

FACT SHEET

Waterloo Maintenance Facility

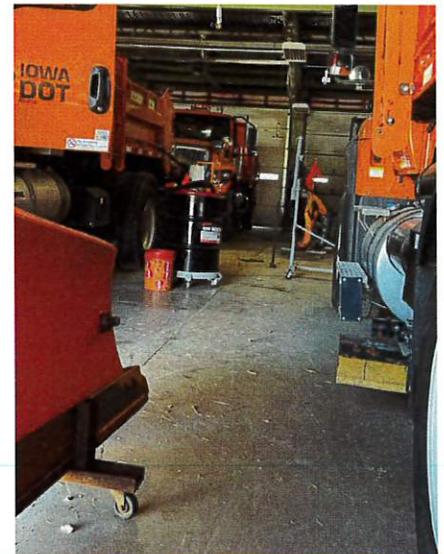
The Waterloo maintenance facility was constructed in 1975, today, this facility is in below average condition, and no longer properly sized or arranged operationally for our current and future road network and the larger modern equipment we use.



Why a New Facility is Needed

Inadequate Size for Today's Equipment

- Equipment has grown in size over the years. Our aged facilities were designed for older truck heights and widths and do not meet the required clearances for current snowplows
- A 90-foot building depth is required for two modern plows outfitted with operationally-required attachments to park within a garage bay.
- Snowplow height has surpassed the existing overhead door and ceiling clearances.
- The constricted space in the existing Waterloo facility has made daily operational duties and seasonal changes of the trucks cramped and unsafe.



Not enough space of equipment; plow attachment is at centerline.

At the time these facilities were built, the Iowa DOT only purchased medium duty trucks.

<p>28'6"</p> <p> <--> </p> <p>1970s medium duty truck</p>	<p>NOW</p>	<p>30'3"</p> <p> <--> </p> <p>current medium duty truck</p>	<p>36'</p> <p> <--> </p> <p>current heavy duty truck</p>	<p>39'</p> <p> <--> </p> <p>current high reach truck</p>
<p><i>1970s medium duty truck -28 ft. 6 in. long</i></p>		<p><i>Current heavy duty truck with tow plow.</i></p>	<p><i>Current high reach truck - 39 ft. long.</i></p>	

Why a New Facility is Needed (cont.)

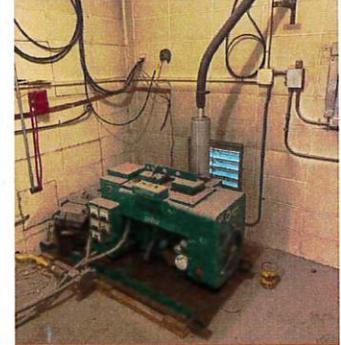
Does Not Meet Current Building & Energy Codes or ADA Standards

Building codes have changed and improved the requirements for safety significantly since this building was constructed. This facility lacks critical items to protect our people, property, and equipment, such as:

- An automatic fire sprinkler system.
- An automatic vehicle carbon monoxide detecting exhaust system.
- Clearances for a dump box, frame light, and hydraulic safety checks.
- ADA accessibility to the second-floor conference rooms and offices.



Structural steel beginning to corrode.



Electrical system and backup emergency power undersized.

Deteriorating Building Infrastructure

The existing building's structural components and materials have deteriorated to a point of concern. Some of the issues include the following:

- Due to the original time of construction, the building does not have insulation, and components would have to be wholesale replaced.
- The exterior and interior masonry walls have sustained extensive cracking.
- The antiquated electrical systems and emergency support generators are insufficient to operate the facility.
- Many of the facility's drains and/or pipes are deteriorating and are a maintenance issue. A new facility would provide modern pit intake drains and newer synthetic pipe materials in place of the older trench drains and steel pipe.
- The entire modified bitumen and epdm roofing systems are over 25 years old and have surpassed their useful life.
- The existing steel columns, overhead doors, and passage doors all exhibit corrosion and deterioration.

When a building has aged and weathered beyond repair like this one has, the most cost-effective route is to rebuild.



Cracked and deteriorated interior masonry.



Deteriorating drains create a maintenance issue.

Operational Inefficiencies

- Daily operations are currently spread across four separate buildings on a large site, which makes it difficult for staff to accomplish operations in a safe and efficient manner. Consolidating the functions would increase collaboration and operational efficiencies.
- With staff and equipment in one main building, staff would be able to cross train and work together to accomplish daily tasks.
- Having a properly sized mechanics bay within the facility would enable faster turnarounds and create a safer working environment.
- Overspray and building deterioration issues would be eliminated by correctly allocating properly designed wash bays.
- By having staff and the fleet within one garage, a manager will have better visibility and understanding of the overall operation of the garage and enhance team morale.

Site Investment

- In 2022, an investment into the Waterloo location was made to prepare the site for a rebuild.
- Due to the facility conditions and shortfalls, a site master plan was created. The master plan included a site layout that placed a new garage further back on the site, electrical upgrades, and a water shed/retention plan.
- In phase one, the site was regraded, upgraded electrical was brought to the site, and a mechanics bay was built as the anchor to the future facility.
- This was all done to enhance the existing operations and to invest into a plan that would accommodate the overall operational needs of the Waterloo location.