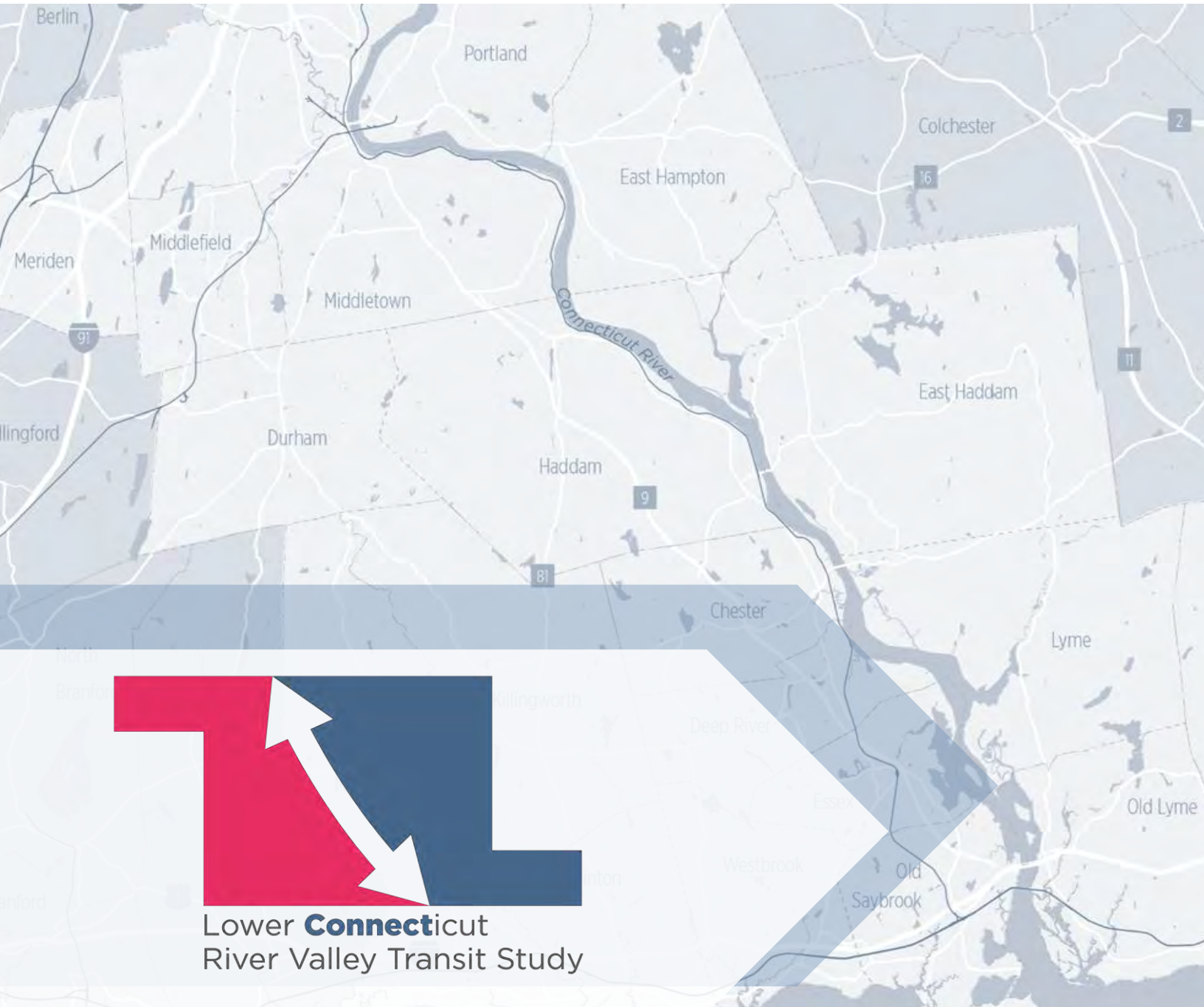


Appendix B

Recommended Facility Plan

DRAFT: June 12, 2020



Lower **Connecticut**
River Valley Transit Study

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1 Introduction

The *Lower Connecticut River Valley (LCRV) Transit Study Final Report (2020)* has recommended that the two existing public transit districts operating in the 17-community region of south central Connecticut pursue a merger to begin delivering transit services on a regional basis.

