



# CITY OF PEEKSKILL

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## FIRE STATION RENOVATION STUDY

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MITCHELL ASSOCIATES ARCHITECTS  
PUBLIC SAFETY DESIGN

# GOAL

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**Determine The Steps Needed  
To Provide The City With  
Modern Fire Facilities  
By Renovations And Additions  
To The Existing Stations**



# AGENDA

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- **General Study Methodology \***
- **Background \***
- **Prototypical Space Needs \***
- **Existing Conditions \***
- **Specific Space Needs \***
- **Recommendations \***
- **Cost Summary**



# STUDY METHODOLOGY

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- **Revisit Space Needs Program**
- **Evaluate Existing Conditions**
- **Determine Which Buildings to Keep**
- **Determine What Combinations Work**
- **Size the Different Combinations**
- **Setting a Preliminary Budget**





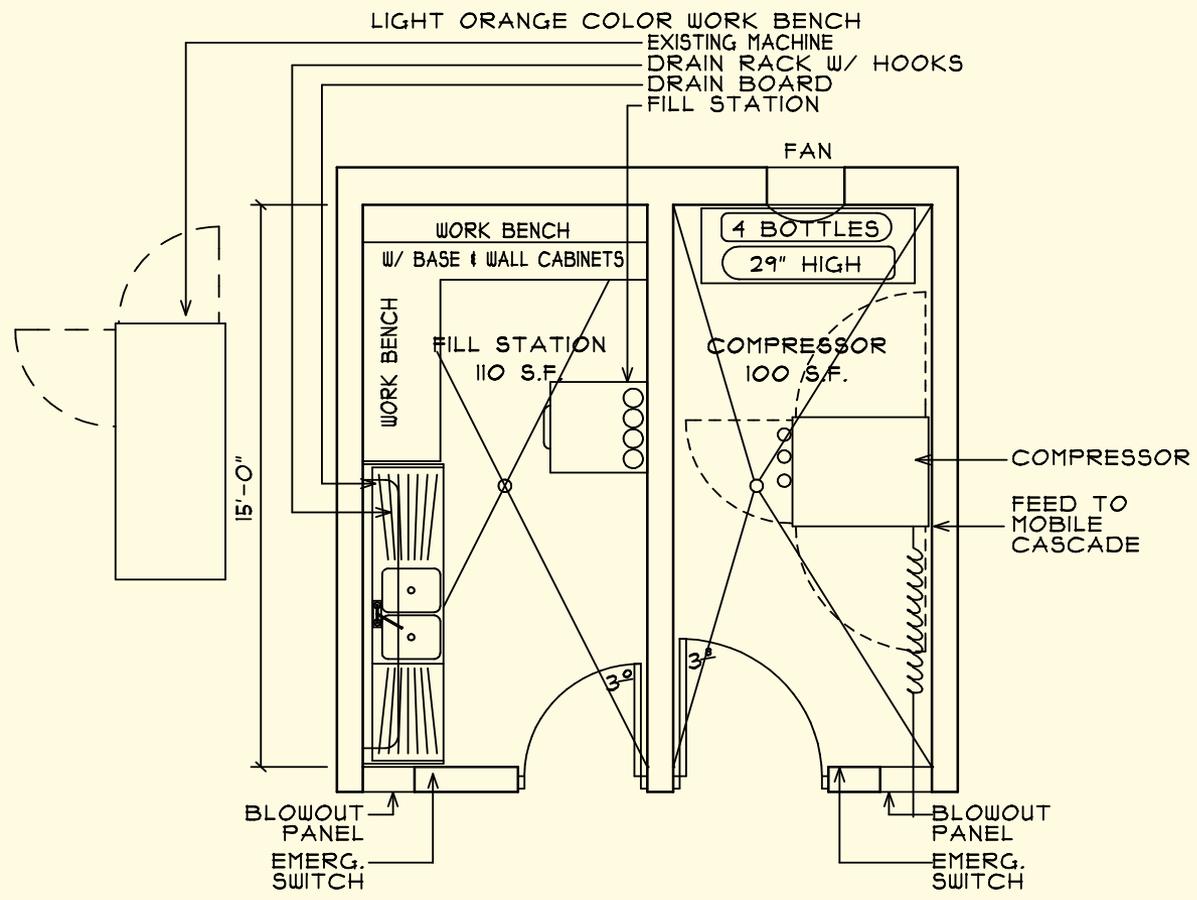
# BACKGROUND

# BACKGROUND

## 4 SCBA Fill Station Room

- 4.1 Location: **Under mezzanine**
- 4.2 External feed lines: **Yes**
- 4.3 Sink: **Yes**
- 4.4 Filling station: **Need specs on existing unit**
- 4.5 SCBA storage: **Yes**
- 4.6 SCBA repair: **Yes**
- 4.7 Air Bottles – Size & Quantity: **6 @ 6,000 lbs**
- 4.8 Sound attenuation panels: **Yes**
- 4.9 Size: **110 sq ft**
- 4.10 Comments: **Need 3 to work simultaneously – 1 @ bench, 1 @ sink & 1 @ fill station**
- 4.11 Adjacencies: **Bay & SCBA compressor room**

# BACKGROUND



# BACKGROUND

- Apparatus Bay ----- 7,243 sq ft (20%)
- Firematic Support ----- 4,123 sq ft (11%)
- Administration ----- 2,186 sq ft ( 6%)
- Training/Meeting/Public - 8,825 sq ft (24%)
- Bunking ----- 1,709 sq ft ( 5%)
- Firefighters ----- 2,027 sq ft ( 6%)
- Miscellaneous ----- 800 sq ft ( 2%)
- Circulation ----- 4,217 sq ft (12%)
- Walls ----- 5,453 sq ft (15%)



# BACKGROUND

- **Central Station – 36,583 sq ft**





# PROTOTYPICAL SPACE NEEDS

# SPACE NEEDS ONE COMPANY STATION

## Apparatus & Mezzanine

Program Item	Room Name	1st Floor Area
	<b>Apparatus Bay</b>	
1	One Truck Apparatus Bay (24x 50)	1,200
	<b>Subtotal - Apparatus</b>	<b>1,200</b>
	<b>Firematic Support</b>	
1.1	<b>Mezzanine</b> (assume 14 x 50)	<b>700</b>

# SPACE NEEDS ONE COMPANY STATION

## Firematic Support

<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor Area</b>
2	Officers Storage Room	100
3	Storage Room #2	120
4	Storage Room #3 - Chief Driver	100
5	Hose Storage	46
6	Decon Laundry	181
NA	Janitors Recess	16
7	Hazardous Waste	14
8	Firefighter's Uni-Sex ADA Rest Room	80
9	Officers' Office/Watch Desk	88
	<b>Subtotal - Firematic Support</b>	<b>745</b>

# SPACE NEEDS ONE COMPANY STATION

## Administration

Program Item	Room Name	1st Floor Area
	<b>Administration</b>	
10	Firefighter's Lobby	64
11	Conference Room	288
12	Administrative Office	120
13	Work Node	26
14	Records Storage	80
	<b>Subtotal - Administration</b>	<b>578</b>

# SPACE NEEDS ONE COMPANY STATION

## Firefighters

<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor Area</b>
	<b>Firefighters</b>	
15	Company Day Room	480
16	Career Day Room w/ Kitchenette	250
17	Career Pantry	64
18	Bunkroom	88
19	Career Personnel Lockers	75
20	Bunker's Laundry	52
21	Bunker's Bathroom	72
	<b>Subtotal - Firefighters</b>	<b>1,081</b>

# SPACE NEEDS ONE COMPANY STATION

## Public

Program Item	Room Name	1st Floor Area
	<b>Public Spaces</b>	
22	Public Entry Area	150
23	Coat Recess	20
24	M & F Rest Rooms	271
25	Multi-Purpose Room	1,602
26	Multi-Purpose Room Table/Chair Storage	160
27	A/V	60
28	Kitchen	320
29	Pantry	80
	<b>Subtotal - Public Spaces</b>	<b>2,663</b>

