



# SITE REVIEW & RECOMMENDATIONS

April 2017

## City of Beacon Site Selection Report

Mitchell Associates  
Architects & the  
Beacon Site Selection  
Committee

# Report of the City of Beacon: Site Selection for the New Fire Station

Submitted April 24, 2017

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## 1. Executive Summary

The primary purpose of this study was to identify appropriate locations for a new fire station for the City of Beacon and to develop cost comparisons of the final recommended sites. The Site Selection Committee (Committee) and Mitchell Associates Architects (Architect) reviewed prior studies and developed a Program that described the Fire Department's needs for a new headquarters station. The Program describes the spaces required to carry out firematic, administrative, living, and social functions and includes room diagrams and space usage analysis, resulting in a square footage estimate for the building. (This Program is located in Section 7 of this Report.) Evaluations were conducted of more than 17 potential sites, initially based on the following basic requirements for site selection: 1) shortest possible response time, 2) adequacy of site size and shape to fit the Program needs, and 3) City-owned or reasonable to acquire.

The Architect then expanded on these requirements by developing two matrices to more fully evaluate the Physical Characteristics and the Firematic Characteristics of each site (Section 4). After visiting the sites and using the two matrices, sites were compared and six of the sites were designated for further study. These sites were as follows:

1. Elks Club
2. The County Office Building
3. Memorial Park/Dog Park
4. Sargent School West
5. Sargent School East
6. Mase Hook and Ladder Fire Station

### Three Sites as Finalists

Three of the sites were rejected for various reasons, including difficulty acquiring the site and less favorable response time. Finally three sites are under consideration: Elks Club, Memorial Park/Dog Park, and the Mase Hook and Ladder Fire Station. As presented in Recommendations Section 6, it was determined that any of the three sites could meet the needs of the Department and would be a responsible choice.

### Mase Hook and Ladder Site

The first choice is the Mase Station site, given that it had the best average response times, would continue the historic identity of the Department, and is located in the City's center, thus affording a visible presence that could highlight the City's heritage and services. As a smaller site, it would require acquiring adjoining properties (old city hall and the hall portion of the Veterans Memorial Building). This could be an advantage in that it would create shared service opportunities with the Veterans, offer potential consolidation of municipal office space, and provide well located public meeting space. Challenges with this site include the need for demolition of the former city hall and the hall portion of the Veterans Memorial Building, renovation, acquisition of private property, and limited parking. These disadvantages could be

balanced by the positive aspects of improving the City's historic buildings and adding to the civic presence downtown.

### **Memorial Park/Dog Park**

The second site under final consideration is the Memorial Park/Dog Park site located on Fishkill Ave. north of the City. This is a large site (2.4 acres) that could accommodate parking and outdoor training. As it is located on a partially wooded hill, some cut and fill would be required to improve the site. Though the response time is the longest of the three finalist sites, it is not significantly longer. As designated park land, the site would require negotiations for use, which could slow the approval process. Dog Park representatives indicated that they would be very willing to have their current area relocated to an adjacent area on the site, with an equal/better park provided as part of the construction.

### **Elks Club with Three Options**

Also under final consideration is the Elks Club site located on Wolcott Ave. Response time would be good and access to Route 9D would be provided. This site's topography and shape would provide good apparatus access and straight forward design and construction options. However, given the size of the portion of the parcel available from the owner, the site would have to be combined with other parcels in order to provide for parking. Three preliminary site plans were drawn up to better understand each of three options (Elks Club site as offered, Elks site as offered plus school property, and Elks Club site as offered plus 906 Wolcott Ave.).

Option one is too small for parking and would not allow for a training area.

Option two would require acquiring property across the street from the Elks property from the School District in order to support parking. This would leave the Elks property to house the station, which would make for a tight site and no outdoor training area. Construction would need to be staged across the street on the proposed parking lot site. When approached with this concept the School Board was not favorably inclined. No vote has been taken at this time.

Option three would require purchasing residential property and closing a portion of Fulton Ave.

### **Conclusion**

As noted, all three of the finalist sites have advantages and drawbacks and all are good candidates that meet response time requirements. Weighing each site's characteristics, the Committee and Architect have recommended the Mase Station site as the first choice. It is hoped that the extensive analysis provided as part of this review will provide a strong basis for the Council to make a decision regarding site selection and that the decision can be made as soon as possible, given the inevitability of rising costs over time.

