCCER FIELD
 1015 MAIN ST
 BRANTFORD, CT 06405
 Additional Owners:
 UTILITIES
 2 Public Water
 3 Public Sewer
 6 Sidewalk
 SUPPLEMENTAL DATA
 01-0990-001-000357
 TILDG TX
 SEPTIC
 SEWER
 DISTRICT
 CLONES TR 184
 ASSESSOR
 0380038
 RECORD OF OWNERSHIP
 R.F. POLYPAGE
 SALE DATE: 04/19/99
 SALE PRICE: 1/0

VISION

Category	Code	Assessed Value	Assessed Parcels	Assessed Parcels	Assessed Parcels
Current Assessment	21	530,000	21	21	21
Exempted	22	59,200	22	22	22
Other	25	352,100	25	25	25
Total		941,300			

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed Value	Assessed Parcels	Assessed Parcels	Assessed Parcels
2009	21	377,300	21	21	21
2008	21	41,540	21	21	21
2007	21	246,500	21	21	21
Total		665,340			

EXEMPTIONS
 OTHER ASSESSMENTS
 APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Cont)
 Appraised XE (E) Value (Bldg)
 Appraised OB (L) Value (Bldg)
 Appraised Land Value (Bldg)
 Special Land Value
 Total Appraised Parcel Value
 Valuation Method:

NET TOTAL APPRAISED PARCEL VALUE
 Adjustments
 VISIT/CHANGE HISTORY
 10/23/09
 03/01/09
 02/28/2001

BUILDING PERMIT RECORD
 Zone Description
 1001 MUNICIPAL MEDIUM
 1002 MUNICIPAL MEDIUM
 1003 MUNICIPAL MEDIUM

LAND LINE VALUATION SECTION

Zone	Description	Area	Price	Value	Area	Price	Value
1001	MUNICIPAL MEDIUM	0.46 AC	100,000	46,000	1.00	100,000	100,000
1002	MUNICIPAL MEDIUM	37.97 AC	1,000,000	37,970,000	6.75	1,000,000	6,750,000
1003	MUNICIPAL MEDIUM	37.97 AC	1,000,000	37,970,000	6.75	1,000,000	6,750,000
Total				74,620,000			113,500,000

Total Land Value: 518,000

CONSTRUCTION DETAIL

Account # 011666 MAP ID: D04000 000 0002507

CONSTRUCTION AREA: (CONTINUING)

Code	Description	Area	Unit	Rate	Amount
96	Warehouse				
96	MidComm				
93	C				
15	Controllder				
63	GalvShp				
63	Asphalt				
61	Minor Masonry				
02	Corner Hinkel				
04	Electric				
05	Shot Areas Dur				
01	None				

MUNICIPAL MDL 96

Code	Description	Area	Unit	Rate	Amount
9001	MUNICIPAL MDL 96				
00	Revised Gen			29,900	
00	AVL			1985	
00	Use Code			A	
00	Renovl Hring			17	
00	Mean Remodded			0	
00	Use %			0	
00	Function: Obsolete			0	
00	Exempt: Obsolete			0	
00	Cost Treat Fault			0	
00	Seals			0	
00	% Complete			85	
00	Overall % Comp			24,800	
00	Account Val			0	
00	Dep R Dur			0	
00	Dep Cur Current			0	
00	Miss Imp Cr			0	
00	Miss Imp Cr Comment			0	
00	Cost to Cur Cr			0	
00	Cost to Cur Cr Comment			0	

HEATING SPLIT

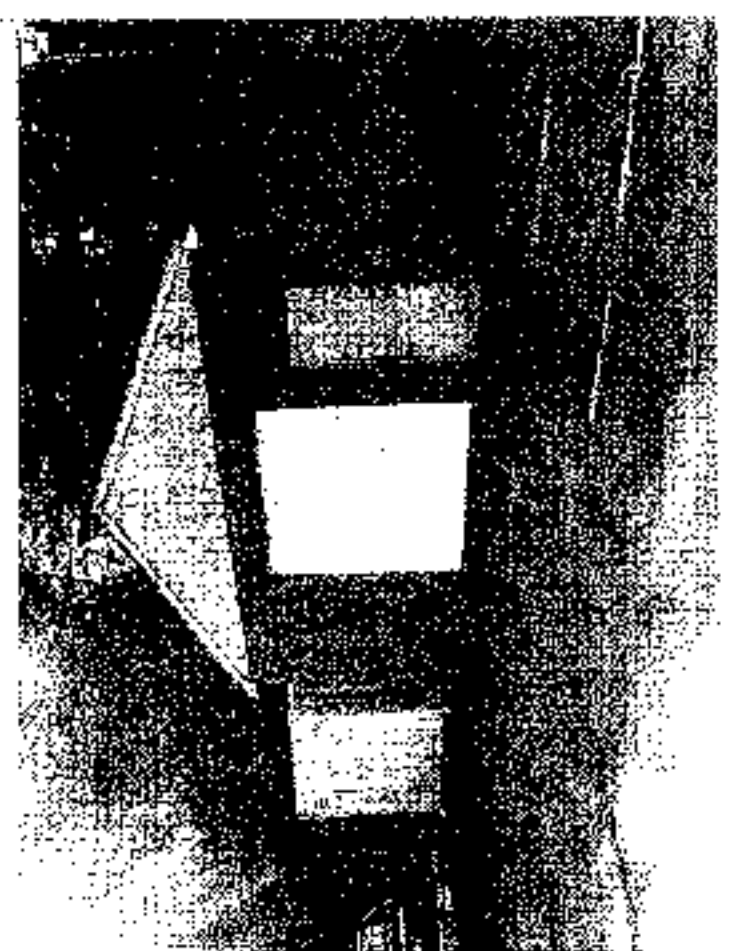
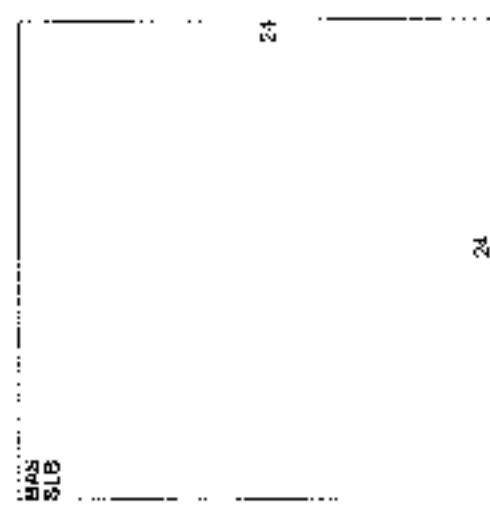
Code	Description	Area	Unit	Rate	Amount
52	HEATING SPLIT				
63	MASONRY				
64	NOISE				
62	PAVING ONLY				
60	AVERAGE				
62	PAVING ONLY				

OB-OUTBUILDING 40 YARD ITEMS (EX) - BUILDING EXTRA FEATURES ONLY

Code	Description	Area	Unit	Rate	Amount
179	TRUCK GARAGE				
179	WATER TOWER				
179	WATER TOWER				
179	WATER TOWER				
179	WATER TOWER				
179	WATER TOWER				
179	WATER TOWER				
179	WATER TOWER				
179	WATER TOWER				
179	WATER TOWER				

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Area	Unit	Rate	Amount
9051	Warehouse				
9051	Warehouse				
9051	Warehouse				
9051	Warehouse				
9051	Warehouse				
9051	Warehouse				
9051	Warehouse				
9051	Warehouse				
9051	Warehouse				
9051	Warehouse				



CONSTRUCTION ITEM DESCRIPTION
 Code Description

Code	Description	Unit	Quantity
9031	MIXED USE	SQ. FOOT	100
CUSTOMER'S CALCULATION			

Construction Items

08-00 BUILDING & YARD ITEMS (EXCEPT BUILDING EXTRA FEAT. RES.)
 Code Description Unit Price for Code Description Unit Price

Code	Description	Unit	Quantity	Price	Total
08-00	ATMOSPHERIC	SQ. FOOT	100	250.000	250.000

BUILDING SUB-AREA SUMMARY SECTION
 Code Description Unit Price for Code Description Unit Price

Code	Description	Unit	Quantity	Price	Total
08-00	ATMOSPHERIC	SQ. FOOT	100	250.000	250.000
					16,000

No Photo On Record



MAP SCALE 1" = 500'



PANEL SUBJECT

FIRM FLOOD INSURANCE RATE MAP NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS)

PANEL 482 OF 835
SEE MAP INDEX FOR FIRM PANEL LAYOUT

CARLISBES

NUMBER PANEL SUFFIX
00000 00000 00000 00000

DATE OF ISSUE
12/17/2010

Map is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared.



MAP NUMBER
2800000482H

EFFECTIVE DATE
DECEMBER 17, 2010

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is a partial copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date of this data. For the latest version of information on the National Flood Insurance Program, flood maps, check the FEMA Flood Map Data at www.nwr.fema.gov.



Town of Branford

Geographic Information System (GIS)



Data Printed: 10/24/2011

CONNECTED TO SEWER



MAP DISCLAIMER - NOTICE OF LIABILITY

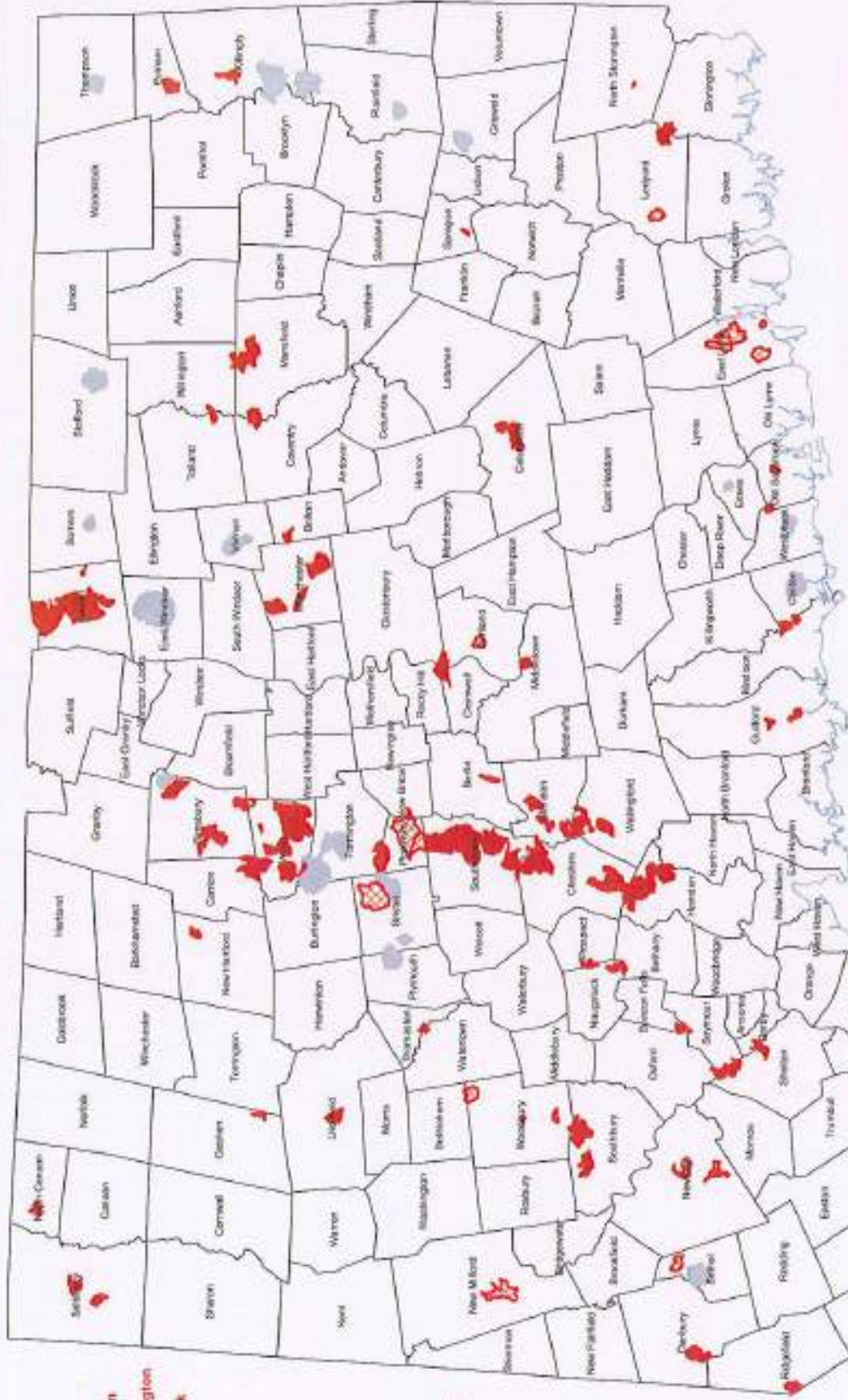
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Towns with Aquifer Protection Areas

- Avon
- Beacon Falls
- Berlin
- Bethany
- Bethel
- Boonville
- Bristol
- Burlington
- Canton
- Cheshire
- Clinton
- Colchester
- Coventry
- Cromwell
- Danbury
- Darien
- Derby
- East Lyme
- East Windsor
- Enfield
- Essex
- Farmington
- Glastonbury
- Goshen
- Groton
- Guilford
- Hamden
- Killingly
- Ledyard
- Litchfield
- Madison
- Mansfield
- Meriden
- Middletown
- Naugatuck
- Williston
- New Britain
- New Hartford
- New Milford
- Newtown
- North Canaan
- North Haven
- North Stoughton
- Norwalk
- Old Saybrook
- Oxford
- Plainville
- Plymouth
- Putnam
- Prospect
- Putnam
- Ridgefield
- Rocky Hill
- Salisbury
- Seymour
- Shelton
- Simsbury
- Somers
- Southbury
- Southington
- Sprague
- Stafford
- Stoughton
- Thomaston
- Thompson
- Tolland
- Vernon
- Wallingford
- Waterbury
- Westport
- Westbrook
- Weston
- Westport
- Willington
- Williston
- Woodbury

* Towns in red have adopted the Final Aquifer Protection Areas



NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping that have adopted the Aquifer Protection Areas at the local level and for which land use regulations are now in place as designated by the solid red above and in red in the list of Towns with Aquifer Protection Areas.

www.ct.gov/deep/aquiferprotection

**Connecticut
Aquifer Protection Areas**

Bureau of Water Protection and Land Reuse

August 1, 2011

- Level A Aquifer Protection Area (Final Adopted)
- Level A Aquifer Protection Area (Final)
- Level B Aquifer Protection Area (Preliminary)



Connecticut Department of
Energy & Environmental Protection



Natural Diversity Data Base Areas

BRANFORD, CT

July 2011

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

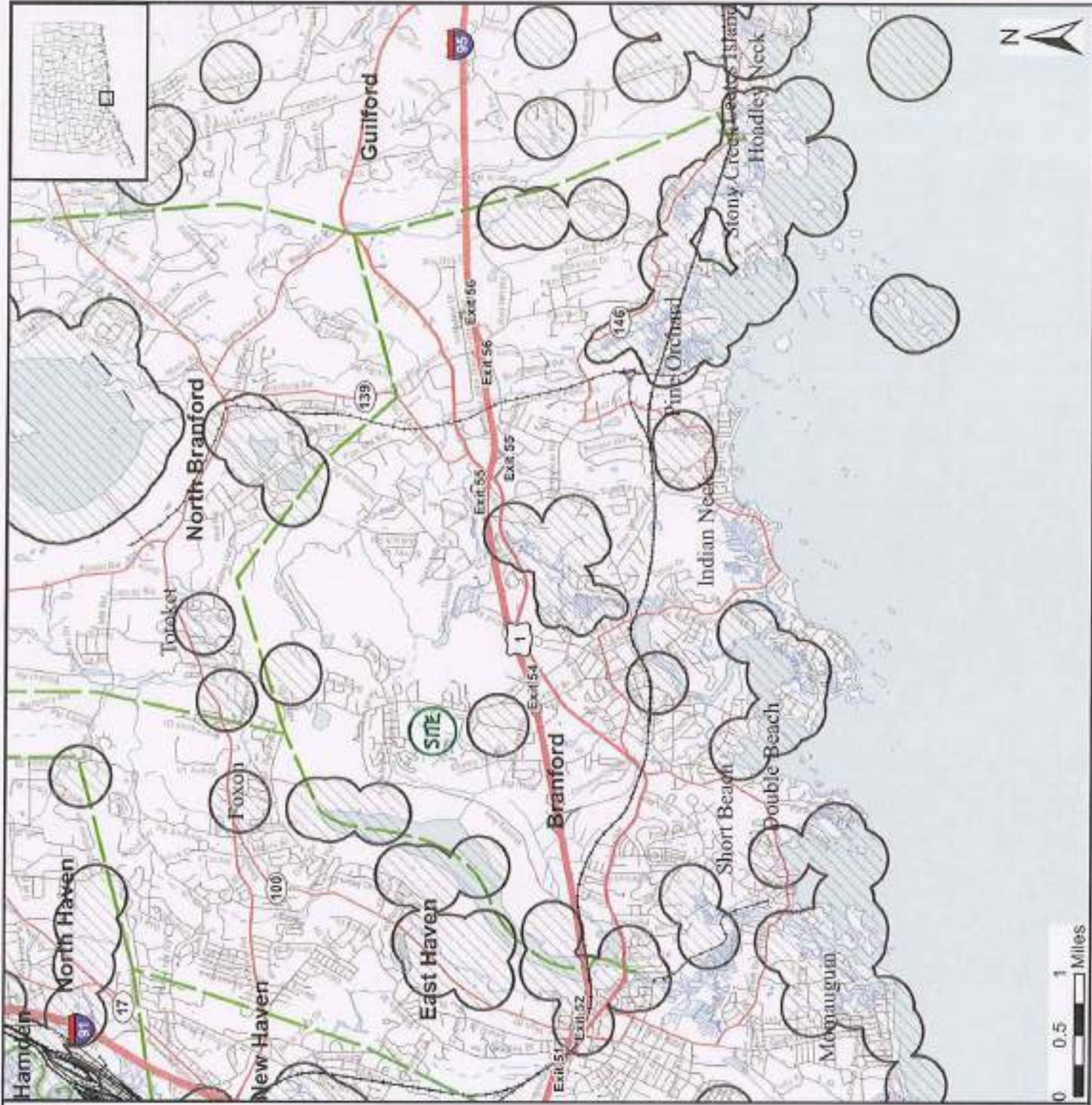
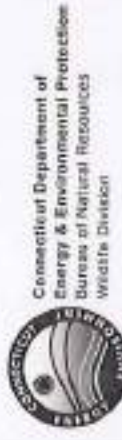
NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area, or overlapping a lake, pond or wetland that has shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, the project may have a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

www.ct.gov/deep/nddb/request

This file has PDF Layers. Look for the Layers tab on the left. Expand the layers and use the "eye" icons to change visibility.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St., Hartford CT 06106
Phone (860) 424-3011



Town of Branford, CT
DPW Site Selection Study

PP-1: 15/21 East Industrial Road



Front of building at 15 East Industrial Road



Back of building at 15 East Industrial Road

Town of Branford, CT
DPW Site Selection Study
PP-1: 15/21 East Industrial Road
October 2011



Front portion of 21 East Industrial Road



Back portion of 21 East Industrial Road

Town of Branford, CT
DPW Site Selection Study
PP-1: 15/21 East Industrial Road
October 2011

Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

WETLANDS



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



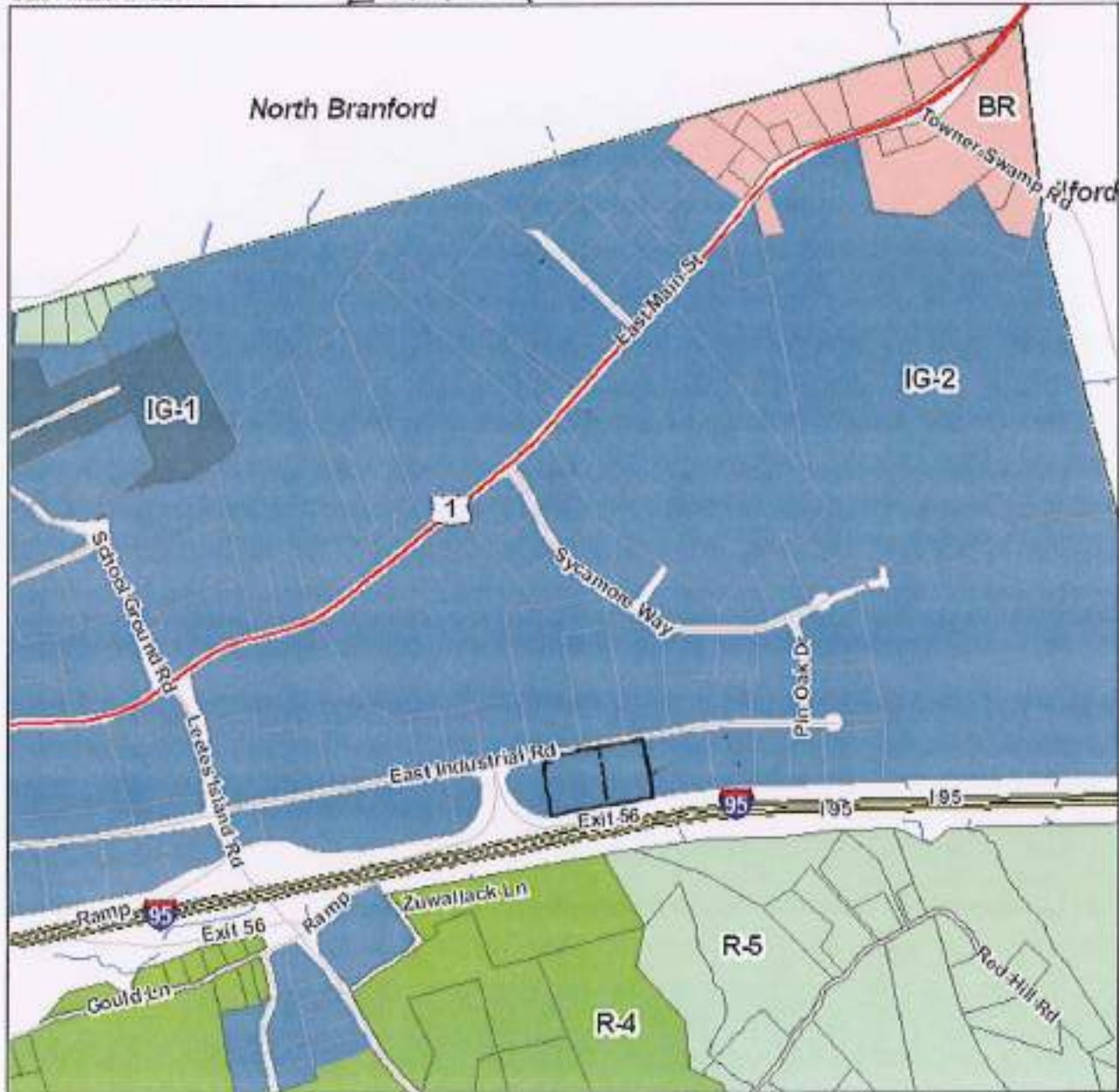
Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

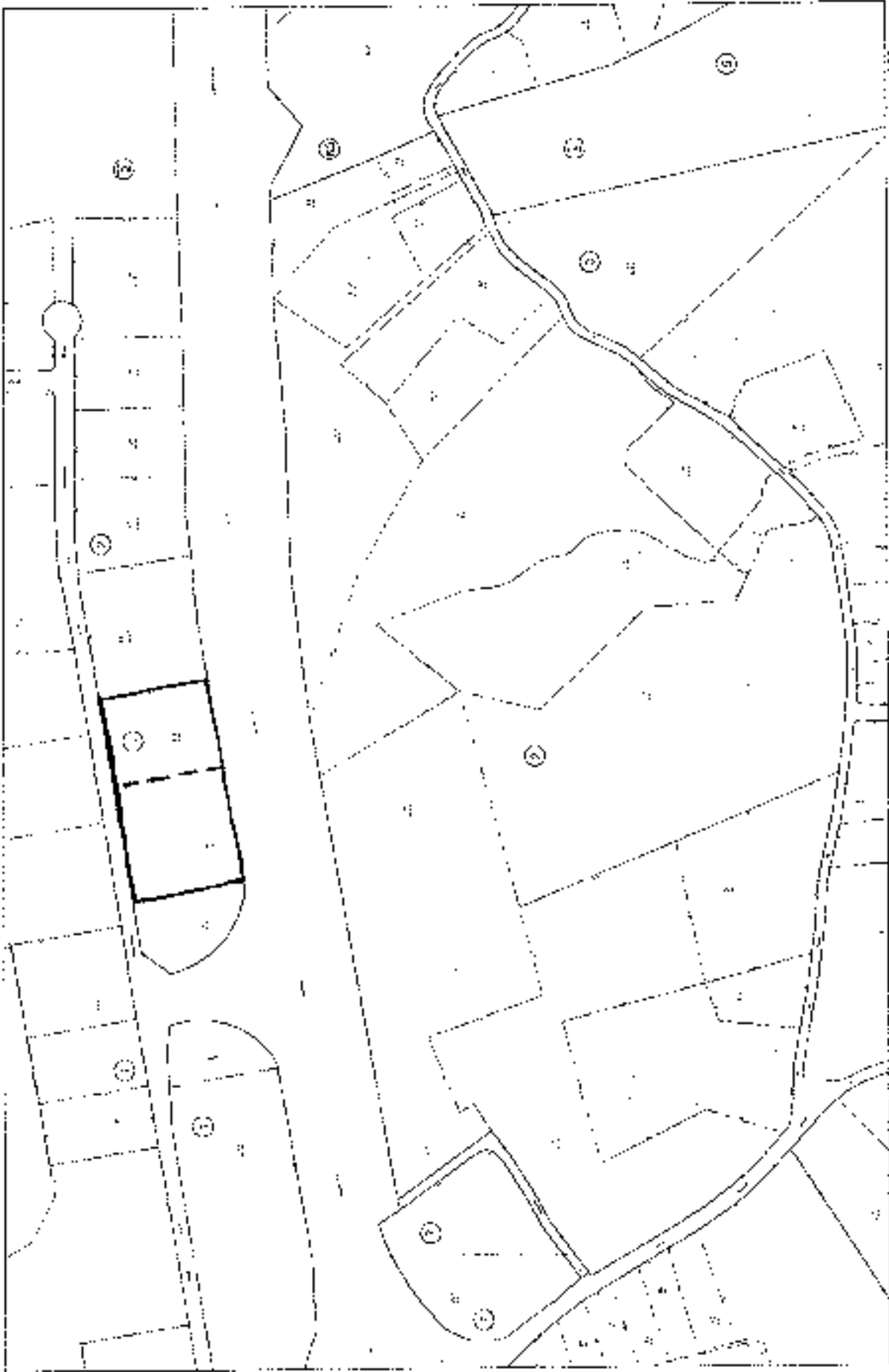
ZONING



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.

