



# CITY OF PEEKSKILL FIRE HEADQUARTERS

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## DESIGN PROGRAM & SPECIFIC SITES ANALYSIS

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Mitchell  
Associates  
Architects



**MANITOU**  
INCORPORATED

# PHASE 1 TASKS

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- **Program & Budget**
- **Diagrammatic Floor Plans For One Site**
- **Diagrammatic Site Plan**
- **Design Review**
- **Report**
- **Presentation**



# PHASE 2 TASKS

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- **Manitou Assessment of Sites**
  - **Workload Analysis**
  - **Response Time Mapping**
  - **Location Assessment**
- **Input Sites in CAD**
- **Develop Plans for Candidate Sites**
- **Estimate Cost Implications of Alternate Sites**



# AGENDA

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- **Manitou Presentation**
- **Define Programming**
- **Program Of The Fire Station**
- **Resulting Footprint**
- **Basic Site Plan Requirements**
- **Evaluation of Four Sites**



# WHAT IS IN THE PROGRAM

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- **Descriptive Text**
- **Diagrams**
- **Area Spreadsheets**
- **Site Requirements**



# TEXT

## • The Initial Questionnaire

### 2 DeCon/Laundry

- 2.1 Sink(s): **1**; Foot Pedal: **Yes**
- 2.2 Gear washer/extractor: **Yes**
- 2.3 Gear dryer: **Yes**
- 2.4 Clothes washer & dryer: **Yes**
- 2.5 Ventilated gear racks: **Yes**
- 2.6 Drench shower: **Yes** ; Where: **Isolated Space w/ Direct Access to Exterior**
- 2.7 Backboard/Etc. cleaning: **Yes**
- 2.8 Holding tank: **Undetermined**
- 2.9 Size: **219** sq ft
- 2.10 Adjacencies: **Bay & exterior**

### 3 SCBA Compressor Room

- 3.1 Location: **Under mezzanine**
- 3.2 Air compressor size: **Need specs on existing unit**
- 3.3 Sound attenuation panels: **Yes**
- 3.4 Size: **100** sq ft
- 3.5 Comments: **Dump compressor heat to bay, fresh air piped from above roof**
- 3.6 Adjacencies: **Bay & SCBA fill station room**

### 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**

### 5 Oxygen Storage Room

- 5.1 Size: **8 x 10**; or **80** sq ft
- 5.2 Adjacencies:
- 5.3 Comments: location to be determined

# TEXT

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- **Text describing each individual room**
  - **Who uses the room**
  - **Needs (furniture, storage, equipment, electronics & communications)**
  - **Size**
  - **Adjacency to other spaces**
  - **Operational zones - building & site**
  - **Finishes**
  - **Security**



# TEXT DETAILS

## **2 DeCon/Laundry**

- 2.1 Sink(s): **1**; Foot Pedal: **Yes**
- 2.2 Gear washer/extractor: **Yes**

## **3 SCBA Compressor Room**

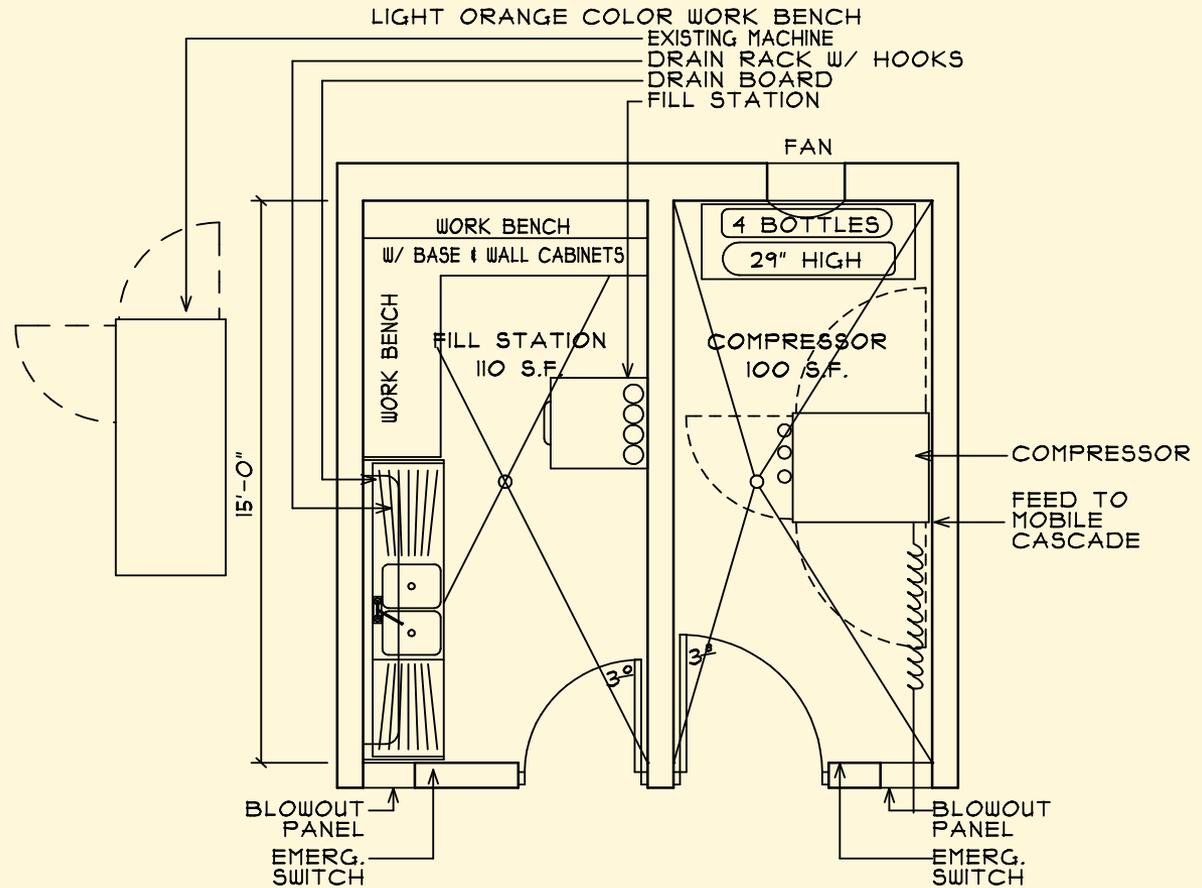
- 3.1 Location: **Under mezzanine**

## **4 SCBA Fill Station Room**

- 4.1 Location: **Under mezzanine**
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- 4.11 Adjacencies: **Bay & SCBA compressor room**