Today, the Middletown Transit District (MTD) operates out of a two-building Operations & Maintenance facility on North Main Street in Middletown. The MTD also owns and maintains a downtown passenger terminal. The Estuary Transit District (ETD) operates out of a leased facility in Centerbrook and contracts out for vehicle maintenance.

The recommended plan includes two new facilities and renovations to an existing Middletown facility as described below.

- 1. New Middletown Operations & Maintenance Facility**
110 North Main Street, Middletown
- 2. New Shoreline Operations Facility**
314 Flat Rock Place, Westbrook CT
- 3. Retrofitted Middletown Vehicle Storage and Cheeseman Transportation Building**
91 North Main Street, Middleton, CT

Work shall consist of, but not be limited to, the planning and design of these facilities and the renovation of the existing Cheeseman Transportation Facility as described below.

2 Fleet Assumptions

The revenue vehicle fleet consists of a mix of larger capacity Gillig transit buses as well as body-on-chassis cutaway buses. The Gillig vehicles are 29 to 35 feet in length, while the cutaways are less than 25 feet in length. The table below outlines the assumed fleet to be stored in each facility, as well as the total combined fleet to be maintained in the new Operations & Maintenance Facility.

Figure 1 | Existing Revenue Vehicle Fleet (FY2020) and Growth Assumptions

Current Fleet	Middletown	Shoreline	Combined
Gillig Transit Buses	10	4	14
Cutaways	10	13	23
Trolleys	0	1	1
Subtotal	20	18	38
20% Growth	4	4	8
Assumed Future Fleet	24	22	46

3 Middletown Operations & Maintenance (O&M) Facility

The Middletown Operations & Maintenance center would maintain the combined fleet. It is proposed to be located at 110 North Main Street in Middletown, across from MTD's existing Cheeseman Transportation Building.

Site Development

The proposed parcel is approximately 2.5 acres on two adjacent parcels (one 1.74-acre parcel and two smaller 0.3-acre parcels). A fourth adjacent parcel owned by a different private entity may also be available if needed.

The site is occupied by an existing masonry supply business and is fully paved with a number of standing structures. It is served by municipal water, sanitary sewer, and gas.

The design for the site development shall include the following elements:

- Demolishing of the existing building, asphalt, and concrete paving
- Surface parking for down line and ready line buses
- Surface parking for 15 operational employees
- Surface parking for 25 Bus Operators
- Yard/green areas
- Site drainage and Storm Water Management
- Fueling Island with Diesel and Gasoline pumps

The site is located in a flood plain, so design accommodations would need to be made.