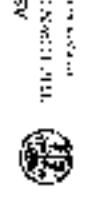




1:1000	1:5000	1:10000	1:25000	1:50000
1:1000	1:5000	1:10000	1:25000	1:50000



ASSESSMENT MAP '05
 THE TOWN OF BRANFORD, CONNECTICUT
 PREPARED BY THE TOWN ENGINEER
 AT 400 HILL ST. BR.



- Legend**
- 1. All Lots
 - 2. All Lots
 - 3. All Lots
 - 4. All Lots
 - 5. All Lots
 - 6. All Lots
 - 7. All Lots
 - 8. All Lots
 - 9. All Lots
 - 10. All Lots
 - 11. All Lots
 - 12. All Lots
 - 13. All Lots
 - 14. All Lots
 - 15. All Lots
 - 16. All Lots
 - 17. All Lots
 - 18. All Lots
 - 19. All Lots
 - 20. All Lots
 - 21. All Lots
 - 22. All Lots
 - 23. All Lots
 - 24. All Lots
 - 25. All Lots
 - 26. All Lots
 - 27. All Lots
 - 28. All Lots
 - 29. All Lots
 - 30. All Lots
 - 31. All Lots
 - 32. All Lots
 - 33. All Lots
 - 34. All Lots
 - 35. All Lots
 - 36. All Lots
 - 37. All Lots
 - 38. All Lots
 - 39. All Lots
 - 40. All Lots
 - 41. All Lots
 - 42. All Lots
 - 43. All Lots
 - 44. All Lots
 - 45. All Lots
 - 46. All Lots
 - 47. All Lots
 - 48. All Lots
 - 49. All Lots
 - 50. All Lots
 - 51. All Lots
 - 52. All Lots
 - 53. All Lots
 - 54. All Lots
 - 55. All Lots
 - 56. All Lots
 - 57. All Lots
 - 58. All Lots
 - 59. All Lots
 - 60. All Lots
 - 61. All Lots
 - 62. All Lots
 - 63. All Lots
 - 64. All Lots
 - 65. All Lots
 - 66. All Lots
 - 67. All Lots
 - 68. All Lots
 - 69. All Lots
 - 70. All Lots
 - 71. All Lots
 - 72. All Lots
 - 73. All Lots
 - 74. All Lots
 - 75. All Lots
 - 76. All Lots
 - 77. All Lots
 - 78. All Lots
 - 79. All Lots
 - 80. All Lots
 - 81. All Lots
 - 82. All Lots
 - 83. All Lots
 - 84. All Lots
 - 85. All Lots
 - 86. All Lots
 - 87. All Lots
 - 88. All Lots
 - 89. All Lots
 - 90. All Lots
 - 91. All Lots
 - 92. All Lots
 - 93. All Lots
 - 94. All Lots
 - 95. All Lots
 - 96. All Lots
 - 97. All Lots
 - 98. All Lots
 - 99. All Lots
 - 100. All Lots

Scale: 1" = 100'

North Arrow

Property Location: 21 EAST INDUSTRIAL RD
 Vision ID: 125H
 Acreage: 903404
 MAP ID: 1058000011: 109.17
 Blg #: 1 of 1
 Sec A: 1 of 1
 Card 1 of 1
 State Code: 440V
 Issue Date: 10/15/2010 09:33

CURRENT ASSESSMENT
 Card: 1 of 1
 Appraised Value: 549,500
 Assessed Value: 376,500
 5-1
 5-3
 534,500
 0.000
 657d
 TRAFFYURD, CT

PREVIOUS ASSESSMENTS (HISTORY)
 Total: 549,500
 376,500
 331,000
 331,000
 327,400
 304,200
 311,500
 311,500

OTHER ASSESSMENTS
 Total: 376,500
 331,000
 331,000
 331,000
 327,400
 304,200
 311,500
 311,500

APPROXIMATE VALUE SUMMARY
 Appraised Bldg. Value (Card): 549,500
 Appraised XF (B) Value (Bldg): 0
 Appraised GD (C) Value (Bldg): 6,000
 Appraised Land Value (Bldg): 594,500
 Special Levy Value: 0
 Total Appraised Parcel Value: 549,500
 Voucher: 440V

NET TOTAL APPRAISED PARCEL VALUE
 549,500

REVISION HISTORY

Date	Type	By	Reason
10/23/2009	JMS	16	Reval Review
07/02/2009	GM	00	Reval Review
10/14/2004	RP	16	Reval Review
02/26/2002	TW	00	Measure Change

LAND USE VALUATION SECTION

Code	Area	Rate	Value
1.00	1.00	1.00	1.00
1.00	1.00	1.00	1.00
1.00	1.00	1.00	1.00

BUILDING PERMIT RECORD

Permit No.	Area	Value
1058000011	1.00	1.00

NOTES
 ACCESSORY LOT FOR PROTECTIVE TRUCKS
 FNS PAR LOTS 9 - 9.1

VISION

Code	Quantity	Unit	Amount
00	1	CONSTRUCTION DEVAL. (CONTINUED)	0.00

Model	EQ	Variant
-------	----	---------

Code	Quantity	Unit	Amount
00	1	MIXED USE	0.00

Code	Quantity	Unit	Amount
00	1	44EV INCL IN MV MNT. 00	0.00

Code	Quantity	Unit	Amount
00	1	COST/MARKET VALUATION	0.00

Replaces Cost	0
AVL	
Job Code	
Contract Refund	
Year Completed	
Dev %	
Final eng. Order	
Final Contract	
Final Field	
Status	
% Complete	
Overall % Comp	
Work % Val	
Dev % Cost	
Inv. Over Cost	
Miss. Inv. Over	
Miss. Inv. Over Comment	
Close to Close Over	
Close to Close Comment	

Code	Quantity	Unit	Amount
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00

Code	Quantity	Unit	Amount	Rate	Per	Rate
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00	0.00	0.00	0.00
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00	0.00	0.00	0.00

Code	Quantity	Unit	Amount
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00

Code	Quantity	Unit	Amount
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00

Code	Quantity	Unit	Amount
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00

Code	Quantity	Unit	Amount
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00

Code	Quantity	Unit	Amount
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00

Code	Quantity	Unit	Amount
00	1	00-OUTBUILDING & YARD ITEMS (EXCL. EX-TRA FEATURES)	0.00

No Photo On Record

MAP SCALE 1" = 500'



METERS

PANEL 0467H

FIRM

FLOOD INSURANCE RATE MAP
NEW HAVEN COUNTY,
CONNECTICUT
(CALL JURISDICTIONS)

PANEL 467 OF 535
SEE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS:

COMMUNITY	LAND USE BASE SURVIV
FRANCHISE TOTALS OF	INSURANCE
ADMINISTRATIVE CODES	INSURANCE

MAP NUMBER
09009C0467H

EFFECTIVE DATE
DECEMBER 17, 2010

Federal Emergency Management Agency



This is a digital copy of a portion of the above information from map 17
was extracted using FIRM CS-Link. This map does not represent changes
in administration which may have been implemented by the State or the
FIRM office. For the latest product information about Federal Flood Insurance
Program flood maps, check the FEMA Flood Map Story at www.fema.gov

NATIONAL FLOOD INSURANCE PROGRAM



Town of Branford

Geographic Information System (GIS)



Date Printed: 10/24/2011

CONNECTED TO SEWER



MAP DISCLAIMER - NOTICE OF LIABILITY

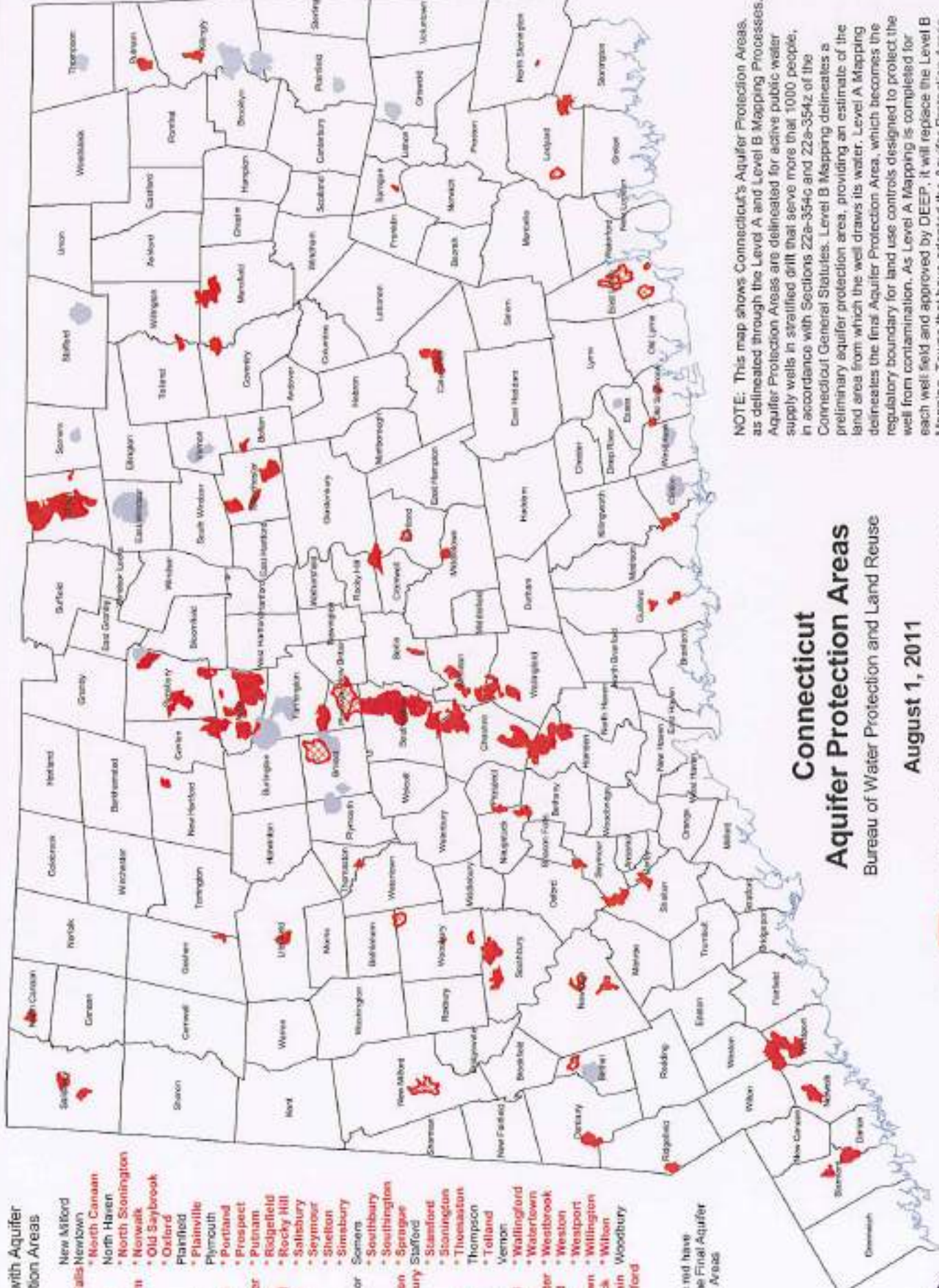
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Towns with Aquifer Protection Areas

- Avon
- Beacon Falls
- Berlin
- Bethany
- Bethel
- Bethelham
- Bolton
- Bristol
- Brooklyn
- Burlington
- Canton
- Cheshire
- Clinton
- Colchester
- Coventry
- Cromwell
- Danbury
- Darien
- Derby
- East Lyme
- East Windsor
- Enfield
- Essex
- Farmington
- Glastonbury
- Goshen
- Granville
- Guilford
- Hamden
- Killingly
- Ledyard
- Litchfield
- Madison
- Manchester
- Mansfield
- Meriden
- Middletown
- Naugatuck
- New Britain
- New Hartford
- New Milford
- North Canaan
- North Haven
- North Stoughton
- Norwalk
- Old Saybrook
- Oxford
- Plainfield
- Plainville
- Plymouth
- Portland
- Prospect
- Putnam
- Rodgelfield
- Rocky Hill
- Salisbury
- Seymour
- Shelton
- Simsbury
- Somers
- Southbury
- Southington
- Sprague
- Stafford
- Stamford
- Stonington
- Thessalon
- Thompson
- Tolland
- Vernon
- Wallingford
- Watertown
- Westbrook
- Weston
- Westport
- Willington
- Naugatuck
- Wilton
- Woodbury
- New Britain
- New Hartford

* Towns in red have adopted the Final Aquifer Protection Areas



Connecticut Aquifer Protection Areas

Bureau of Water Protection and Land Reuse

August 1, 2011

- Level A Aquifer Protection Area (Final Adopted)
- ▨ Level B Aquifer Protection Area (Final)
- Level C Aquifer Protection Area (Preliminary)

Connecticut Department of
Energy & Environmental Protection





NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping. Towns that have adopted the Aquifer Protection Areas at the local level and for which land use regulations are now in place are designated by the solid red above and in red in the list of Towns with Aquifer Protection Areas.

www.ct.gov/deep/aquiferprotection

Natural Diversity Data Base Areas BRANFORD, CT

July 2011

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area, or overlapping a lake, pond or wetland that has shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, the project may have a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

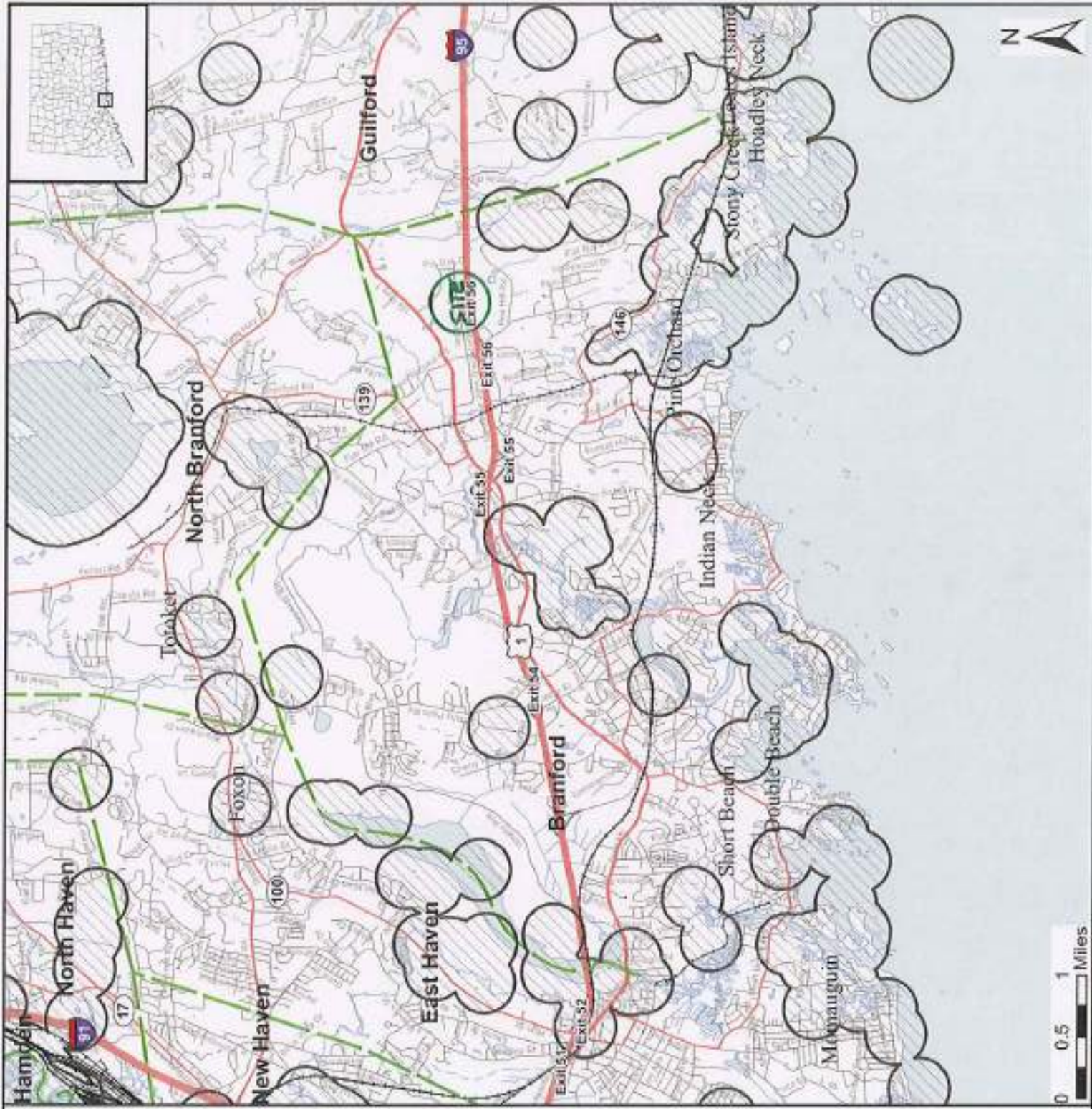
www.ct.gov/dep/nodd/request

This file has PDF Layers. Look for the Layers tab on the left. Expand the layers and use the "eye" icons to change visibility.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St., Hartford CT 06106
Phone (860) 424-3011



Connecticut Department of
Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Town of Branford, CT
DPW Site Selection Study

PP-2: Tabor Drive



Frontage area at Tabor Drive



Tabor Drive site

Town of Branford, CT
DPW Site Selection Study
PP-2: Tabor Drive
October 2011



Tabor Drive site



Tabor Drive site

Town of Branford, CT
DPW Site Selection Study
PP-2: Tabor Drive
October 2011

Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

WETLANDS



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

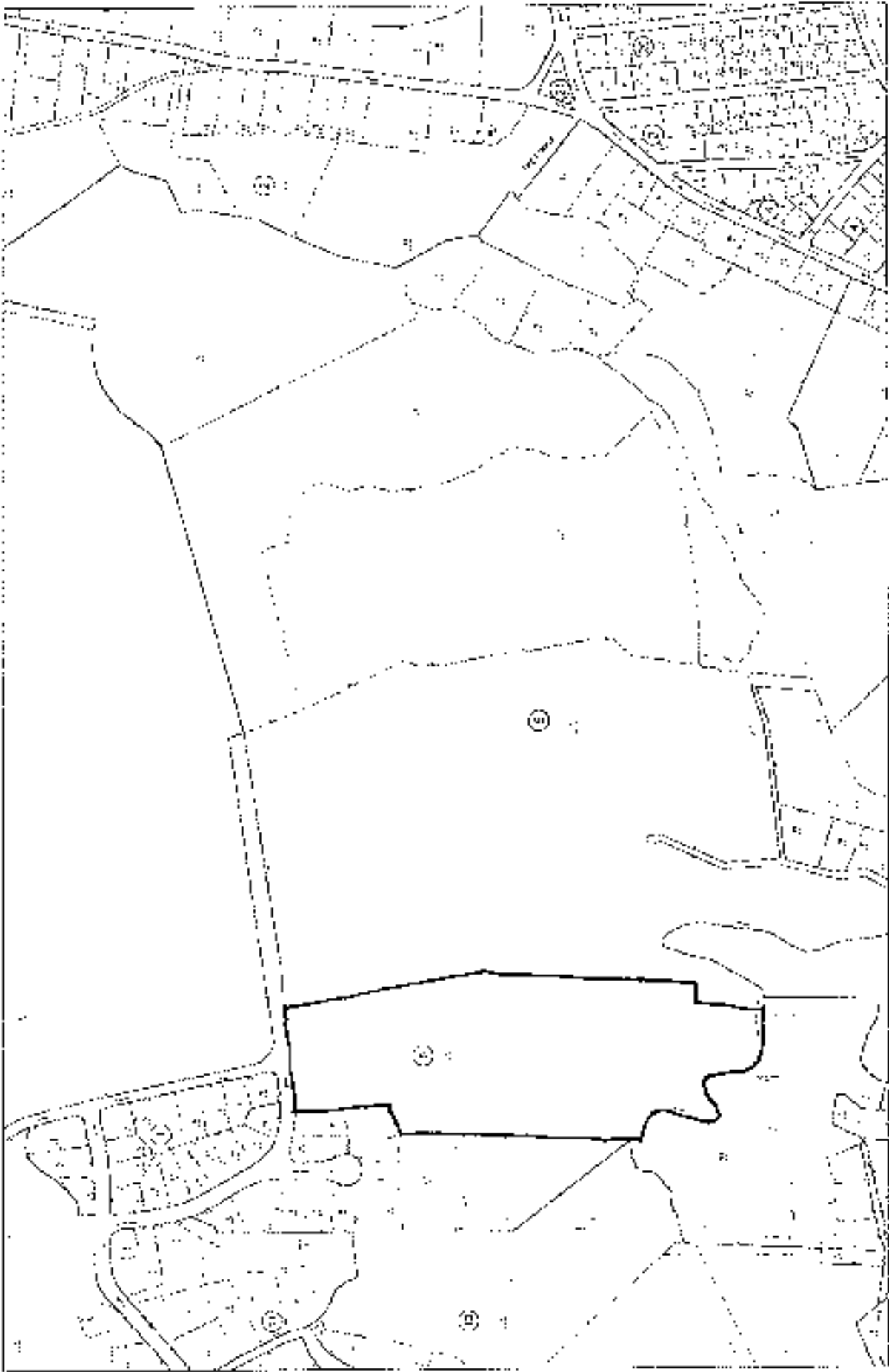
ZONING



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.