# DIAGRAMS



# DETAILS



# PROGRAM AREAS

Program Item	Room Name	1st Floor Area	2nd Floor Area	3rd Floor Area	Area All Floors
	<b>Apparatus Bay</b>				
1	Apparatus Bay	7,048			7,048
	<b>Subtotal - Apparatus Bay</b>	<b>7,048</b>			<b>7,048</b>
	<b>Firematic Support</b>				
1.1	Mezzanine		960		960

# PROGRAM AREAS

Program Item	Room Name	1st Floor Area	2nd Floor Area	3rd Floor Area	Area All Floors
2	Storage Room #1	200			200
3	Storage Room #2	200			200
4	Storage Room #3	200			200
5	Storage Room #4	200			200
6	Career Bunker Gear Storage	211			211
7	Hose Storage	203			203
8	EMS Storage	103			103
9	Engineers Work Room	261			261
10	DeCon/Laundry	234			234
11	Hazardous Waste Disposal	14			14
12	SCBA Compressor	90			90
13	SCBA Fill	85			85
14	SCBA Cleaning & Repair	71			71
15	Janitor's Closet	64			64
16	Apparatus Floor Uni-Sex ADA Rest Room	150			150
17	Radio Room/Watch Desk	114			114
	<b>Subtotal - Firematic Support</b>	<b>2,400</b>			<b>2,400</b>

# PROGRAM AREAS

Program Item	Room Name	1st Floor Area	2nd Floor Area	Area All Floors
	<b>Administration</b>			
18	Firefighter's Lobby	220	0	220
19	Conference Room	447	0	447
20	Chief's Office	247	0	247
21	Volunteer Line Officers	221	0	221
22	Career Staff Office	221	0	221
23	Department Surgeon	103	0	103
24	Association	81	0	81
25	Fire Prevention & Training	100	0	100
26	Records Storage	98	0	98
	<b>Subtotal - Administration</b>	<b>1,738</b>	<b>0</b>	<b>1,738</b>

# PROGRAM AREAS



<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor Area</b>	<b>2nd Floor Area</b>	<b>Area All Floors</b>
	<b>Firefighters</b>			
27	Firefighter's Recreation Room	0	1194	1,194
28	Day Room	823	0	823
29	Firefighter's Restroom	271	0	271
30	Exercise	1000	0	1,000
31	Lockers & Showers	535	0	535
	<b>Subtotal - Firefighters</b>	<b>2,629</b>	<b>1,194</b>	<b>3,823</b>

# PROGRAM AREAS



<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor Area</b>	<b>2nd Floor Area</b>	<b>Area All Floors</b>
<b>32</b>	Single Bedrooms (6 @ 88 sq ft)	528	0	528
<b>33</b>	DoubleBedrooms (4 @ 139 sq ft)	556	0	556
<b>34</b>	Bunkers Bathrooms (2 @ 88 sq ft)	176	0	176
<b>35</b>	Career Personnel Lockers	381	0	381
<b>36</b>	Career Laundry Room	52	0	52
	<b>Subtotal - Bunking</b>	<b>1,693</b>	<b>0</b>	<b>1,693</b>

# PROGRAM AREAS

Program Item	Room Name	1st Floor Area	2nd Floor Area	Area All Floors
	<b>Public Spaces</b>			
37	Public Entry Area	266	266	532
38	Coat Room	0	204	204
39	Museum	1578	0	1,578
40	Meeting/Training Room	0	4500	4,500
41	Meeting/Training Room Tables & Chairs	0	446	446
42	Meeting/Training Room A/V	0	130	130
43	Kitchen	0	400	400
44	Pantry	0	237	237
45	Public Rest Rooms M & F	0	360	360
	<b>Subtotal - Public Spaces</b>	<b>1,844</b>	<b>6,543</b>	<b>8,387</b>

# PROGRAM AREAS

Program Item	Room Name	1st Floor Area	2nd Floor Area	Area All Floors
	<b>Miscellaneous Space</b>			
46	(2) Entry Vestibules	188	0	188
47	Housekeeping Storage	50	50	100
48	Janitors Closet	0	50	50
49	Generator	156	0	156
50	File Server	0	80	80
51	Mechanical/Electrical	360	50	410
	<b>Subtotal - Miscellaneous Spaces</b>	<b>754</b>	<b>230</b>	<b>984</b>

# PROGRAM AREAS



<b>Program Item</b>	<b>Room Name</b>	<b>1st Floor Area</b>	<b>2nd Floor Area</b>	<b>Area All Floors</b>
	<b>Vertical Circulation</b>			
<b>52</b>	(3) Stairwells (area per floor)	522	462	984
<b>53</b>	Elevator (area per floor)	58	58	116
<b>54</b>	Elevator Equipment Room	82	0	82
<b>55</b>	Elevator Foyer	80	80	160
	<b>Subtotal - Vertical Circulation</b>	<b>742</b>	<b>600</b>	<b>1,342</b>

