



CITY OF PEEKSKILL FIRE HEADQUARTERS

DESIGN PROGRAM & SPECIFIC SITES ANALYSIS



Mitchell
Associates
Architects



MANITOU
INCORPORATED

TASKS

- **Diagrammatic Floor Plan(s)**
- **Diagrammatic Site Plan(s)**
- **Design Review**
- **Presentation**
- **Report**



AGENDA

- **Site Review**
- **Diagrammatic Floor Plans**
- **Diagrammatic Site Plans**
- **Cost Forecast**
- **Rendering**



SITE ANALYSIS



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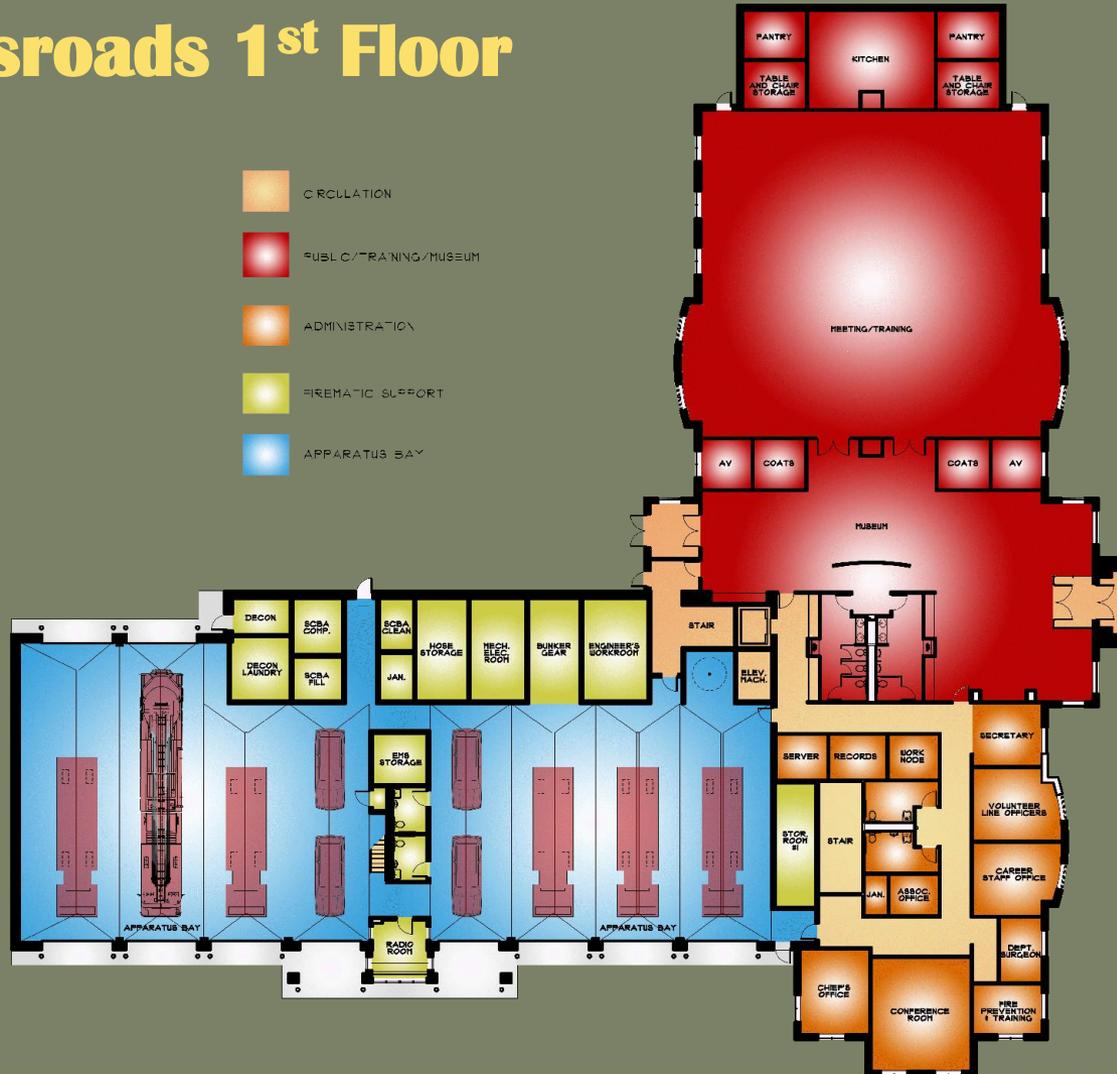