ASSESSMENT MAP OF THE TOWN OF HANOVER, VERMONT, JULY 2012
 Prepared by the Town of Hanover, Vermont, and the Vermont Department of Public Safety, Bureau of Land Management

LEGEND

- Parcel boundary
- Water body
- Highway
- Local road
- Other road
- Other boundary
- Other feature

SCALE

1 inch = 100 feet

GRID

1	2	3	4	5	6	7	8	9	10
A	B	C	D	E	F	G	H	I	J

TOWN OF HANOVER, VERMONT

July 2012

Property Location: TAILOR DR MAT ID: F09-000-0606-0003277 Hing Name: State Use: 7100
 Vision ID: 110007 Map # 1 of 1 Card 1 of 1 Print Date: 04/15/2010 18:53
 QUARGNY OWNER START ROAD LOCATION CURRENT ADDRESS APPROVED VALUE APPROVED DATE
 ZUWALICK HENRY W Public Water FARM ROAD 6-1 218,400 2-10-09
 36 ZUWALICK JA Public Sewer 218,400

Account # 0069005 UTILITIES START ROAD LOCATION APPROVED VALUE APPROVED DATE
 1 Level Public Water FARM ROAD 6-1 218,400 2-10-09
 2 Public Sewer 218,400

SUPPLEMENTAL DATA ASSGN P/DA 218,400 5,100

CONDO BLDG BLDG IN 5,100 5,100
 CONDO UNIT SEPTIC 5,100 5,100
 CONDO FLOOR SEWER 5,100 5,100
 DISTRICT DISTRICT 5,100 5,100
 CENSUS TR 1864 CENSUS TR 1864 5,100 5,100

FIS ID: F0000630000002 SALE PRICE P/C 218,400 5,100
 RECORD ON OWNERSHIP RE: 06/24/08 218,400 5,100
 ZUWALICK HENRY W 05/19/08 218,400 5,100

EXEMPTIONS OTHER ASSIGNMENTS 5,100 5,100
 Assessed Cont 5,100 5,100
 Total 5,100 5,100

NEIGHBORHOOD TRACT NO 218,400 5,100
 ASSESSING NEIGHBORHOOD TRACT NO 218,400 5,100
 NEIGHBORHOOD TRACT NO 218,400 5,100

NOTES 218,400 5,100
 34.50 AC BARGE 218,400 5,100
 22.00 AC TILLABLE C 218,400 5,100
 2.50 AC WASTE LAND U 218,400 5,100

BUILDING PERMIT RECORD 218,400 5,100
 Date Description Date Description Date Description Date Description Date Description
 10/27/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009
 10/14/2004 DM 11/11/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009
 10/13/2003 SF 11/11/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009
 10/03/03 AH 11/11/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009 RY 11/11/2009

LAND USE VALUATION SECTION 218,400 5,100
 Zone Area Value Zone Area Value Zone Area Value Zone Area Value Zone Area Value
 302 0.34 AC 109,400.00 302 5 1,000 302 1.80 7,500.00 302 1.45 6,075.00 302 1.45 6,075.00
 03 24.16 AC 7,500.00 03 1.50 1,000 03 0.50 500.00 03 1.45 6,075.00 03 1.45 6,075.00

Total Card Land Value: 14.80 AC Parcel Total Land Area: 14.8 AC Total Land Value: 218,400

Construction Detail
 Status: C.A. Description
 7100 FARM
 Mined Land
 100

COST MARKET VALUATION
 Val Base Note:

Repairs Cost	0
Code	
Rebuild Detail	
Year Remodeled	
2005	
Functionality Check	
Basement/Chimney	
Great Toilet Faulty	
Status	
% Complete	
Over 1/2 Cost	
Arrive Val	
Dep Over Comment	0
Misc Item Over	0
Misc Item Over Comment	
Cost to Date Over	0
Cost to Date Over Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XP-REPAIRING EXTRA FEATURES(S)
 Gross Area: 0.00
 Net Area: 0.00
 Total Area: 0.00

BUILDING SUB-AREA SUMMARY SECTION
 Gross Area: 0.00
 Net Area: 0.00
 Total Area: 0.00
 Total Gross Living Area: 0

No Photo On Record





MAP SCALE 1" = 500'



PANEL 0468H

FIRM FLOOD INSURANCE RATE MAP NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS)

PANEL 468 OF 635

SEE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS:
COMMUNITY NUMBER PANEL SHEETS
SPONSOR NUMBER SHEETS

NOTE: This map number should be used in all correspondence with FEMA. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



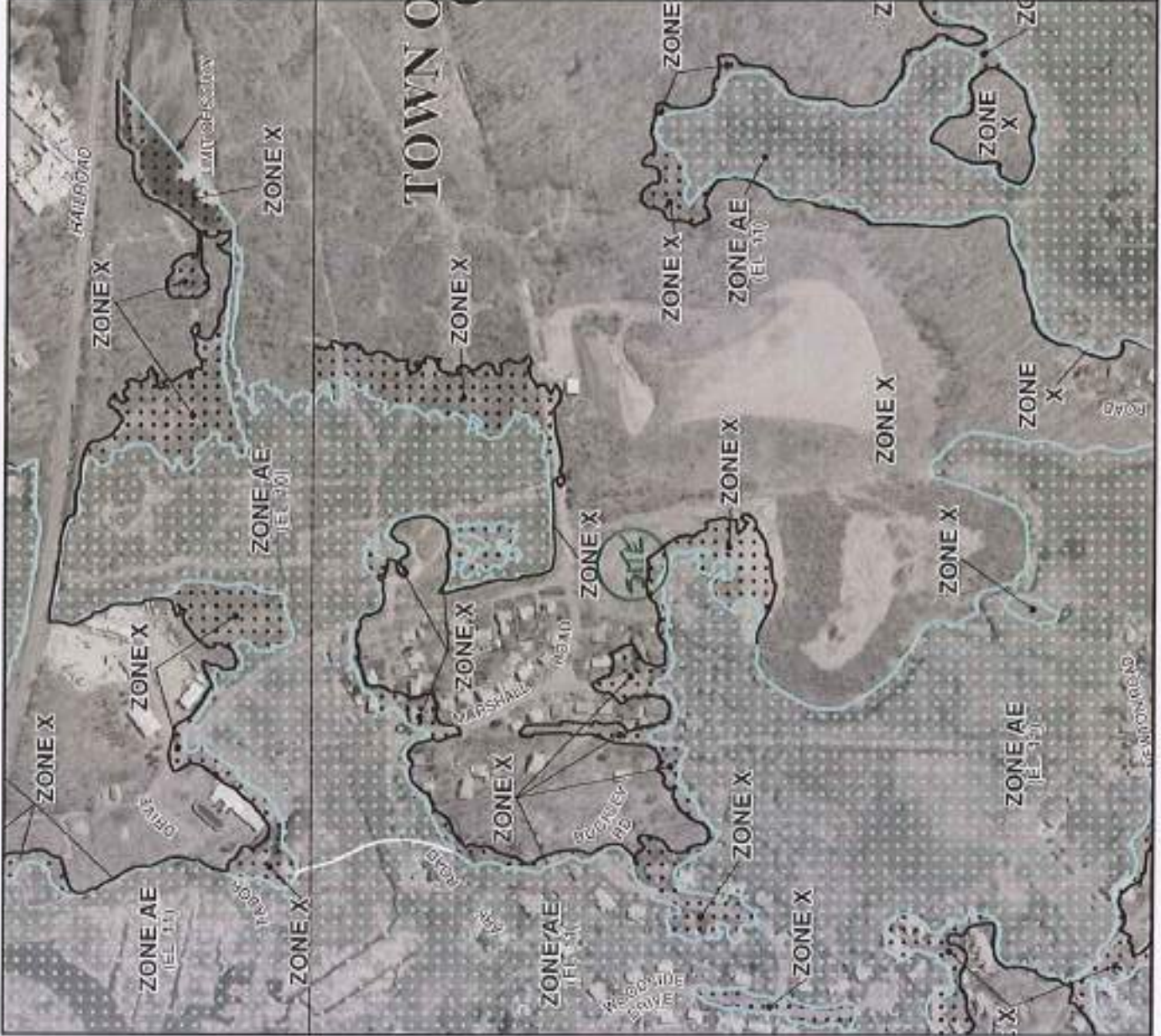
MAP NUMBER
09009C0468H

EFFECTIVE DATE
DECEMBER 17, 2010

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using FEMA's On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



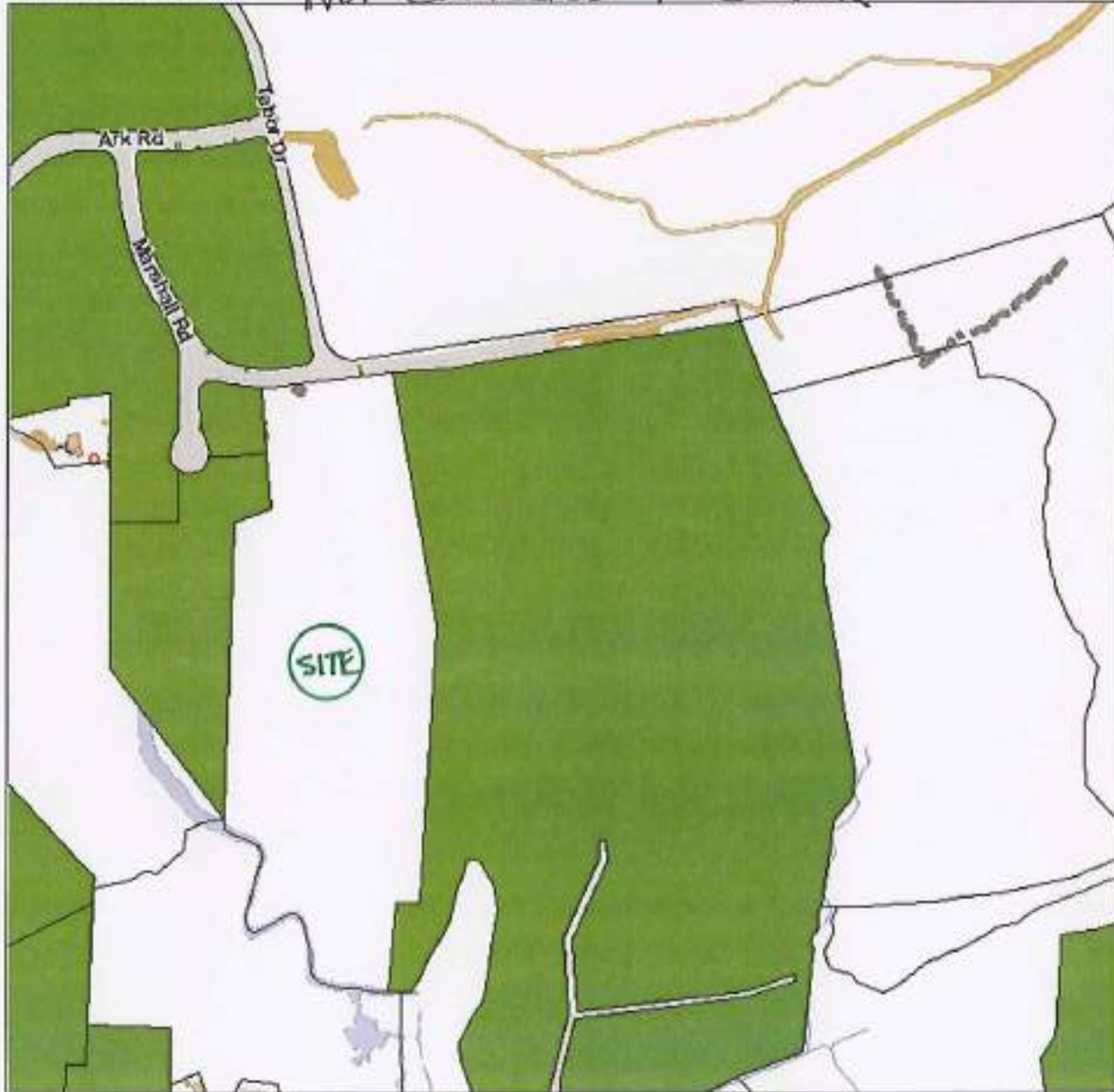
Town of Branford

Geographic Information System (GIS)



Date Printed: 10/24/2011

NOT CONNECTED TO SEWER



MAP DISCLAIMER - NOTICE OF LIABILITY

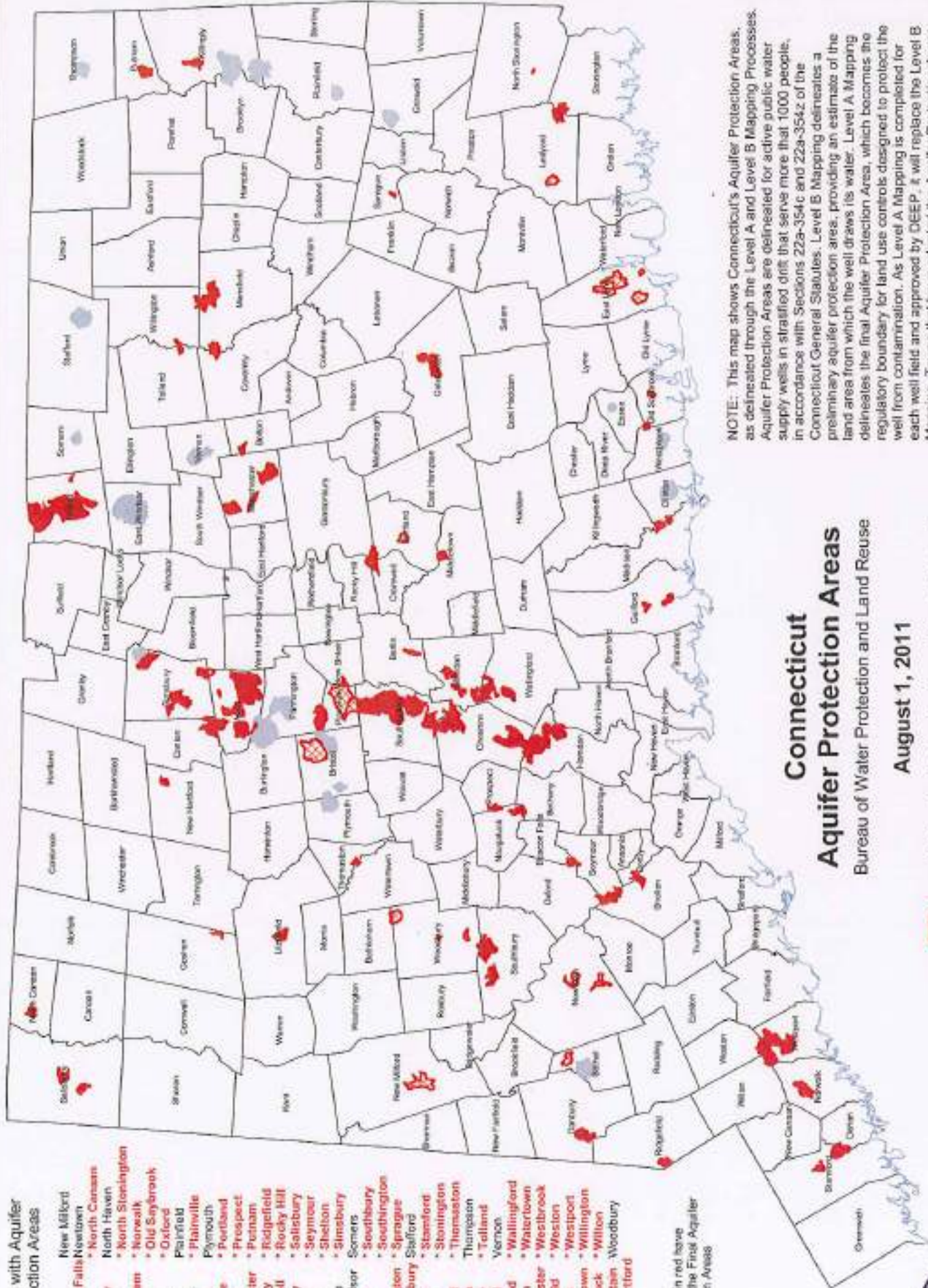
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Towns with Aquifer Protection Areas

- Avon
- Beacon Falls
- Berlin
- Bethany
- Bethel
- Bethelham
- Bolton
- Bristol
- Brooklyn
- Burlington
- Canton
- Cheshire
- Clinton
- Colchester
- Coventry
- Cromwell
- Danbury
- Darien
- Derby
- East Lyme
- East Windsor
- Enfield
- Essex
- Farmington
- Glastenbury
- Goshen
- Groverold
- Guilford
- Hamden
- Hartford
- Killingly
- Ledyard
- Litchfield
- Madison
- Manchester
- Mansfield
- Meriden
- Middletown
- Naugatuck
- New Britain
- New Britain
- New Hartford
- New Milford
- Newtown
- Northford
- North Haven
- North Plainfield
- North Stoughton
- Norwalk
- Old Saybrook
- Oxford
- Plainfield
- Plainville
- Plymouth
- Prospect
- Putnam
- Rosherville
- Rocky Hill
- Salisbury
- Seymour
- Shelton
- Simsbury
- Somers
- Southbury
- Southold
- Sprague
- Stafford
- Stamford
- Stonington
- Thomaston
- Thompson
- Tolland
- Vernon
- Wallingford
- Watertown
- Westbrook
- Weston
- Westport
- Willington
- Williston
- Woodbury

• Towns in red have adopted the Final Aquifer Protection Areas



Connecticut Aquifer Protection Areas

Bureau of Water Protection and Land Reuse

August 1, 2011

- Level A Aquifer Protection Area (Final Adopted)
- Level B Aquifer Protection Area (Final)
- Level C Aquifer Protection Area (Preliminary)





Connecticut Department of Energy & Environmental Protection

NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping. Towns that have adopted the Aquifer Protection Areas at the local level and for which land use regulations are now in place are designated by the solid red above and in red in the list of Towns with Aquifer Protection Areas.

www.ct.gov/deep/aquiferprotection

Natural Diversity Data Base Areas BRANFORD, CT

July 2011

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area; or overlapping a lake, pond or wetland that has shading; or upstream or downstream (by less than 1/2 mile) from a shaded area, the project may have a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

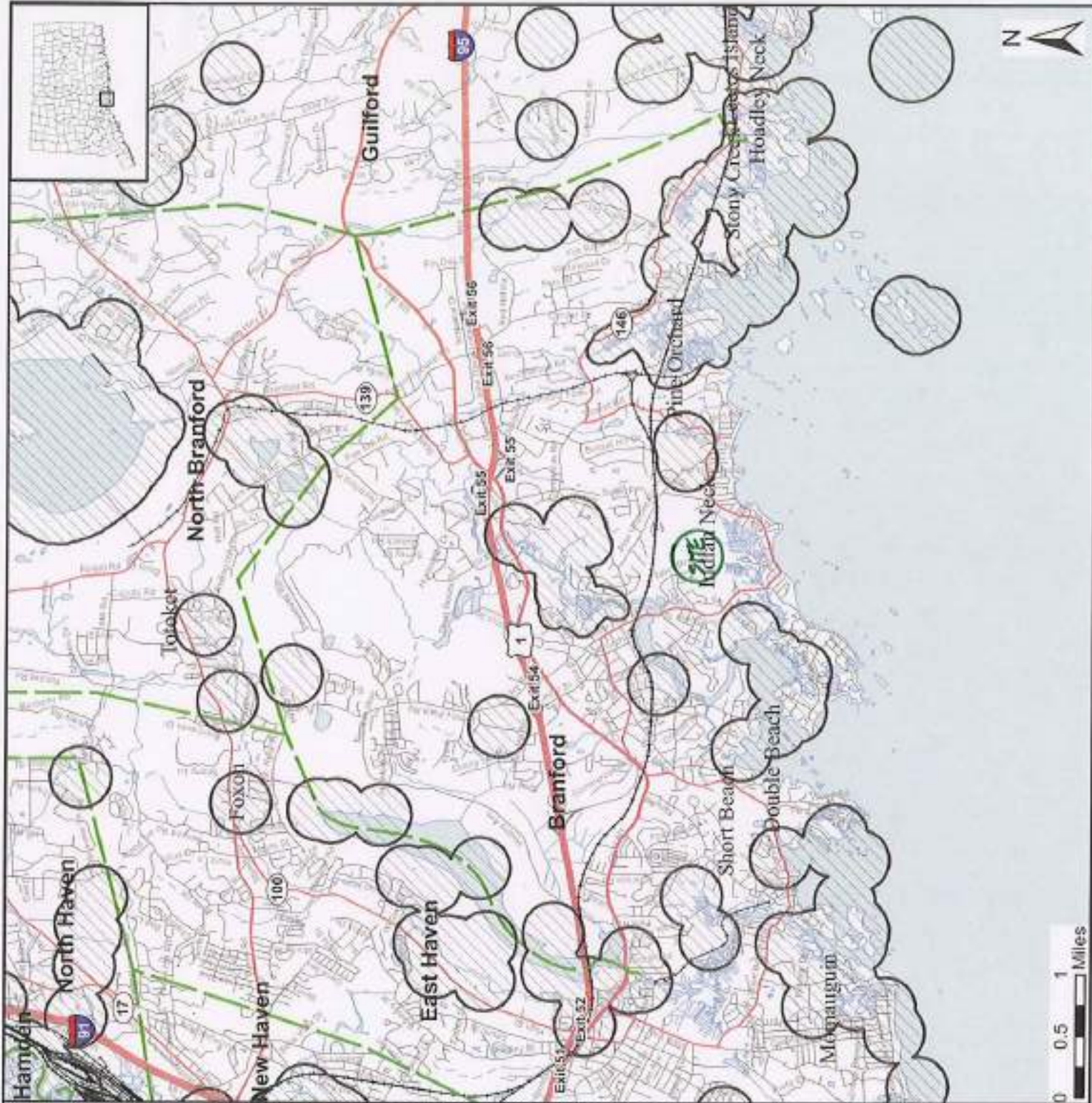
www.ct.gov/dep/nrdddbrequest

This file has PDF Layers. Look for the Layers tab on the left. Expand the layers and use the "eye" icons to change visibility.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St., Hartford CT 06106
Phone (860) 424-3011



Connecticut Department of
Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Town of Branford, CT
DPW Site Selection Study

PP-3: 114 School Ground Road



114 School Ground Road site



Building at 114 School Ground Road site

Town of Branford, CT
DPW Site Selection Study
PP-3: 114 School Ground Road
October 2011



Parking area near river at 114 School Ground Road site



On bridge looking towards 114 School Ground Road site

Town of Branford, CT
DPW Site Selection Study
PP-3: 114 School Ground Road
October 2011

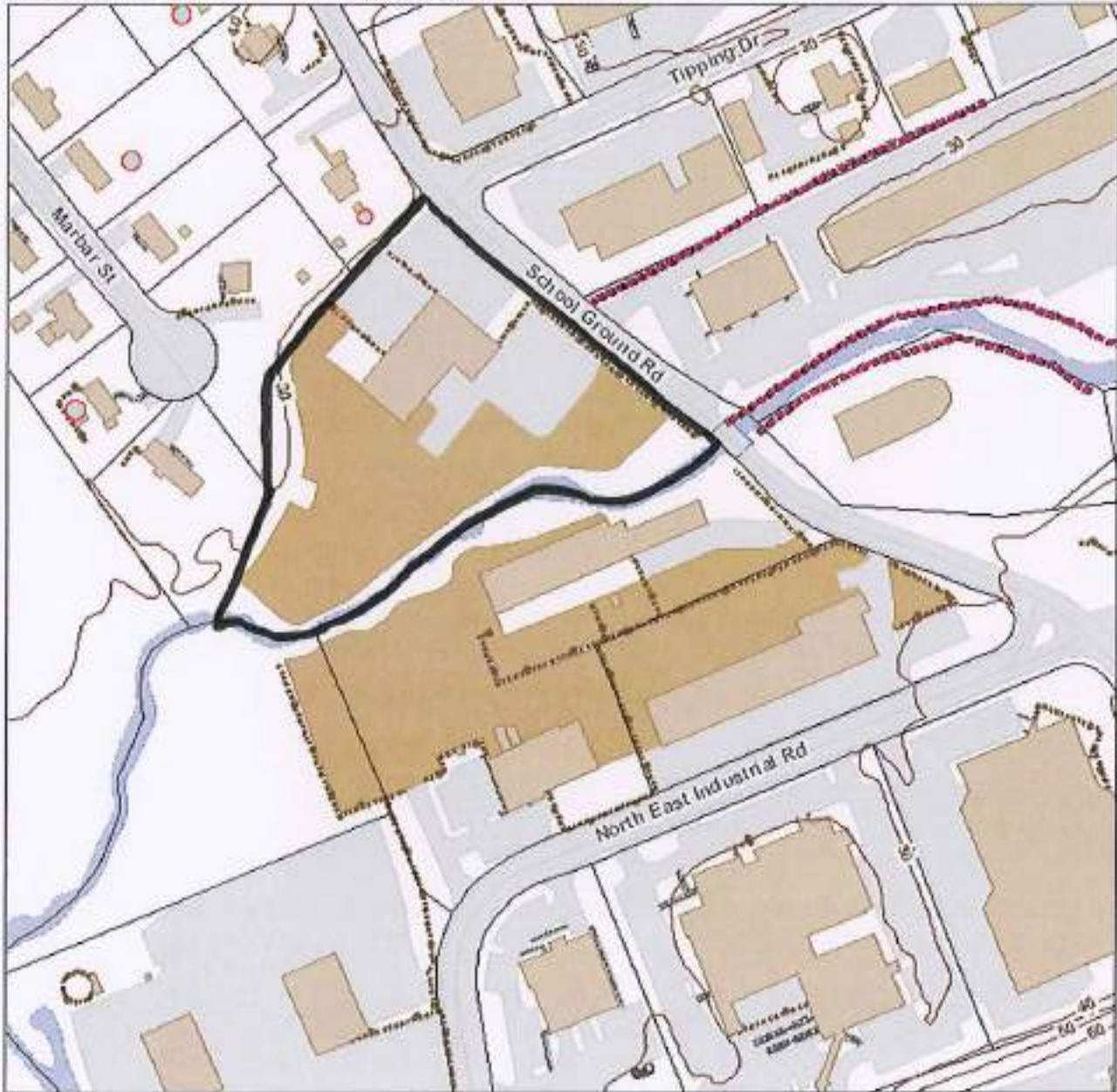
Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

WETLANDS



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.