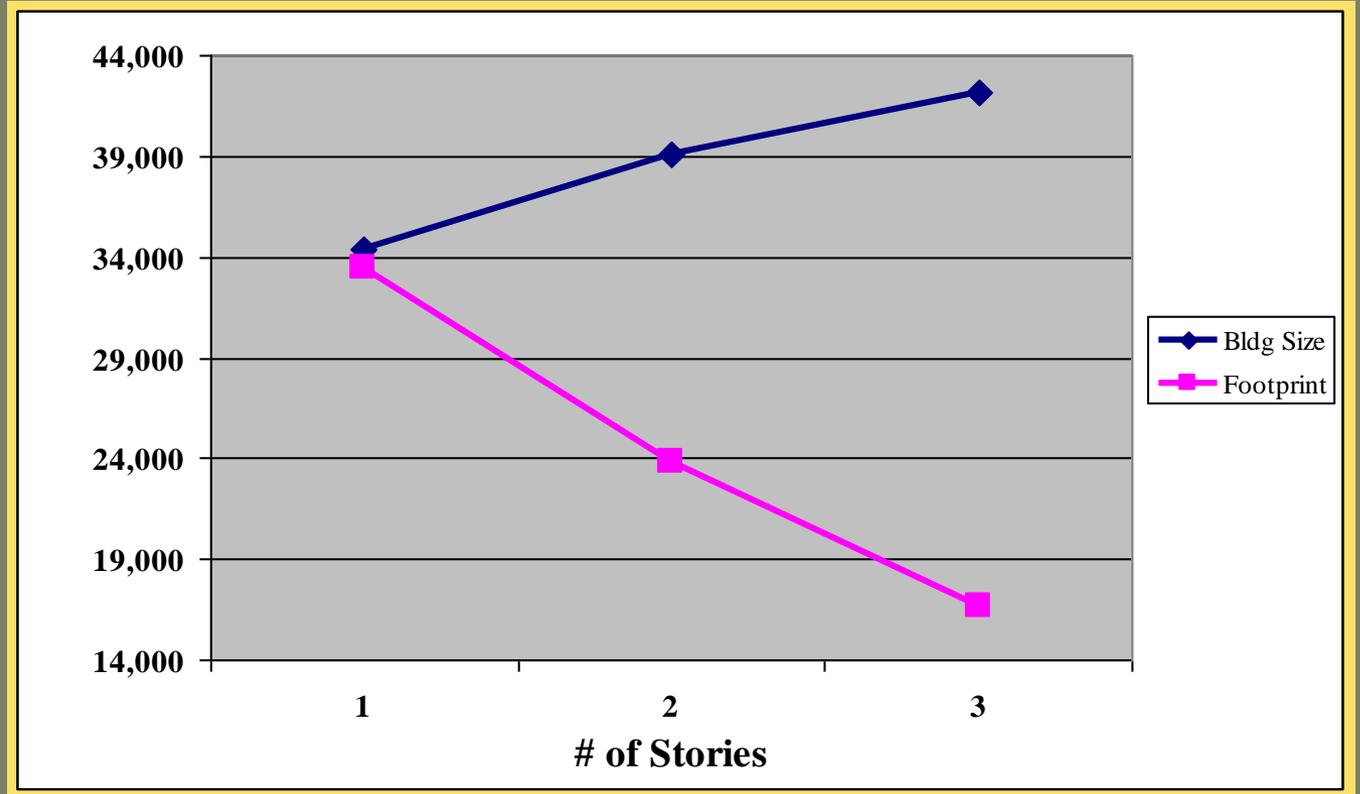
# PROGRAM AREAS

Room Name	1st Floor Area	2nd Floor Area	Area All Floors
<b>Area Subtotals</b>			
Bay	7,048		7,048
Firematic Support	2,400		2,400
Mezzanine		960	960
Office & Living	9,400	8,567	17,967
<b>Walls &amp; Circulation</b>			
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
<b>Subtotal - Walls &amp; Circulation</b>	<b>5,007</b>	<b>5,678</b>	<b>10,685</b>
<b>Total &gt;&gt;</b>	<b>23,855</b>	<b>14,245</b>	<b>39,060</b>

