MEMORANDUM

Date: **November 4, 2024**
To: **City Council**
From: **Charles Gillette, P.E., Public Works Dir/City Engineer**
Re: **Public Works Yard Future Expansion**

The Public Works Department has long been planning to move the yard to the new location located on the property that is currently owned by the BLM through completing the final steps of the R&PP process and acquiring the property.

There has been discussion about what possibilities are there to remain in the current location in comparison to the cost of moving the yard. Attached are more detailed estimates but a summary of the costs of these options are as follows:

Remain at the Existing Public Works Yard	$3,530,000
Consists of turning 200 West into a parking lot and building new buildings and shade structures.	
Move the Public Works Yard to BLM property (metal buildings)	
Don't Move Fleet	$5,130,000
Move Fleet	$5,540,000
Move the Public Works Yard to BLM property (masonry buildings)	
Don't Move Fleet	$6,560,000
Move Fleet	$7,175,000

The metal building option is provided but it must noted that it is not allowed per current zoning restrictions. There might be an in-between option where metal buildings could be overlaid with a stucco type coating or other alternative cladding.

The purpose of the memo is to discuss the operations, current challenges and needs for imminent expansion of the Public Works Operations Facilities also known as the Public Works Yard. Included in Appendix A is a list of the basic needs and purposes of the Public Works Operations Facilities and Appendix B which is a list of current vehicles and equipment, a list of minimum needs, and a list of maximum possible needs as an aid in planning future expansions.

Current operations

The effective area of the existing public works yard is located at the address of 460 North 200 West in Ivins and consists of three areas:

Area 1: Main Yard – 1.4 acres
Area 2: Dumpster Area – 1.2 acres
Area 3: West End of Detention Basin #5 – 0.5 acres

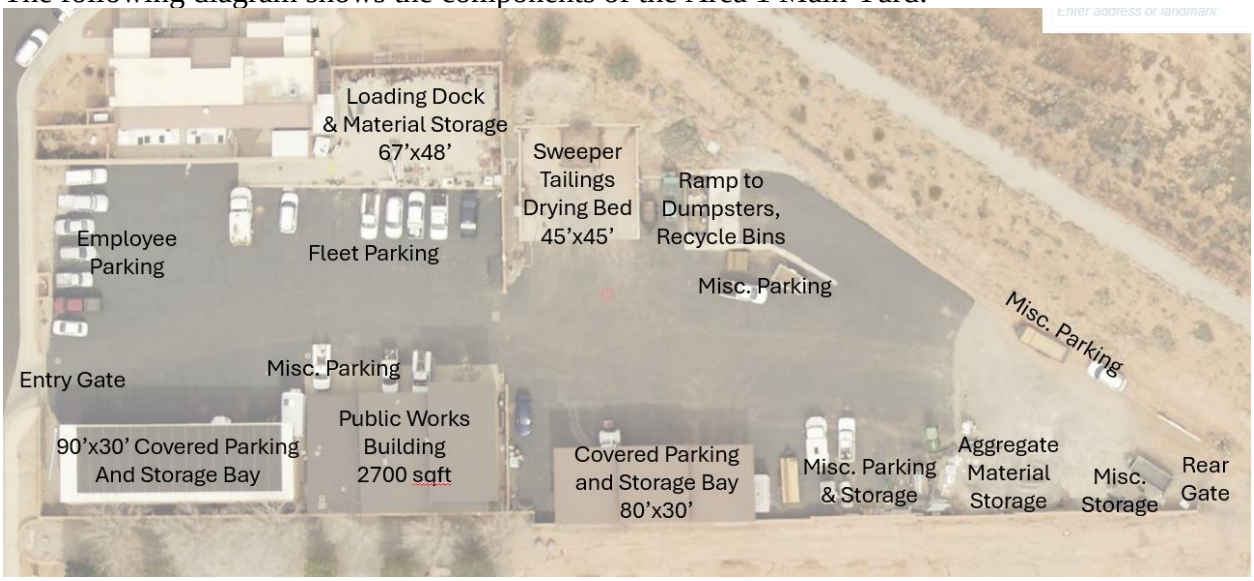
The following map shows these areas:



These areas operate as follows:

Area 1: Main Yard – 1.4 acres

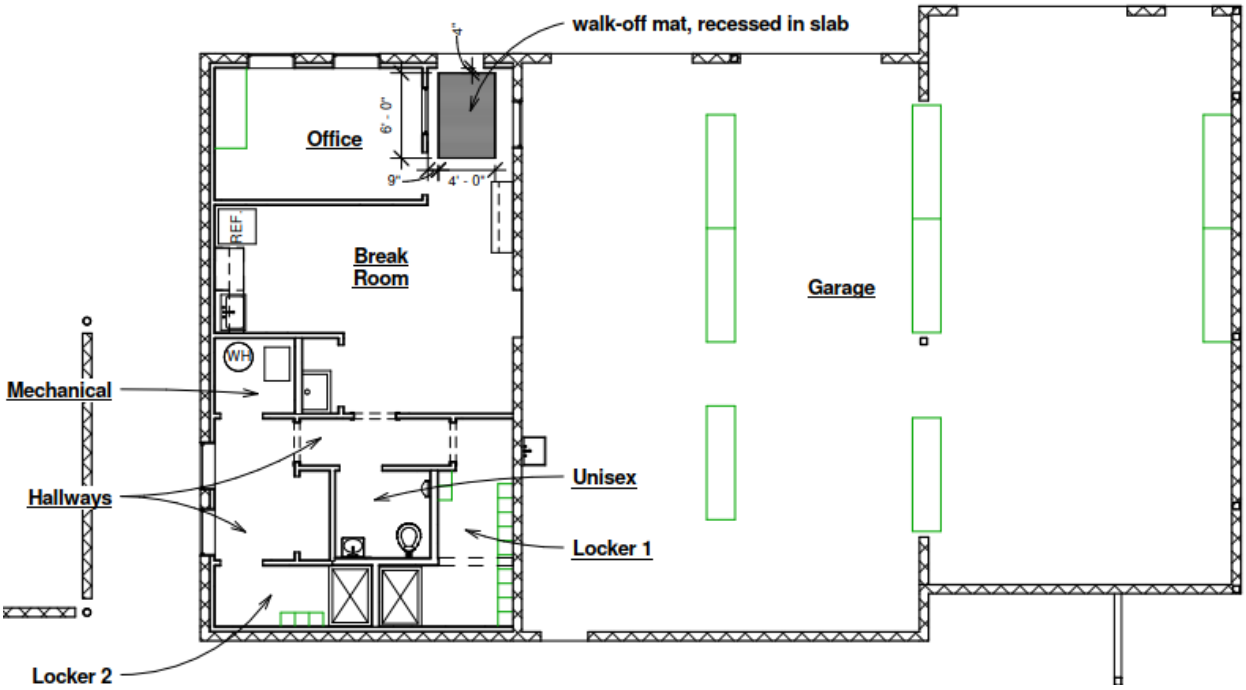
The following diagram shows the components of the Area 1 Main Yard:



The following is a list of each component of the Area 1 Main Yard and some of the current challenges associated with each component:

- Public Works Building – 2,700 square feet
    - One Office
    - One Unisex Bathroom
    - Breakroom
    - Men and women's locker room
    - Three bay garage.

Floorplan:



    - It was originally intended that the garage would be parking for the sweeper and the water truck with a third bay available for public works maintenance and shop.
    - Currently can park two pickups in the smaller bays. The back have of the two smaller bays are used for parts/warehouse storage.
    - Locker rooms and showers are being used for additional storage.
    - One restroom is currently inadequate for current staffing levels since the crew is often returning to the building at the same time and waiting in line to use restroom.
- 90'x30' Covered Parking and Storage Structure
    - Four bays – 23' wide each, potentially could park 8 pieces of equipment.
    - Masonry walls on three sides to protect from wind, weather and sun.
    - Solar panels on the roof.
    - Currently being used to store pipe materials, streetlights, bollards, parade float, large and medium dump truck, small equipment such as rollers, generators, compactors
- 67'x48' Loading Dock and Inventory Outdoor Storage
    - Includes a ramp for access of skid loader with forks for access to parts.
    - Used for storage of streetlight poles.