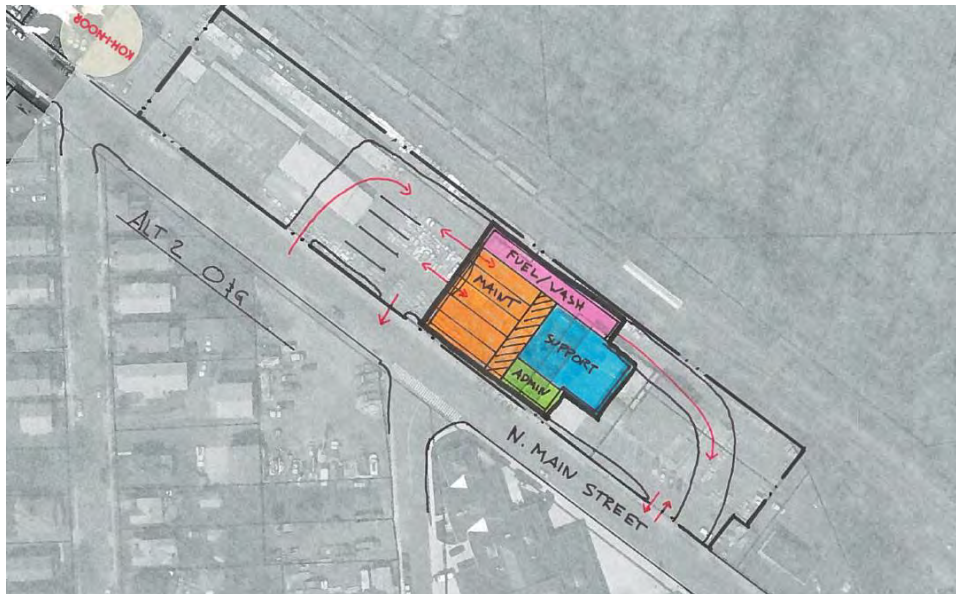
Facility Program

The new Middletown O&M Facility will provide for the maintenance off all buses for the new combined district. It will also house Operations personnel. The design shall include, but not limited to, the following elements:

- Transit operations to include private offices, open office spaces, conference rooms, and work room.
- Building support areas to include break rooms, toilet rooms, and associated electrical and mechanical rooms.
- Maintenance Administration
- Three Service and Inspection bays, Two Repair Bays and One Tire bay
- Associated lifts, equipment, shops and shop equipment
- Parts storage

- Maintenance personal support areas
- Automatic Bus washing system
- Ability to service a mixed fleet of diesel, gasoline and zero-emission battery electric buses
- Designed to achieve a minimum Silver certification under the Leadership in Energy and Environmental Design (LEED) program

Figure 2 | Test Fit for Middletown Operations & Vehicle Maintenance Facility at 110 North Main Street, Middletown



4 Shoreline Operations Facility

The Shoreline Facility would be located on Flat Rock Place in Westbrook and would support local Shoreline area transit operations by housing transportation operations, vehicle storage, and fueling.

Site Development

The proposed site is 5.43 acres, with the presence of wetlands will restricting site development to a smaller area estimated to be about 3 acres in size. The site is a greenfield, covered with trees and other vegetation. It is located in a commercial area, with adjacent uses including Middlesex Hospital and the Westbrook Outlets.

Site development would include:

- Clearing and grubbing the site
- Surface parking for up to 40 vehicles (Bus Operators, Operations Staff, board members)
- Yard/green areas
- Site drainage and Storm Water Management
- Installation of Septic System
- Fueling Island with Diesel and Gasoline pumps
- Extension of Gas service, if possible

The presence of wetlands may require special town approvals and design accommodations such as impervious pavement within the designated buffer.

Facility Program

The Shoreline Operations Facility will provide for the indoor storage of the Shoreline fleet and serve as a location for Shoreline area operators to report. A minimum of three operational staff (Operations Manager, Transportation Supervisor, Bus Fueler) are anticipated to also report to this location.

The design of the Shoreline Facility shall include, but not limited to, the following elements:

- Open office spaces, work room, and ability to install dispatch counter if desired
- Drivers lockers and Break room
- Building support areas to include toilet rooms, and associated electrical and mechanical rooms.
- One Service and Inspection bay with parts area
- Interior heated vehicle storage
- Automatic wash bay

- Ability to service a mixed fleet of diesel, gasoline and zero-emission battery electric buses
- Designed to achieve a minimum Silver certification under the Leadership in Energy and Environmental Design (LEED) program.

Figure 3 | Test Fit for Shoreline Operations Facility on Flat Rock Place in Westbrook



5 Middletown Bus Storage Facility

The existing 2-building MTD Operations & Maintenance facility would be retrofitted to better accommodate vehicle storage, dispatch, and administrative personnel.

The existing Thomas Cheeseman Transportation Center will be renovated to provide additional vehicle storage, better driver amenities, and reconfigured office space. The Pease Ave. building will be renovated to provide additional Vehicle storage.

Site Development

The site work shall include the following elements:

- Demolition of the existing fuel island and fuel tanks; if possible, these are proposed for reuse at the new Operations & Maintenance Facility across the street.
- Reconfiguration of pavement markings to remove parking from the east side of the Pease Avenue building.

Facility Program

The renovations shall include, but not limited to, the following elements:

- Reconfiguration of the wash bay into a vehicle storage bay.
- Reconfiguration of the existing Maintenance Bay into driver lounge, lockers, and vending area.
- Reconfiguration of existing admin and maintenance offices into a single operations suite with drivers' lounge, dispatch area and other administrative offices