# SPACE NEEDS ONE COMPANY STATION

## Miscellaneous

<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor Area</b>
	<b>Miscellaneous Space</b>	
30	(2) Entry Vestibules	128
31	Janitors Closet	60
32	Housekeeping Storage	50
33	File Server	50
34	Delivery	50
35	Generator	156
36	Mechanical/Electrical	260
	<b>Subtotal - Miscellaneous Spaces</b>	<b>754</b>

# SPACE NEEDS ONE COMPANY STATION

## Total Size

Program Item	Room Name	Total Area
	<b>Walls &amp; Circulation</b>	
	Apparatus Bay Walls @ 10%	120
	Firematic Support Walls @ 12%	89
	Firematic Support Circulation @ 15%	112
	Office Area Walls @ 12%	609
	Office Area Circulation @ 18%	914
	<b>Subtotal - Walls &amp; Circulation</b>	<b>1,844</b>
	<b>Total &gt;&gt;</b>	<b>9,565</b>

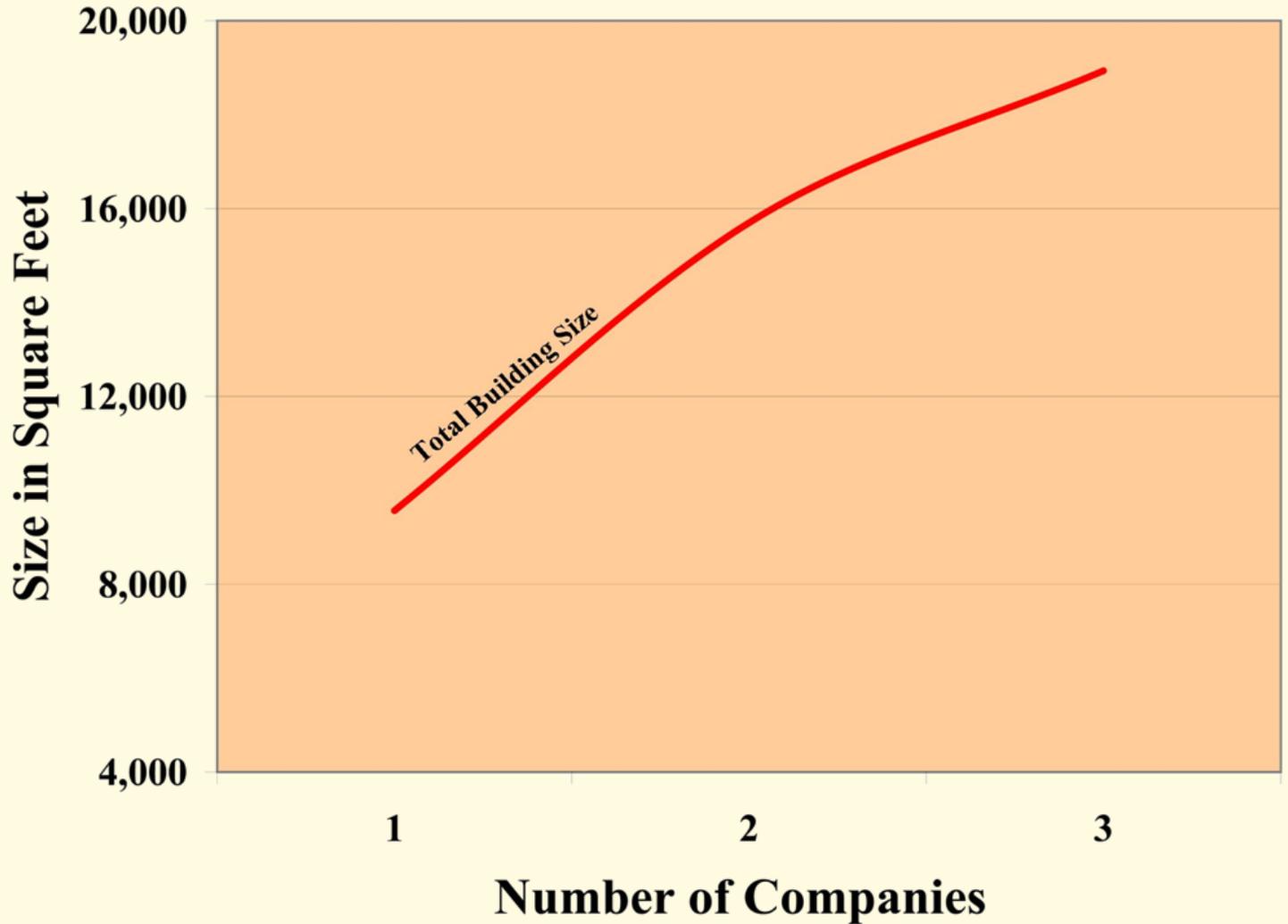
# SPACE NEEDS MULTIPLE COMPANIES

## Economies of Shared Space

# of Companies	Total Area	Area Per Company
1	9,565	9,565
2	15,698	7,849
3	18,933	6,311



# SPACE NEEDS ECONOMY OF SCALE



# SPACE NEEDS DEPARTMENT

## Apparatus Bay

Program Item	Room Name	Area
	<b>Apparatus Bay</b>	
1	One Truck Apparatus Bay @ 22 x 50	1,100
	One Truck Apparatus Bay @ 22 x 70	1,540
	<b>Subtotal - Apparatus Bay</b>	<b>2,640</b>

# SPACE NEEDS DEPARTMENT

## Firematic Support

<b>Program Item</b>	<b>Room Name</b>	<b>Area</b>
	<b>Firematic Support</b>	
<b>4</b>	SCBA Compressor	100
<b>5</b>	SCBA Fill	100
	<b>Subtotal - Firematic Support</b>	<b>200</b>

# SPACE NEEDS DEPARTMENT

## Administration

Program Item	Room Name	Area
	<b>Administration</b>	
7	Conference Room	Incl.
8	Chief's Office	247
9	Volunteer Line Officers	221
10	Career Staff Office	221
11	Department Surgeon	103
12	Association	81
13	Fire Prevention & Training	100
14	Records Storage	100
	<b>Subtotal - Administration</b>	<b>1,073</b>

# SPACE NEEDS DEPARTMENT

## Firefighters

<b>Program Item</b>	<b>Room Name</b>	<b>Area</b>
	<b>Firefighters</b>	
<b>15</b>	Exercise	1000
<b>16</b>	Lockers & Showers	535
	<b>Subtotal - Firefighters</b>	<b>1,535</b>

# SPACE NEEDS DEPARTMENT

## Total

Program Item	Room Name	Area
	<b>Walls &amp; Circulation</b>	
	Apparatus Bay Walls @ 10%	264
	Firematic Support Walls @ 12%	24
	Firematic Support Circulation @ 15%	30
	Office Area Walls @ 12%	313
	Office Area Circulation @ 18%	469
	<b>Subtotal - Walls &amp; Circulation</b>	<b>1,100</b>
	<b>Total &gt;&gt;</b>	<b>6,548</b>



# EXISTING CONDITIONS

# EXISTING CONDITIONS

## TYPICAL PROBLEMS

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- **Unsafe Truck Entry & Exit \***
- **No Aprons \***
- **Inadequate Space in Bay \***
- **Numerous Code Violations \***
- **Health Risks \***
- **No Firematic Support \***
- **Negligible Training Capabilities \***
- **Deteriorated Condition \***
- **Energy Inefficient \***
- **Fuel Tank Concerns**