PROGRAM AREAS

Room Name	1st Floor Area	2nd Floor Area	Area All Floors
Area Subtotals			
Bay	7,048		7,048
Firematic Support	2,400		2,400
Mezzanine		960	960
Office & Living	9,400	8,567	17,967
Walls & Circulation			
Apparatus Bay Walls @ 9%	599		599
Firematic Support Walls @ 12%	288	1,000	1,288
Firematic Support Circulation @ 15%	360	1,251	1,611
Office Area Walls @ 22%	2,068	1,885	3,953
Office Area Circulation @ 18%	1,692	1,542	3,234
Subtotal - Walls & Circulation	5,007	5,678	10,685
Total >>	23,855	14,245	39,060

DIAGRAMMATIC FLOOR PLAN

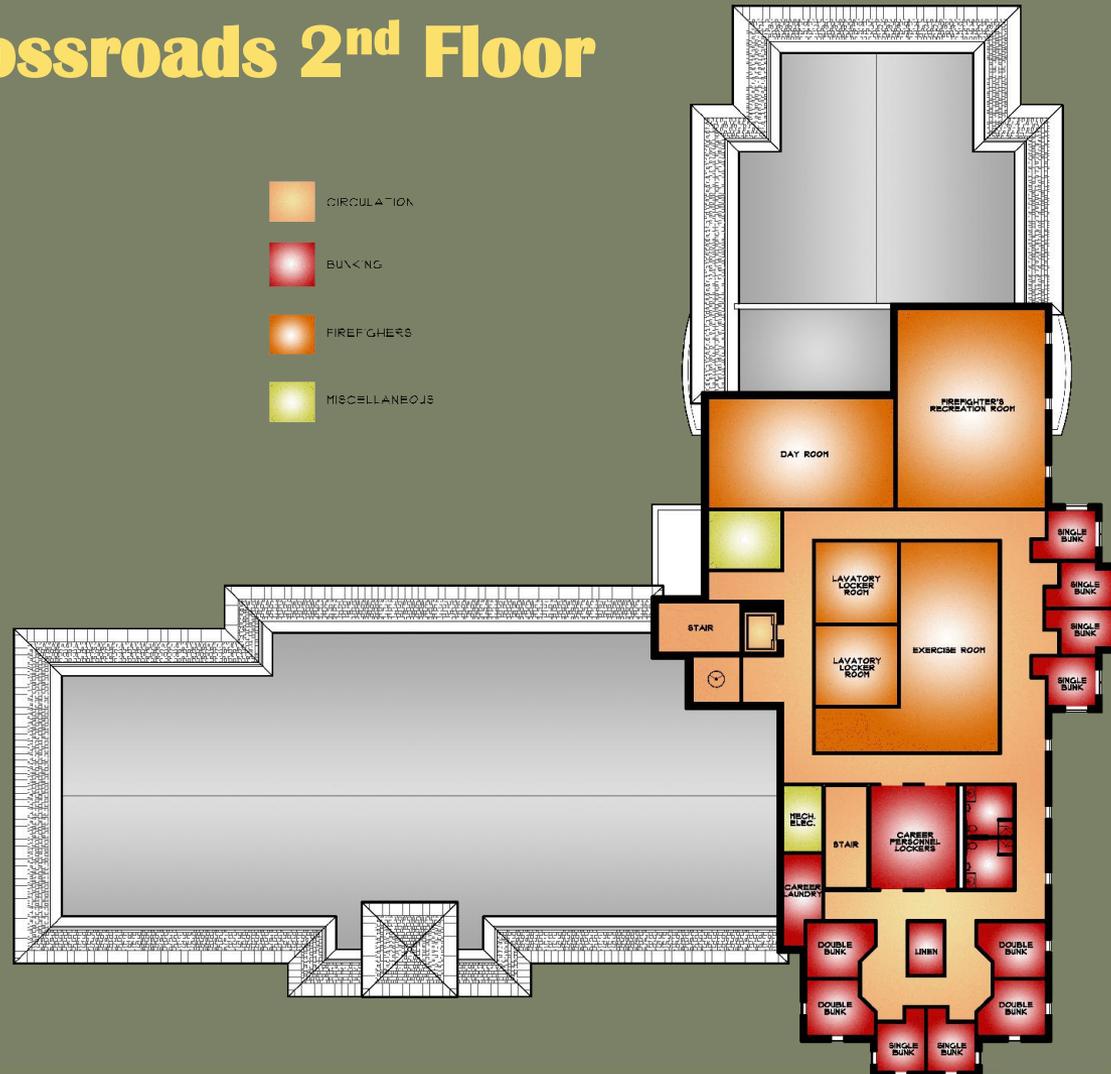
Crossroads 1st Floor



DIAGRAMMATIC FLOOR PLAN

Crossroads 2nd Floor

-  CIRCULATION
-  BUNKING
-  FIREFIGHTERS
-  MISCELLANEOUS



BUILDING SIZE

- **Size Originally Presented**
 - **39,060 sq ft**
- **Size From Revised Program**
 - **36,900 sq ft**
- **Size as Designed**
 - **33,752 sq ft**
- **Size Reduction Through Design**
 - **8.5%**