- Unloading dock is basically not functional due to the parking of cars blocking the dock and that most equipment is offloaded to the ground and then moved up to the storage area using the skid loader.

Appendix A
Basic Needs and Purposes of the Public Works Yard

- Employee Parking
- Public Works Building
    - Offices for staff
    - Breakroom for staff
    - Dressing Rooms/Showers
    - Restrooms
    - File Archives
- Maintenance Facilities
    - Public Works Shop
    - Vehicle/Equipment Wash Bay
- General Storage
    - Vehicle Storage (covered and uncovered)
    - Equipment Storage (covered, uncovered, and temperature controlled)
    - Aggregate storage (road base, sand, gravel, fill)
    - Landscape material storage (chat, compost, wood chips)
    - Paint Storage
    - Spill Kits
    - Safety Gear
- Sewer System Material Storage
    - Concrete Manhole Sections – May be exposed
    - Iron Ring and Lids – May be exposed
    - PVC Sewer Pipe – must be at least covered
    - Warehouse parts – indoor storage required
- Storm Drain System Material Storage
    - Concrete Boxes Drop Inlets – May be exposed
    - Concrete Manhole Sections – May be exposed
    - Iron Grates and Frames – May be exposed
    - Plastic Pipe Storage – must be covered
    - Concrete Pipe Storage – May be exposed
    - Warehouse parts – indoor storage required
- Water System Material Storage
    - PVC Pipe Storage – must be covered
    - Water Valves & Valve Boxes – must be covered
    - Bends and Fittings – preferred to be covered
    - Fire Hydrants - preferred to be covered
    - Spare Pumps – must be covered, indoor storage preferred
    - Water Meters – must be covered, indoor storage preferred
    - Warehouse parts – indoor storage required
- Streets System Material Storage
    - Signage and Posts
    - Streetlights
    - Crack Seal Material
    - Tack Material
    - Concrete Forms for Sidewalk and Curb
- Fleet Maintenance

- Office
- Bathroom
- Breakroom (share with public works)
- Oil Storage
- Used Oil Storage
- Warehouse Storage
- Maintenance Bays for vehicles and equipment

Appendix B
List of Existing and Future Vehicles and Equipment

	Existing	Required Future Add	Minimum Future Total	Possible Future Add	Future Total Possible
General Purpose Vehicles	10	10	**20**	5	**25**
Major Equipment List					
Backhoes	2	1	3	0	3
Wheeled Loader	0	1	1	0	1
Large Dump Truck	1	1	2	2	4
Mid Dump Truck	1	1	2	0	2
Small Dump Truck	1	1	2	0	2
Belly Dump Trailer	0	0	0	1	1
Sewer-Vac Truck	1	1	2	1	3
Vac/Exc Trailer	0	0	0	1	1
Valve Turning Trailer	1	0	1	0	1
Camera Trailer	0	1	1	0	1
Bucket Trailer	0	1	1	0	1
Paving Rollers	1	1	2	1	3
Asphalt Paver	0.5	0.5	1	0	1
Sweeper	2	0	2	0	2
Water Truck	1	0	1	0	1
Excavator	0.5	0.5	1	0	1
Grader	1	0	1	0	1
Tractor Truck with Flatbed	0.5	0.5	1	0	1
Chip Seal Spreader	0	0	0	1	1
Crack Seal Machine	1	0	1	0	1
Tack Trailer	0	1	1	0	1
Skid Steer	1	0	1	0	1
Arrow/Msg Boards	0	2	2	4	6
Mini Excavator	1	0	1	0	1
Fork Lift	0	1	1	0	1
Traffic Control Trailer	1	0	1	0	1
Water Leak Response Trailer	1	0	1	1	2
Miscellaneous Trailer	1	0	1	1	2
Dump Trailer	1	1	2	0	2
Roller Transport Trailer	1	0	1	1	2
Total Equipment	21.5	15.5	**37**	14	**51**

This list does not include Fleet Operations General Purpose Vehicles and Equipment nor attachments and miscellaneous smaller equipment.