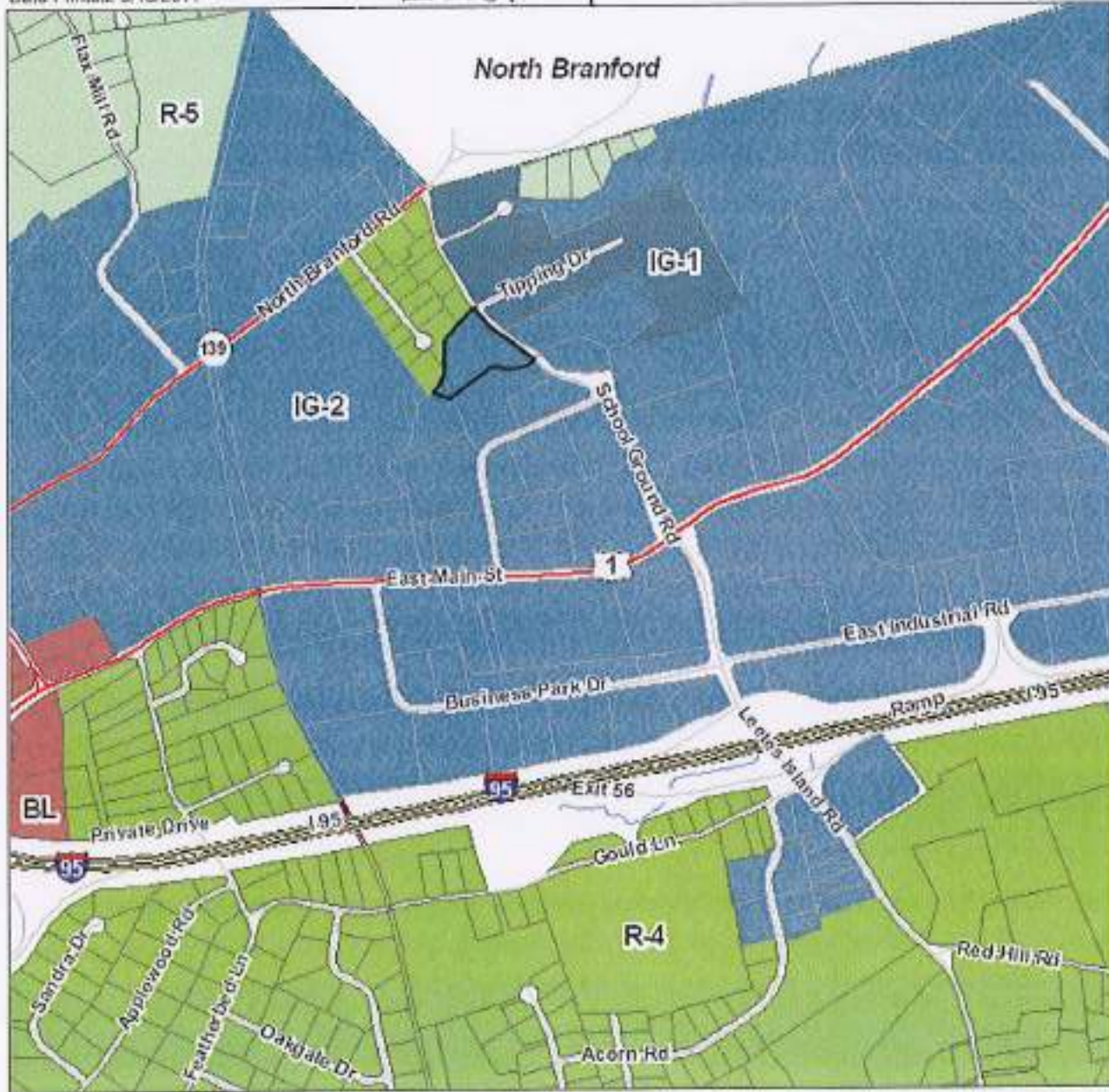


Town of Branford Geographic Information System (GIS)



Date Printed: 9/13/2011

ZONING



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



CURRENT OWNERS
 CAROLIS CARRON TRUCK SALES + SERVICES LLC
 124 SCHOOL GROUND RD
 BRANDFORD, CT 06405

ADDITIONAL OWNERS

EXEMPTIONS
 1 Level
 1 Public Water
 1 Public Sewer
 1 Gas

ADDITIONAL DATA
 BLDG TR
 5850 FC
 SEWER
 DISTRICT
 CENSUS TR 1819

RECORD OF OWNERSHIP
 102-0014
 102-0015
 102-0016

APPROPRIATE ASSESSMENTS (CONTINUED)

Code	Assessment Name	Assessed Value
2-1	COMM LAND	412,500
2-2	COMM SLDC	479,470
2-5	COMM OUTBL	36,720
Total 928,690		

OTHER ASSESSMENTS

APPROXIMATE VALUE (NEED)

Code	Assessment Name	Assessed Value
3-1	APPROXIMATE VALUE (NEED)	375,460
3-2	APPROXIMATE VALUE (NEED)	512,860
3-5	APPROXIMATE VALUE (NEED)	22,500

APPROXIMATE VALUE (NEED)

APPROXIMATE VALUE (NEED)

APPROXIMATE VALUE (NEED)

APPROXIMATE VALUE (NEED)

APPROXIMATE VALUE (NEED)

APPROVED PARCEL SUMMARY

APPROXIMATE VALUE (NEED)

APPROXIMATE VALUE (NEED)

APPROXIMATE VALUE (NEED)

APPROXIMATE VALUE (NEED)

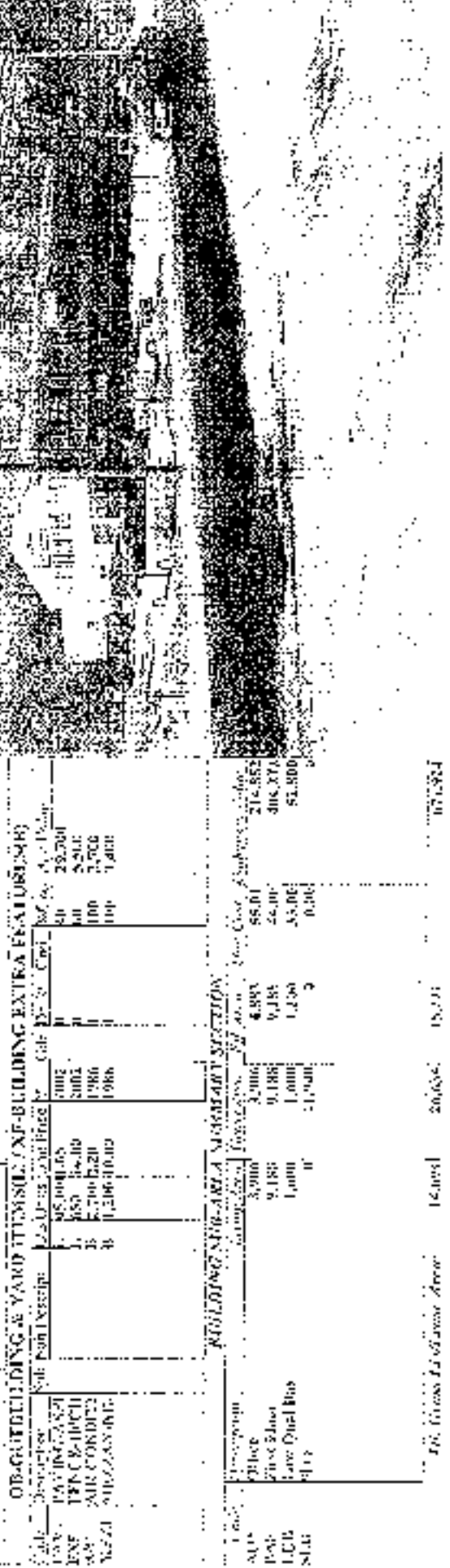
APPROXIMATE VALUE (NEED)

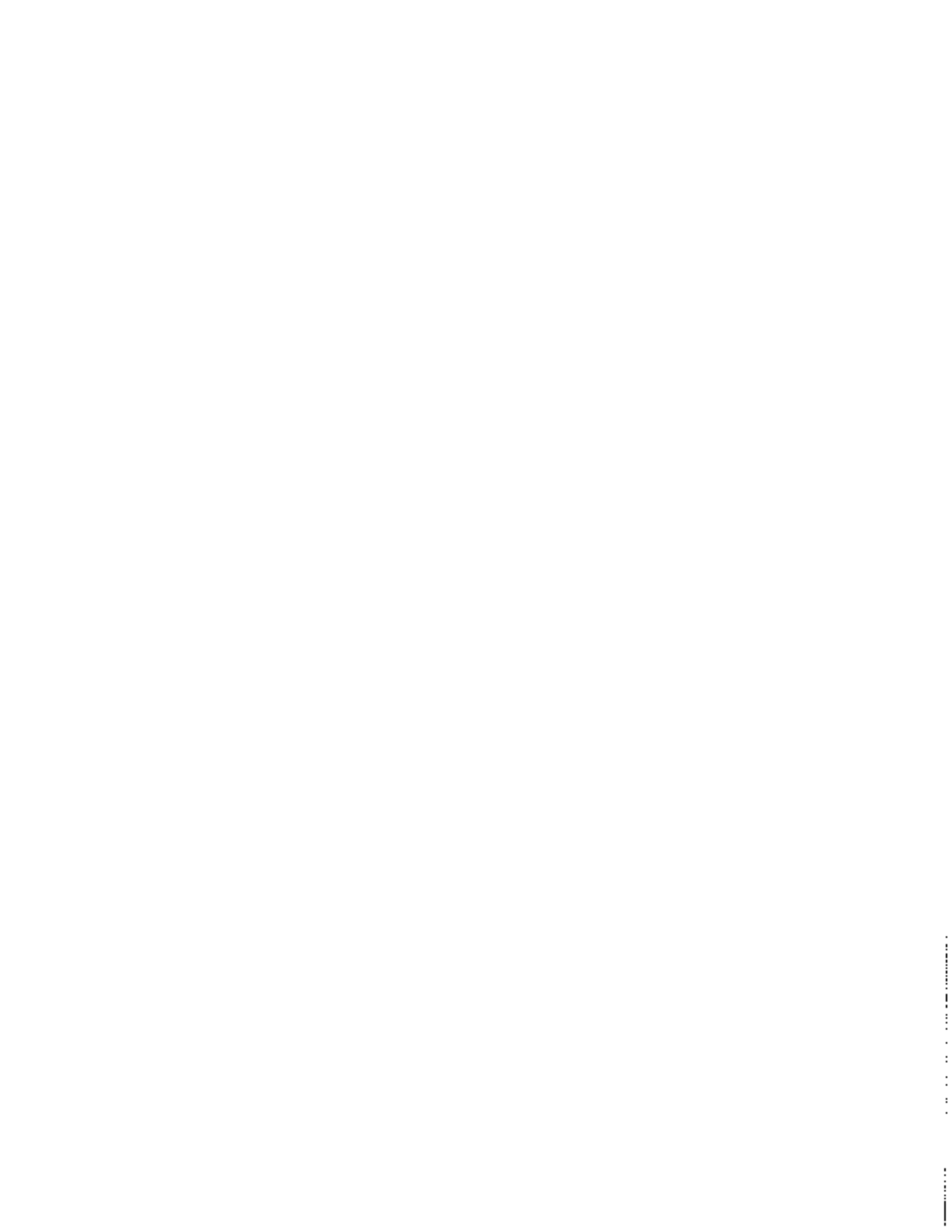
LAND LINE VACATION SECTION

Code	Description	Area	Factor	ST	EX	ADJ	Area	Area	Area
1	LAND LINE VACATION	1.49	0.33	400	400	400	1.49	1.49	1.49

CONSTRUCTION DETAIL
 CONSTRUCTION DETAIL (CONTINUED)

Code	Description	Qty	Unit	Material	Remarks	Notes
01	Gravel	100	cu yd	100		
02	Asphalt	100	sq yd	100		
03	Concrete	100	cu yd	100		
04	Rebar	100	lb	100		
05	Formwork	100	sq ft	100		
06	Excavation	100	cu yd	100		
07	Backfill	100	cu yd	100		
08	Grass	100	sq ft	100		
09	Landscaping	100	sq ft	100		
10	Lighting	100	sq ft	100		
11	Security	100	sq ft	100		
12	Drainage	100	sq ft	100		
13	Foundation	100	sq ft	100		
14	Roofing	100	sq ft	100		
15	Insulation	100	sq ft	100		
16	Windows	100	sq ft	100		
17	Doors	100	sq ft	100		
18	Interior	100	sq ft	100		
19	Exterior	100	sq ft	100		
20	Paint	100	sq ft	100		
21	Plumbing	100	sq ft	100		
22	Electrical	100	sq ft	100		
23	Mechanical	100	sq ft	100		
24	HVAC	100	sq ft	100		
25	Fire	100	sq ft	100		
26	Life	100	sq ft	100		
27	Sound	100	sq ft	100		
28	Security	100	sq ft	100		
29	Accessibility	100	sq ft	100		
30	Other	100	sq ft	100		





Town of Branford

Geographic Information System (GIS)



Date Printed: 10/24/2011

CONNECTED TO SEWER



MAP DISCLAIMER - NOTICE OF LIABILITY

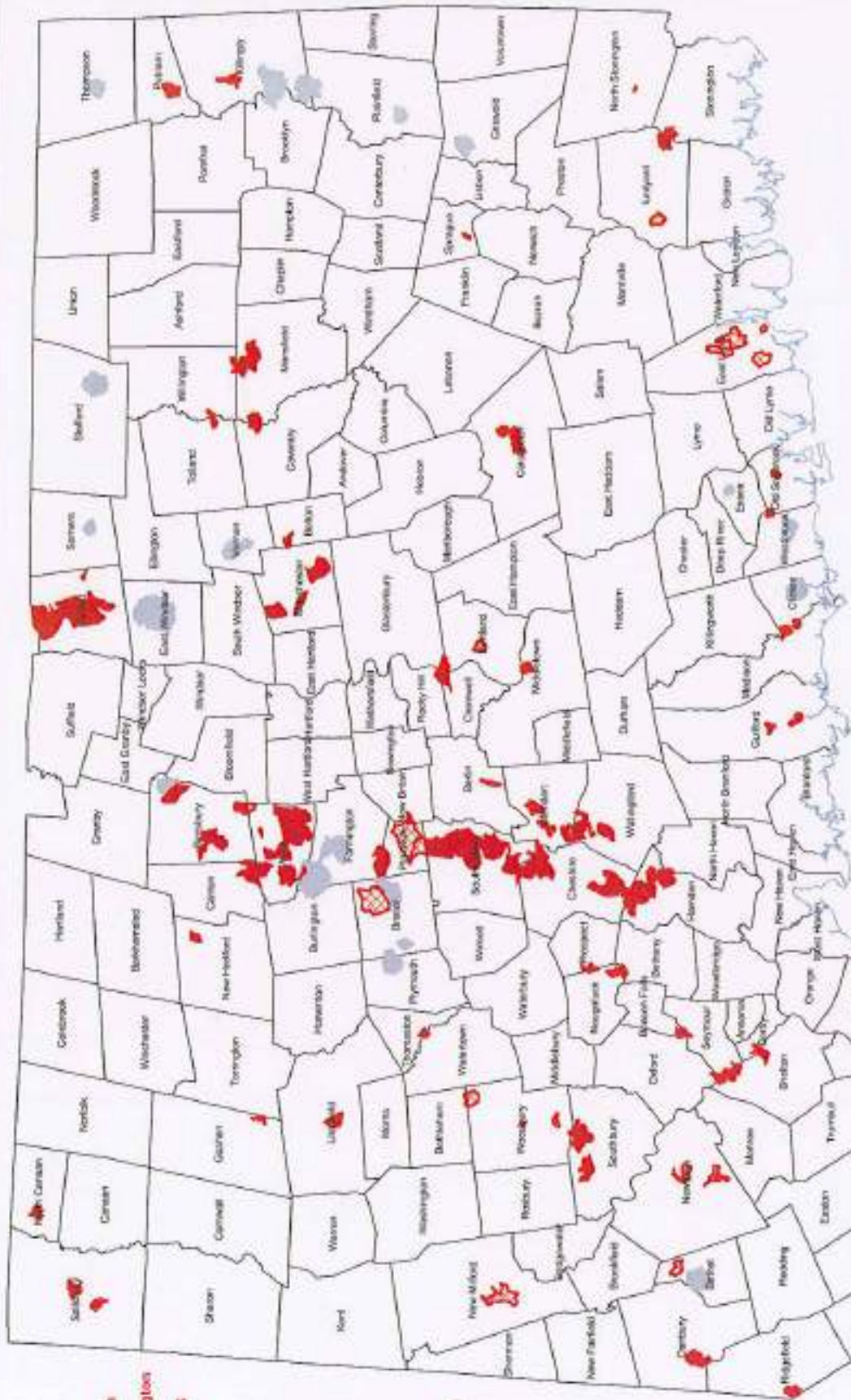
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Towns with Aquifer Protection Areas

- Avon
- Beacon Falls
- Berlin
- Bethany
- Bethel
- Bethlehem
- Bolton
- Bristol
- Brooklyn
- Burlington
- Canton
- Cheshire
- Clinton
- Colchester
- Coventry
- Cromwell
- Danbury
- Darien
- Derby
- East Lyme
- East Windsor
- Enfield
- Essex
- Farmington
- Glastonbury
- Goshen
- Groton
- Guilford
- Hamden
- Killingly
- Ledyard
- Litchfield
- Madison
- Manchester
- Mansfield
- Meriden
- Middletown
- Naugatuck
- Williston
- Willington
- Wilton
- New Britain
- Woodbury
- New Milford
- North Canaan
- North Haven
- North Stonington
- Norwalk
- Old Saybrook
- Oxford
- Plainfield
- Plainville
- Plymouth
- Prudence
- Prospect
- Putnam
- Ridgefield
- Rocky Hill
- Salisbury
- Seymour
- Shelton
- Simebury
- Somers
- Southbury
- Southington
- Sprague
- Stafford
- Stonington
- Thomaston
- Thompson
- Tolland
- Vernon
- Wallingford
- Watertown
- Westbrook
- Westport
- Willington
- Williston
- Wilton
- New Britain
- Woodbury

* Towns in red have adopted the Final Aquifer Protection Areas



NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354d of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping. Towns that have adopted the Aquifer Protection Areas at the local level and for which land use regulations are now in place are designated by the solid red above and in red in the list of Towns with Aquifer Protection Areas.

www.ct.gov/deep/aquiferprotection

**Connecticut
Aquifer Protection Areas**

Bureau of Water Protection and Land Reuse



August 1, 2011

- Level A Aquifer Protection Area (Final Adopted)
- Level B Aquifer Protection Area (Final)
- Level C Aquifer Protection Area (Preliminary)

Connecticut Department of Energy & Environmental Protection

Natural Diversity Data Base Areas BRANFORD, CT

July 2011

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area, or overlapping a lake, pond or wetland that has shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, the project may have a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

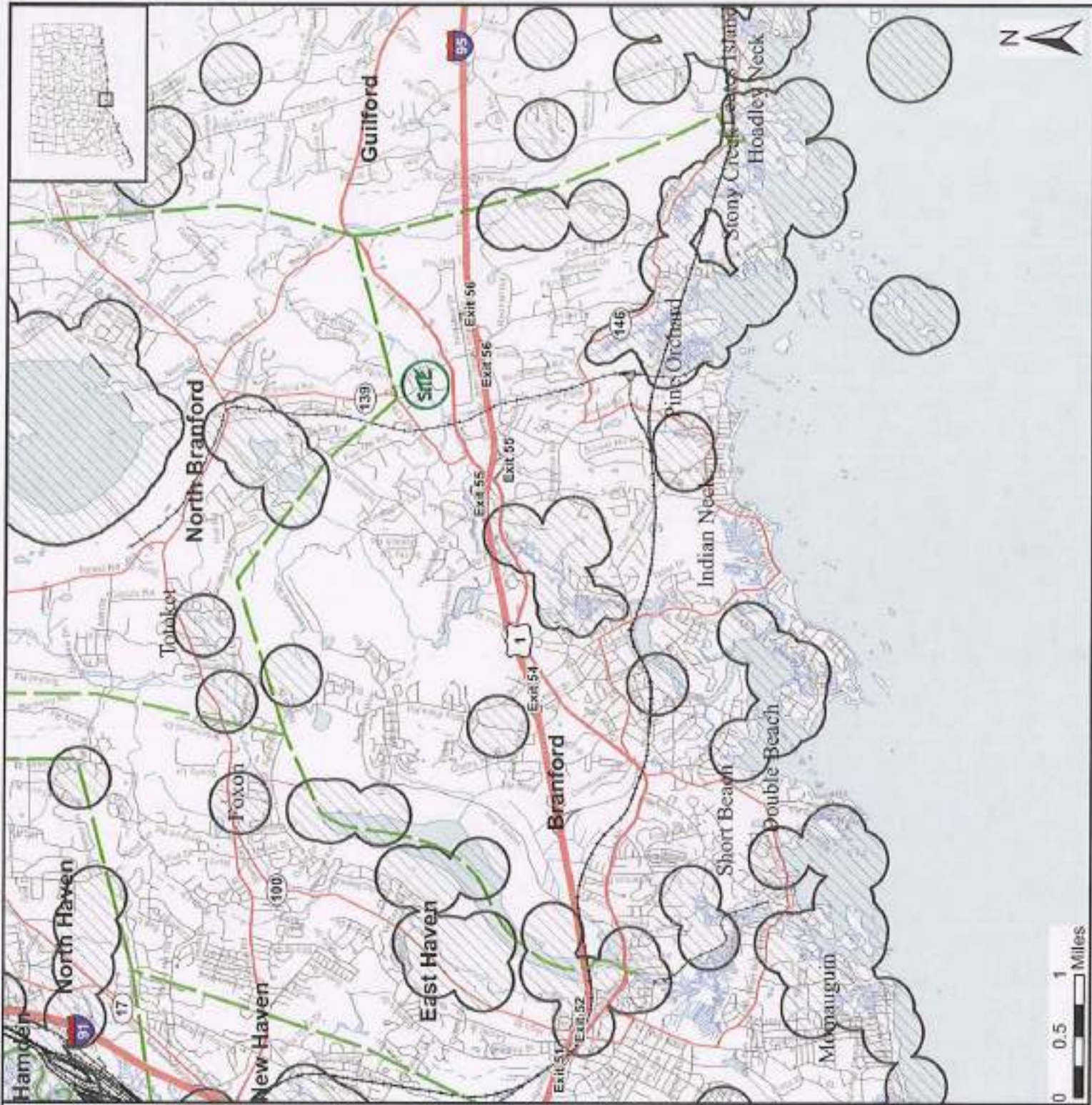
www.ct.gov/deep/nddb/request

This file has PDF Layers. Look for the Layers tab on the left. Expand the layers and use the "eye" icons to change visibility.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St., Hartford CT 06106
Phone (860) 424-3011



Connecticut Department of
Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Town of Branford, CT
DPW Site Selection Study

PP-4: 20 North East Industrial Road



Buildings at 20 North East Industrial Road site



View north at 20 North East Industrial Road site

Town of Branford, CT
DPW Site Selection Study
PP-4: 20 North East Industrial Road
October 2011



View south at 20 North East Industrial Road site



View north at 20 North East Industrial Road site

Town of Branford, CT
DPW Site Selection Study
PP-4: 20 North East Industrial Road
October 2011

Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

WETLANDS



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



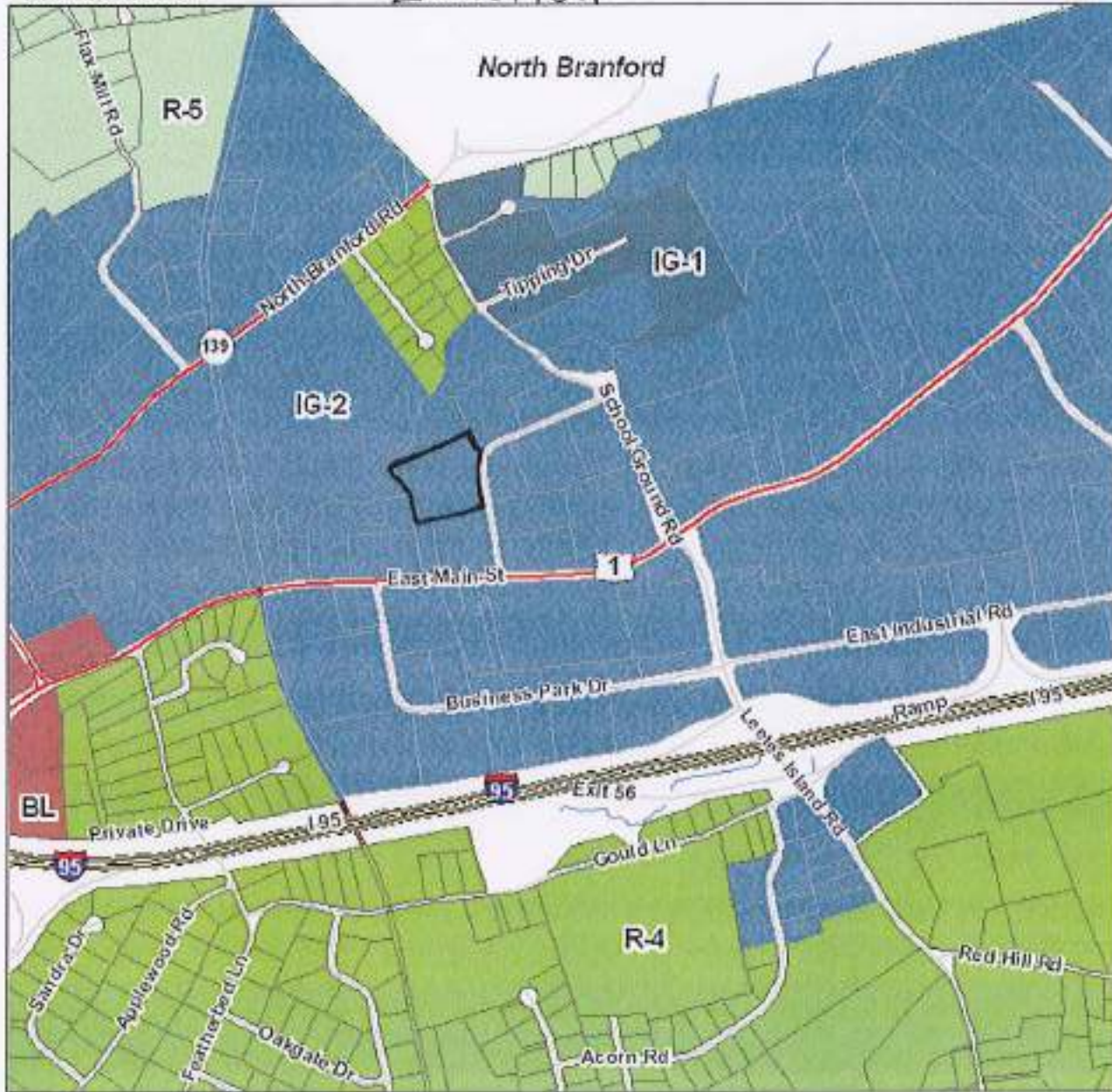
Town of Branford

Geographic Information System (GIS)



Date Printed: 8/13/2011

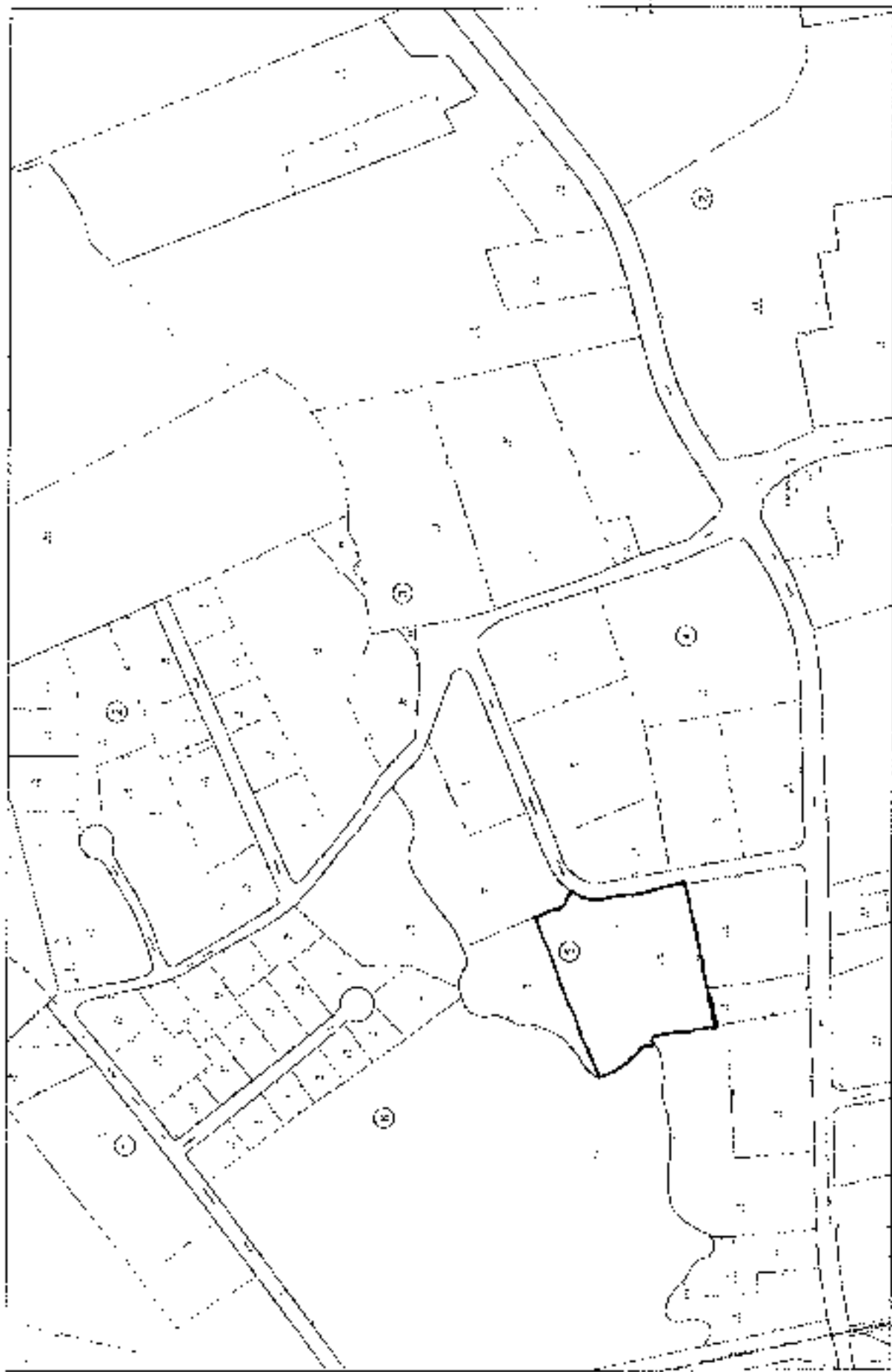
ZONING



MAP DISCLAIMER - NOTICE OF LIABILITY


This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.