DIAGRAMMATIC SITE PLAN



DIAGRAMMATIC FLOOR PLAN

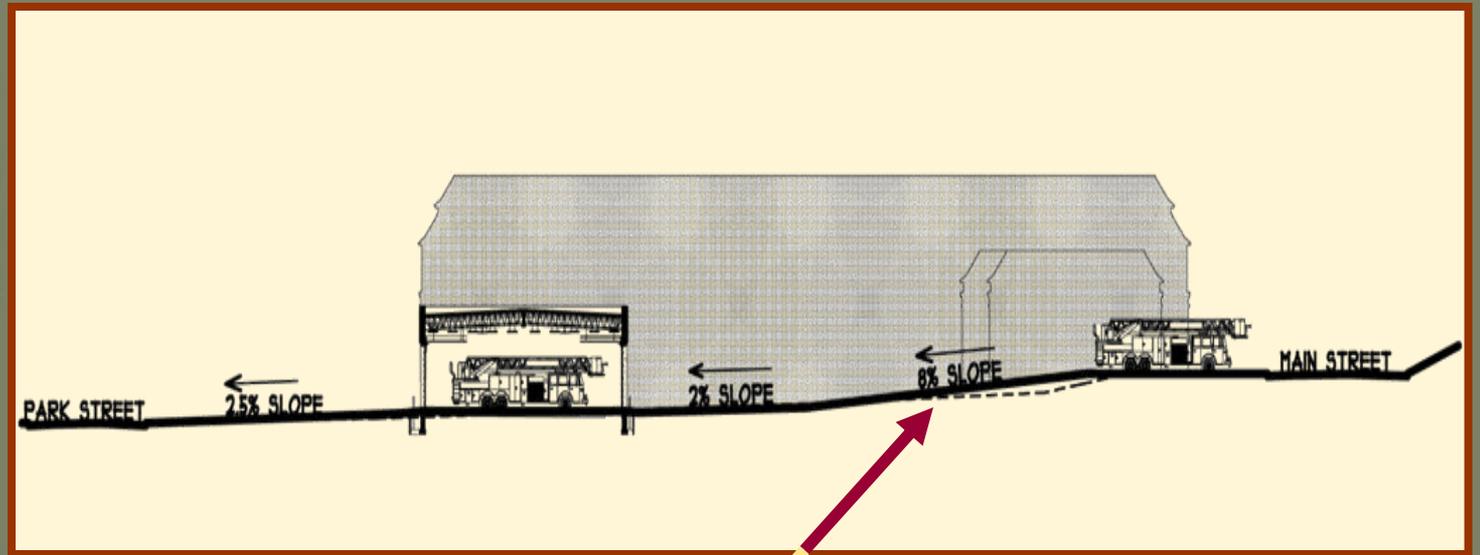
East of Broad 1st Floor



DIAGRAMMATIC SITE PLAN



DIAGRAMMATIC SITE PLAN



Steep Slope

CONSTRUCTION COST

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	TOTAL
3.00	CONCRETE					
a.	Cont. Conc. Footings	85	CY	350.00	29,750	
b.	Conc. Spread Footings	11	CY	375.00	4,125	
c.	Conc. Piers	8	CY	750.00	6,000	
d.	Conc Walls (Foundation Wall)	116	CY	650.00	75,400	
e.	Conc. Frost Walls	36	CY	650.00	23,400	
f.	Conc. Elevator Slab	4	CY	350.00	1,400	
g.	Conc. Elevator Pit Walls	5	CY	500.00	2,500	
h.	Grade Beam @ Apparatus Bay Approach Slab	10	CY	500.00	5,000	
i.	Bollard Footings	10	EA	200.00	2,000	
j.	7" Conc. Slab On Grade W/ Gravel Fill @ Apparatus Bay	7,243	SF	9.00	65,187	
k.	4" Conc. Slab On Grade W/ Gravel Fill @ Remaining Spaces	17,068	SF	6.50	110,942	
l.	2nd Floor Conc. (On Mtl. Deck)	9,442	SF	5.00	47,210	
m.	Mezz. Conc. (On Mtl. Deck)	2,238	SF	5.00	11,190	
n.	Conc. Fill (On Mtl. Pan Stairs)	233	RFT	10.00	2,330	
o.	Conc. Fill (On Mtl. Pan Stair Landings)	112	SF	10.00	1,120	
p.	Conc. Locker Bases	22	SF	10.00	220	
						387,774

