

Town of New Fairfield  
and  
Board of Education

**BUS LOT LOCATION STUDY PRESENTATION**  
**Conceptual Planning and Estimating for Multiple Sites**  
**January 23, 2025**

PREPARED BY:

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**CONSULTING CIVIL ENGINEER**

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Benjamin V. Doto, III, P.E., LLC (the firm) is currently in its 26th year providing civil/site design and land use consulting services to a variety of clients for commercial, industrial, institutional, and residential projects in the greater Danbury area.

Services range from preliminary design / due diligence and conceptual plans, to detailed design for construction and land use purposes.

In-house design services include site and drainage design, parking and loading layouts, vehicle turning movement analyses, septic system design, and water and sewer main design.

The firm has well established relationships with other design professionals, used on an as needed basis, to assist with landscape design, traffic studies, wetland studies, structural engineering, and cost estimating.

## Sample Area Projects List:

- Colonial Subaru auto dealership and storage lot, Danbury, CT;
- Colonial Mazda auto dealership and storage lot, Danbury, CT;
- Ingersoll Automotive dealership, car wash, maintenance shop and storage lot, Danbury, CT;
- Bruce Bennet Nissan & Infiniti site and building redevelopment and storage lot, Danbury, CT;
- Brewster Subaru site selection feasibility study, Brewster, NY;
- Caraluzzi's Markets and Caraluzzi's Wine & Spirits, Bethel & Danbury, CT;
- School Bus Terminal (S.T.A.), fueling station, maintenance garage and office/break room for school bus lot (105 buses), Triangle Street, Danbury, CT;
- Park Avenue Early Childhood Center/Head Start site development, Danbury, CT;
- ALDI site and loading dock design, Plumtrees Plaza, Danbury CT;
- Plumtrees Plaza State D.O.T. related parking lot and Newtown Rd. driveway redesign, Danbury, CT;
- Berkshire Shopping Center loading dock redesigns for TJ Maxx, HomeGoods, & Goodwill, Danbury, CT;
- Starbucks (2), Berkshire Shopping Center & North St., Danbury, CT;
- Ridgewood Country Club clubhouse improvements, site upgrades, and parking lot redesign, Danbury, CT;
- MIX 40 Strip Center and patio redevelopment, Mill Plain Road, Danbury, CT;
- Dolan Plaza Shopping Center Improvements, Bethel, CT;
- Shell Gas Station, 203 Greenwood Avenue, Bethel, CT;
- Transitional Crisis Housing Facility, Rose Hill Ave., Danbury, CT;
- Vespucci Recreational Center Expansion, Christopher Columbus Ave., Danbury, CT;
- Airport Hangars (2 projects), DXR Aviation Center & Wings Airpark, Danbury Airport;
- American Pavement Spec. maintenance facility and equipment storage lot, Danbury, CT;
- Fuel Cell Energy power plant and site development, Triangle St., Danbury, CT;
- Shelter Rock Business Center industrial site expansion, Shelter Rock Lane, Danbury, CT;
- South Street Self Storage & CubeSmart Self Storage, Danbury, CT;
- Diamond Self Storage, Bethel, CT;
- Kellogg Hardwoods Inc. sawmill and site development, Bethel, CT;
- Medical Office and site development, 39-41 Hospital Avenue, Danbury, CT;
- Waterbury Fed. Teachers Credit Union, Federal Road, Danbury, CT;
- Keystone Place Assisted Living, Wooster Heights, Danbury, CT;
- Mayfair Square Townhouses, Saw Mill Road, Danbury, CT;
- Town Line Commons Apartments, South Street, Danbury, CT;
- The Summit at Bethel housing development, Summit Road, Bethel, CT;
- The Grand Apartments, Grand Street, Bethel, CT; and
- Single Family lot developments, drainage design, and septic design (throughout Fairfield County).



Danbury Bus Lot - before





## Danbury Bus Lot - after





## **PARCELS EVALUATED**

- Parcel - A: Former Consolidated School Site,  
302 Ball Pond Road
- Parcel - B: High School/Middle School Campus,  
54 Gillotti Road
- Parcel - G: Cell Tower/New Consolidated School,  
302 Ball Pond Road & 24 Gillotti Road
- Parcel - H: Town of New Fairfield Drop off  
Center, 33 Bigelow Road

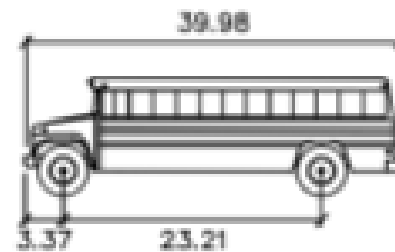
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## **DESIGN CRITERIA FOR BUS LOT**