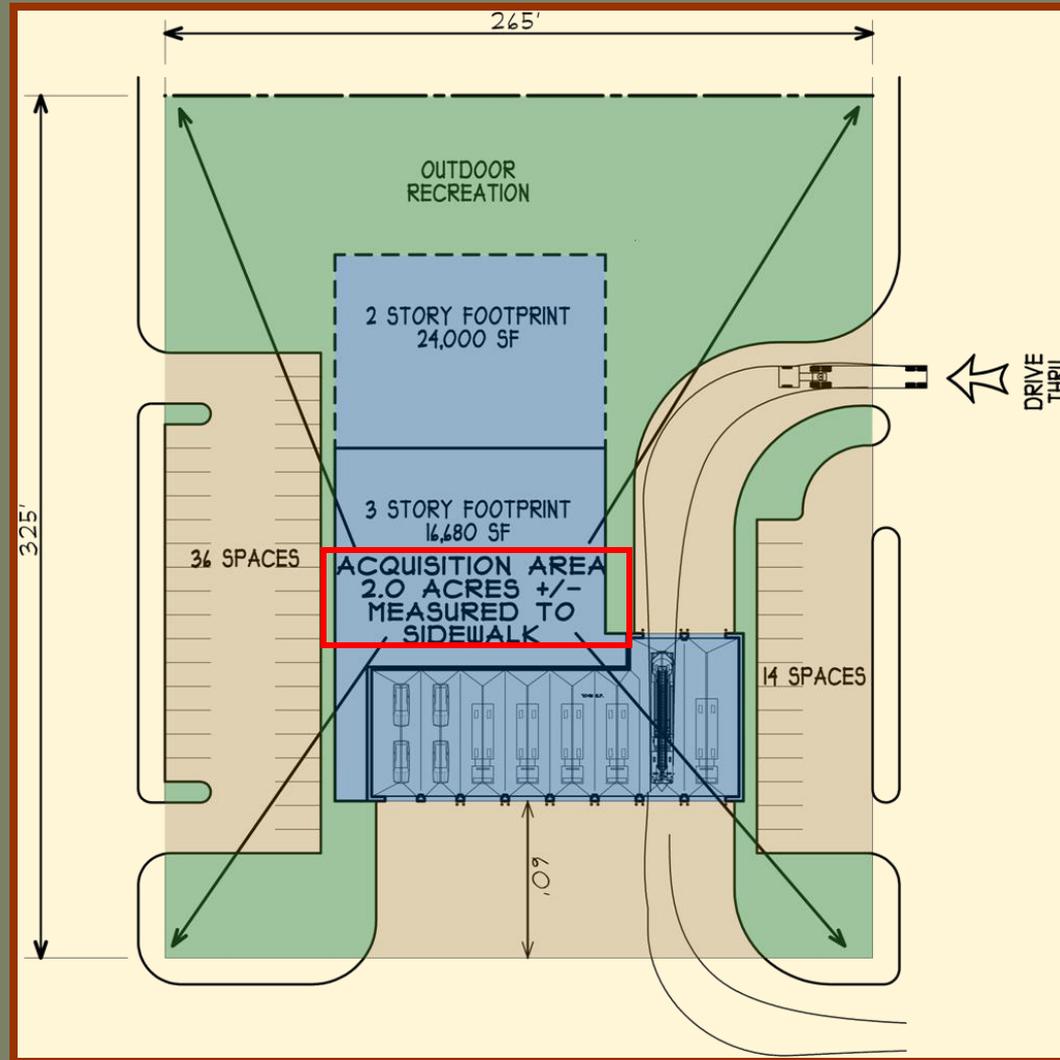
# PROGRAM AREAS

Room Name	1st Floor Area	2nd Floor Area	3rd Floor Area	Area All Floors
<b>Area Subtotals</b>				
Bay	7,048			7,048
Firematic Support	2,400			2,400
Mezzanine		960		960
Office & Living	3,560	8,024	7,293	18,877
<b>Walls &amp; Circulation</b>				
Apparatus Bay Walls @ 9%	599			599
Firematic Support Walls @ 12%	288	935	857	2,080
Firematic Support Circulation @ 15%	360	1,169	1,071	2,601
Office Area Walls @ 22%	783	1,765	1,604	4,153
Office Area Circulation @ 18%	641	1,444	1,313	3,398
<b>Subtotal - Walls &amp; Circulation</b>	<b>2,671</b>	<b>5,314</b>	<b>4,846</b>	<b>12,831</b>
<b>Total &gt;&gt;</b>	<b>15,679</b>	<b>13,338</b>	<b>12,139</b>	<b>42,116</b>