# EXISTING CONDITIONS STATION 1



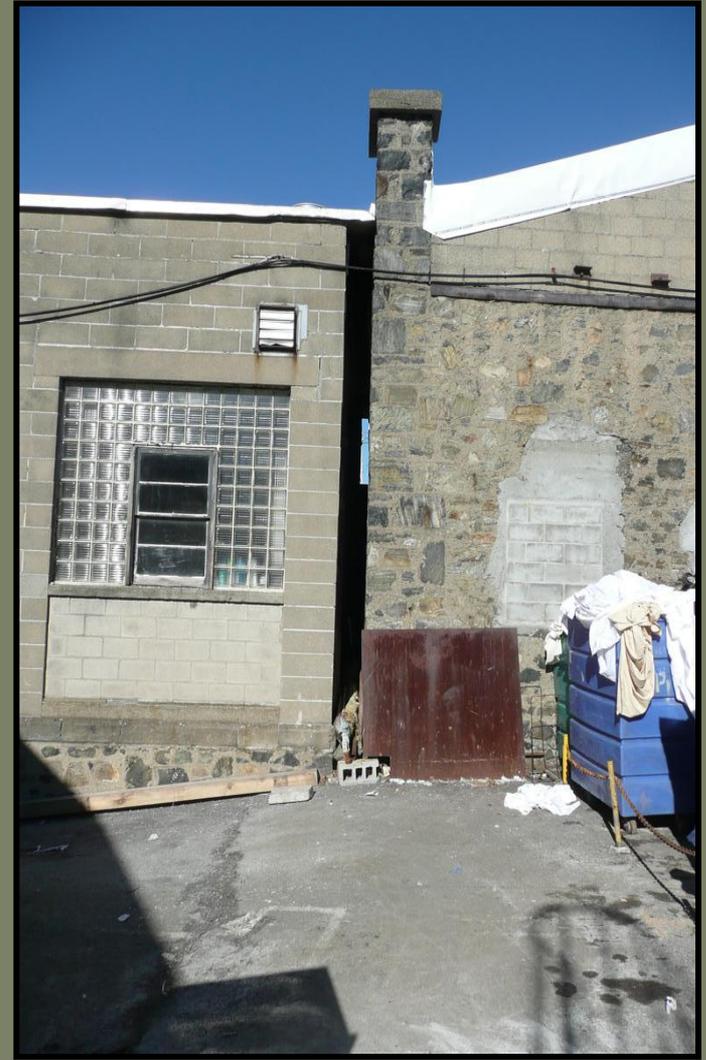
# EXISTING CONDITIONS STATION 1



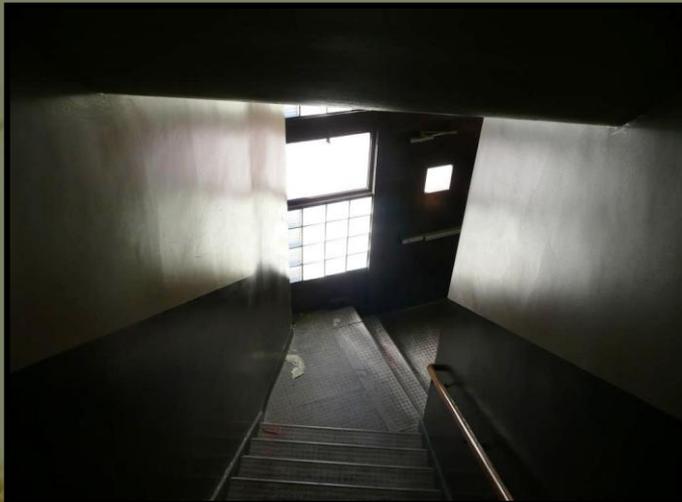
# EXISTING CONDITIONS STATION 1



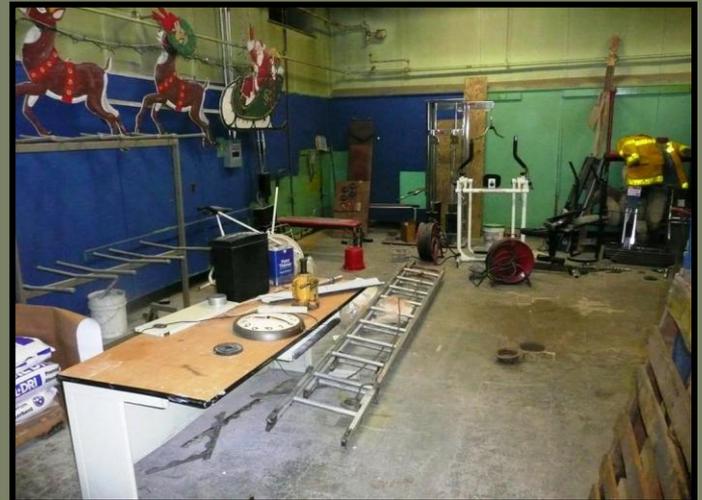
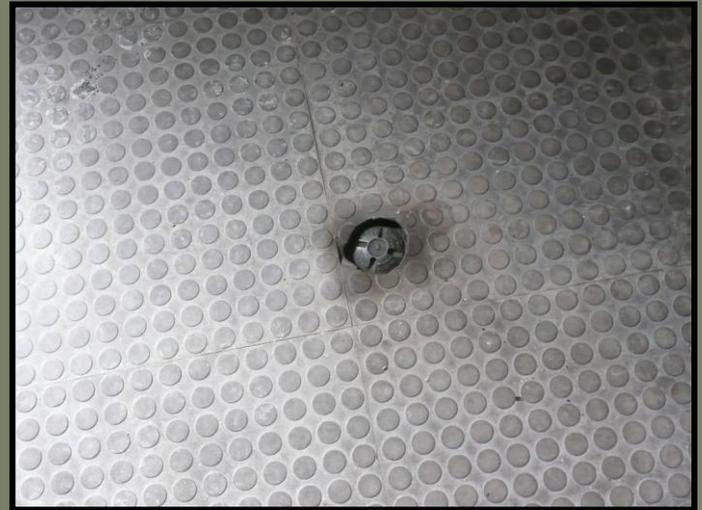
# EXISTING CONDITIONS STATION 2