- Lot should hold 26 full size buses and 9 vans;
- Bus lot fenced with an 8' high chain link fence installed to allow for the storage of snow without damaging the fence;
- The bus lot should have a motorized gate;
- The bus lot office is a 400 s.f. permanent building (not a trailer);
- The bus lot should be lighted and include security cameras;
- Bus parking spaces should be sized based on industry standards and the aisle width shall be sized to be able to accommodate anticipated bus traffic in the lot and bus maneuvering for parking and dispatching;
- 40 parking spaces should be provided for staff as close to the lot as possible;
- Staff parking should be located outside of the bus lot fenced area to minimize the secured lot area;
- Conceptual plans shall be at minimum 2' contours to determine extent of cuts, fills and required grading;
- Evaluate sight lines at driveway and roadway intersection;
- Determine likely connections for electricity and communications;
- Evaluate water service connection (new well vs. existing connection);
- Evaluate septic system connection (new septic vs. existing connection);
- Evaluate likely stormwater connection or discharge points and locations of potential detention systems;
- Determine permitting requirements;
- Prepare a cut and fill analysis and use to estimate earthwork costs;
- Estimate length of construction;
- Consider minimum landscaping requirements for use in cost estimating;
- Evaluation and resolution of on-site traffic and pedestrian circulation conflicts with bus traffic, best methods to separate and safeguard;
- Evaluate the benefit of relocating existing site amenities to be able to effectively and efficiently develop a bus lot; and
- Address site specific design issues as identified during development of plans.

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## NEW FAIRFIELD BUS TEMPLATE