# SIZE & FOOTPRINT



# PROTOTYPE SITE





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**CONSOLIDATION  
STUDY AND  
ANALYSIS OF  
SPECIFIC SITES**

# FIRE STATION CONSOLIDATION STUDY

**MANiTOU  
INCORPORATED**



# SITE ANALYSIS



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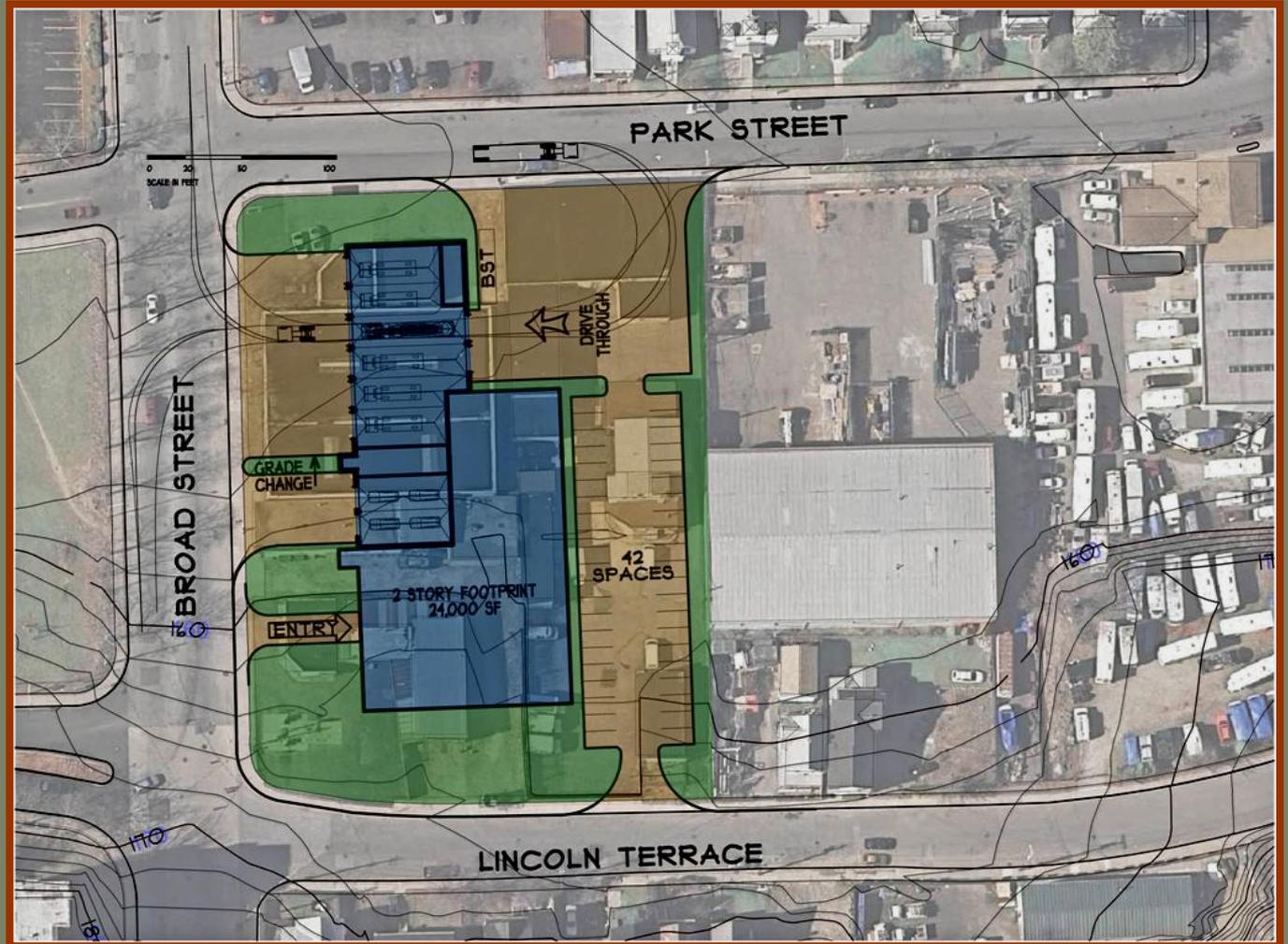