ASSESSMENT MAP OF
THE TOWN OF HENRIEVILLE, CONNECTICUT 387
ISSUED UNDER AUTHORITY OF THE STATE OF CONNECTICUT

1998



Legend:
 - Solid line: Town Boundary
 - Dashed line: Section Boundary
 - Dotted line: Parcel Boundary
 - Thick solid line: Assessed Parcel
 - Circle with number: Parcel Number
 - Square with number: Section Number
 - Star: Town Office
 - Arrow: Right of Way
 - Double line: Road
 - Wavy line: Water Body
 - Circle with cross: Utility Pole
 - Circle with dot: Well
 - Circle with 'X': Easement
 - Circle with 'R': Right of Way
 - Circle with 'L': Lot
 - Circle with 'A': Area
 - Circle with 'S': Street
 - Circle with 'C': Corner
 - Circle with 'E': Easement
 - Circle with 'W': Well
 - Circle with 'U': Utility Pole
 - Circle with 'R': Right of Way
 - Circle with 'L': Lot
 - Circle with 'A': Area
 - Circle with 'S': Street
 - Circle with 'C': Corner
 - Circle with 'E': Easement
 - Circle with 'W': Well
 - Circle with 'U': Utility Pole

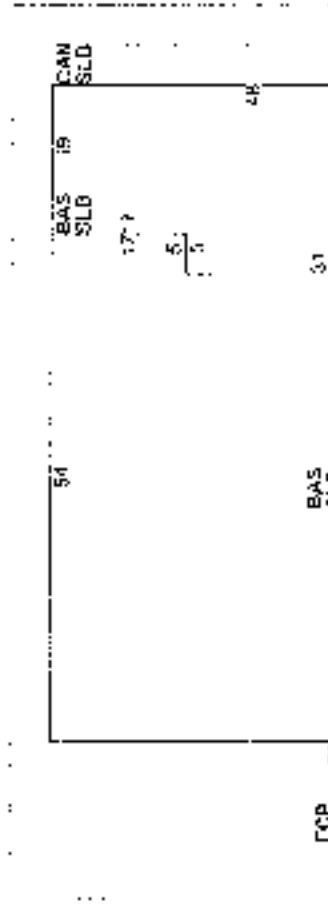
Scale:
 1" = 100'

Date:
 1998

Assessor:
 [Name]

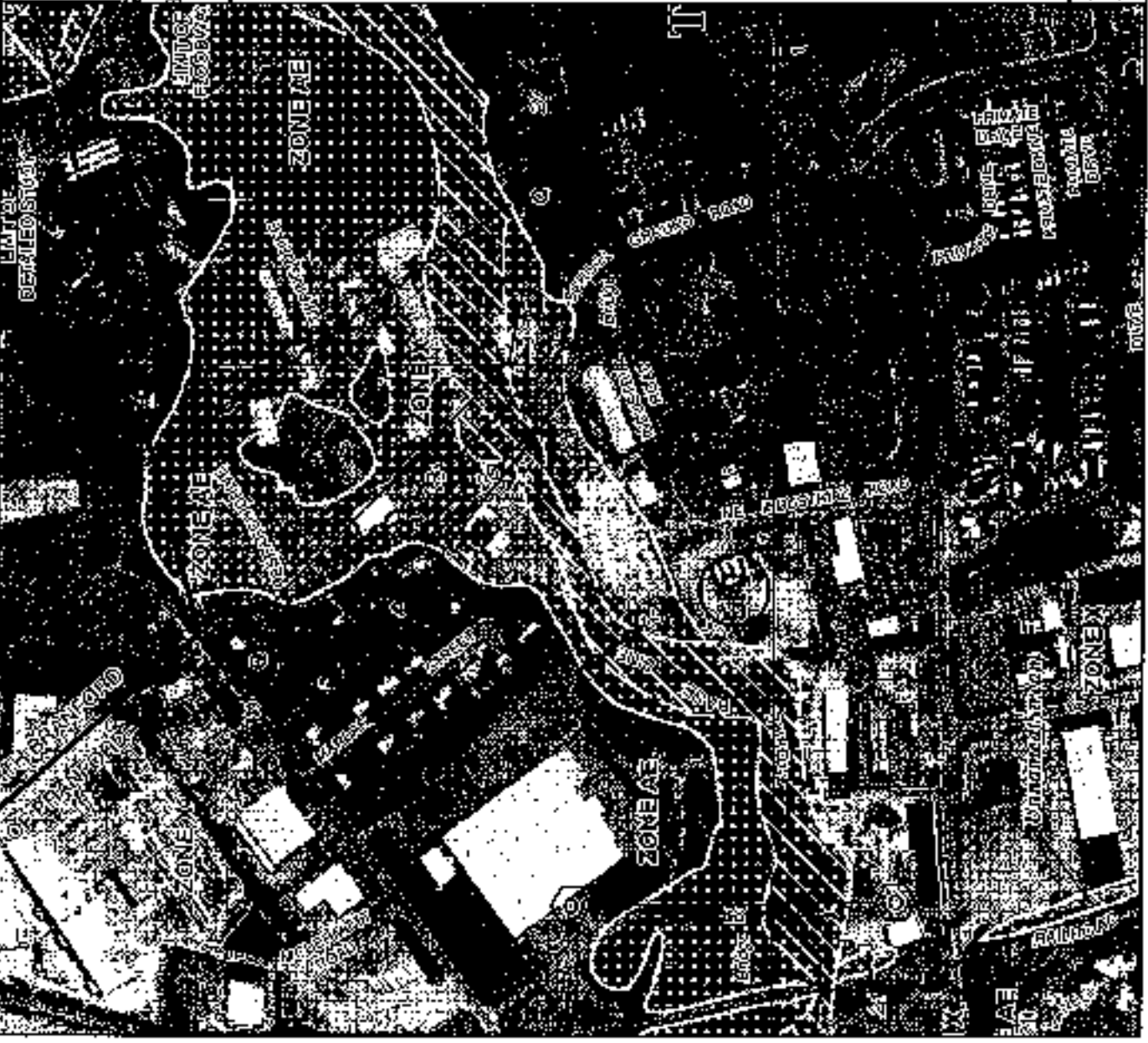
Town Engineer:
 [Name]

State Engineer:
 [Name]



Code	Description	Material	CF	Ch. Description
03	Pre-Fin Garage			
06	Indl. Garage			
03	Garage			
1	Basement			
1	Concrete			
23	Vertical Wall			
2	Vertical Wall			
05	Garb. In.			
01	Mezz/Fln			
01	Minimum Measure			
01	Concrete Wall			
03	Concrete Floor			
03	Concrete Floor			
03	Concrete Floor			
04	Vertical Wall			
04	Vertical Wall			
01	AC Type			
3140	TRK TERM			
00	None			
09	None			

Code	Description	Material	CF	Ch. Description	Area	Percentage
3140	TRK TERM				202.875	100%
3140	TRK TERM				2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	
					20	
					5	
					20	
					68.35	
					202.875	
					2981	
					0	



MAP SCALE 1" = 500'



PANEL 0487H

FIRM
FLOOD INSURANCE RATE MAP
NEW HAVEN COUNTY,
CONNECTICUT
 (ALL JURISDICTIONS)

PANEL #67 OF 85
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)
 CONTRACTOR: [REDACTED]
 NUMBER: [REDACTED]
 DATE: [REDACTED]

MADE IN THE U.S.A. THE MAP INFORMATION SHOWN HEREON WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR LOSS OF PROPERTY RESULTING FROM ANY USE OF THIS MAP.



MAP NUMBER
 DRING0487H
 EFFECTIVE DATE
 DECEMBER 17, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the Flood Insurance Rate Map (FIRM) for New Haven County, Connecticut. The FIRM is a public information product of the Federal Emergency Management Agency (FEMA). It is not intended for use as a legal document. The FIRM is subject to change without notice. For the most current information about National Flood Insurance Program (NFIP) flood zones, please visit the FEMA Flood Map Store at www.fema.gov.

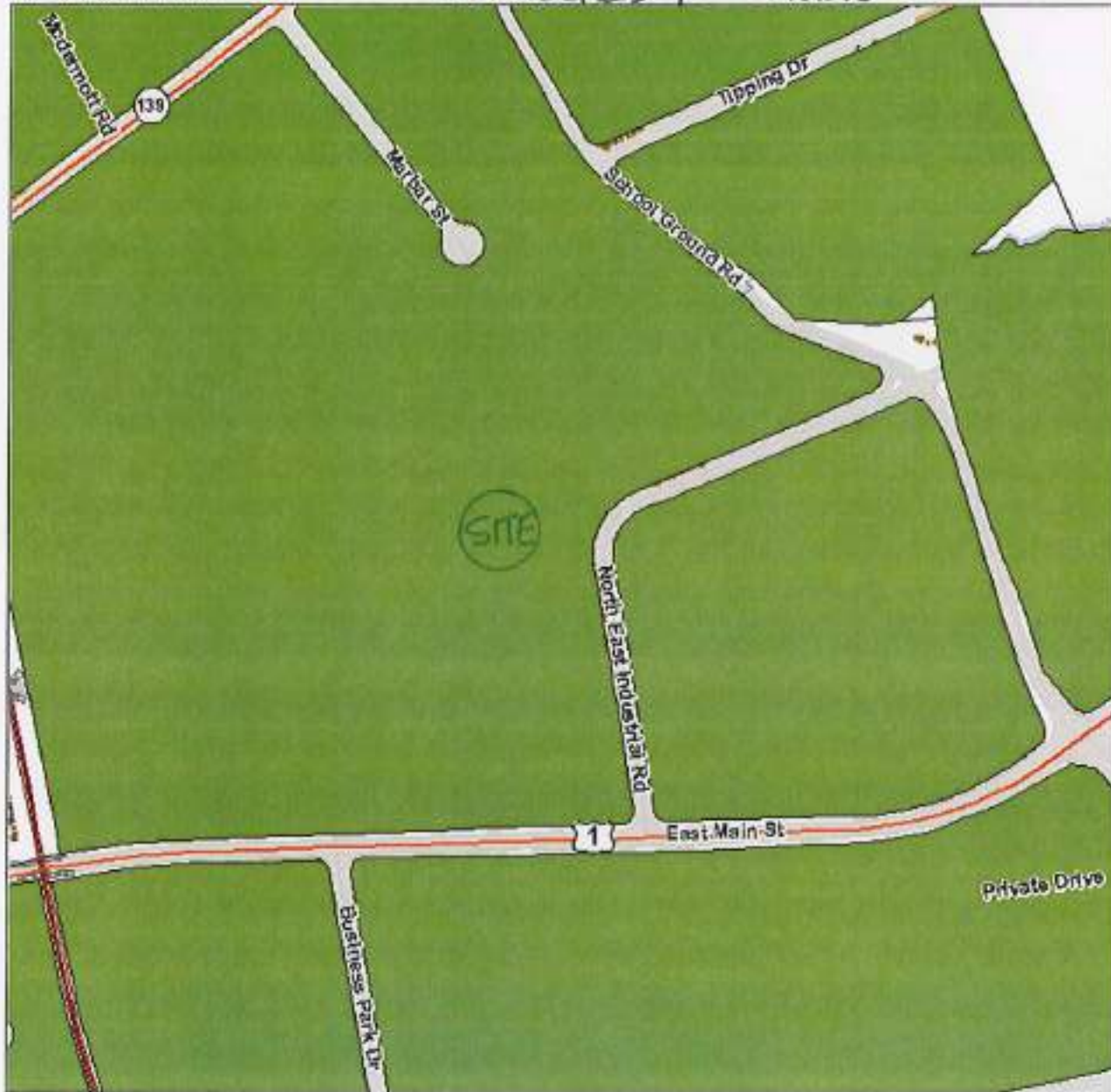
Town of Branford

Geographic Information System (GIS)



Date Printed: 10/24/2011

CONNECTED TO SEWER



MAP DISCLAIMER - NOTICE OF LIABILITY

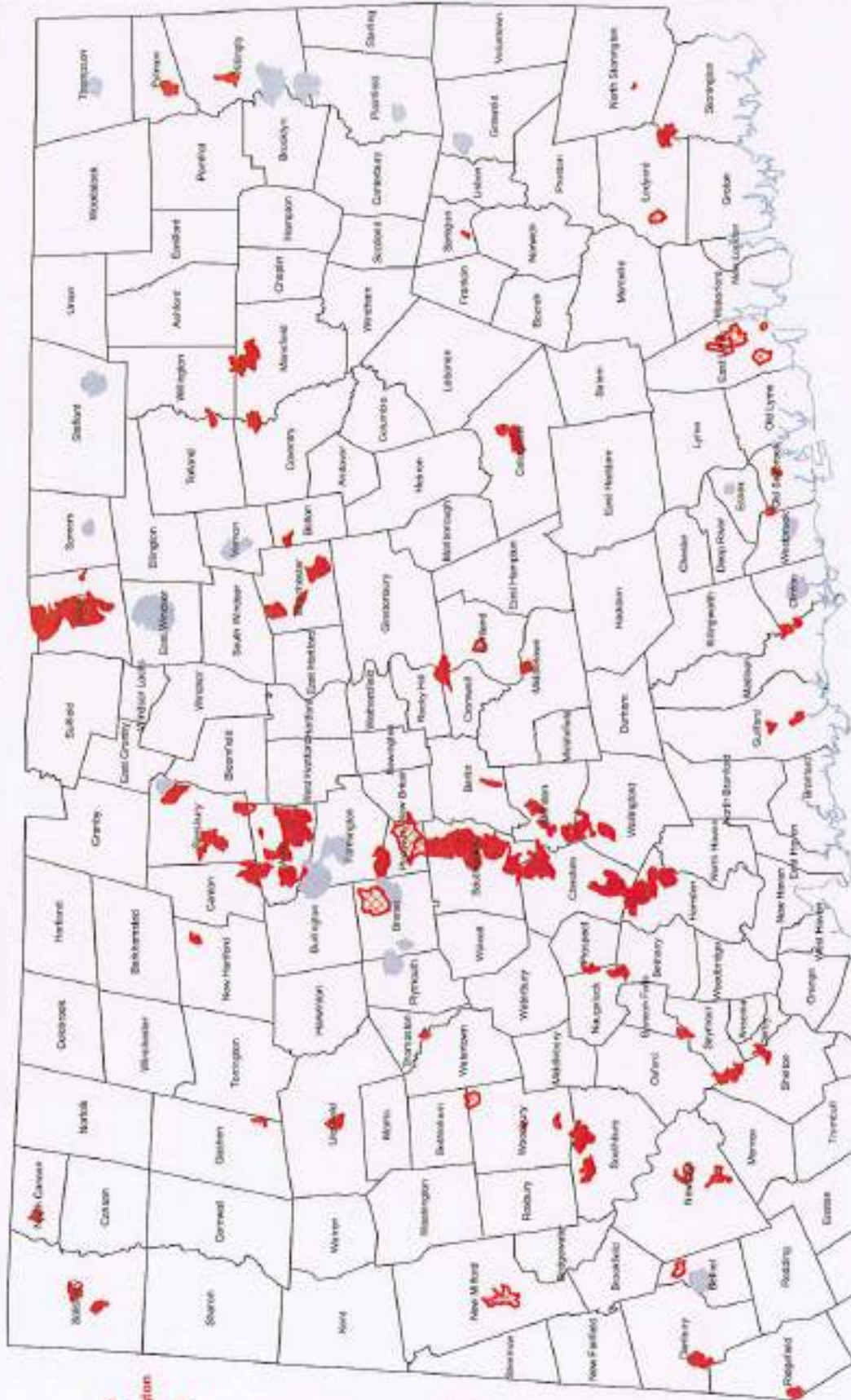
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Towns with Aquifer Protection Areas

- Avon
- Beacon Falls
- Berlin
- Bethany
- Bethel
- Bethshem
- Bolton
- Bristol
- Brooklyn
- Burlington
- Canton
- Cheshire
- Clinton
- Colchester
- Coventry
- Cromwell
- Danbury
- Darien
- Derby
- East Lyme
- East Windsor
- Enfield
- Essex
- Farmington
- Glastonbury
- Goshen
- Griswold
- Hamden
- Killingly
- Ledyard
- Litchfield
- Madison
- Manchester
- Mansfield
- Meriden
- Middletown
- Naugatuck
- New Britain
- New Canaan
- New Milford
- Newtown
- North Canaan
- North Haven
- North Stoughton
- Norwalk
- Old Saybrook
- Oxford
- Plainfield
- Plainville
- Portland
- Prospect
- Putnam
- Ridgefield
- Rocky Hill
- Salisbury
- Seymour
- Shelton
- Stirling
- Somers
- Southbury
- Southington
- Sprague
- Stafford
- Stonington
- Thomaston
- Thompson
- Tolland
- Vernon
- Wallingford
- Waterford
- Westbrook
- Weston
- Westport
- Willington
- Wilton
- Woodbury
- New Hartford




* Towns in red have adopted the Final Aquifer Protection Areas



Connecticut Aquifer Protection Areas

Bureau of Water Protection and Land Reuse

August 1, 2011

-  Level A Aquifer Protection Area (Final Adopted)
-  Level B Aquifer Protection Area (Final)
-  Level C Aquifer Protection Area (Preliminary)

Connecticut Department of
Energy & Environmental Protection





NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping. Towns that have adopted the Aquifer Protection Areas at the local level and for which land use regulations are now in place are designated by the solid red above and in red in the list of Towns with Aquifer Protection Areas.

www.ct.gov/deep/aquiferprotection

Natural Diversity Data Base Areas BRANFORD, CT

July 2011

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area, or overlapping a lake, pond or wetland that has shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, the project may have a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

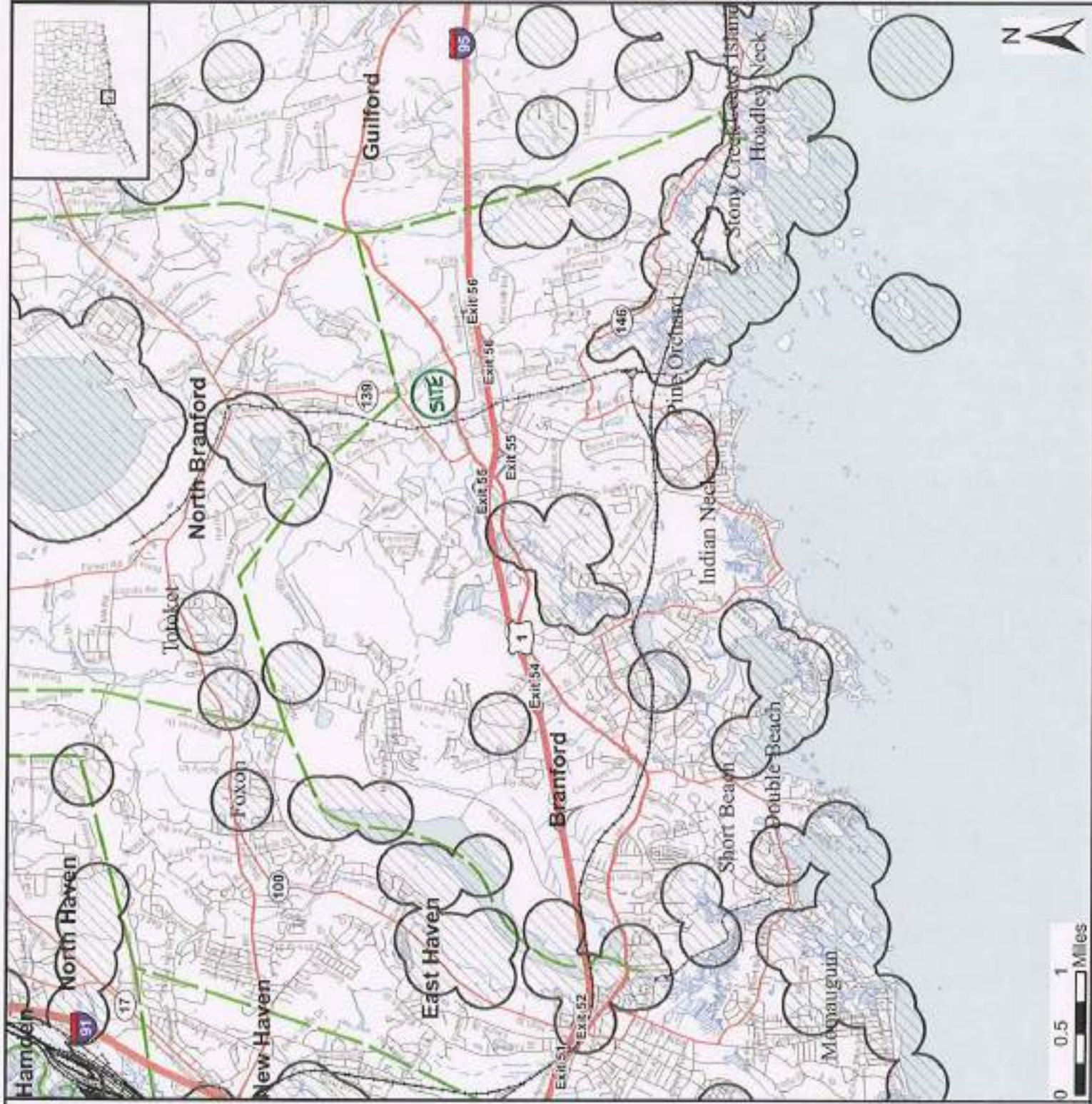
www.ct.gov/deq/mddbrequest

This file has PDF Layers. Look for the Layers tab on the left. Expand the layers and use the "eye" icons to change visibility.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St., Hartford CT 06106
Phone (860) 424-3011



Connecticut Department of
Energy & Environmental Protection
Bureau of Natural Resources
Middle Division



Town of Branford, CT
DPW Site Selection Study

PP-5: 688 East Main Street





View south at 688 East Main Street site



Middle section of 688 East Main Street site

Town of Branford, CT
DPW Site Selection Study
PP-5: 688 East Main Street
October 2011