# EXISTING CONDITIONS STATION 2



# EXISTING CONDITIONS STATION 2



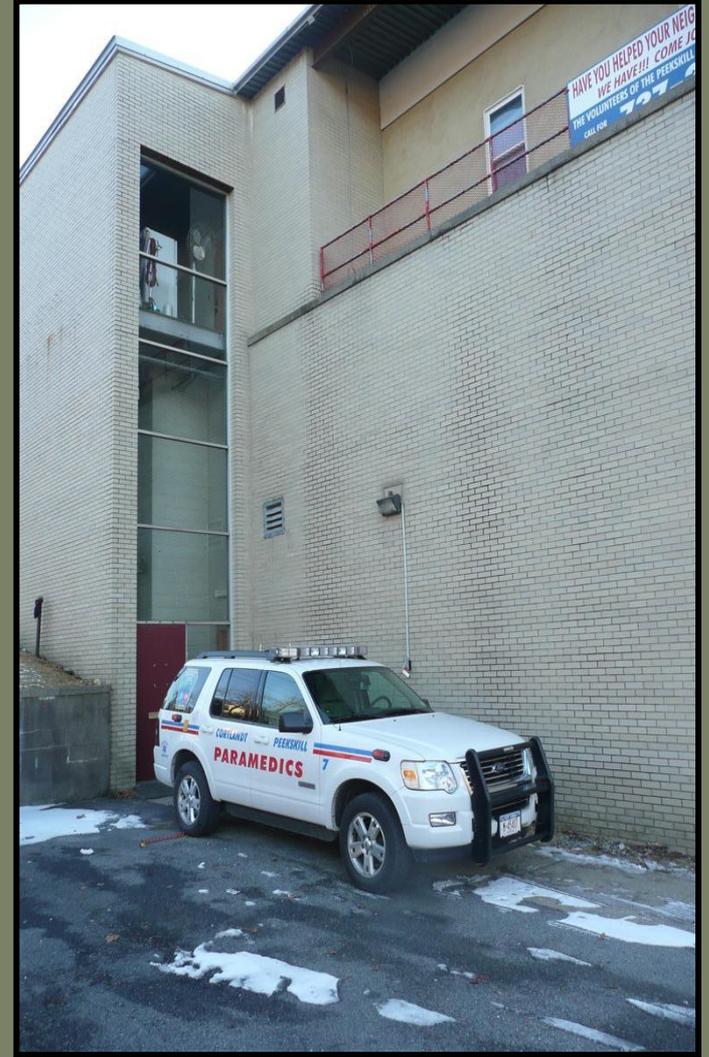
# EXISTING CONDITIONS STATION 2



# EXISTING CONDITIONS STATIONS 3 & 5



# EXISTING CONDITIONS STATIONS 3 & 5



# EXISTING CONDITIONS STATIONS 3 & 5



# EXISTING CONDITIONS STATIONS 3 & 5



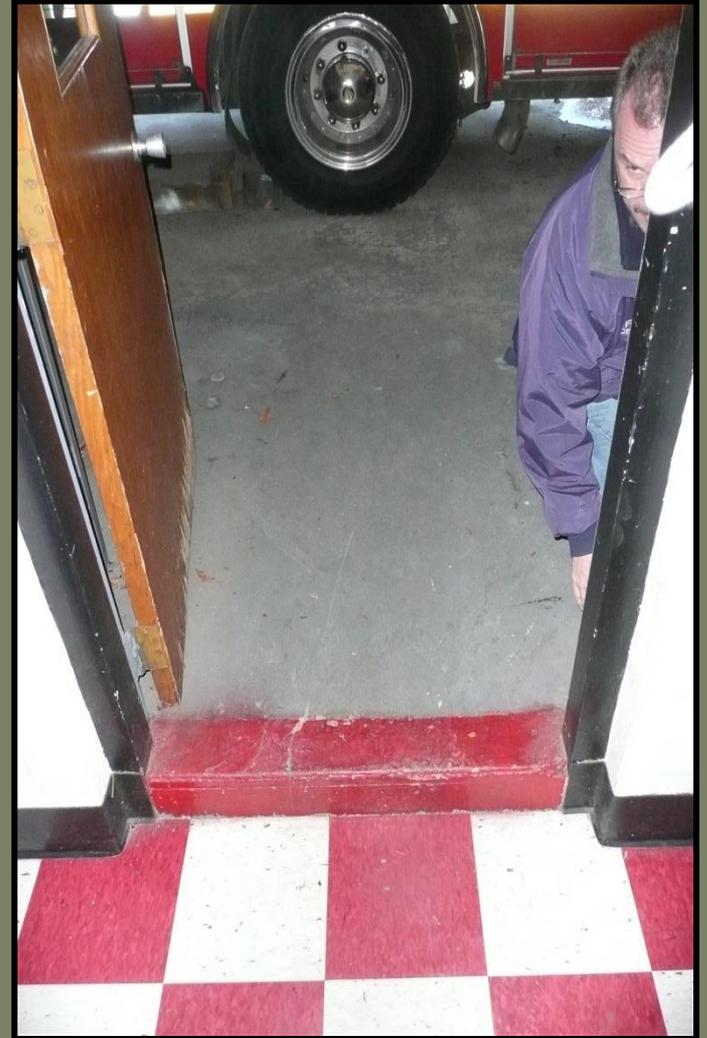
# EXISTING CONDITIONS STATIONS 3 & 5



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# EXISTING CONDITIONS STATIONS 3 & 5



# EXISTING CONDITIONS STATIONS 3 & 5



# EXISTING CONDITIONS STATIONS 3 & 5



# EXISTING CONDITIONS STATION 4



# EXISTING CONDITIONS STATION 4



# EXISTING CONDITIONS STATION 6



# EXISTING CONDITIONS STATION 6



# EXISTING CONDITIONS STATION 6



# EXISTING CONDITIONS STATION 6





# **SPECIFIC SPACE NEEDS**

# SPECIFIC SPACE NEEDS

## 3 & 5, H & L AND DEPARTMENT

	3 & 5		H & L		Common		Department		
Room Name	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	Total Area
<b>Apparatus Bay</b>									
Enlarge truck bays to meet current standard	Cannot be Done at This Location		1,440		20' x 50' >>>		1,400		2,840
<b>Subtotal - Apparatus</b>			<b>1,440</b>				<b>1,400</b>		<b>2,840</b>

# SPECIFIC SPACE NEEDS

## 3 & 5, H & L AND DEPARTMENT

Room Name	3 & 5		H & L		Common		Department		Total Area
	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	
<b>Firematic Support</b>									
Mezzanine (assume 16 x 70)	Cannot be Done at This Location								
Firematic Storage	Convert Existing Spaces		320	0			0	0	320
Hose Storage	0	0	46	0	0	0	0	0	46
Decon/Laundry	-----				0	0	200	0	200
SCBA	-----				0	0	200	0	200
Janitors Recess	16	0	16	0	0	0	0	0	32
Hazardous Waste	14	0	14	0	0	0	0	0	28
EMS Storage	-----				100	0	0	0	100
Firefighter's Uni-Sex ADA Rest Room	Remodel Existing		0	0	0	0	0	0	0
Officers' Office/Watch Desk	-----				88	0	0	0	88
<b>Subtotal - Firematic Support</b>	<b>30</b>	<b>0</b>	<b>396</b>	<b>0</b>	<b>188</b>	<b>0</b>	<b>400</b>	<b>0</b>	<b>1,014</b>

# SPECIFIC SPACE NEEDS

## 3 & 5, H & L AND DEPARTMENT

Room Name	3 & 5		H & L		Common		Department		Total Area
	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	
<b>Administration</b>									
Firefighter's Lobby	0	0	0	0	64	64	0	0	128
Conference Room	Convert Station 5		0	0	0	288	0	0	288
Administrative Offices	Kitchen and Lounge		0	120	0	0	0	973	1,093
Work Node			0	26	0	26	0	0	52
Records Storage	80	80	100	0	0	0	100	0	360
<b>Subtotal - Administration</b>	<b>80</b>	<b>80</b>	<b>100</b>	<b>146</b>	<b>64</b>	<b>378</b>	<b>100</b>	<b>973</b>	<b>1,921</b>

# SPECIFIC SPACE NEEDS

## 3 & 5, H & L AND DEPARTMENT

Room Name	3 & 5		H & L		Common		Department		Total Area
	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	
<b>Firefighters</b>									
Company Day Room	0	960	480	0	0	0	0	0	1,440
Career Day Room w/ Kitchenette	Renovate		0	0	320	0	0	0	320
Career Pantry	Renovate		0	0	64	0	0	0	64
Bunkroom	176	0	88	0	0	0	0	0	264
Career Personnel Lockers	75	0	75	0	0	0	0	0	150
Bunker's Laundry	0	0	0	0	85	0	0	0	85
Bunker's Bathroom	144	0	72	0	0	0	0	0	216
Exercise	-----				0	0	0	1000	1,000
Lockers & Showers	-----				0	0	0	535	535
<b>Subtotal - Firefighters</b>	<b>395</b>	<b>960</b>	<b>715</b>	<b>0</b>	<b>469</b>	<b>0</b>	<b>0</b>	<b>1,535</b>	<b>4,074</b>