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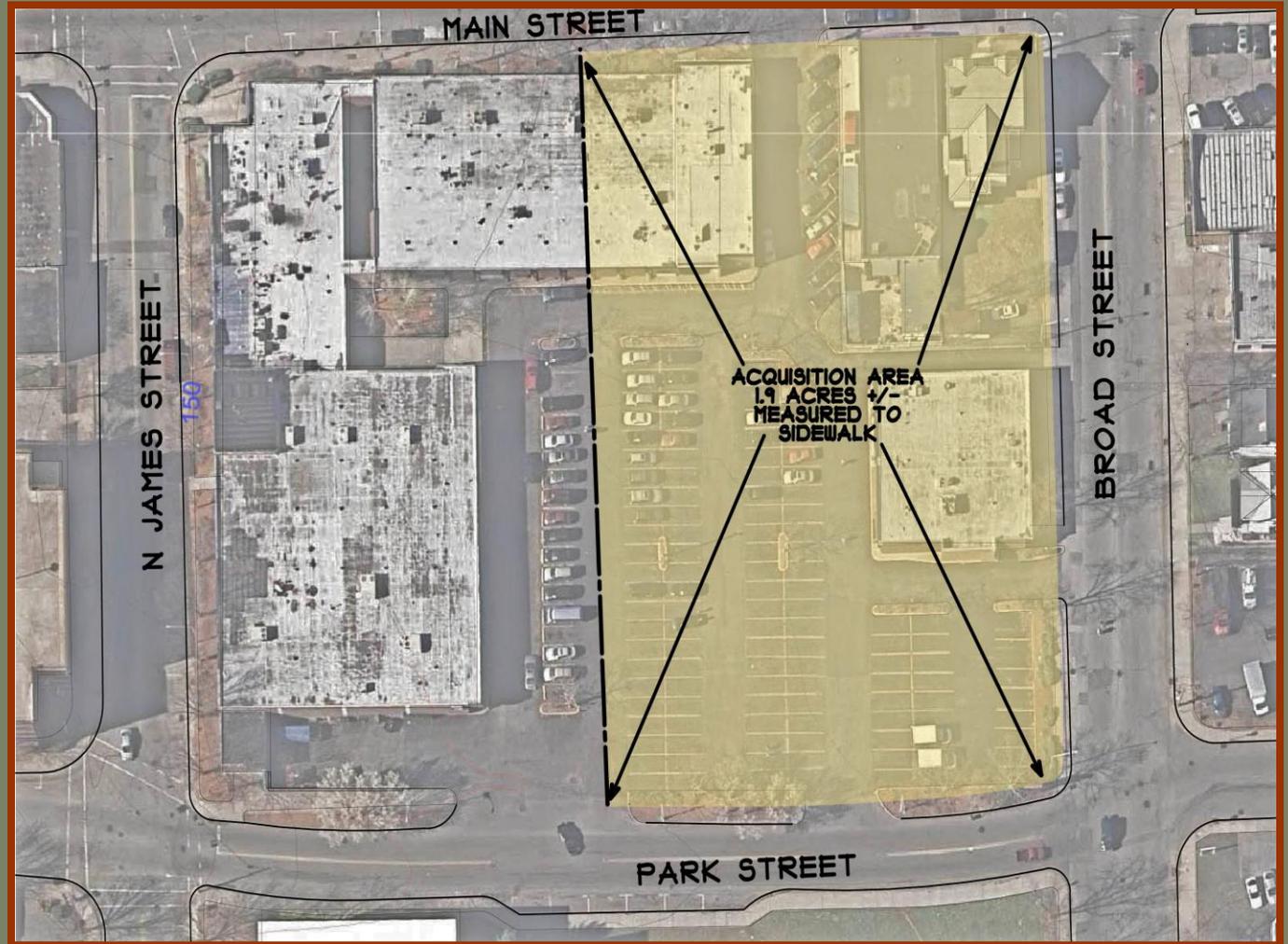
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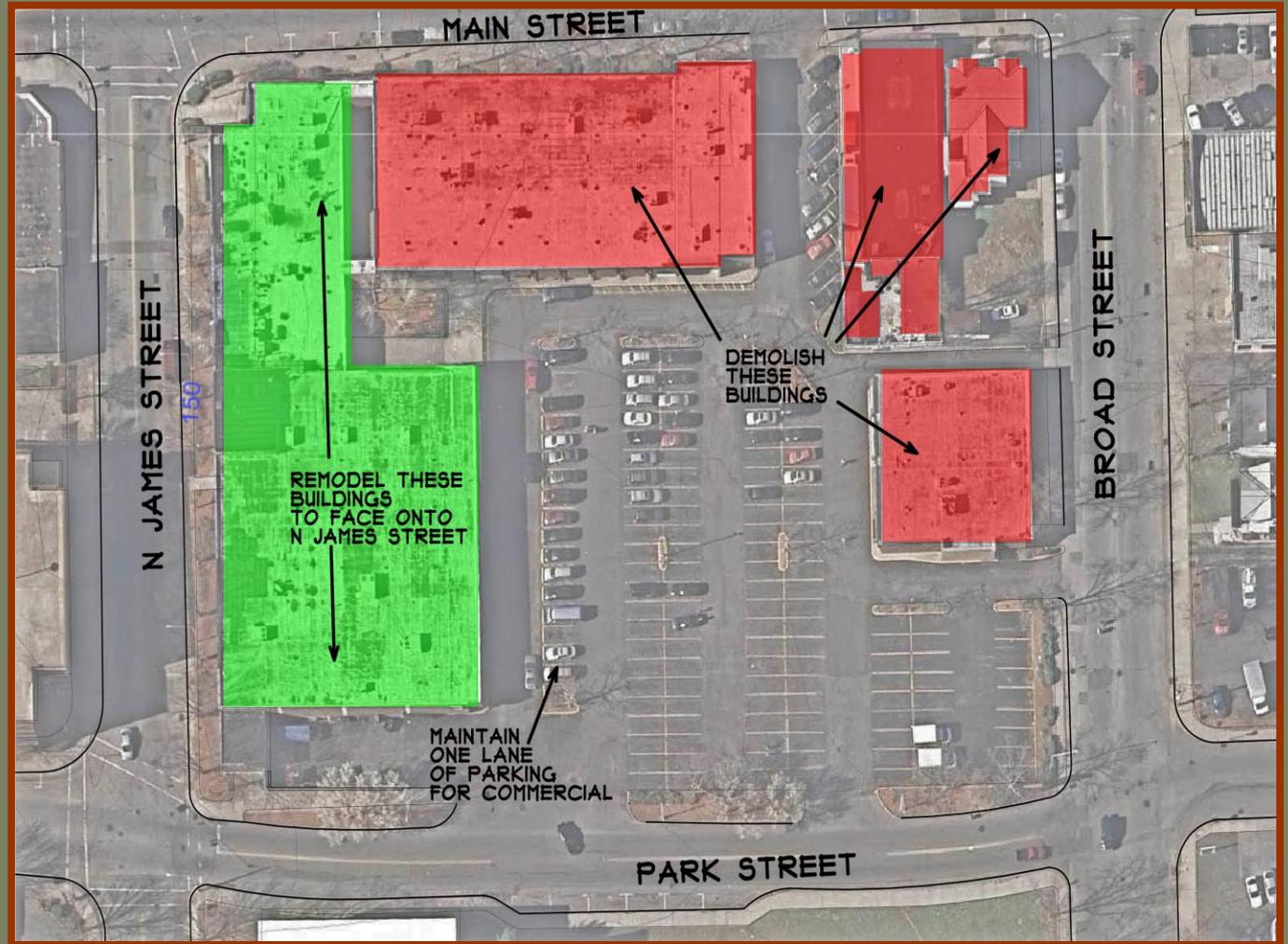
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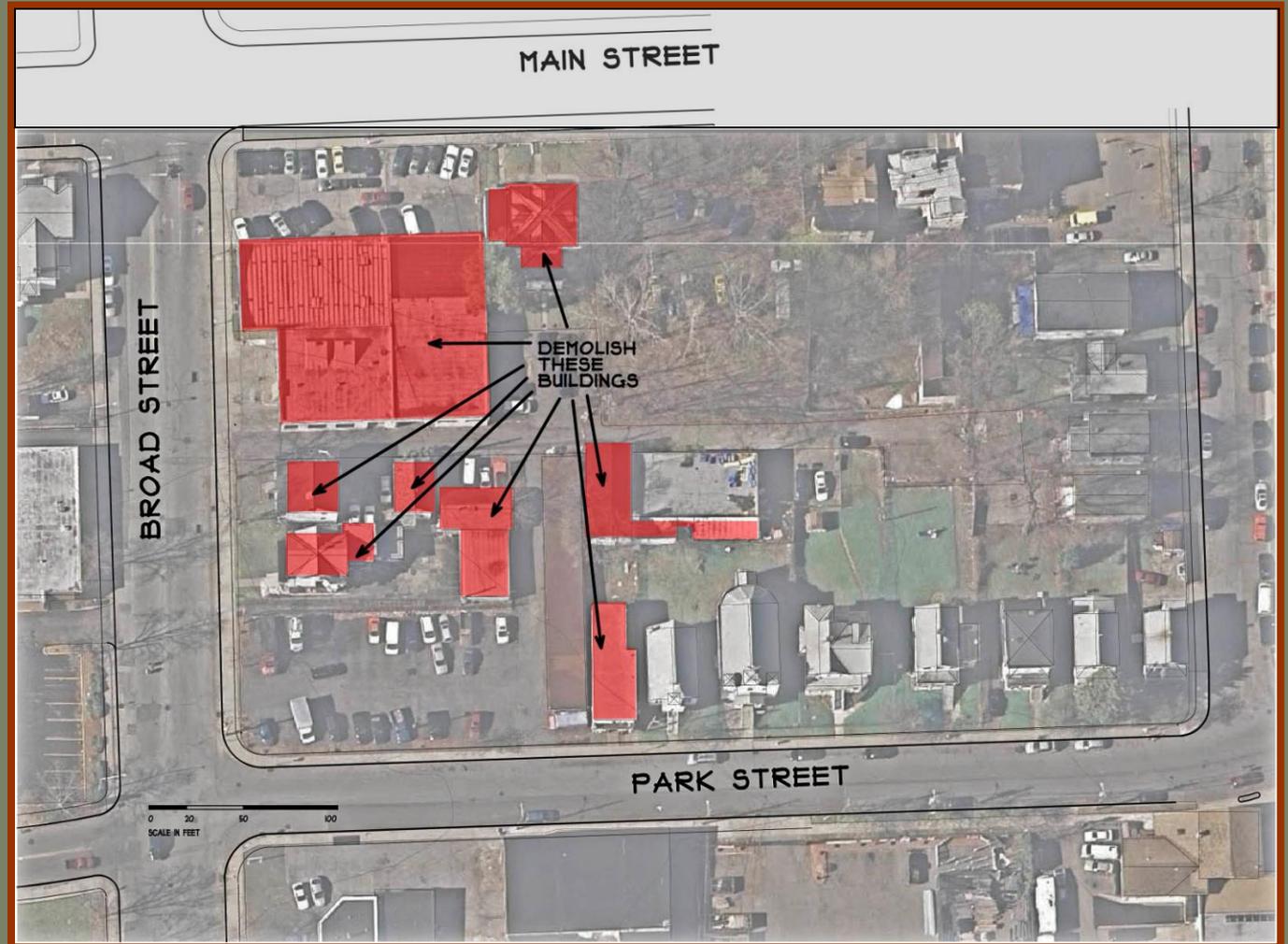
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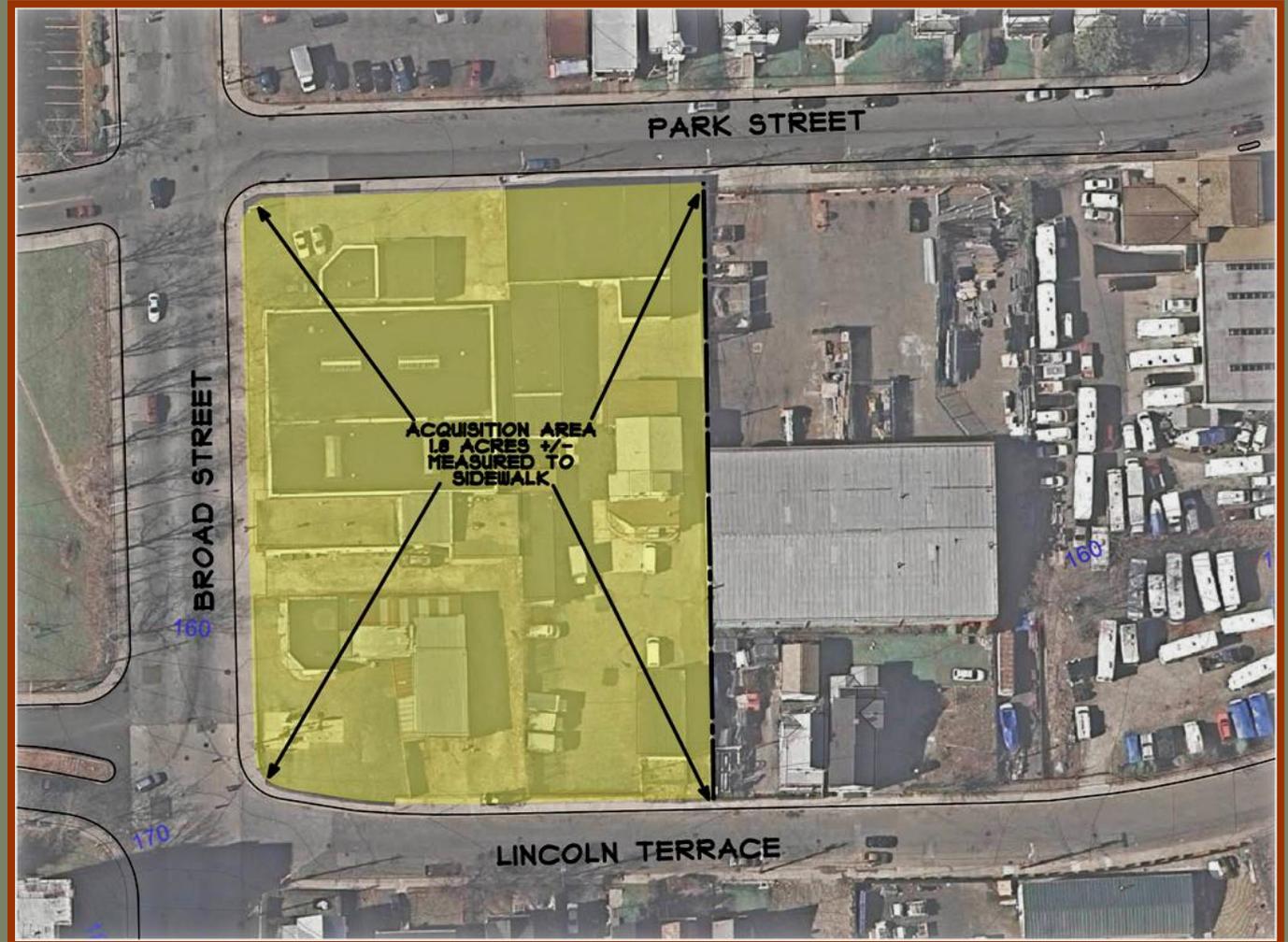