View north at 688 East Main Street site



View south at 688 East Main Street site

Town of Branford, CT
DPW Site Selection Study
PP-5: 688 East Main Street
October 2011

Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

WETLANDS



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



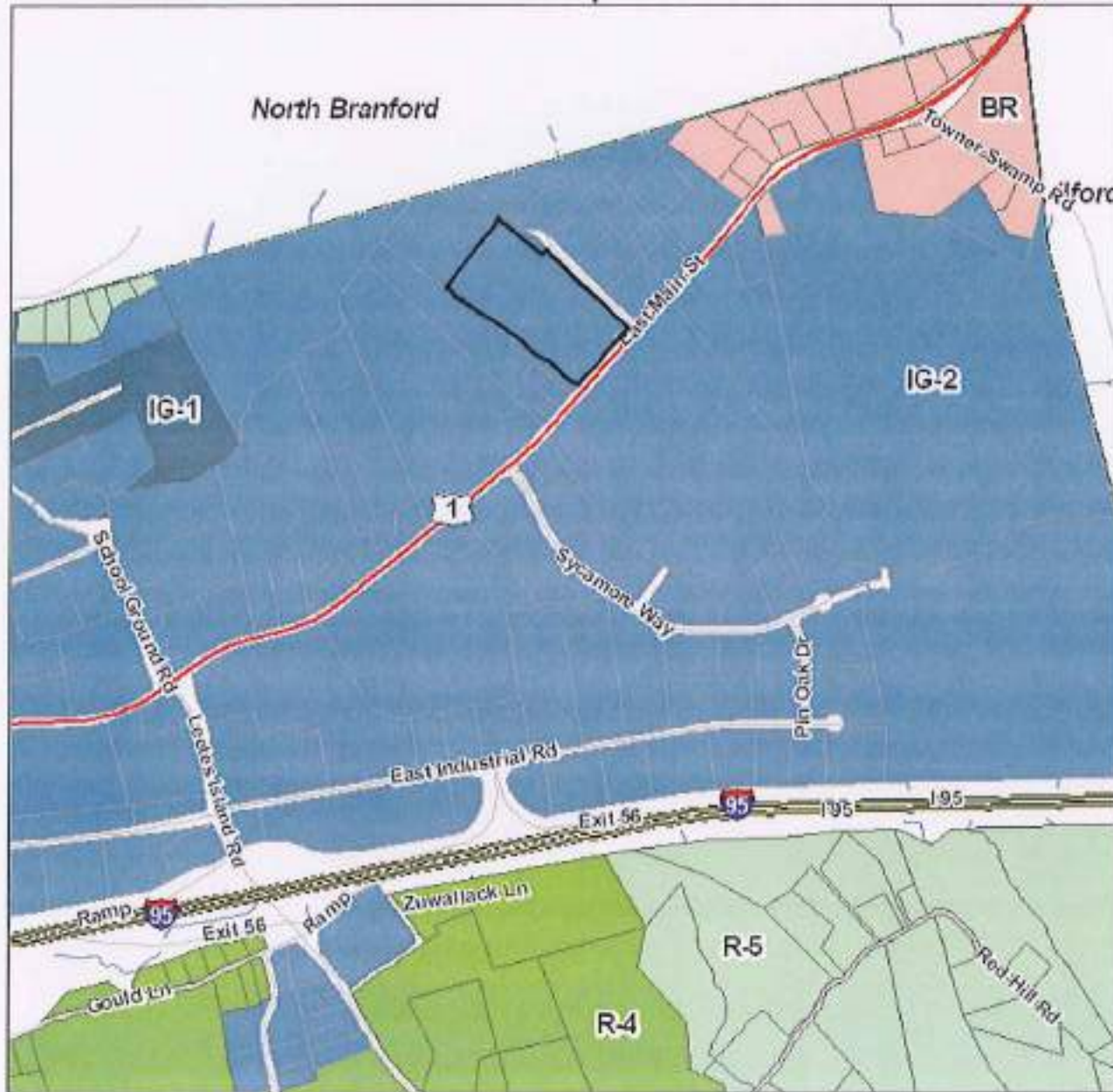
Town of Branford

Geographic Information System (GIS)



Date Printed: 9/13/2011

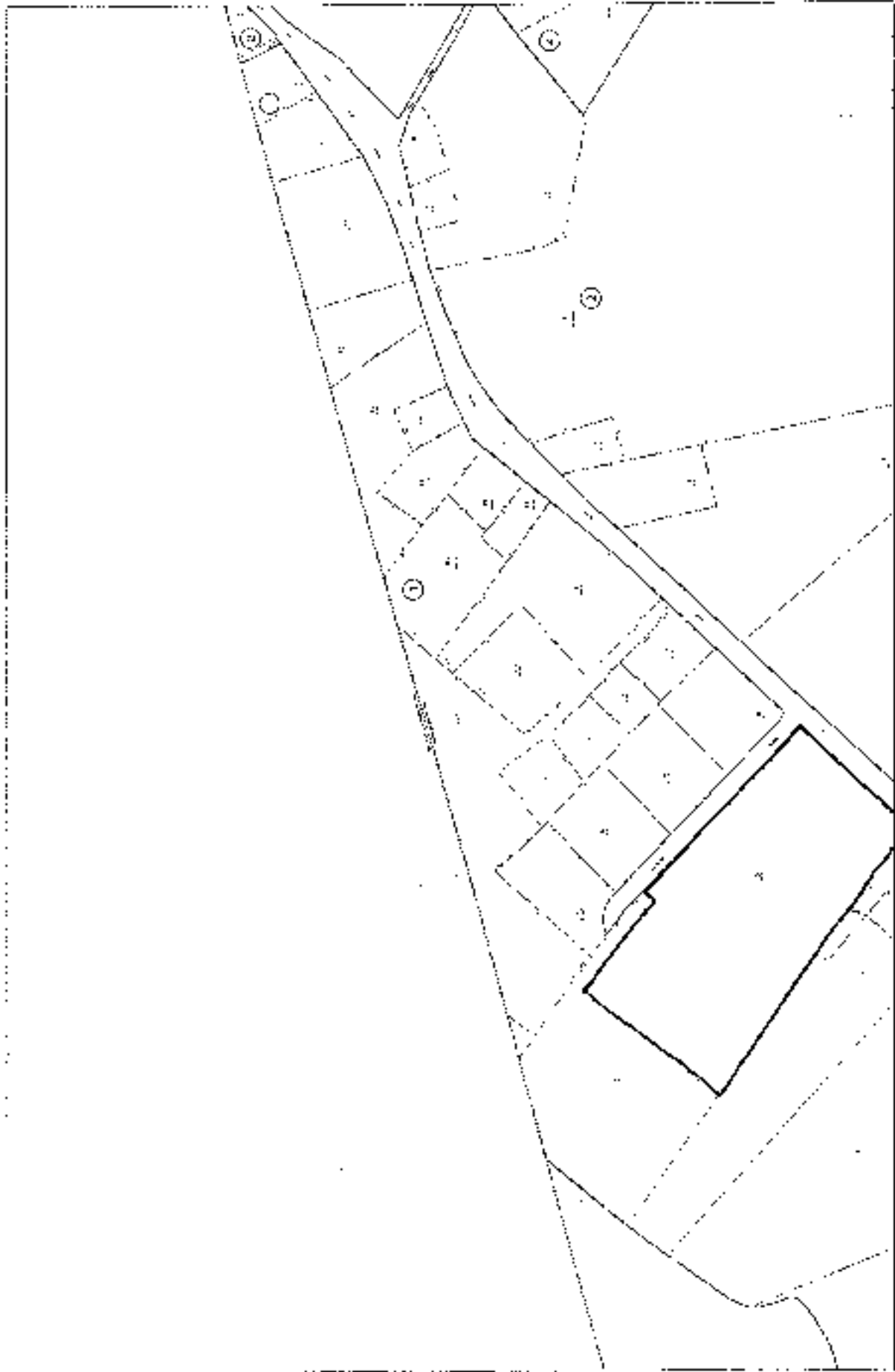
ZONING



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.





ASSESSMENT MAP C7
TOWN OF BRANICK, CUSSETA COUNTY, MONTANA
 SECTION 10, T12N, R10E, S10E

LEGEND

- 1. Easement
- 2. Encroachment
- 3. Easement
- 4. Encroachment
- 5. Easement
- 6. Encroachment
- 7. Easement
- 8. Encroachment
- 9. Easement
- 10. Encroachment
- 11. Easement
- 12. Encroachment
- 13. Easement
- 14. Encroachment
- 15. Easement
- 16. Encroachment
- 17. Easement
- 18. Encroachment
- 19. Easement
- 20. Encroachment
- 21. Easement
- 22. Encroachment
- 23. Easement
- 24. Encroachment
- 25. Easement
- 26. Encroachment
- 27. Easement
- 28. Encroachment
- 29. Easement
- 30. Encroachment
- 31. Easement
- 32. Encroachment
- 33. Easement
- 34. Encroachment
- 35. Easement
- 36. Encroachment
- 37. Easement
- 38. Encroachment
- 39. Easement
- 40. Encroachment
- 41. Easement
- 42. Encroachment
- 43. Easement
- 44. Encroachment
- 45. Easement
- 46. Encroachment
- 47. Easement
- 48. Encroachment
- 49. Easement
- 50. Encroachment
- 51. Easement
- 52. Encroachment
- 53. Easement
- 54. Encroachment
- 55. Easement
- 56. Encroachment
- 57. Easement
- 58. Encroachment
- 59. Easement
- 60. Encroachment
- 61. Easement
- 62. Encroachment
- 63. Easement
- 64. Encroachment
- 65. Easement
- 66. Encroachment
- 67. Easement
- 68. Encroachment
- 69. Easement
- 70. Encroachment
- 71. Easement
- 72. Encroachment
- 73. Easement
- 74. Encroachment
- 75. Easement
- 76. Encroachment
- 77. Easement
- 78. Encroachment
- 79. Easement
- 80. Encroachment
- 81. Easement
- 82. Encroachment
- 83. Easement
- 84. Encroachment
- 85. Easement
- 86. Encroachment
- 87. Easement
- 88. Encroachment
- 89. Easement
- 90. Encroachment
- 91. Easement
- 92. Encroachment
- 93. Easement
- 94. Encroachment
- 95. Easement
- 96. Encroachment
- 97. Easement
- 98. Encroachment
- 99. Easement
- 100. Encroachment

SCALE
 1" = 100'

DATE
 10/1/2024

BY
 [Signature]

TITLE
 ASSESSOR

PROJECT
 ASSESSMENT MAP C7

SECTION
 10

TOWNSHIP
 T12N

RANGE
 R10E

SOURCE
 AERIAL PHOTOGRAPHY

DATE OF PHOTOGRAPHY
 10/1/2024

SCALE
 1" = 100'

DATE
 10/1/2024

BY
 [Signature]

TITLE
 ASSESSOR

PROJECT
 ASSESSMENT MAP C7

SECTION
 10

TOWNSHIP
 T12N

RANGE
 R10E

SOURCE
 AERIAL PHOTOGRAPHY

DATE OF PHOTOGRAPHY
 10/1/2024

Property Location: 688 EAST MAIN ST
 Vision ID: 1201
 Account # 002051
 MAP ID: 103000 001; 000021
 Blgd #: 1 of 1
 Sec #: 1 of 1
 Blgd Name:
 State Use: 4040
 Print Date: 04/15/2010 09:50

VISION

CURRENT ASSESSMENT
 Card 1 of 1
 Cury: 1, 2, 3
 Approved Value: 1,979,300
 Assessed Value: 1,985,500
 1,409,000
 54,600
 BRANFORD, CT 06405
 BRANFORD, CT

PREVIOUS ASSESSMENTS (HISTORY)

Year	Assessed Value	Assessed Value	Assessed Value
2008	1,450,000	1,450,000	1,450,000
2007	1,379,000	1,379,000	1,379,000
2006	1,251,000	1,251,000	1,251,000
2005	1,179,000	1,179,000	1,179,000
2004	1,107,000	1,107,000	1,107,000
2003	1,035,000	1,035,000	1,035,000
2002	963,000	963,000	963,000
2001	891,000	891,000	891,000
2000	819,000	819,000	819,000
1999	747,000	747,000	747,000
1998	675,000	675,000	675,000
1997	603,000	603,000	603,000
1996	531,000	531,000	531,000
1995	459,000	459,000	459,000
1994	387,000	387,000	387,000
1993	315,000	315,000	315,000
1992	243,000	243,000	243,000
1991	171,000	171,000	171,000
1990	99,000	99,000	99,000
1989	27,000	27,000	27,000

OTHER ASSESSMENTS
 This signature acknowledges a visit by a Data Collector or Assessor

APPROXIMATED VALUE SUMMARY

Appraised Bldg Value (Crew)	2,511,900
Appraised XF (P) Value (Bldg)	56,000
Appraised OB (L) Value (Bldg)	56,000
Appraised Land Value (Bldg)	1,979,300
Standard Land Value	0
Total Appraised Parcel Value	4,603,200
Valuation Method	
Adjustment	0
Net Total Appraised Parcel Value	4,603,200

VISIT CHANGE HISTORY

Date	Type	By	Co.	Purpose/Activity
10/21/2009	ANNUAL	JMS	16	Annual Review
03/02/2009	GM	GM	00	Measure Listed
04/02/2007	MM	MM	37	Blgd Error
04/02/2006	MM	MM	37	Blgd Error
01/17/2005	RD	RD	11	Field Review

LAND USE, EVALUATION SECTION

Code	Description	Zone	Depth	Unit	Price	Area	Value	Area	Value	Area	Value
1	4040 R-D FACIL	IC 2	1415	13.6 AC	250,000/AC	3,408	860,800	1.000	450	120	54,000
1	4040 R-D FACIL			13.6 AC	150,000/AC	2,049.6	307,440	0.800	450	120	54,000
Total Land Units: 13.60 AC Parcel Total Land Area: 33.6 AC											
Total Land Value: 1,979,300											

RECORD OF OWNERSHIP
 PARISH FARMS PARTNERS LLC
 PARISH FARMS PARTNERS LLC
 PARISH FARMS PARTNERS LLC
 PARISH FARMS PARTNERS LLC
 COOPER, SARA SCOTT

RECORD OF DEEDS
 SALE DATE: 05/26/2009
 SALE PRICE: 2,511,900

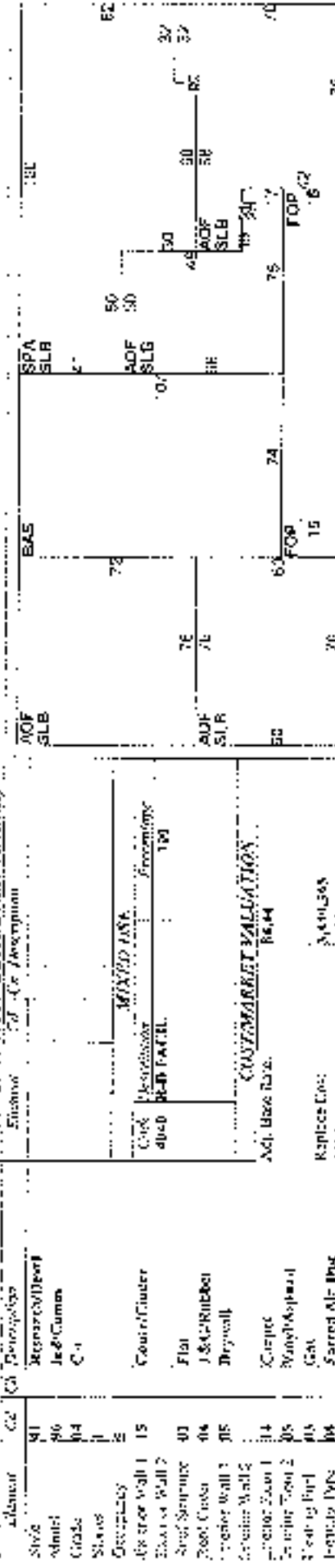
EXEMPTIONS
 None

ASSESSING NEIGHBORHOOD
 INDEX INDEX NAME: JALC

BUILDING PERMIT RECORD

Permit No.	Issue Date	Type	Permittee	Area	Value
20060577	05/05/2006	CM	Commercial	100	100
21450	10/12/2004	RP	Residential	100	100
88287	11/12/2002	CM	Commercial	100	100
83287	07/02/2002	CM	Commercial	100	100
20088	11/28/2001	CM	Commercial	100	100

NOTES
 BAS-1 VACANT UNFINISHED UNIT 10-1-04
 SPA - R & B ECO - MKT
 GLD9 78% GD X 95% COMPLET. FE-A-C10
 20 X 20 CLEAN ROOM



CONSTRUCTION DETAIL
 Estimate: 84,44
 Description: B-D FACIL

Code	Description	Quantity	Unit	Rate	Total
40-0	RE-PAVING	100	Sq Yd	0.84	84.00
MIXED DATA					
40-0	RE-PAVING	100	Sq Yd	0.84	84.00

CONSTRUCTION DETAIL
 Estimate: 84,44
 Description: B-D FACIL

Code	Description	Quantity	Unit	Rate	Total
40-0	RE-PAVING	100	Sq Yd	0.84	84.00
MIXED DATA					
40-0	RE-PAVING	100	Sq Yd	0.84	84.00

CONSTRUCTION DETAIL
 Estimate: 84,44
 Description: B-D FACIL

Code	Description	Quantity	Unit	Rate	Total
40-0	RE-PAVING	100	Sq Yd	0.84	84.00
MIXED DATA					
40-0	RE-PAVING	100	Sq Yd	0.84	84.00

CONSTRUCTION DETAIL
 Estimate: 84,44
 Description: B-D FACIL

Code	Description	Quantity	Unit	Rate	Total
40-0	RE-PAVING	100	Sq Yd	0.84	84.00
MIXED DATA					
40-0	RE-PAVING	100	Sq Yd	0.84	84.00



MAP SCALE 1" = 500'



PANEL 0467H

FIRM
FLOOD INSURANCE RATE MAP
NEW HAVEN COUNTY,
CONNECTICUT
 (ALL JURISDICTIONS)

PANEL 467 OF 615
 SEE MAP INDEX FOR FIRM PANEL LAYOUT
 CONTAINS:
 COMMUNITY: NEW HAVEN COUNTY
 MAP NUMBER: 0467H
 EFFECTIVE DATE: 12/17/2010



MAP NUMBER
 06080467H
 EFFECTIVE DATE
 DECEMBER 17, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the Flood Insurance Rate Map (FIRM) for New Haven County, Connecticut, prepared by the Federal Emergency Management Agency (FEMA) under contract to the United States Army Corps of Engineers (USACE). The map was prepared by the USACE and is the property of the USACE. The map is provided to you for your information only and is not to be used for any other purpose. For more information about the FIRM, please visit the FEMA website at www.fema.gov.

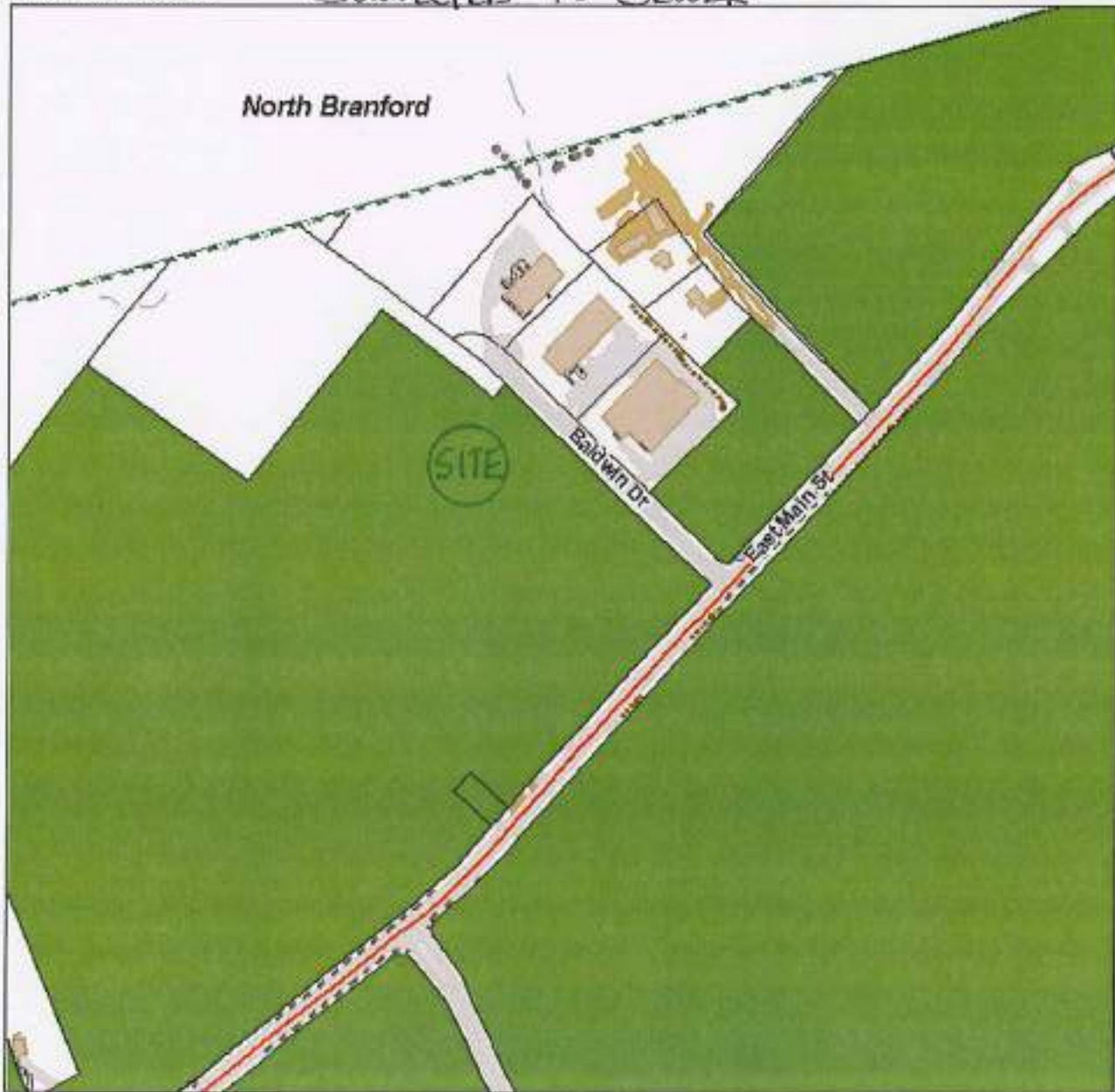
Town of Branford

Geographic Information System (GIS)



Date Printed: 10/24/2011

CONNECTED TO SEWER



MAP DISCLAIMER - NOTICE OF LIABILITY

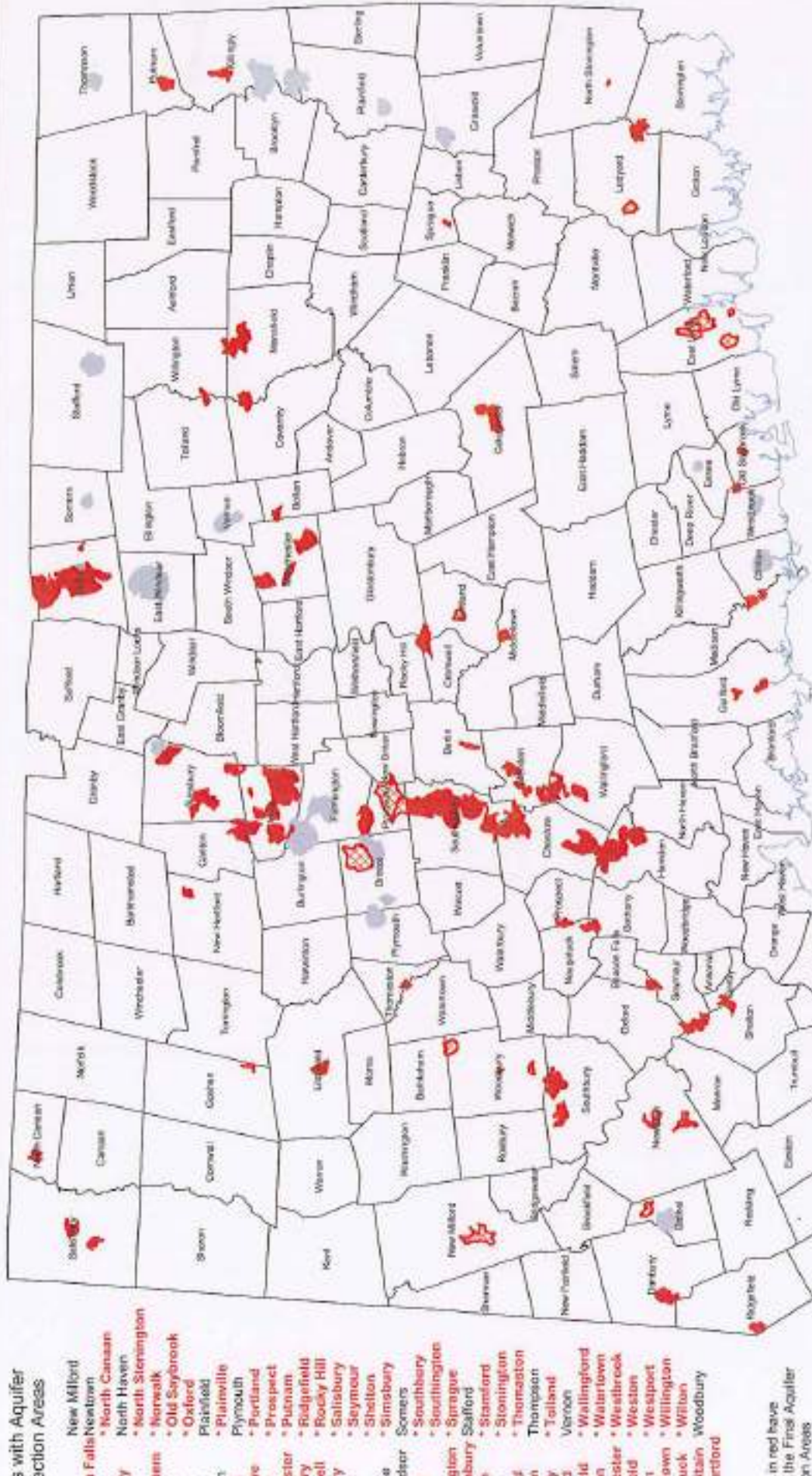
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Branford and its mapping contractors assume no legal responsibility for the information contained herein.