# SPECIFIC SPACE NEEDS

## 3 & 5, H & L AND DEPARTMENT

Room Name	3 & 5		H & L		Common		Department		Total Area
	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	
<b>Public Spaces</b>									
Public Entry Area	0	0	0	0	150	0	0	0	150
Coat Recess	0	20	0	0	0	0	0	0	20
M & F Rest Rooms	Renovate Existing		0	0	0	0	0	0	0
Multi-Purpose Rooms	Use Existing		0	1,000	0	0	0	0	1,000
Multi-Purpose Room Table/Chair Storage	Renovate Existing		0	130	0	0	0	0	130
Kitchen	Renovate Existing		0	195	0	0	0	0	195
Pantries	Renovate Existing		0	60	0	0	0	0	60
<b>Subtotal - Public Spaces</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>1,385</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,555</b>

# SPECIFIC SPACE NEEDS

## 3 & 5, H & L AND DEPARTMENT

Room Name	3 & 5		H & L		Common		Department		Total Area
	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	
<b>Miscellaneous Space</b>									
(2) Entry Vestibules					64	64	0	0	128
Janitors Closet					30	30	0	0	60
Housekeeping Storage					25	25	0	0	50
File Server					0	0	0	0	0
Delivery					0	0	0	0	0
Generator					156	0	0	0	156
Mechanical/Electrical	Remodel	Existing	0	0	200	0	0	0	200
<b>Subtotal - Miscellaneous Spaces</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>475</b>	<b>119</b>	<b>0</b>	<b>0</b>	<b>594</b>
<b>Vertical Circulation</b>									
Stairwell (area per floor)					174	154	0	0	328
Elevator (area per floor)					58	58	0	0	116
Elevator Equipment Room						82	0	0	82
Elevator Foyer					80	80	0	0	160
<b>Subtotal - Vertical Circulation</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>312</b>	<b>374</b>	<b>0</b>	<b>0</b>	<b>686</b>

# SPECIFIC SPACE NEEDS

## 3 & 5, H & L AND DEPARTMENT

Room Name	3 & 5		H & L		Common		Department		Total Area
	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	1st Floor	2nd Floor	
<b>Walls &amp; Circulation</b>									
Apparatus Bay Walls @ 10%	0		144		0		140		284
Firematic Support Walls @ 12%	4		48		23		48		122
Firematic Support Circulation @ 15%	5		59		28		60		152
Office Area Walls @ 12%	57	127	98	184	176	105	12	301	1,060
Office Area Circulation @ 18%	86	191	147	276	265	157	18	451	1,589
<b>Subtotal - Walls &amp; Circulation</b>	<b>151</b>	<b>318</b>	<b>495</b>	<b>459</b>	<b>492</b>	<b>261</b>	<b>278</b>	<b>752</b>	<b>3,207</b>
<b>Total &gt;&gt;</b>	<b>656</b>	<b>1,378</b>	<b>3,146</b>	<b>1,990</b>	<b>2,150</b>	<b>1,132</b>	<b>2,178</b>	<b>3,260</b>	<b>15,891</b>

**Added Space**

# SPECIFIC SPACE NEEDS #4

<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor</b>
	<b>Apparatus Bay</b>	
<b>1</b>	Enlarge truck bays to meet current standard	260
	<b>Subtotal - Apparatus</b>	<b>260</b>

# SPECIFIC SPACE NEEDS #4

<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor</b>
	<b>Firematic Support</b>	
2	Officers Storage Room	100
3	Storage Room #2	120
4	Storage Room #3 - Chief Driver	100
5	Hose Storage	46
6	Decon Only	80
NA	Janitors Recess	16
7	Hazardous Waste	14
8	Firefighter's Uni-Sex ADA Rest Room	72
9	Enlarge Officers' Office/Watch Desk	57
	<b>Subtotal - Firematic Support</b>	<b>605</b>

# SPECIFIC SPACE NEEDS #4

<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor</b>
	<b>Administration</b>	
14	Records Storage	80
	<b>Subtotal - Administration</b>	<b>80</b>
	<b>Firefighters</b>	
15	Career Day Room w/ Kitchenette	220
16	Career Pantry	30
17	Bunkroom	0
18	Career Personnel Lockers	75
19	Bunker's Laundry	52
20	Bunker's Bathroom	0
	<b>Subtotal - Firefighters</b>	<b>377</b>

# SPECIFIC SPACE NEEDS #4

<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor</b>
	<b>Walls &amp; Circulation</b>	
	Apparatus Bay Walls @ 10%	26
	Firematic Support Walls @ 12%	73
	Firematic Support Circulation @ 15%	91
	Office Area Walls @ 12%	112
	Office Area Circulation @ 18%	168
	<b>Subtotal - Walls &amp; Circulation</b>	<b>469</b>
	<b>Total &gt;&gt;</b>	<b>2,265</b>

**Added Space**

# SPECIFIC SPACE NEEDS

## #6, FIRE PATROL AND DEPARTMENT BAY

	#6	Fire Patrol	Department	
Room Name	1st Floor	1st Floor	1st Floor	Total Area
<b>Apparatus Bay</b>				
One Truck Apparatus Bay (20 x 50)	Use Current	1000	1000	2,000
<b>Subtotal - Apparatus</b>	<b>0</b>	<b>1,000</b>	<b>1,000</b>	<b>2,000</b>

# SPECIFIC SPACE NEEDS

## #6, FIRE PATROL AND DEPARTMENT BAY

	#6	Fire Patrol	Department	
Room Name	1st Floor	1st Floor	1st Floor	Total Area
<b>Firematic Support</b>				
<b>Mezzanine</b> (assume 16 x 70)		1,120		<b>1,120</b>
Storage Room	100	100		100
Storage Room #2		120		0
Storage Room #3 - Chief Driver	Use Current	100		0
Hose Storage		46		46
Decon Only		80		80
Janitors Recess		16		16
Hazardous Waste		14		14
EMS Storage		103		103
Firefighter's Uni-Sex ADA Rest Room		80		80
Officers' Office/Watch Desk		88		88
<b>Subtotal - Firematic Support</b>	<b>527</b>	<b>320</b>		<b>847</b>

# SPECIFIC SPACE NEEDS

## #6, FIRE PATROL AND DEPARTMENT BAY

	#6	Fire Patrol	Department	
Room Name	1st Floor	1st Floor	1st Floor	Total Area
<b>Administration</b>				
Firefighter's Lobby	0			0
Conference Room	288			288
Administrative Office	120			120
Work Node	26			26
Records Storage	80			80
<b>Subtotal - Administration</b>	<b>514</b>			<b>514</b>

# SPECIFIC SPACE NEEDS

## #6, FIRE PATROL AND DEPARTMENT BAY

	#6	Fire Patrol	Department	
Room Name	1st Floor	1st Floor	1st Floor	Total Area
<b>Firefighters</b>				
Company Day Room	480	480		480
Career Day Room w/ Kitchenette	320			320
Career Pantry	64			64
Bunkroom	88	88		88
Career Personnel Lockers	75	75		75
Bunker's Laundry	52			52
Bunker's Bathroom	72	72		72
<b>Subtotal - Firefighters</b>	<b>1,151</b>			<b>1,151</b>

# SPECIFIC SPACE NEEDS

## #6, FIRE PATROL AND DEPARTMENT BAY

	#6	Fire Patrol	Department	
Room Name	1st Floor	1st Floor	1st Floor	Total Area
<b>Public Spaces</b>				
Public Entry Area	150			150
Coat Room	Remodel	120		0
M & F Rest Rooms	Remodel			0
Multi-Purpose Room	Remodel	1000		0
Multi-Purpose Room Table/Chair Storage	Remodel	130		0
Kitchen	Remodel	195		0
Pantry	Remodel	60		0
<b>Subtotal - Public Spaces</b>	<b>150</b>	<b>1,505</b>		<b>1,655</b>