CONSTRUCTION COST

**NASCO
CONSTRUCTION SERVICES INC.**

SUBJECT: SUMMARY - GENERAL CONSTRUCTION
PROJECT: PEEKSKILL FIRE HEADQUARTERS
LOCATION: PEEKSKILL, NY
TYPE EST.: CONCEPTUAL/MASTER PLAN
CLIENT: MITCHELL ASSOCIATES ARCHITECTS

EST. NO: _____
EST. BY: EH
CHKD. BY: _____
DATE: 08-08-08
REV. DATE: _____
GSF: 33,752

ITEM	DESCRIPTION	Area	\$/GSF	
2.00	SITE WORK	66,000	\$18.95	\$1,250,613
3.00	CONCRETE	33,752	\$11.41	\$384,946
4.00	MASONRY	33,752	\$26.90	\$907,974
5.00	METALS	33,752	\$23.91	\$807,145
6.00	WOODS & PLASTICS	33,752	\$13.55	\$457,354
7.00	THERMAL MOISTURE PROTECTION	33,752	\$23.96	\$808,703
8.00	DOORS & WINDOWS	33,752	\$7.78	\$262,610
9.00	FINISHES	33,752	\$14.16	\$477,795
10.00	SPECIALTIES	33,752	\$0.92	\$31,047
11.00	EQUIPMENT	33,752		
14.00	CONVEYING SYSTEMS	33,752	\$1.76	\$59,562
15.00	PLUMBING	33,752	\$8.93	\$301,485
15.10	FIRE PROTECTION	33,752	\$4.71	\$158,833
15.20	HVAC	33,752	\$29.41	\$992,706
16.00	ELECTRICAL	33,752	\$30.05	\$1,014,297
	SUBTOTAL			\$7,915,070
	GENERAL CONDITIONS - 10.0%			\$791,530
	SUBTOTAL			\$8,706,600
	G.C. OH & P - 10.0%			\$870,700
	SUBTOTAL			\$9,577,300
	DESIGN CONTINGENCY - 10.0%			\$957,700
	SUBTOTAL			\$10,535,000
	ESCALATION - 6.0%			\$632,100
	TOTAL COST			\$11,167,100

\$312

COST PER SF \$331

SOFT COSTS

COST CATEGORIES	
LAND	
1	LAND ACQUISITION
2	TOPOGRAPHIC SURVEY
3	GEOTECHNICAL REPORT
4	DRAINAGE REPORTS
5	VARIOUS ENVIRONMENTAL REPORTS
6	INFRASTRUCTURE IMPROVEMENTS
Subtotal - Land	
PROFESSIONAL FEES	
7	ARCHITECT & ENGINEERS
8	ATTORNEY
9	ZONING & PLANNING SUPPORT
10	TESTING AGENCY SERVICES DURING CONSTRUCTION
11	CLERK-OF-THE-WORKS
Subtotal - Professional Fees	
MISCELLANEOUS COSTS	
12	INSURANCE
13	MISC. ADMINISTRATIVE COSTS (Bid Advertising, Bid Set Printing, etc.)
14	TEMPORARY FACILITIES
15	MOVING COSTS

SOFT COSTS

BOND COSTS	
16	BOND COUNSEL
17	FISCAL ADVISORS
18	RATING AGENCY
19	PUBLICATION & MISC COSTS
Subtotal - Bond Costs	
FF&E	
20	KITCHEN APPLIANCES (Refrigerator, Stove, etc.)
21	A/V, COMPUTERS, PHONES, SECURITY, CABLING
22	SIREN
23	FURNISHINGS, FIXTURES & OFFICE EQUIPMENT (FF&E)
24	EXERCISE EQUIPMENT
25	FUME EXHAUST SYSTEM
26	GENERATOR
27	FIREMATIC EQUIPMENT (Gear Lockers, Hose Racks, SCBA, etc.)
Subtotal - FF&E	

PROJECT COST (ROUNDED)

- **Land Acquisition = ?**
- **Bricks & Mortar = \$11,200,000**
- **Soft Costs = \$1,800,000**
- **Construction Contingency = \$700,000**
- **Total w/o Land = \$13,700,000**



APPEARANCE



Mitchell Associates Architects

- Emergency Services Facilities •



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The logo for MANITOU INCORPORATED features the word 'MANITOU' in a bold, blue, sans-serif font. The 'I' in 'MANITOU' has a small blue dot above it. Below 'MANITOU', the word 'INCORPORATED' is written in a smaller, blue, sans-serif font. The entire logo is set against a yellow rectangular background.

29 Thacher Park Road
Voorheesville, NY 12186
(518) 765-4571 fax 765-2950

E-mail: Bob@Mitchell-Architects.com

Web Site: Mitchell-Architects.com