Towns with Aquifer Protection Areas

- Avon
- Beacon Falls
- Berlin
- Bethany
- Bozrah
- Bethelien
- Bolton
- Bristol
- Brooklyn
- Burlington
- Canton
- Cheshire
- Clinton
- Colchester
- Coventry
- Cromwell
- Danbury
- Darien
- Derby
- East Lyme
- East Windsor
- Enfield
- Essex
- Farmington
- Glastonbury
- Goshen
- Groswold
- Guilford
- Hamden
- Killingly
- Ledyard
- Litchfield
- Madison
- Manchester
- Mansfield
- Meriden
- Middletown
- Naugatuck
- New Britain
- New Canaan
- New Milford
- North Canaan
- North Haven
- North Sterling
- Norwalk
- Old Saybrook
- Oxford
- Plainfield
- Plainville
- Portland
- Prospect
- Putnam
- Rudgefields
- Rocky Hill
- Salisbury
- Seymour
- Shelton
- Simsbury
- Somers
- Southbury
- Southington
- Sprague
- Stafford
- Stamford
- Stonington
- Thomaston
- Thompson
- Tolland
- Vernon
- Wallingford
- Waterbury
- Westbrook
- Weston
- Westport
- Willington
- Wilton
- Woodbury




* Towns in red have adopted the First Aquifer Protection Areas



**Connecticut
Aquifer Protection Areas**

Bureau of Water Protection and Land Reuse

August 1, 2011

-  Level A Aquifer Protection Area (Final Adopted)
-  Level A Aquifer Protection Area (Final)
-  Level B Aquifer Protection Area (Preliminary)





Connecticut Department of Energy & Environmental Protection

NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drill that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping. Towns that have adopted the Aquifer Protection Areas at the local level and for which land use regulations are now in place are designated by the solid red above and in red in the list of Towns with Aquifer Protection Areas.

www.ct.gov/deep/aquiferprotection

Natural Diversity Data Base Areas BRANFORD, CT

July 2011

-  State and Federal Listed Species & Significant Natural Communities
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Significant Natural Communities. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDBS) from a number of data sources. Exact locations of species have been buffered to produce the general locations. Exact locations of species and communities occur somewhere in the shaded areas, not necessarily in the center.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a shaded area, or overlapping a lake, pond or wetland that has shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, the project may have a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDBS along with the required maps and information. More detailed instructions are provided with the request form on our website.

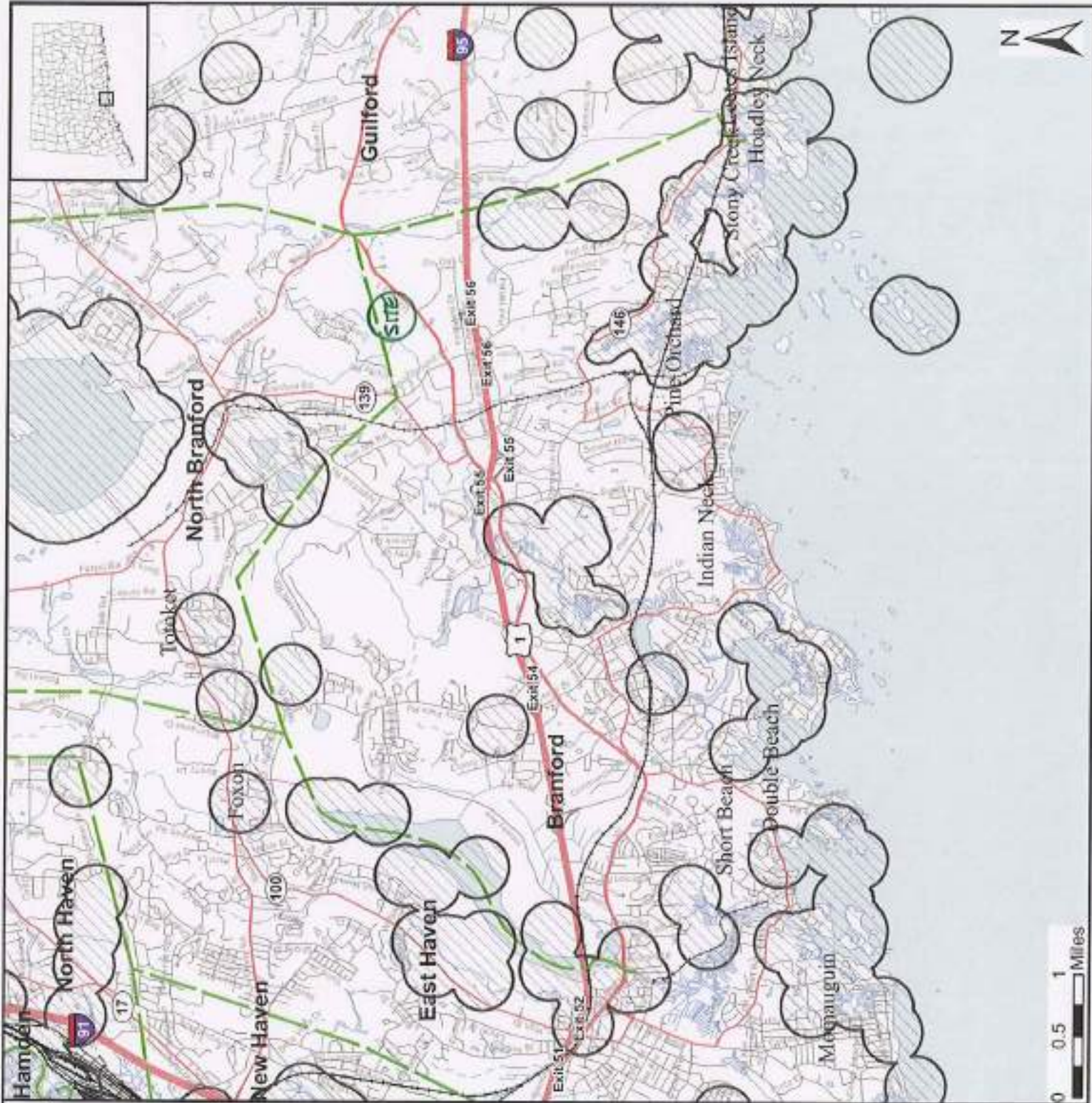
www.ct.gov/deps/nddbrequest

This file has PDF Layers. Look for the Layers tab on the left. Expand the layers and use the "eye" icons to change visibility.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St., Hartford CT 06106
Phone (860) 424-3011



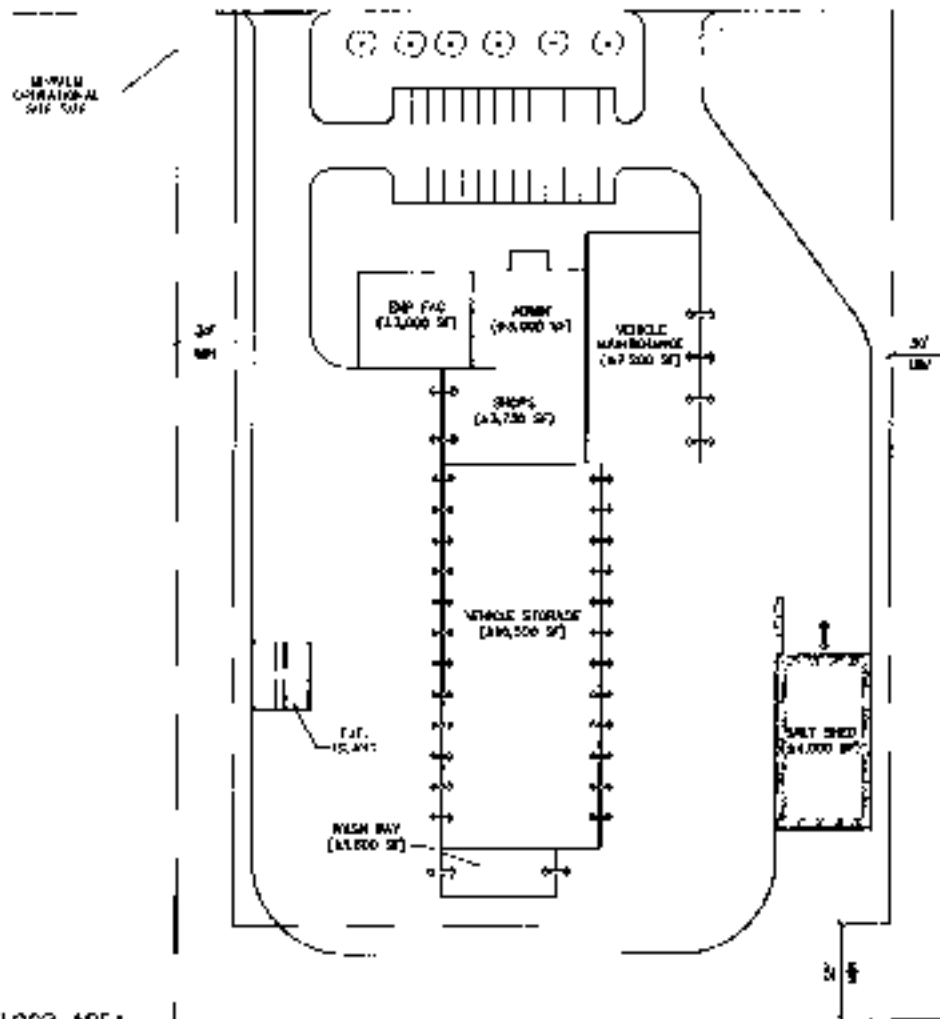
Connecticut Department of
Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



ZONING REQUIREMENTS - GENERAL INDUSTRIAL 2 (IG-2) DISTRICT

DESCRIPTION	REQUIRE BY ZONING			OPERATIONAL REQUIRE		
	50,000 SF			4.5 ACRES (12,825 SF)		
LOT AREA PER UNIT	VIA RESIDENTIAL USES NOT APPLICABLE					
HEIGHT	50 FEET			40.5 FEET		
SUBDIVISION	200 FEET					
SETBACKS	FRONT 50 FEET	SIDE 30 FEET	REAR 50 FEET	FRONT 25 FEET	SIDE 30 FEET	REAR 50 FEET
SETBACK FROM DISTRICT	100 FEET					
HEIGHT	40 FEET			30 FEET DRIVE 42 FEET SIDE		
FLOOR AREA	.40			.20 (43,900 SF BUILDING)		
LOT COVERAGE	.30			.20 (43,900 SF BUILDING)		
IMPERVIOUS SURFACE AREA RATIO	.50			.60 (78,200 SF IMP. SURFACE)		
EFFECTIVE IMPERVIOUS SURFACE	.75			.30 (84,750 SF LTH. IMP. SURFACE)		

FIGURE 20-1



FLOOR AREA

ADMINISTRATION	3,000 SF
EMPLOYEE FACILITIES	3,000 SF
SHOWS	4,750 SF
VEHICLE MAINTENANCE	47,500 SF
VEHICLE STORAGE	200,500 SF
WASH BAY	11,000 SF
SUBTOTAL	314,950 SF

NEW BUILDINGS

SALT SHED	24,000 SF
CANOPY	3,000 SF
FUEL ISLAND	1,200 SF
SUBTOTAL	28,200 SF
TOTAL	43,500 SF

TOWN OF GRANFORD, CT
DEPARTMENT OF PUBLIC WORKS
MINIMUM GENERIC SITE PLAN

General Industrial 2 District (IG-2)

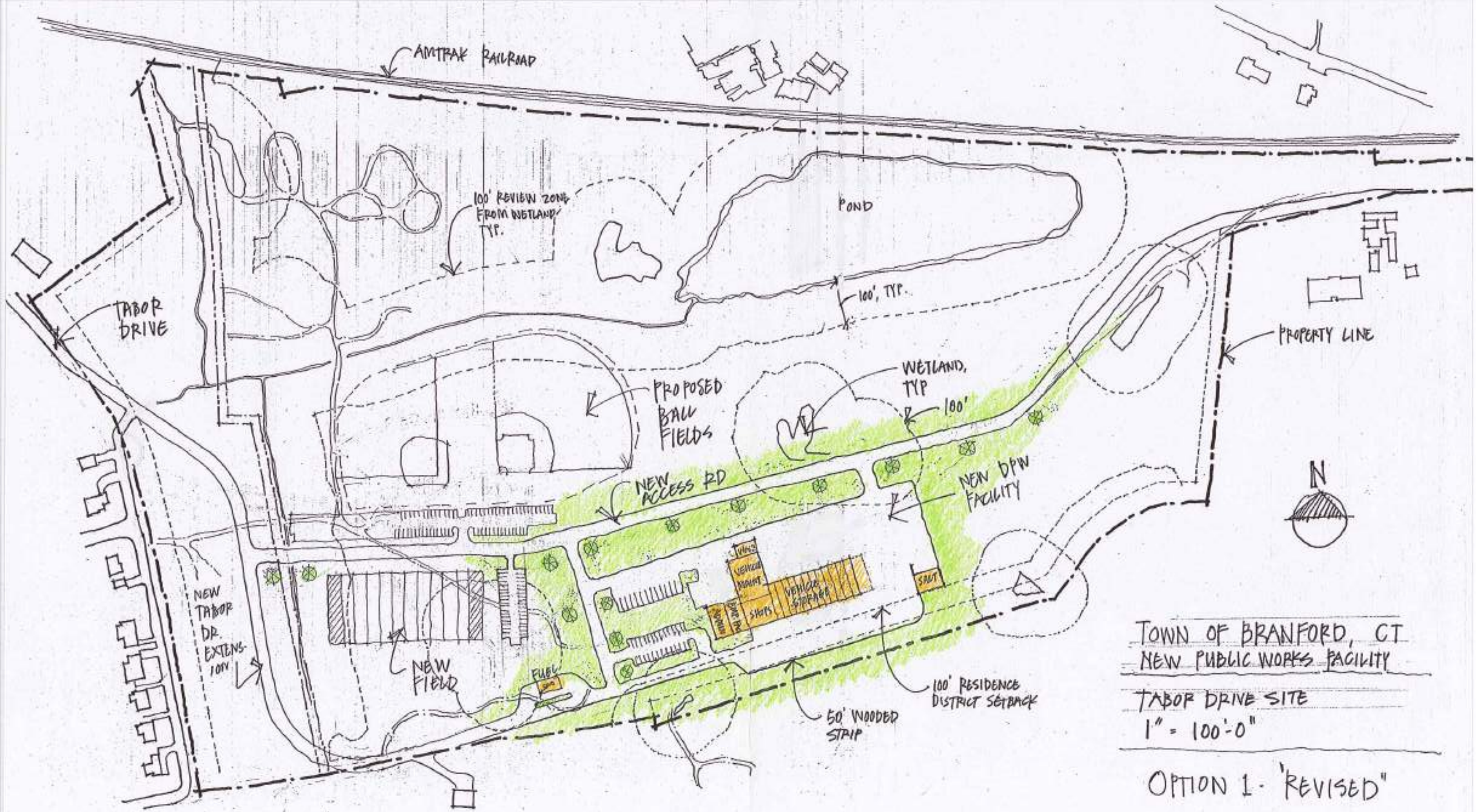
Scale: 1"=100'-0"

Sheet 1

Note: Maximum Score = 100

1/10/2012

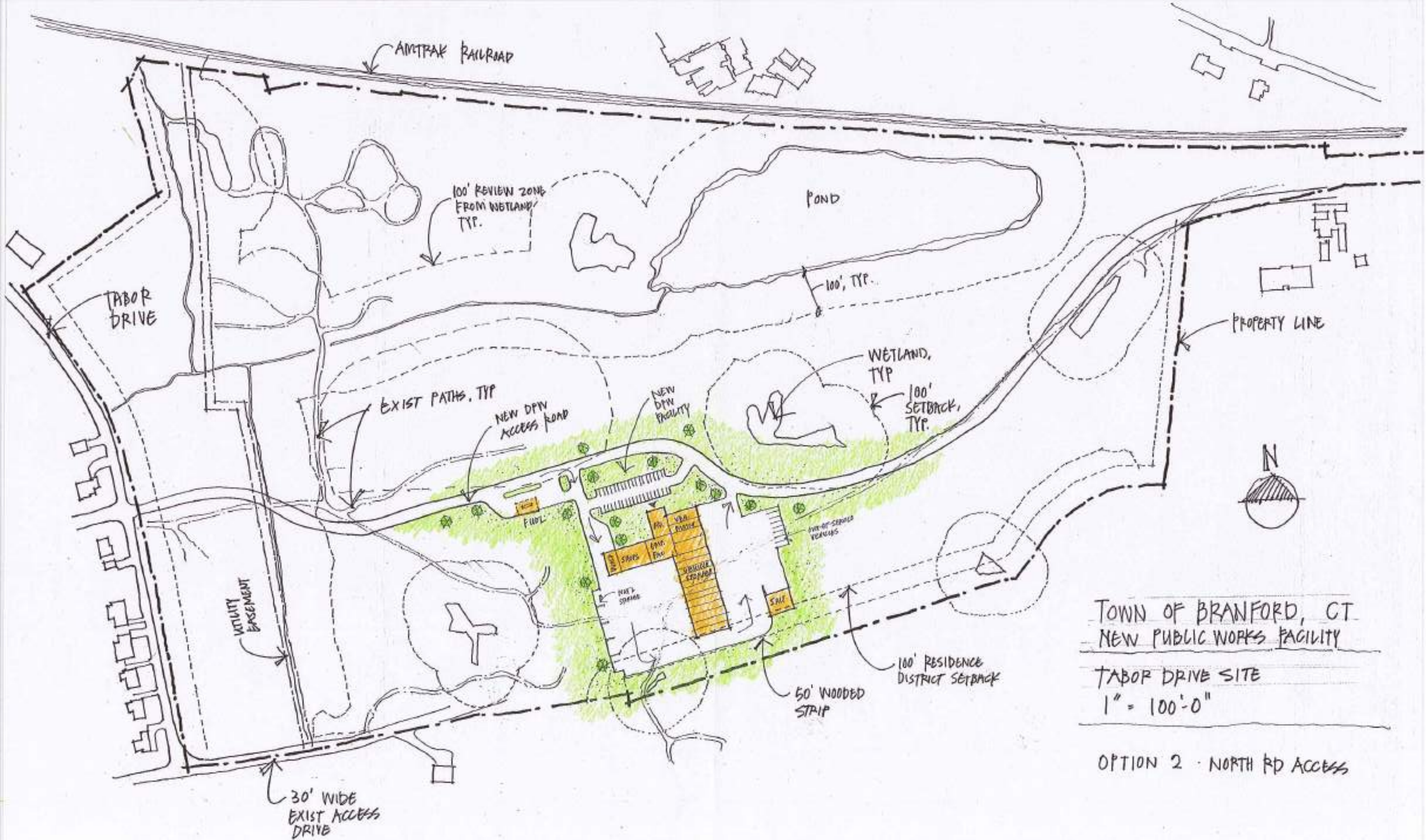
Criteria	Factors	Available Points	TP-1 44-68 Essex Drive	PP-1 299C Main St
1. Property Ownership (9 Points)	Town owned parcel; no displacement of existing uses/proposed uses	5		
	Home owned parcel; displacement of existing uses/proposed uses; low cost value for acquisition	3		
	Lower limited parcel; displacement of existing uses/proposed uses; high value for acquisition	6		
	Privately owned parcel - available	3		
	Privately owned parcel - unknown availability	0		
2. Location (6 Points)	Located on or near a Interstate	6		
	Located on or near a Major Arterial	4		4
	Located on or near a Major Collector	2	2	
	Not easily accessible to any arterials	0		
3. Physical Site Features (10 points)	Condition of existing road(s) favorable	4		
	Condition of access yard(s) poor	0		
	Usable area adequate (adequate future growth potential)	6		
	Usable area limiting (impacting future expansion capacity)	0		
4. Site History (6 points)	Past use favorable	3		
	Past use potentially unfavorable	0	0	C
	No known impacted soil/groundwater concerns	3		
	Potential impacted soil/groundwater concerns	0	0	C
5. Zoning Consistency (4 points)	Allowable use	4		
	Unallowable use with special exception	2		
	Allowable with variance and other state development regulations	0		
6. Environmental Impacts (14 points)	No residential buffers	10		10
	Residential buffers (1 side) with adequate area for screening	7	1	
	Residential buffers (multiple sides) with adequate area for screening	3		
	Residential buffers (multiple sides) with limited area for screening	0		
	No impacts to wetland/watercourse areas	4		
	Indirect impact to wetland/watercourse areas	2	2	2
Direct impact to wetland/watercourse areas	0			
7. Access to Utilities (8 points)	Water available	4	A	A
	Water available nearby	2		
	No water available	0		
	Wastewater	2	A	A
8. Flooding (4 points)	No known flooding	4	4	
	Known flooding during heavy rain/storm events	0		C
	Generally located in other Town jurisdictions - no increase in risk	6		
	Not centrally located in other Town jurisdictions - increase in overall risk	0		
9. Traffic Impacts (6 points)	Little or no impact	6		
	No negative impacts to DPW	10	10	
	Minimal impacts to DPW	5		5
	Excessive impacts to DPW	0		
	Fuel central to Town buildings	2	2	
10. Cost of Site Acquisition (15 points)	Minimal acquisition cost	5		
	Moderate acquisition cost	3		
	Excessive acquisition cost	0		
	No acquisition cost	12		
	With acquisition costs (based on acreage)	10		
	Moderate acquisition costs (based on acreage)	5		
	High acquisition costs (based on acreage)	0		
11. Cost of Construction (6 points)	Minimal clearing cost	6		
	Some clearing cost	4		
	Excessive clearing cost	0		
	No restrictions impacting cost	6		
12. Cost of Construction (6 points)	Some restrictions impacting cost	4		
	Significant restrictions impacting cost	0	0	0
Subtotal Site Score (not including acquisition cost impacts); (* Items with an impact acquisition cost)			55	44
Total Site Score (with acquisition costs factored into analysis); Ranking			74 1	50 2



TOWN OF BRANFORD, CT
 NEW PUBLIC WORKS FACILITY

TABOR DRIVE SITE
 1" = 100'-0"

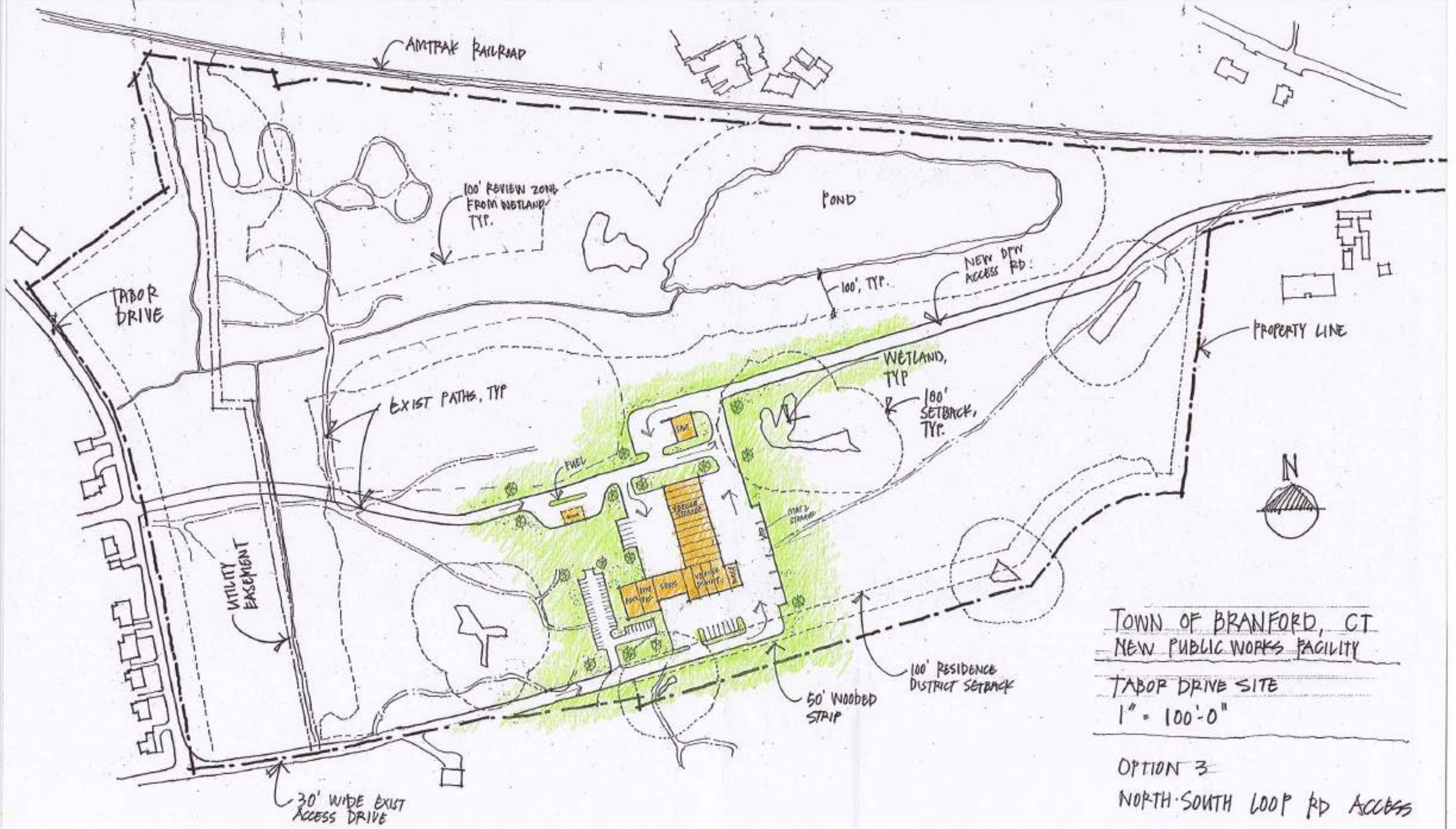
OPTION 1 - 'REVISED'