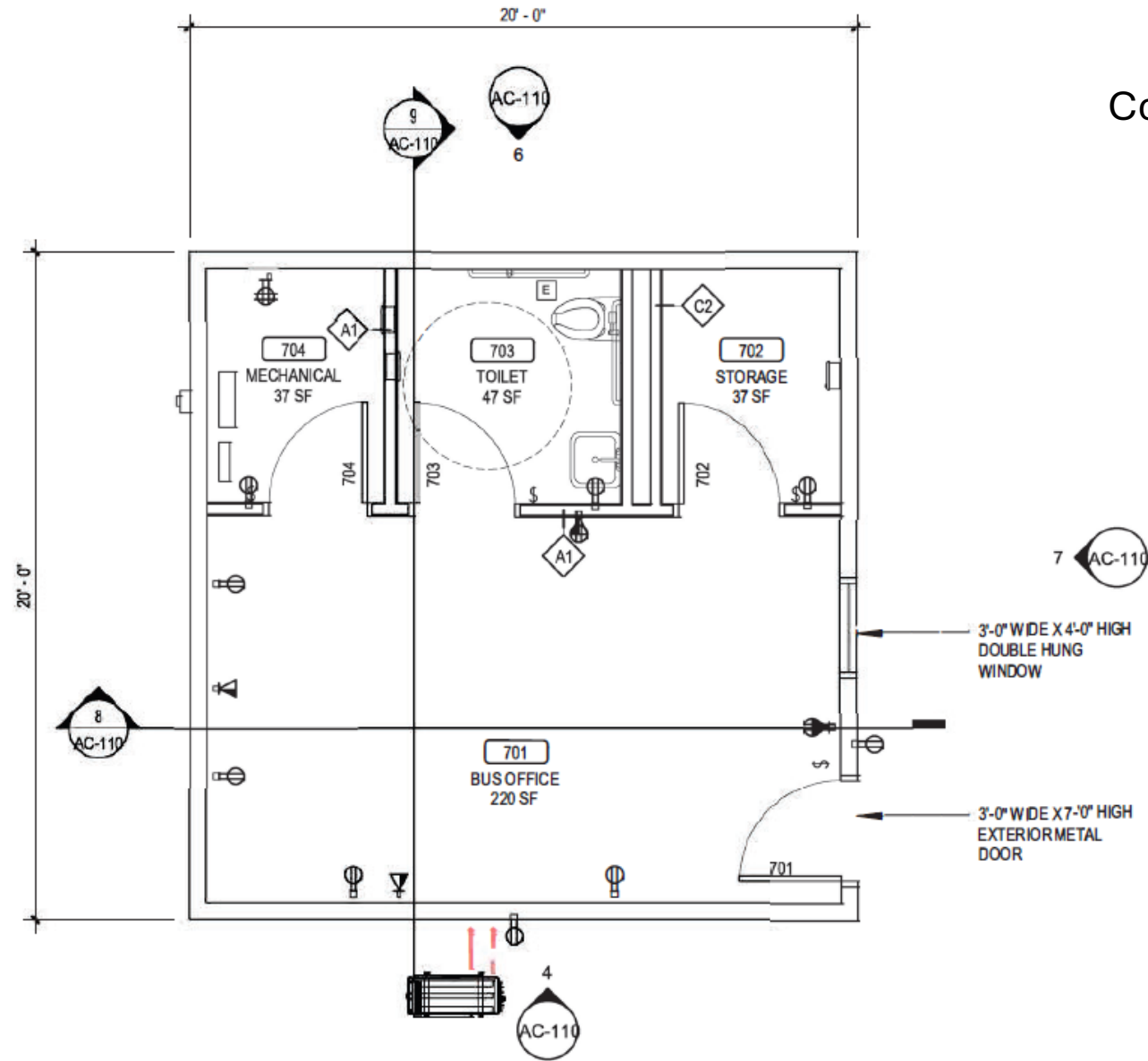


New Fairfield School Bus

	feet
Width	: 7.83
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 41.0

NOTE: DIMENSIONS BASED ON FIELD MEASUREMENTS TAKEN ON  
9/1/22 AND INFORMATION PROVIDED BY THOMAS BUILT BUSES





Concept. Bus Lot Office  
Floor Plan



Exhibit 1 (from RFP)  
Parcel - A



NORTH



SCALE IN FEET

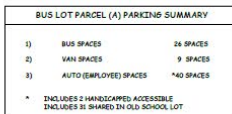
FEBRUARY 2021









## CONSOLIDATED SCHOOL

PLAN RENDERING

NEW FAIRFIELD, CONNECTICUT



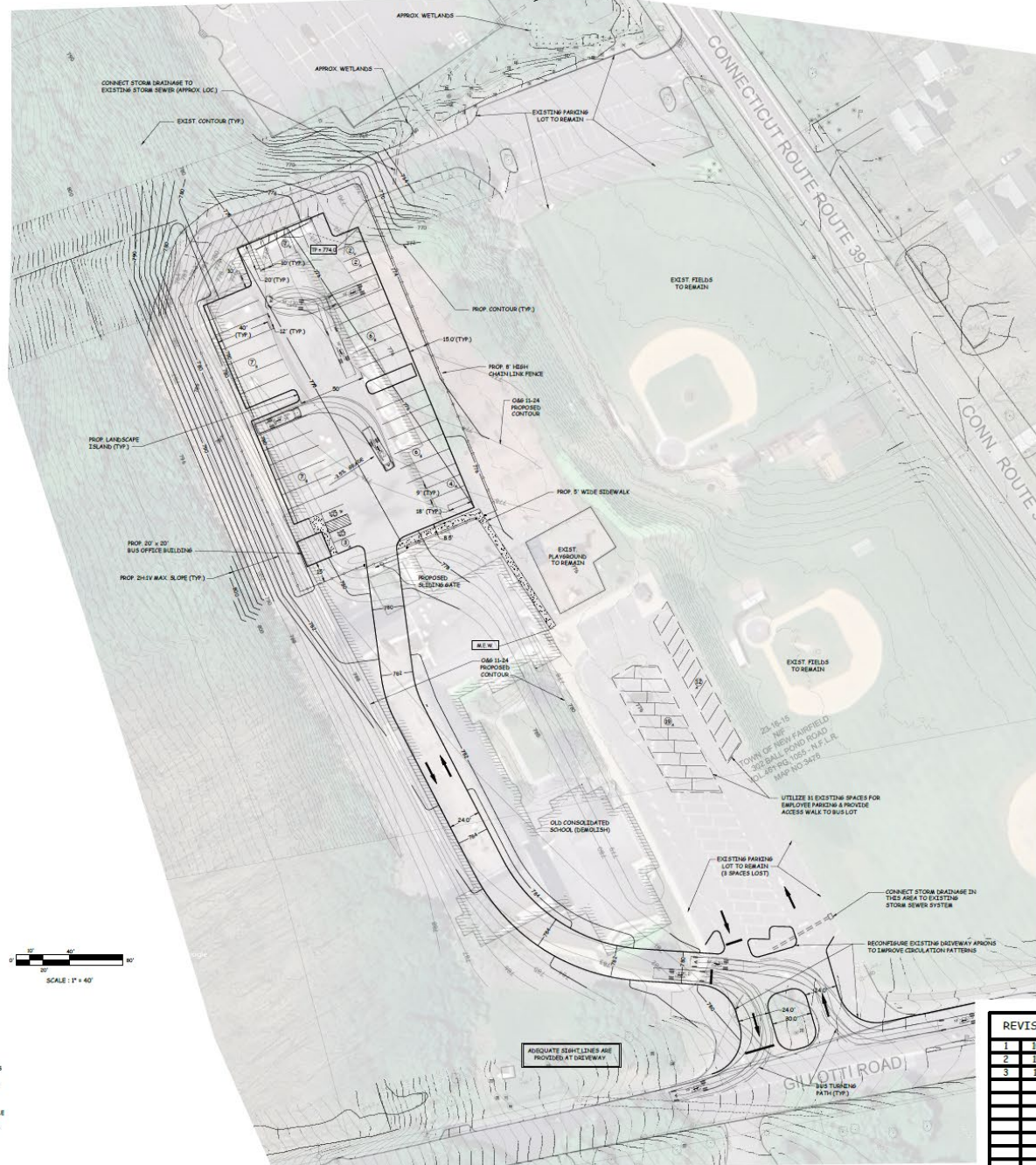


LEGEND	
	HANDICAPPED ACCESSIBLE PARKING SPACE
	PROP. TRAFFIC PATTERN
	PROP. FINISHED-GRADE ELEVATION
	PROP. TOP OF PAVEMENT ELEVATION
	PROP. MATCH EXISTING PAVEMENT ELEVATION
	PROP. BUS PARKING SPACE COUNT
	PROP. VAN PARKING SPACE COUNT
	PROP. AUTO/EMPLOYEE PARKING SPACE COUNT



1. THESE DRAWINGS ARE INTENDED FOR PRELIMINARY SITE PLANNING PURPOSES AS PART OF A BUS LOT STUDY FOR CONCEPTUAL PLANNING PURPOSES. PLANS ARE NOT INTENDED FOR CONSTRUCTION. ADDITIONAL INFORMATION, DRAWINGS, DETAILS, AND SPECIFICATIONS WILL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.

2. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM COMPILATION OF ELECTRONIC FILE PROVIDED BY SYDNEY A. RAFF LAND SURVEYING, P.C., DATED JULY 26, 2024. THE COMPILATION FILE WAS ASSEMBLED FROM AVAILABLE HISTORICAL SURVEYS AND AND STATE OF CT GIS DATA. AN UPDATE #2 - BOUNDARY SURVEY WILL BE REQUIRED PRIOR TO ANY DETAILED SITE DESIGN AND LAND USE APPROVALS.



REVISIONS		TOWN OF NEW FAIRFIELD BUS LOT LOCATION STUDY NEW FAIRFIELD, CONNECTICUT	
1	10/08/24	SCALE: 1" = 40'	DRAWN BY: bvd
2	10/31/24	DATE: September 9, 2024	APPROVED BY: bvd
3	11/18/24	PARCEL-A PRELIMINARY PLAN	
		Benjamin V. Doto, III, P.E., LLC	DRAWING NUMBER:
		36 Mill Plain Rd., #204, Danbury, CT 06811	PP01
		# 578	



## **Parcel - A: Former Consolidated School Site**

### **Pros**

- Central location;
- Proximity to fueling;
- Historical bus use of site (former school);
- Limited earthwork;
- Minimal tree clearing;
- Existing parking lots in place;
- Reuse of water and storm drainage connections available; and
- Cost (lowest of all 4 sites).

### **Cons**

- Likely neighborhood and public opposition;
- Potentially long & difficult approval process;
- Restricts future recreational expansions on-site; and
- Aesthetic concerns in “center” of Town.

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Exhibit 2 (from RFP)  
Parcel - B