# SPECIFIC SPACE NEEDS

## #6, FIRE PATROL AND DEPARTMENT BAY

	#6	Fire Patrol	Department	
Room Name	1st Floor	1st Floor	1st Floor	Total Area
<b>Miscellaneous Space</b>				
(2) Entry Vestibules		128		128
Janitors Closet		60		60
Housekeeping Storage		50		50
File Server		50		50
Delivery		50		50
Generator		156		156
Mechanical/Electrical		Use Current		0
<b>Subtotal - Miscellaneous Spaces</b>		<b>494</b>		<b>494</b>

# SPECIFIC SPACE NEEDS

## #6, FIRE PATROL AND DEPARTMENT BAY

	#6	Fire Patrol	Department	
Room Name	1st Floor	1st Floor	1st Floor	Total Area
<b>Walls &amp; Circulation</b>				
Apparatus Bay Walls @ 10%	0	100	100	200
Firematic Support Walls @ 12%	63	38	0	63
Firematic Support Circulation @ 15%	79	48	0	79
Office Area Walls @ 12%	277	181	0	277
Office Area Circulation @ 18%	416	271	0	416
<b>Subtotal - Walls &amp; Circulation</b>	<b>835</b>	<b>638</b>	<b>100</b>	<b>835</b>
<b>Total &gt;&gt;</b>	<b>4,791</b>	<b>3,463</b>	<b>1,100</b>	<b>8,816</b>

**Added Space**



A construction worker in a hard hat and safety vest is working on a structure, possibly a wall or ceiling. The worker is positioned on the left side of the frame, and the background is a plain, light-colored wall. The word "RECOMMENDATIONS" is written in large, bold, yellow capital letters across the center of the image.

# RECOMMENDATIONS

# RECOMMENDATIONS STATION 1

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- **Abandon**
- **Move H&L To Station 3 & 5**



# RECOMMENDATIONS STATION 2

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- **Abandon**
- **Move Fire Patrol To Station 6**



# RECOMMENDATIONS

## #3, #5, H&L, AND DEPARTMENT

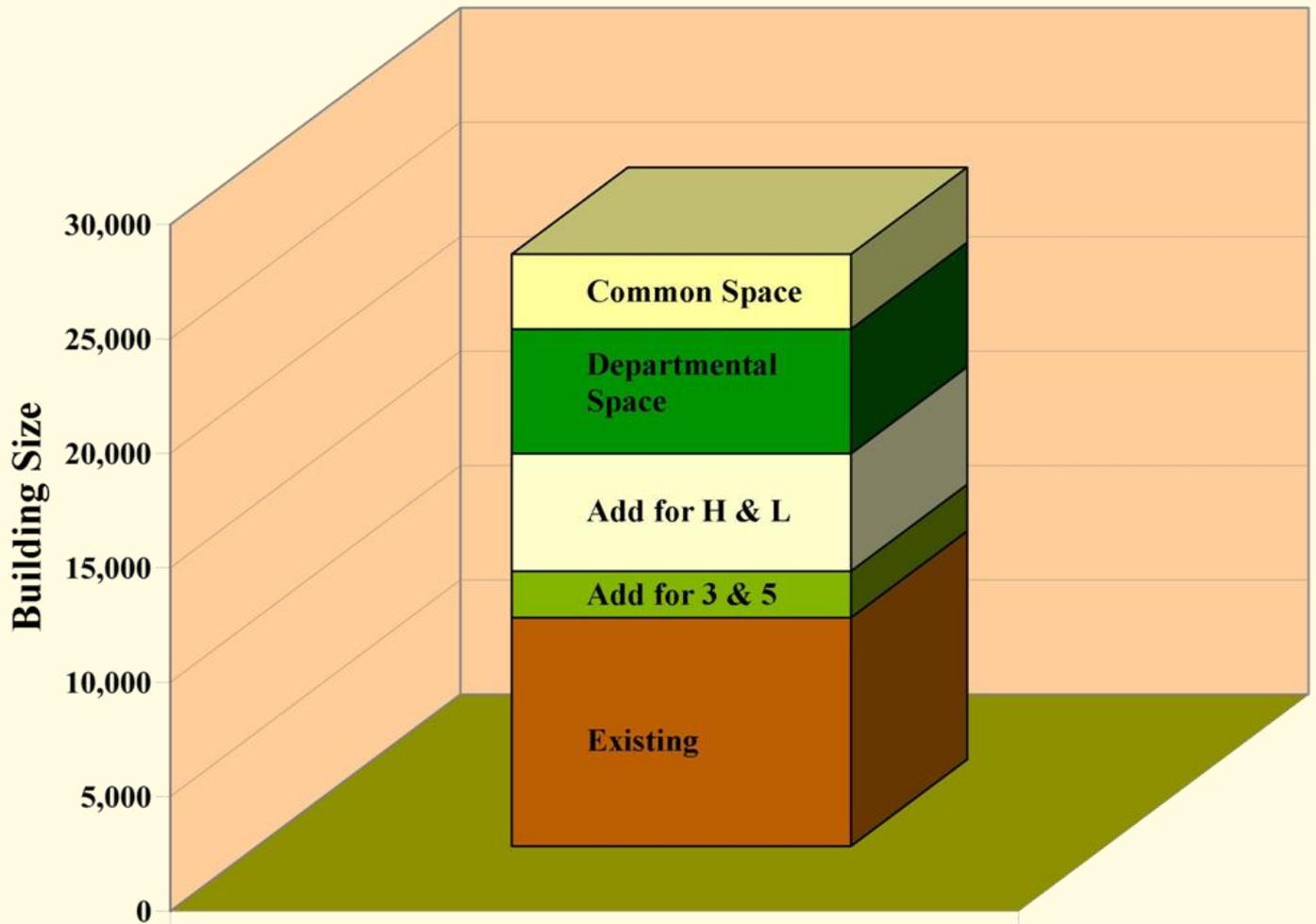
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- **Renovate 9,980 sq ft to Bring up to Standards**
- **Build a 3 Story Addition**
- **Add 5,136 sq ft for H&L**
- **Add 3,282 sq ft for Common Space**
- **Add 5,438 sq ft for Department Offices & Spare Truck**
- **Total Size = 25,871 sq ft**