TOWN OF BRANFORD, CT
 NEW PUBLIC WORKS FACILITY

LABOR DRIVE SITE
 1" = 100'-0"

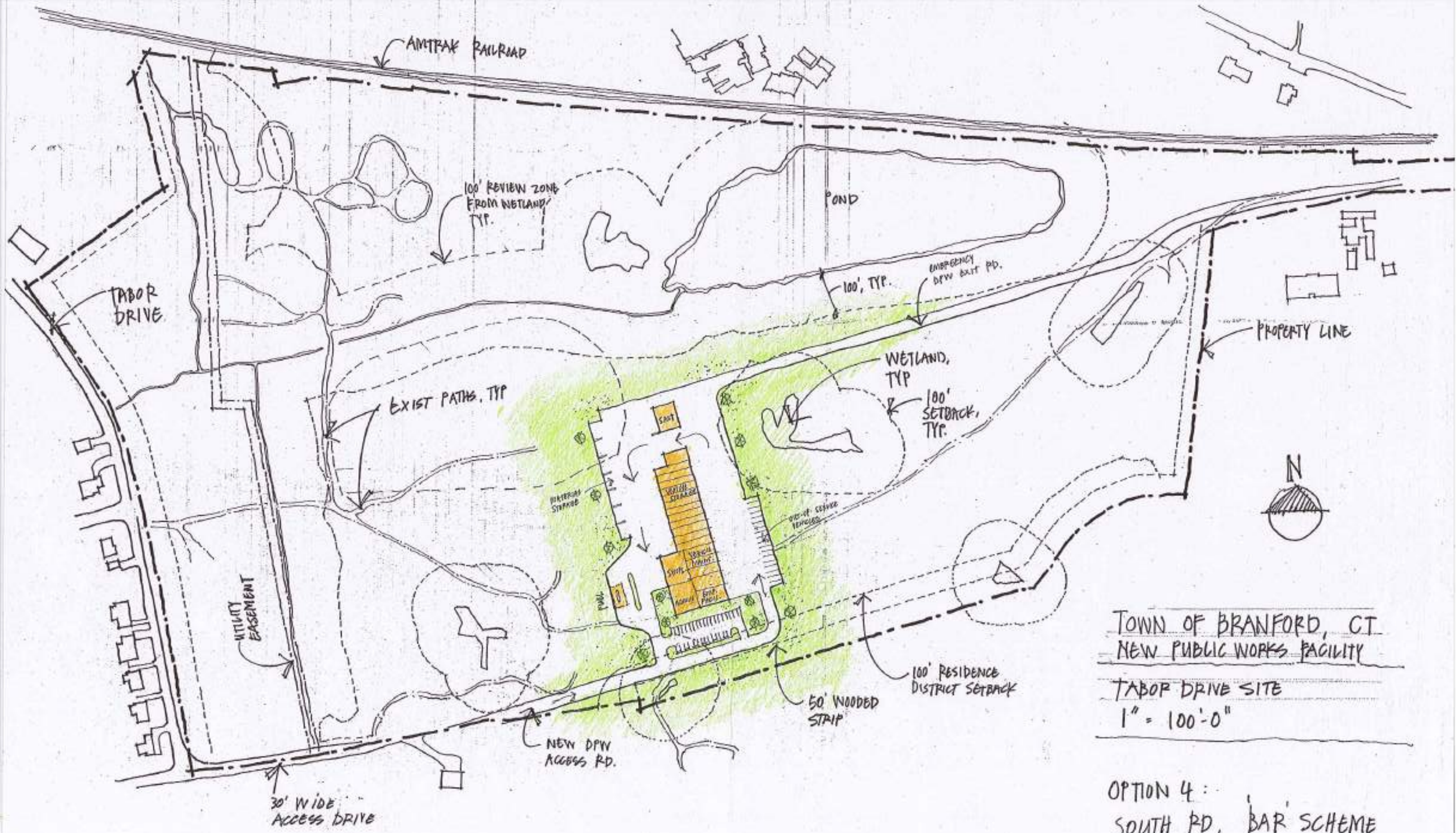
OPTION 2 - NORTH RD ACCESS

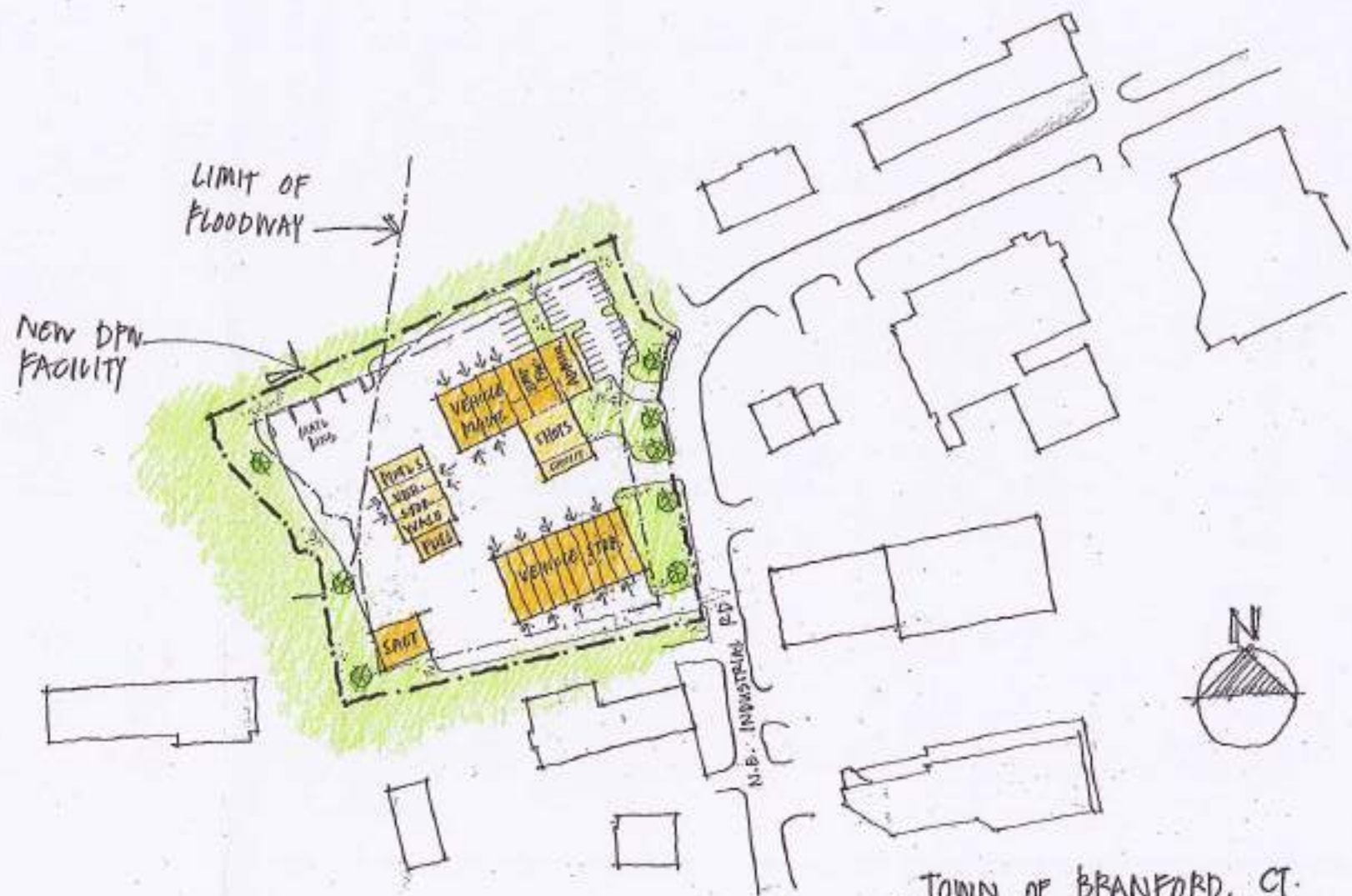


TOWN OF BRANFORD, CT
NEW PUBLIC WORKS FACILITY

TABOR DRIVE SITE
1" = 100'-0"

OPTION 3
NORTH-SOUTH LOOP RD ACCESS





TOWN OF BRANFORD, CT.
NEW PUBLIC WORKS FACILITY
NORTH EAST INDUSTRIAL RD. SITE
OPTION 1
1" = 100'-0"



TOWN OF BRANFORD, CT
 NEW PUBLIC WORKS FACILITY
 NORTH EAST INDUSTRIAL RD. SITE
 OPTION 2

1" = 100'-0"

Town of Branford
New Public Works Facility
Budget Total Project Cost - Tabular B/B

11/16/2012

Budget Planning Work Sheet is based on data received for the following types of activities:			
Location & Est. Date	Avg Cost/SF		(Includes building, site, and equipment)
Town of Branford - Est. 2007	\$ 242		(High end finishes, high end equipment, average site work)
Town of Weymouth - Est. 2009	\$ 272		(High end finishes, high end equipment, site on average site work)
Town of Charlton - Est. 2010	\$ 172		(Low end finishes, no equipment, average site work)
Target Average Construction Cost per SF (new construction):	\$ 222		

New Construction	Area	AVERAGE FINISHES/EQUIPMENT		
		Size (SF)	2011 Cost/USF	Cost
Administration / Employee Facilities		5,757	\$ 290	\$ 1,670,130
Stalls		3,820	\$ 180	\$ 687,600
Vehicle Maintenance (not including equipment)		7,377	\$ 240	\$ 1,770,480
Wash		1,222	\$ 200	\$ 244,400
Vehicle/Equipment Storage		17,450	\$ 100	\$ 1,745,000
New Construction Subtotal:		35,626		\$ 6,117,610
		166		
			Mark % of Total Subtotal	
Industrial Equipment				
- Wash Equipment		\$ 50,000	x	\$ 50,000
- Heavy Duty Vehicle - 12' (20,000 lb capacity minimum)		\$ 50,000	x	\$ 50,000
- Light Duty Vehicle - 4' (10,000 lb capacity maximum)		\$ 15,000	x	\$ 15,000
- Bridge Crane		\$ 50,000	x	\$ 50,000
- Overhead Lifting System		\$ 100,000	x	\$ 100,000
- Storage Shelving / Bunches / Racks		\$ 20,000	x	\$ 20,000
- Infrared Heating System		\$ 20,000	x	\$ 20,000
Industrial Equipment Subtotal:				\$ 325,000
Fuel System				
- 1 - 10,000 Gallon / 1 - 5,000 Tanks		\$ 50,000	x	\$ 50,000
- Concrete Retard Fuel		\$ 20,000	x	\$ 20,000
- Concrete Surface Pad		\$ 30,000	x	\$ 30,000
- Fuel Containment		\$ 14,000	x	\$ 14,000
- Operating System & Associated Piping		\$ 36,000	x	\$ 36,000
- Capacity		\$ 35,000	x	\$ 35,000
- Fire Management System		\$ 25,000	x	\$ 25,000
- Installation		\$ 150,000	x	\$ 150,000
Fuel System Subtotal:				\$ 380,000
Building & Equipment Total:				\$ 6,822,610
Mezzanines		1,200	\$ 90	\$ 108,000
Open Storage		2,125	\$ 75	\$ 159,375
Site Development (paved - assumes level site with no obstructions/ existing structures/utilities, etc)		411	\$ 200,000	\$ 82,200
Sub-Sub Vent System (Refr - entire site)		55,890	\$ 1.90	\$ 107,879
Sub-Sub Vent		3,000	\$ 30	\$ 90,000
Subtotal Bldg, Equip, & Site				\$ 1,977,454
Design/Contingency (5%)				\$ 929,338
Total Construction (2011 dollars)				\$ 8,227,272
Total Construction Cost/USF				\$ 229

Town of Branford
New Public Works Facility
Budget Total Project Cost - Tab D1 Site

Water/SEW/Storm

1/16/2012

AVERAGE FINISHED EQUIPMENT	
Owner's Soft Costs	
A&E Fees (design, bid, const.)	\$ 757,929 (Assume 6% of Const. Value)
	\$ 17,826 Submittal Design (10%)
	\$ 151,581 Design Development (20%)
	\$ 303,162 Construction Documents (40%)
	\$ 22,825 Bidding (3%)
	\$ 151,581 Construction Administration (20%)
A&E Special Services (survey, geotechnical, permitting, etc.)	\$ 70,718 (Assume 10% of Const. Value)
Furnishings (FPE)	\$ 50,000 Allowance
Communications Voltage System	\$ 50,000 Allowance
Printing Cost - Advertisement	\$ 10,000 Allowance
Test & Inspections During Construction	\$ 15,000 Allowance
Construction Contingency (8%)	\$ 657,187 Allowance
TOTAL PROJECT COST (DPW Facility) (Average Bid Price)	\$ 3,807,338

Town of Branford
 New Public Works Facility
 Budget Total Project Cost - Tabler Site

Worksheet: Summary

1/18/2012

Off-Site / Shared Site Improvements			
West Site Access Road	\$ 798,750		\$ 798,750
East Site Access Road	\$ 293,250		\$ 293,250
West Off-Site Roadway Improvements	\$ 281,000		\$ 281,000
East Off-Site Roadway Improvements	\$ 62,200		\$ 62,200
	Subtotal	\$	1,435,200
	Design Contingency (5%)	\$	71,760
A/E Fees (design, bid, cost)	\$ 60,400	(Rate is 2.5% of Const. Value)	
A/E Special Services (survey, geotechnical, permitting, etc.)	\$ 4,118	(Rate is 0.1% of Const. Value)	
Construction Contingency (5%)	\$ 71,960	(1/2 of 10%)	
	Subtotal	\$	175,438
	Total Construction	\$	1,610,638
TOTAL CPW FACILITY & OFF-SITE / SHARED SITE IMPROVEMENTS: \$ 10,953,859			

Notes:

1. Bridge, retaining systems require subsurface soil tests for shallow foundations

BRANFORD, CT
 TABOR DRIVE SITE ESTIMATE
 OFF-SITE EAST ROADWAY IMPROVEMENTS
 November 2011

Item No.	Unit	Item Description	Unit Price	Unit Quantity	Total
2.01	CY	Unclassified Excavation	\$ 5.00	100	\$ 500.00
2.02	CY	Roadway Excavation	\$ 15.00	200	\$ 3,000.00
2.03	CY	Gravel Borrow (raise road avg 1.5')	\$ 20.00	280	\$ 5,600.00
2.04	SY	Fine Grading and Compacting	\$ 1.00	560	\$ 560.00
2.05	CY	Lean Borrow	\$ 10.00	100	\$ 1,000.00
2.06	SY	Sealing	\$ 1.00	900	\$ 900.00
2.08	CY	Dense Graded Crushed Stone	\$ 30.00	60	\$ 1,800.00
2.09	TN	5" Hot Mix Asphalt	\$ 85.00	156	\$ 13,260.00
2.10	LF	Bit Conc Rein	\$ 6.50	400	\$ 2,600.00
2.11	EA	Catch Basins	\$ 2,500.00	2	\$ 5,000.00
2.12	EA	Drain Manholes	\$ 2,500.00	1	\$ 2,500.00
2.13	EA	Frame and Cover	\$ 500.00	1	\$ 500.00
2.14	EA	Frame and Grate	\$ 500.00	2	\$ 1,000.00
2.15	LF	12" EDPE Pipe	\$ 40.00	100	\$ 4,000.00
2.17	SF	Segmental Retaining Wall	\$ 25.00	800	\$ 20,000.00

Project Total = \$ 62,320.00

BRANFORD, CT
 TABOR DRIVE SITE ESTIMATE
 OFF-SITE WEST ROADWAY IMPROVEMENTS
 November 2011

Item No.	Unit	Item Description	Unit Price	Unit Quantity	Total
2.01	CY	Unclassified Excavation	\$ 5.00	210	\$ 1,050.00
2.02	CY	Roadway Excavation	\$ 15.00	420	\$ 6,300.00
2.03	CY	Gravel Borrow (raise road 2')	\$ 20.00	833	\$ 16,660.00
2.04	SY	Fine Grading and Compacting	\$ 1.00	1250	\$ 1,250.00
2.05	CY	Loam Borrow	\$ 10.00	50	\$ 500.00
2.06	SY	Seeding	\$ 1.00	500	\$ 500.00
2.07	LS	Temp Provisions During Construction	\$ 50,000.00	1	\$ 50,000.00
2.08	CY	Dense Graded Crushed Stone	\$ 30.00	140	\$ 4,200.00
2.09	TN	5' Hot Mix Asphalt	\$ 85.00	350	\$ 29,750.00
2.10	LF	Bit Coat Base	\$ 6.50	900	\$ 5,850.00
2.11	EA	Catch Basins	\$ 2,500.00	4	\$ 10,000.00
2.12	EA	Drain Manholes	\$ 2,500.00	2	\$ 5,000.00
2.13	EA	Frame and Cover	\$ 500.00	2	\$ 1,000.00
2.14	EA	Frame and Grate	\$ 500.00	4	\$ 2,000.00
2.15	LF	12" HDPE Pipe	\$ 40.00	100	\$ 4,000.00
2.16	LS	Culvert	\$ 85,000.00	1	\$ 85,000.00
2.17	SP	Segmental Retaining Wall	\$ 25.00	2400	\$ 60,000.00

Project Total = \$ 283,060.00

BRANFORD, CT
 TABOR DRIVE SITE ESTIMATE
 ACCESS ROAD COST
 November 2011

Item No.	Unit	Item Description	Unit Price	Unit Quantity	Total
2.04	CY	Unclassified Excavation	\$ 5.00	1540	\$ 8,200.00
2.05	AC	Clearing and Grubbing	\$ 8,000.00	1.2	\$ 9,600.00
2.06	CY	Gravel Borrow	\$ 20.00	1200	\$ 24,000.00
2.07	SY	Fine Grading and Compacting	\$ 1.00	7000	\$ 7,000.00
2.08	CY	Loam Borrow	\$ 10.00	340	\$ 3,400.00
2.09	SY	Seeding	\$ 1.00	2050	\$ 2,050.00
2.10	LS	Driveway	\$ 2,000.00	1	\$ 2,000.00
2.11	CY	Dense Graded Crushed Stone	\$ 50.00	370	\$ 17,100.00
2.12	LF	5" Hot Mix Asphalt	\$ 85.00	1500	\$ 127,500.00
2.14	LF	Bit Crme Mem	\$ 6.50	3600	\$ 23,400.00
2.31	EA	Catch Basins	\$ 2,500.00	5	\$ 12,500.00
2.32	EA	Drain Manholes	\$ 2,500.00	3	\$ 7,500.00
2.36	EA	Frame and Cover	\$ 500.00	3	\$ 1,500.00
2.37	EA	Frame and Grate	\$ 500.00	4	\$ 2,000.00
2.39	LF	12" HDPE Pipe	\$ 40.00	800	\$ 32,000.00
2.40	LF	15" HDPE Pipe	\$ 45.00	400	\$ 18,000.00

Project Total : \$ 298,250.00

Note: This estimate is for approx 1800 LF of a 20' wide roadway. A total of two (2) access roads of 1800 LF each are required.

Town of Berford
 New Public Works Facility
 Budget Total Project Cost - North East Industrial Road

1/18/2012

Budget Planning Worksheet to be used in bids received for the following typical facilities			
Location & Bid Date	Avg Cost/SF	(includes building, allow, and equipment)	
Town of Lexington - Bid 2007	\$ 242	(light end finishes, high end equipment, average site work)	
Town of Weston - Bid 2006	\$ 277	(light end finishes, high end equipment, allow average site work)	
Town of Charlton - Bid 2010	\$ 177	(average finishes, no equipment, average site work)	
Target Average Construction Cost per SF (more conservative):	\$ 222		

Area	AVERAGE FINISHES/EQUIPMENT		
	Size (SF)	2011 Cost/SF	Cost
New Construction			
Administration / Employee Facilities	5,787	\$ 290	\$ 1,678,030
Shops	-	\$ 190	-
Vehicle Maintenance (not including equipment)	7,371	\$ 240	\$ 1,769,040
Wash	-	\$ 250	-
Vehicle/Equipment Storage	13,570	\$ 160	\$ 2,171,200
New Construction Subtotal - Building Cost per SF:	26,662	\$ 167	\$ 4,449,670
Renovation			
Non-Programmatic Code Required Upgrades	-	Allowance	100,000
Shop Renovation (cleanth&w/leawalls)	4,480	\$ 60	\$ 268,800
Material Storage Renovation (cleanth&w/leawalls)	2,720	\$ 40	\$ 108,800
Vehicle/Equipment Storage Renovation (cleanth&w/leawalls)	3,920	\$ 30	\$ 117,600
Wash Bay Renovation (cleanth&w/leawalls)	1,400	\$ 80	\$ 112,000
Renovation Subtotal:	12,520		\$ 707,200
		Quantity	
		Item Installed	
Industrial Equipment			
- Wash Equipment	\$ 50,000	x	\$ 50,000
- Heavy Duty Vehicle Lift (50,000 lb capacity, minimum)	\$ 60,000	x	\$ 60,000
- Light Duty Vehicle Lift (15,000 lb capacity, minimum)	\$ 15,000	x	\$ 15,000
- Bridge Crane	\$ 60,000	x	\$ 60,000
- Overhead Lubrication System	\$ 100,000	x	\$ 100,000
- Storage Stacking / Benches / Ramps	\$ 20,000	x	\$ 20,000
- Exhaust Return System	\$ 20,000	x	\$ 20,000
Industrial Equipment Subtotal:			\$ 325,000
Fuel System			
- 10,000 / 1 - 5,000 Gallon Tanks	\$ 80,000	x	\$ 80,000
- Concrete Detail Pad	\$ 20,000	x	\$ 20,000
- Concrete Gulches Pad	\$ 20,000	x	\$ 20,000
- Red Stone Borfill	\$ 14,000	x	\$ 14,000
- Dispensing System & Associated Pipe	\$ 30,000	x	\$ 30,000
- Canopy	\$ 25,000	x	\$ 25,000
- Fuel Management System	\$ 25,000	x	\$ 25,000
- Installation	\$ 180,000	x	\$ 180,000
Fuel System Subtotal:			\$ 390,000
Building & Equipment Total:			\$ 5,672,270

Town of Branford
New Public Works Facility
Budget Total Project Cost - North East Industrial Road

1/16/2012

Allowances	1,200	\$	50	\$	60,000	
Open Canopy Storage	2,125	\$	75	\$	159,375	
Site Development (acres) - assumes level site with no contaminated or existing structures/utilities, etc.	4.0	\$	200,000	\$	800,000	
Sub-Slab Vent System (below entire slab - new)	25,052	\$	3	\$	75,086	
Sub-Slab Vent System (below slab - existing)	12,530	\$	2	\$	75,086	
Subsoil Sheds	3,090		65	\$	196,065	
				\$	7,191,691	
				\$	215,751	
				\$	7,407,447	
					(2011 dollars)	
				\$	183	
					AVERAGE FINISHED EQUIPMENT	
Owner's Soft Costs						
Site Acquisition Costs	\$	1,250,000				
Soft Fees (design, bid, travel)	\$	683,210			(includes 3% of Construction Value)	
	\$	157,488			Services Design (15%)	
	\$	138,642			Design Development (20%)	
	\$	77,384			Construction Documents (40%)	
	\$	33,160			Subsoil Sheds (5%)	
	\$	17,437			Construction Administration (25%)	
ASE Special Services (survey, geotechnical, permitting, etc.)	\$	71,817			(Assumes 1% of Construction Value)	
Furnishings (FFC)	\$	50,000			allowance	
Communic. / Low Voltage System	\$	20,000			allowance	
Printing Cost - Advertisement	\$	10,000			allowance	
Hazardous Material Abatement (Buildings)	\$	25,000			allowance	
Test & Inspections During Construction	\$	15,000			allowance	
Construction Contingency (5%)	\$	602,596			allowance	
TOTAL PROJECT COST (Average Bid Price)	\$	10,125,194				
Allowances to Address Potential Contamination			Quantity	Unit Price		
1) Suspect of Contaminated Soils (fracture excavation)			4,500 tons	\$	60	\$ 270,000
PAU Fees						\$ 25,000
Construction Contingency (5%)						\$ 23,052
				Total:	\$	\$ 318,052

Note:
1. If sign numbers exist, assume alternate subsurface conditions for shallow foundations.