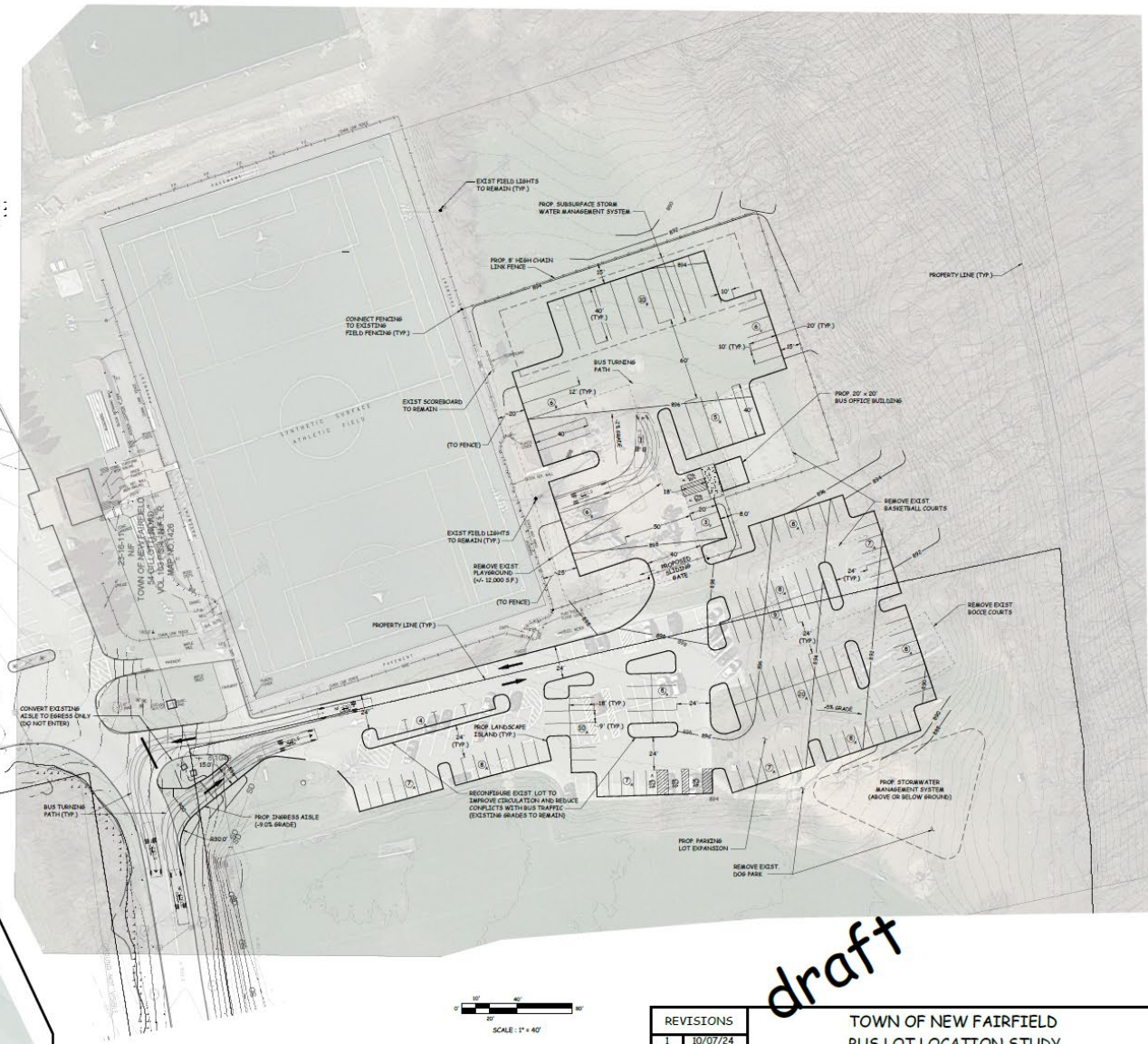


LEGEND	
	HANDICAPPED ACCESSIBLE PARKING SPACE
	PROP. TRAFFIC PATTERN
	PROP. FINISHED GRADE ELEVATION
	PROP. TOP OF PAVEMENT ELEVATION
	MATCH EXISTING PAVEMENT ELEVATION
	MATCH EXISTING PAVEMENT ELEVATION
	PROP. BUS PARKING SPACE COUNT
	PROP. VAN PARKING SPACE COUNT
	PROP. AUTO/EMPLOYEE PARKING SPACE COUNT

BUS LOT PARCEL (B) PARKING SUMMARY		
1)	BUS SPACES	27 SPACES
2)	VAN SPACES	9 SPACES
3)	AUTO (EMPLOYEE) SPACES	*40 SPACES
*INCLUDES 2 HANDICAPPED ACCESSIBLE INSIDE FENCE AND 38 IN SHARED LOT OUTSIDE FENCE		
SUMMARY OF AVAILABLE PARKING:		
TEMP. LOT SPACES RETURNED	100 SPACES	
PROP. SPACES IN SHARED LOT	119 SPACES	
H.C. SPACES INSIDE BUS GATE	2 SPACES	
SUB TOTAL	221 SPACES	
LESS BUS EMPLOYEE PARKING	-40 SPACES	
NET AVAILABLE FOR HIGH SCHOOL	181 SPACES	



OLD CONSOLIDATED SCHOOL INSET  
SCALE: 1" = 40'



GENERAL NOTES

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2. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM COMPILED OF ELECTRONIC FILE PROVIDED BY SYDNEY A. RAMP LAND SURVEYING, P.C. DATED JULY 24, 2024. THE COMPILED FILE WAS ASSEMBLED FROM AVAILABLE HISTORICAL SURVEYS AND STATE OF CT ASS DATA. AN UPDATED A-2, BOUNDARY AND TOPOGRAPHIC SURVEY WILL BE REQUIRED PRIOR TO ANY DETAILED SITE DESIGN AND LAND USE APPROVALS.