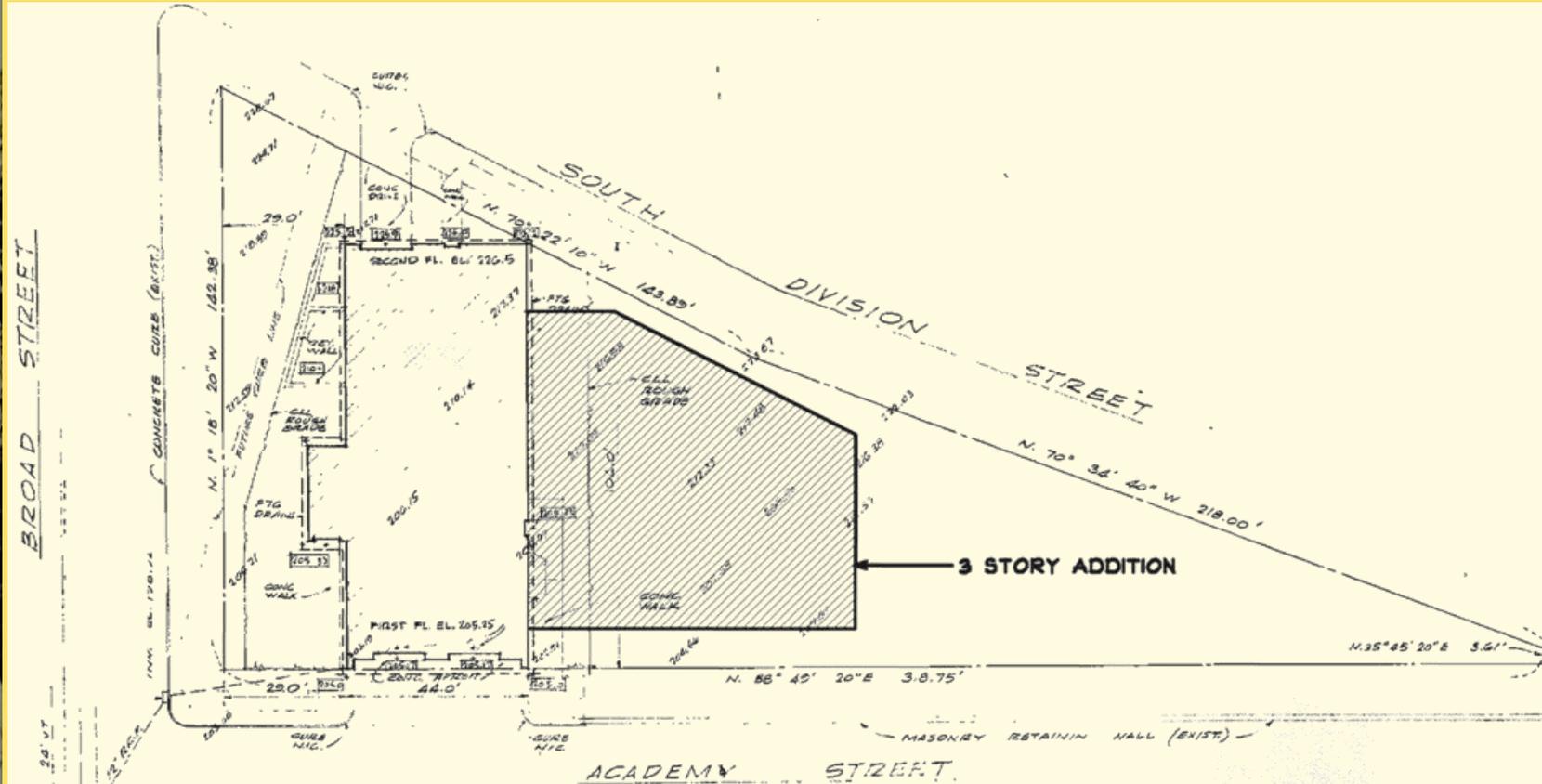
# RECOMMENDATIONS

## #3, #5, H&L, AND DEPARTMENT



# RECOMMENDATIONS

## #3, #5, H&L, AND DEPARTMENT



STATIONS 3 & 5 WITH H&L AND DEPARTMENT

# RECOMMENDATIONS

## #4 & DEPARTMENT

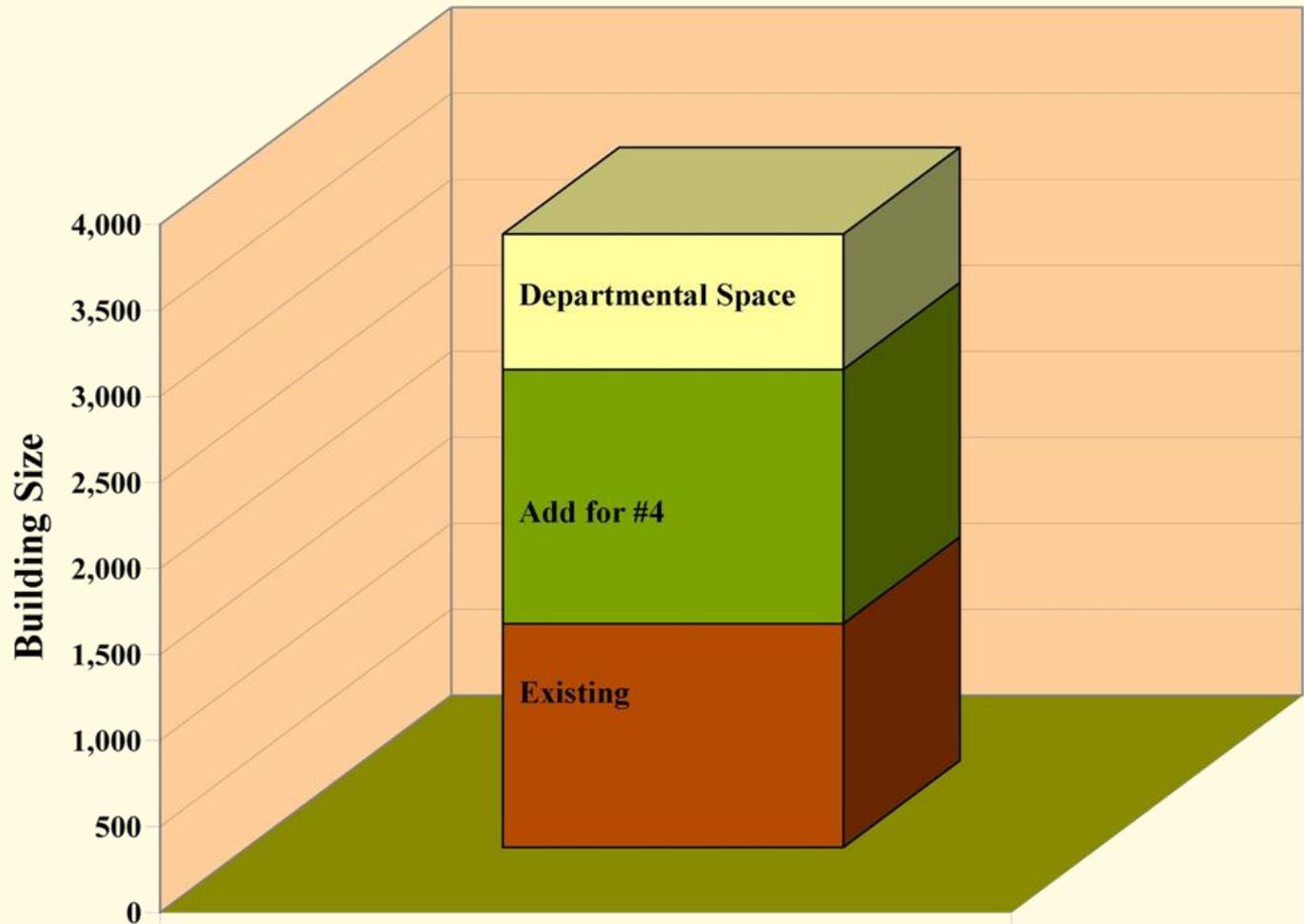
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- **Renovate 1,300 sq ft to Bring up to Standards**
- **Add 1,800 sq ft for Columbian Hose**
- **Negotiate Agreement With Columbian Hose for use of Hall**
- **Provide HC Bathroom and Entry for Meeting Room**



