

PROPOSED JOINT MAINTENANCE FACILITY

- Current facility is too small (roughly 10,000 sf; should be about 30,000 sf)
 - Inadequate maintenance space
 - Inefficient, longer repair times, delays getting vehicles and equipment back in service
 - Lack of wash bay wastes time washing somewhere else, reduces reliability due to corrosion, leads to premature and costly equipment repairs and replacements
 - Inadequate storage space
 - Inefficient parts, materials stocking/storage due to lack of space
 - Increases costs, time to complete maintenance and repairs
 - Equipment, materials stored outdoors, reduces life, increases risk of loss
 - Undersized fuel tanks hamper emergency operations, limit bulk purchasing discounts
 - Inadequate work space
 - Poor meeting room, lunch room facilities for routine and 24-hour operations
 - Inadequate locker room/changing space, no showers to clean up
 - Undersized offices, no meeting space
 - Inadequate site design
 - Location of bus, driver parking
 - Conflicts between vehicular and pedestrian traffic
 - Conflicts between public works, school, vendor, and public traffic
 - Limited stormwater management/treatment adjacent to the Pleasant River



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- Proposed facility designed to meet the needs of both public works and RSU transportation functions
 - Efficient design
 - Shared spaces, more opportunity to collaborate
 - Site circulation separating public works, school, and public traffic, improves safety
 - Energy efficient heating, cooling, and lighting
 - Meets current codes, provides safer work environment for employees
 - Reduced environmental impact
 - Moves uses further away from the Pleasant River, reduces Shoreland Zone impact
 - Provides appropriate stormwater treatment to meet current DEP requirements
 - Indoor wash bay eliminates release of wash water into the environment
 - Improves reliability and useful life of equipment
 - Wash bay reduces equipment corrosion, improves reliability, increases useful life
 - Increase reliability by more than 10%, useful life and trade-in values by 20%
 - Reduce premature repairs, downtime, lost value, and risk by at least \$150,000 per year
- Why this matters to residents and property owners
 - More efficient, less costly than separate town and RSU facilities
 - Safer, longer-lasting, more reliable school buses, plow trucks, police cars, and other vehicles
 - Improved response time to winter storms
 - Better overall road conditions, contributing to fewer accidents and injuries
 - More efficient and effective use of road anti-icing and de-icing materials
 - Better emergency preparedness and disaster recovery
 - Lower repair and maintenance costs
 - Reduced vehicle and equipment replacement costs
- What it costs
 - Estimated \$9 million, financed over 20 years
 - Saves at least \$3 million in reduced expenses, avoided costs, and increased efficiencies over 20 years; as much as \$8 million over the facility's 50 year lifecycle
 - Cost to average homeowner would be about \$5 per month
- Endorsed by both the RSU 14 board and Windham Town Council

