

Town Yard Task Force (TYTF) Report

April 24, 2011

Formed in 2007, the TYTF, made up of Andover volunteers, has been evaluating options for safeguarding the vehicles and equipment used to sustain vital town maintenance functions. These vital functions include maintaining the Town's buildings, roadways, water and sewer lines, vehicles, forests, parks and grounds, and cemetery.

The Task Force has found that the existing Lewis Street facility – long used to house the highway, forestry, water and sewer, vehicle maintenance and parks and grounds divisions – is no longer suitable for the town's requirements.

- **Too Old** – One building at Lewis Street was condemned and demolished in 2006. The main building, constructed as a temporary base in the 1960's for a town population of 20,000, is now structurally unsound and at the end of its useful life. All practical repairs have been made, and the Town's Building Inspector and outside engineering consultant have determined that further repairs are no longer an option. The condition of the other four remaining buildings is also poor.
- **Too Small** – The existing Lewis Street site is 3.3 acres with ~30,000 square feet of buildings used to maintain, wash, fuel and store most of the town's fleet of almost 300 cars, trucks, tractors, trailers and other equipment. The site is too small to house a full-fledged wash-bay, leading to rusting of the Town's expensive vehicles. Because the site is too small, vehicles, equipment, supplies and staff are also inefficiently based at nine other locations around town. Two recent studies show that at least 55,000 square feet are required to properly support current operations to serve a population of over 30,000, including 37,000 square feet needed to support the functions currently handled at the Lewis Street site.
- **Too Fragmented** – Management of maintenance functions is hampered by the array of ad hoc makeshift locations used to house supplies, equipment and staff around the town.

In 2010, the Town advertised for proposals to replace the existing Town Yard properties. However, no proposal proved fiscally satisfactory. In March 2011, a new request for proposals was issued to seek a more economical solution to the Town Yard space needs. Initial proposals are due April 26th.

At the April 2011 Town Meeting, funds are sought for engineering and legal evaluations of the top choices among the new proposals. These funds will supplement other funding remaining from the 2010 initiative and will allow the Task Force to prepare a viable plan for new facilities.