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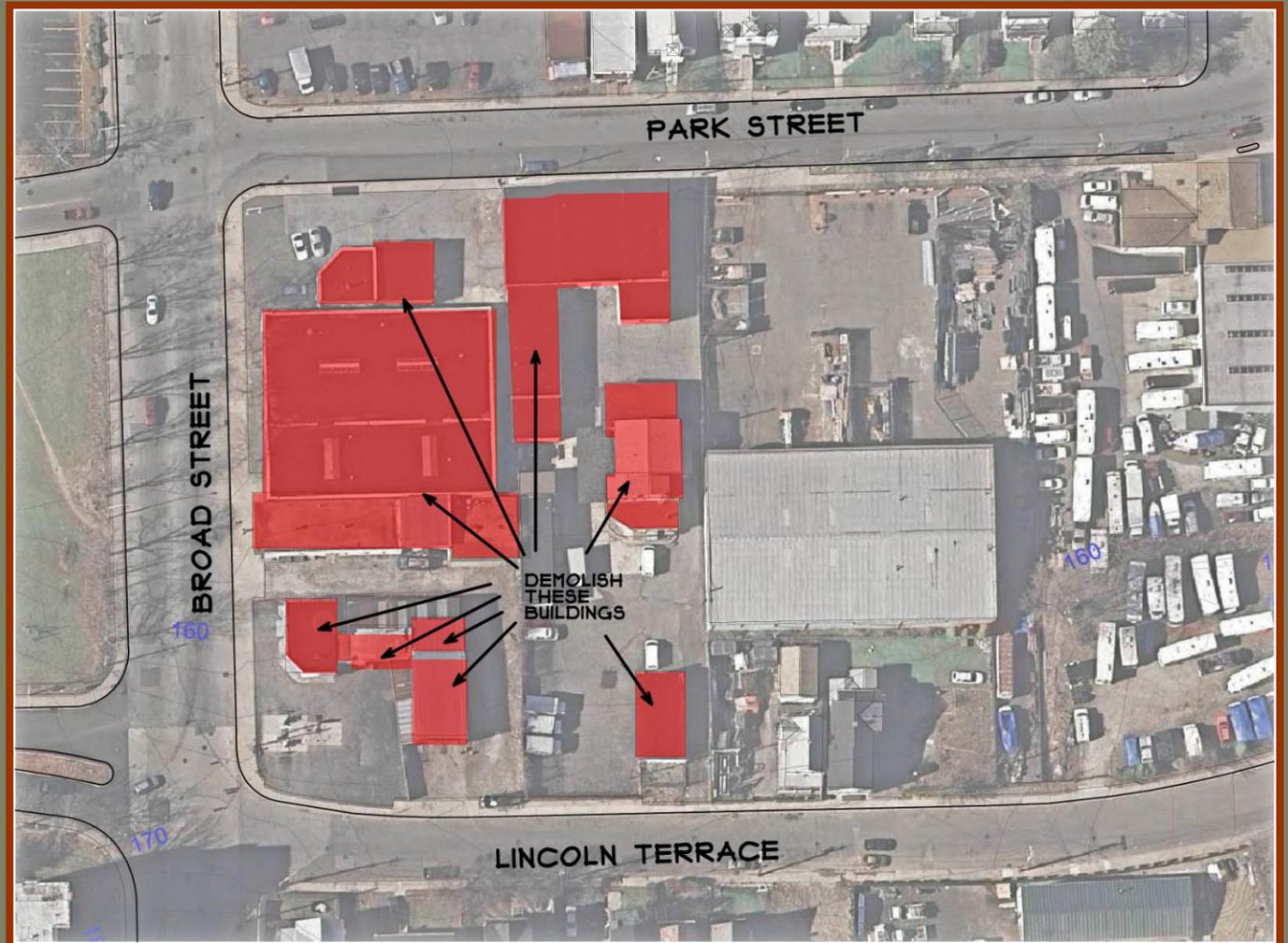
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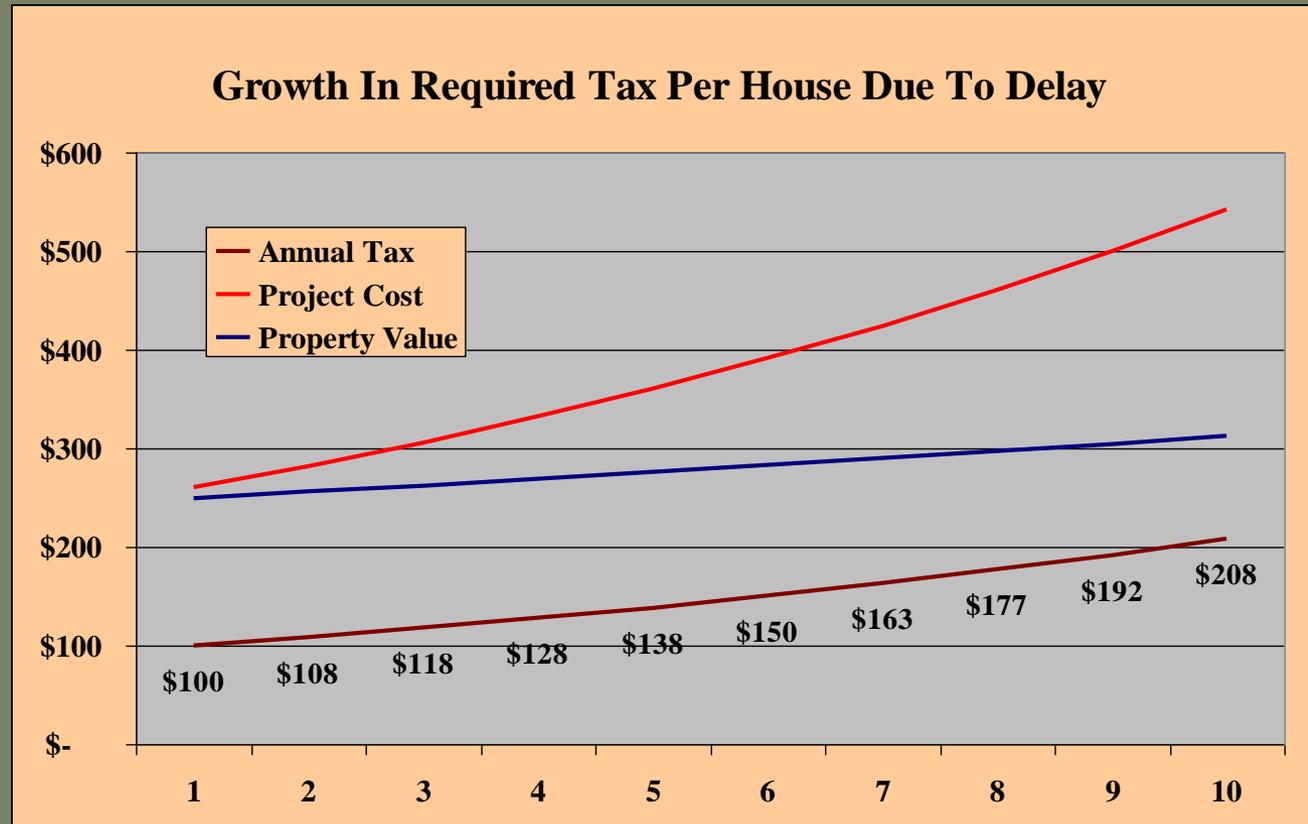
# REMAINING TASKS

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- **Diagrammatic Floor Plans**
- **Estimate Cost Implications of Alternate Sites**



# THE COST OF DELAY



**The Sooner The Better**

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# 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 letter 'I' is white with a blue dot above it. Below 'MANITOU' is the word 'INCORPORATED' in a smaller, blue, sans-serif font. The entire logo is set against a yellow background.

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