REVISIONS	
1	10/07/24
2	11/04/24
3	11/22/24

draft

TOWN OF NEW FAIRFIELD  
BUS LOT LOCATION STUDY  
NEW FAIRFIELD, CONNECTICUT

SCALE: 1" = 40'  
DATE: August 31, 2024

DRAWN BY: bvd  
APPROVED BY: bvd

PARCEL-B PRELIMINARY PLAN

Benjamin V. Doto, III, P.E., LLC  
36 Mill Plain Rd., #204, Danbury, CT 06811

DRAWING NUMBER:  
PP02

# 578



## **Parcel - B: High School / Middle School Campus**

### **Pros**

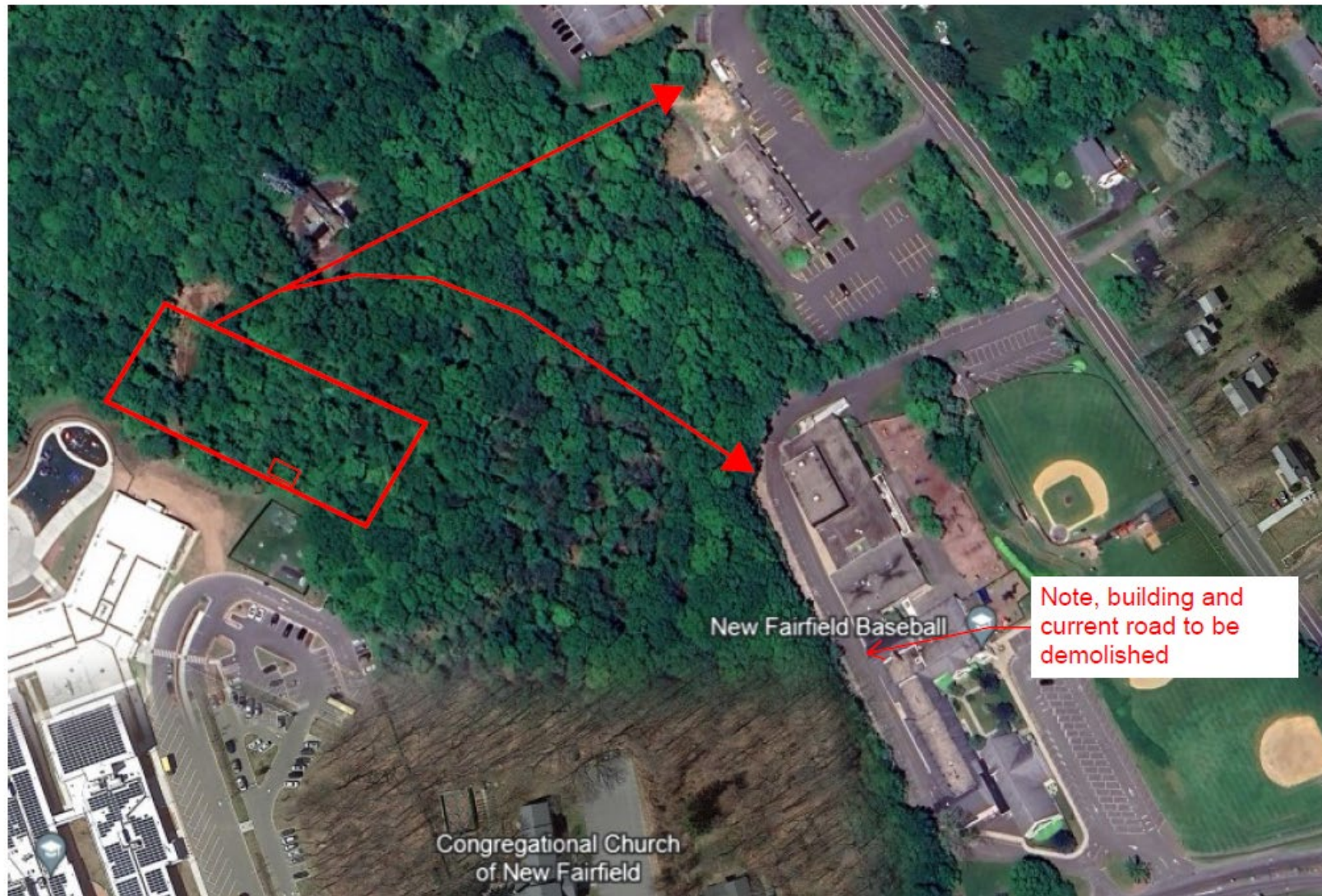
- Existing bus lot site (temporary);
- Central location;
- Proximity to fueling;
- Moderate earthwork;
- Minimal tree clearing;
- Gain of 45 parking spaces when bus lot closed;
- Permanent removal of non-school recreational activities from campus (basketball courts, bocce courts, playground, and dog park);
- Wetlands approval not required; and
- Excellent (and safest) driveway entrance/exit.

### **Cons**

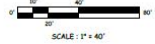
- Costs to remove and relocate basketball courts, bocce courts, playground, and dog park. These relocations, if implemented, make this site the highest cost of all 4 sites.
- Potential for public opposition removing and/or relocating basketball courts, bocce courts, playground, and dog park.