# RECOMMENDATION

## #4 & DEPARTMENT



# RECOMMENDATIONS

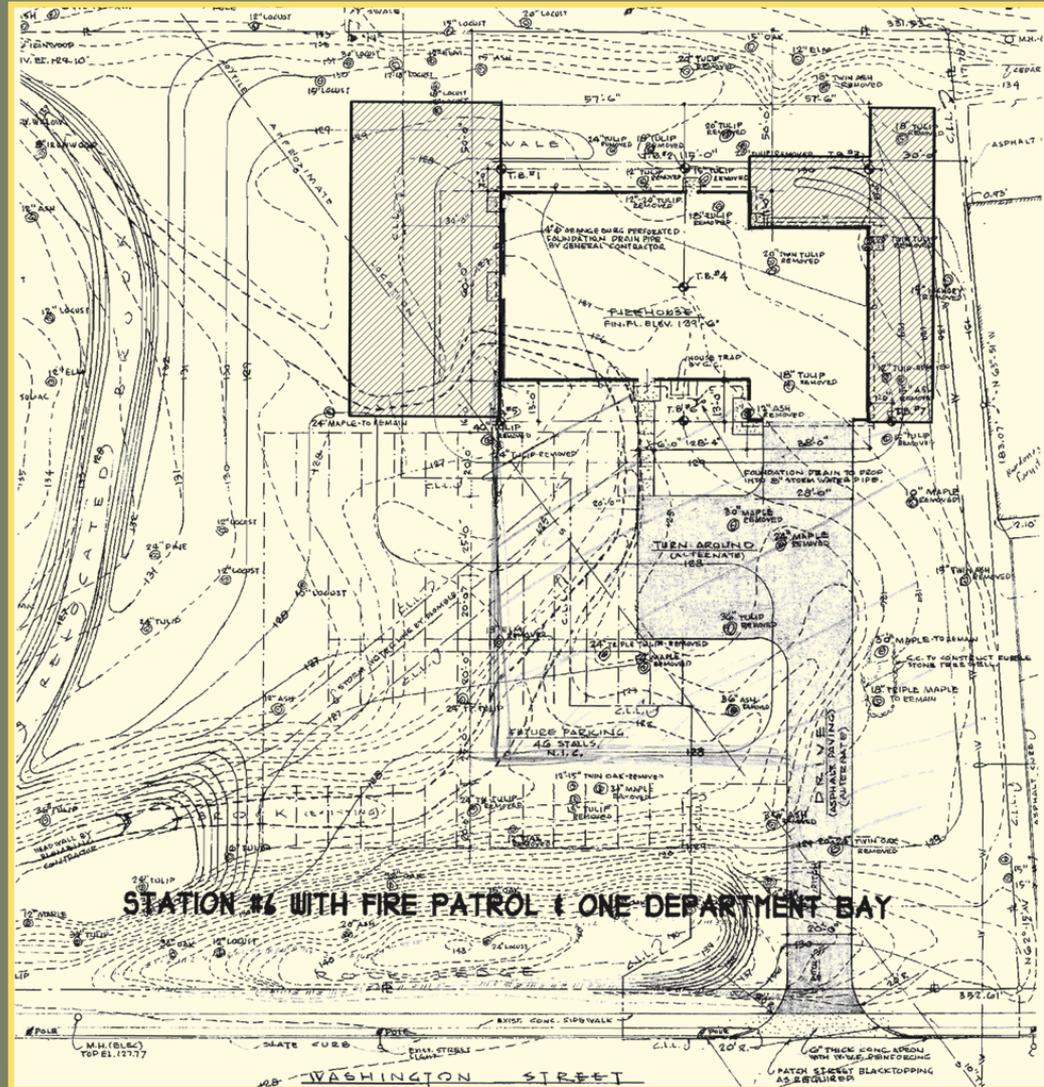
## #6, FIRE PATROL & DEPARTMENT

- **Renovate 7,835 sq ft to Bring up to Standards**
- **Add 4,791 sq ft for Centennial Hose**
- **Add 3,463 sq ft for Fire Patrol**
- **Add 1,100 sq ft for Department Spare Truck Bay**
- **Total Size = 17,189 sq ft**



# RECOMMENDATIONS

## #6, FIRE PATROL & DEPARTMENT



# RECOMMENDATIONS

## #6, FIRE PATROL & DEPARTMENT





# COST SUMMARY

# COST SUMMARY

## Renovation/Addition Areas and Costs

	New Construction			Renovation			Total Area	Avg. \$/sq ft
	Area	\$/sq ft	Cost	Area	\$/sq ft	Cost		
<b>Station 3-5, w/ H&amp;L &amp; Department</b>	15,891	\$ 350	\$ 5,561,773	9,980	\$ 150	\$ 1,497,000	25,871	\$ 273
<b>Station 4, w/ Dept. Wide Mtg. Rm.</b>	2,265	\$ 220	\$ 498,223	1,300	\$ 75	\$ 97,500	3,565	\$ 167
<b>Station 6, w/ Fire Patrol &amp; Spare Bay</b>	8,816	\$ 300	\$ 2,644,797	7,385	\$ 75	\$ 553,875	16,201	\$ 197

# COST SUMMARY

## Renovation/Addition Scheme

Total Building Area	45,636
Total Construction Cost	\$ 10,853,168
Soft Cost %	20%
Soft Cost	\$ 2,170,634
Hard & Soft Cost	\$ 13,023,802
Project Contingency	10%
<b>Hard, Soft &amp; Contingency</b>	<b>\$ 14,326,182</b>
Land Acquisition	None
<b>Total Project Cost</b>	<b>\$ 14,326,182</b>

# COST SUMMARY

## New Headquarters Scheme

Proposed Fire Headquarters Area	36,583
Cost/sq ft	\$ 290
Headquarters Construction Cost	\$ 10,609,070
Soft Costs	\$ 1,710,000
Soft Cost %	16%
Hard & Soft Cost	\$ 12,319,070
Project Contingency	5%
<b>Hard, Soft &amp; Contingency</b>	<b>\$ 12,935,024</b>
Land Aquisition	\$ 2,750,000
<b>Total Project Cost</b>	<b>\$ 15,685,024</b>

# COST SUMMARY

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- **Renovation Addition Cost =  
\$14,326,200**
- **New Headquarters Cost =  
\$15,685,000**
- **Savings for Renovations =  
\$1,358,800 (9%)**



# COST SUMMARY

<b>Cost of the Central Station</b>	<b>\$ 15,685,024</b>
<b>Annual Debt Cost for 30 Years @ 4.25%</b>	<b>\$ 934,800</b>
<b>Annual Energy Cost @ \$1.33/sq ft (65% of Current \$/sq ft)</b>	<b>\$ 48,338</b>
<b>Recovered Rent From Station 4</b>	<b>\$ (11,500)</b>
<b>Rental Value Recovered From Station 1 @ \$7/sq ft</b>	<b>\$ (54,068)</b>
<b>Value of Income Stream From Sale of Station 2 @ \$250,000</b>	<b>\$ (15,000)</b>
<b>Value of Income Stream From Sale of Stations 3-5 @ \$500,000</b>	<b>\$ (30,000)</b>
<b>Rental Value of Station 6 @\$10/sq ft</b>	<b>\$ (73,850)</b>
<b>Greater Truck Longevity [20 yrs vs. 15 yrs] @ \$9,600/Truck/Year</b>	<b>\$ (57,600)</b>
<b>Truck Fuel Savings of 20%</b>	<b>\$ (3,200)</b>
<b>Vehicle Maintenance Savings of 20%</b>	<b>\$ (8,000)</b>
<b>Equivalent Annual Cost of Central Station</b>	<b>\$ 729,919</b>

# COST SUMMARY

<b>Cost of the Renovation Scheme</b>	<b>\$ 14,326,182</b>
<b>Annual Debt Cost for 30 Years @ 4.25%</b>	<b>\$ 853,815</b>
<b>Annual Energy Cost @ \$1.63/sq ft (80% of Current \$/sq ft)</b>	<b>\$ 74,215</b>
<b>Rental Value Recovered From Station 1 @ \$7/sq ft</b>	<b>\$ (54,068)</b>
<b>Value of Income Stream From Sale of Station 2 @ \$250,000</b>	<b>\$ (15,000)</b>
<b>Additional Maintenance @ \$1/sq ft vs. Central Station</b>	<b>\$ 45,636</b>
<b>Equivalent Annual Cost of Renovation Scheme</b>	<b>\$ 904,599</b>

# COST SUMMARY

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- **Annual Costs Renovation Scheme = \$904,600**
- **Annual Costs New Construction Scheme = \$729,900**
- **Annual Savings = \$174,700**



# OPERATIONAL ISSUES

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- **Renovation Addition**

**3 Locations to Maintain**

**Personnel in 3 Locations**

**Sharing Difficulties**

**Problems Cross Staffing Vehicles**

**Response Confusion**

**Lack of Modern Training**

**Lack of Central Meeting**





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# Mitchell Associates Architects

- Emergency Services Facilities •

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