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Exhibit 3 from (RFP)  
Parcel - G







 <p>TOWN OF NEW FAIRFIELD BUS LOT LOCATION STUDY NEW FAIRFIELD, CONNECTICUT</p>	
SCALE: 1" = 40'	DRAWN BY: bvd
DATE: August 25, 2024	APPROVED BY: bvd
<p>PARCEL-G PRELIMINARY PLAN</p>	
Benjamin V. Doto, III, P.E., LLC 36 Mill Plain Rd., #204, Danbury, CT 06811	DRAWING NUMBER: PPO3



## **Parcel - G: Cell Tower / New Consolidated School**

### **Pros**

- Concealed and private setting;
- Access to water and sewer;
- Central location;
- Proximity to fueling; and
- Ability to adapt driveway to serve cell tower in future.

### **Cons**

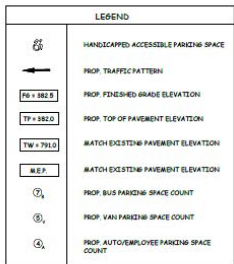
- Long access drive & significant paved surfaces;
- Topography;
- Need for retaining walls;
- Significant tree clearing;
- Large storm drainage system required;
- Extensive earthwork;
- Potential for public and neighborhood opposition due to driveway access on Gillotti Road / former Consolidated School site;
- Restricts future recreational expansion at former Consolidated School; and
- Cost (2<sup>nd</sup> highest of all 4 sites)

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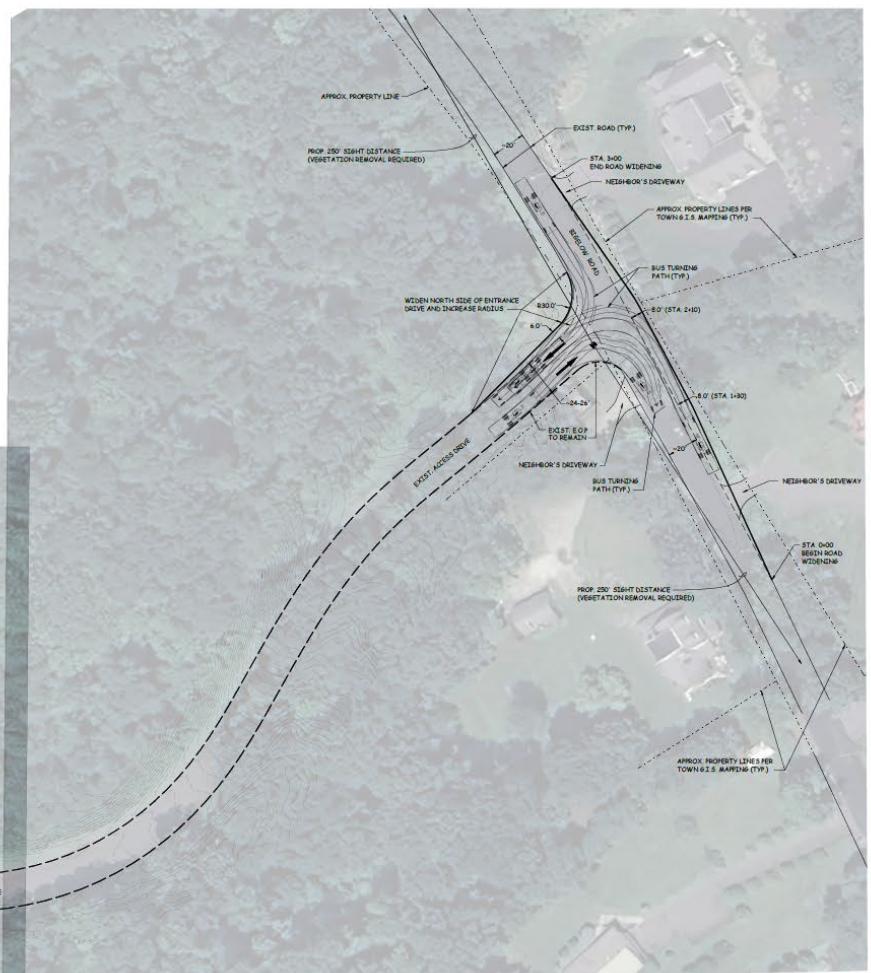
Exhibit 4 from (RFP)  
Parcel - H







BUS LOT PARCEL (H) PARKING SUMMARY		
1)	BUS SPACES	25 SPACES
2)	VAN SPACES	9 SPACES
3)	AUTO (EMPLOYEE) SPACES	*40 SPACES
* INCLUDES 2 HANDICAPPED ACCESSIBLE		



## GENERAL NOTES

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REVISIONS		TOWN OF NEW FAIRFIELD	
1	10/20/24	BUS LOT LOCATION STUDY NEW FAIRFIELD, CONNECTICUT	
2	11/04/24		
3	11/25/24		
		SCALE: 1" = 40'	DRAWN BY: bvd
		DATE: September 4, 2024	APPROVED BY: bvd
		PARCEL-H PRELIMINARY PLAN	
		Benjamin V. Doto, III, P.E., LLC	DRAWING NUMBER:
		36 Mill Plain Rd., #204, Danbury, CT 06811	PPO4
	# 578		



## Parcel - H: Town of New Fairfield Drop off Center

### **Pros**

- Concealed and private setting;
- No disruptions to existing school or recreational sites; and
- Cost (2<sup>nd</sup> lowest of all 4 sites).

### **Cons**

- Remote location (1.5 miles from Gillotti Road);
- Distance to fueling;
- Removal of leaf/brush drop-off area;
- 300' of road widening at entrance is necessary;
- Bigelow Road is narrow and winding;
- Additional daily bus and employee trips added to Bigelow and Ball Pond Roads;
- Daily travel distance increased for busses and employees;
- Significant earthwork required;
- Potential for direct wetland impacts (further investigation recommended); and
- Potential for public and neighborhood opposition due to additional bus and employee vehicle trips being added to Bigelow Road and Ball Pond Road.

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# New Fairfield Bus Lot Estimating Worksheet

Date: 1/18/2025 with Escalation to Summer 2026

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bvd

	Parcel - A	Parcel - B	Parcel - G	Parcel - H
	Consolidated Site	HS Site By Rec. Area	Cell Tower Site	Drop Off Site
<b><u>HARD COSTS</u></b>				
Clearing - Grubbing - Strip Topsoil	\$22,138	\$51,843	\$109,936	\$42,634
Demolition	\$0	\$45,600	\$0	\$0
Excavation - Cuts to Fills	\$20,340	\$8,292	\$52,404	\$420
Export Fill	\$0	\$76,428	\$0	\$0
Import Fill	\$51,504	\$0	\$161,640	\$152,376
Retaining Walls	\$0	\$0	\$145,800	\$0
Sediment and Erosion Control	\$9,532	\$3,702	\$15,126	\$4,224
Pvmt./Base/Curbing/Walks/Striping	\$377,029	\$598,954	\$607,485	\$306,072
Storm Water Management	\$228,367	\$219,287	\$366,106	\$185,766
Fencing and Gates	\$101,304	\$84,288	\$101,712	\$93,950
Lawns and Grasses	\$40,531	\$26,578	\$76,411	\$22,923
Landscaping	\$9,600	\$32,640	\$20,160	\$19,200
Signage	\$10,800	\$10,800	\$10,800	\$10,800
Site Lighting	\$125,928	\$93,720	\$93,192	\$84,612
Security	\$12,000	\$12,000	\$12,000	\$12,000
Power and Distribution	\$27,600	\$30,840	\$23,820	\$22,860
Water Distribution / Well	\$9,600	\$18,720	\$8,880	\$23,400
Septic / Septic Connection	\$21,600	\$19,200	\$20,880	\$20,400
<b>Subtotal Hard Costs</b>	<b>\$1,067,873</b>	<b>\$1,332,892</b>	<b>\$1,826,352</b>	<b>\$1,001,637</b>
<b><u>SOFT COSTS</u></b>				
Utility Fees	\$5,000	\$5,000	\$5,000	\$5,000
Permitting	\$20,000	\$20,000	\$20,000	\$20,000
Design Fees	\$70,000	\$70,000	\$82,000	\$70,000
Management Fees	\$60,000	\$70,000	\$70,000	\$70,000
Contingency	\$150,000	\$150,000	\$150,000	\$150,000
<b>Subtotal Soft Costs</b>	<b>\$305,000</b>	<b>\$315,000</b>	<b>\$327,000</b>	<b>\$315,000</b>
<b><u>NON-ELIGIBLE COSTS</u></b>				
Bus Office Bldg.	\$200,000	\$200,000	\$200,000	\$200,000
Relocated Recreational Items	\$0	\$838,607	\$0	\$0
Road Widening	\$0	\$0	\$0	\$100,873
Work in R.O.W. (aprons, etc.)	\$25,000	\$0	\$25,000	\$0
<b>Subtotal Non-Elig. Costs</b>	<b>\$225,000</b>	<b>\$1,038,607</b>	<b>\$225,000</b>	<b>\$300,873</b>
<b>TOTAL</b>	<b>\$1,597,873</b>	<b>\$2,686,499</b>	<b>\$2,378,352</b>	<b>\$1,617,510</b>
<b><u>ESCALATION - (7% per year)</u></b>				
Summer of 2026 (1.5 years = 10.5%)	\$167,777	\$282,082	\$249,727	\$169,839
<b>GRAND TOTAL</b>	<b>\$1,765,650</b>	<b>\$2,968,581</b>	<b>\$2,628,079</b>	<b>\$1,787,349</b>