## 2. Prior Studies

### 2.1 Phase 1 Feasibility Study of Alternative Solutions for Existing Fire Stations (Mitchell Associates Architects, 2006)

**Summary:** In 2006 Mitchell Associates Architects (MAA) performed a study of alternatives to maintaining operations from three separate fire stations. The goals of this study were to: 1) perform a preliminary evaluation of the physical conditions at the three existing fire stations to determine in a general sense their adaptability for renovations and/or additions; 2) develop a program (user needs analysis) to identify needs over 25 years; 3) determine if any of the three stations could accommodate an addition sufficient to meet the forecasted needs; and 4) evaluate alternative site for a new station if the existing stations could not be adapted to meet needs.

#### **Findings and Recommendations:**

Thirteen sites were evaluated in Task 4:

1. South Avenue Park
2. The Elks Club
3. Sargent School Access Road, West Side
4. Sargent School Access Road, East Side
5. Former Ski Lodge
6. Left of, and adjacent Madame Brett
7. Memorial Park
8. Chem Prene
9. Adjacent City Hall
10. North Cedar Street
11. Old DMV site on Main Street
12. Brandley Dye Works
13. 578 Main Street

Each building was found to have significant deficiencies ranging from life safety risks to impediments to proper fire station operation. Thompkins Hose had the fewest problems; however, it was far from meeting current standards. Headquarter and Engine One were found to be inadequate facilities, given their current condition. The needs analysis determined required square footage for improvements and additions to the stations for various combinations of number of companies and number of stories. Thirteen alternative prospective sites for a new station were visited. Preliminary budgets for several alternative solutions were developed. Based on cost and operational needs, the architect and Committee concluded that a new central station was a “compelling” idea. Sites suggested were as follows: Memorial Park, South Avenue Park, two Sargent sites, the Elks Club site and the Brandley Dye Works.

At that time, each of the three companies felt that if they were to give up their existing stations and consolidate into a central facility, the new facility would need to provide

separate redundant spaces such as company offices and company meeting rooms. The result was a proposed building of 33,677 to 35,424 sq. ft., at a cost of \$6.9 to \$7.4 million for the building if built in 2007 (excluding land purchase and “soft” costs).

## 2.2 A Comprehensive Multi-Level Operational Analysis of Fire Services (MMA Consulting Group, Inc., 2010)

**Summary:** The primary purpose of this study was to identify approaches for strengthening the effectiveness of the Beacon Fire Department (BFD) and to promote a plan to improve the organization, safety operations, deployment, and management of the Department. Much of the focus and many of the recommendations made in the Report highlighted communication, organization, morale, recruitment, and retention.

**Findings and Recommendations:** Thirty-four recommendations were made in the following areas: leadership, initial response improvements, organization, fire station location and deployment, apparatus, training and recruitment, including the following:

- There was no shared understanding of the fire protection needs of the City.
- The reduction in the number of volunteers and the lack of a shared vision for the future of the Department have affected the capacity of the Fire Department to serve the public.
- The current three fire station response model no longer meets the needs of the City.

Recommendations included the following:

- The City of Beacon must take prompt action to end, and reverse, the deterioration of the fire and rescue system in the City.
- Hire a full-time fire chief.
- Establish a recruitment and retention program for volunteer firefighters.

Those recommendations that related directly to this Report on Site Selection included the following:

- Construct a new fire station;
- Keep the three stations operational until such time as a new station is built;
- Develop a consolidation plan.

Response time mapping was performed, and it was determined that the vast majority of the City can be responded to in less than four minutes from the current headquarters location (Mase).

### 2.3 Develop an Implementation Plan to Consolidate Beacon's Three Firehouses (TriData Division, System Planning Corporation, 2014)

**Summary:** The goal of this study was to obtain information that would allow the City of Beacon to 1) properly place its fire department facilities into one central location; and 2) make informed, cost effective decisions about prioritization and allocation of resources toward a centralized station. The scope of this study included reviewing the 2006 study, determining the best location for a new station, determining if any of the three existing stations could be modified to become a central station, appraising the stations for resale value, identifying advantages of consolidation, and providing schematic plan diagrams, cost estimates, and a timeline for consolidation.

**Findings and Recommendations:** None of the three existing sites were considered viable to be converted into modern fire facilities. It was noted that a single station could effectively cover the City. A "cursory and preliminary" programming analysis indicated that a station size of 22,500 sq ft was required (24,300 sq. ft. with an addition to Tompkins Hose). Hard costs for 22,500 sq. ft. would be in the range of \$7.0 to \$7.3 million for the building, if built in 2010 (excluding land purchase and "soft" costs.)

Regarding response times:

- The Verplanck Ave. – Cannon St. Practice site was found to provide excellent four-minute coverage to all the areas of the highest population density, with slightly extended travel times to the very south of the City (p. 26).
- Lewis Tompkins Hose Station was found to be not well suited for a single station site because of its non-central location. The station is located too far west to provide good response times to the east side of the City, such that rebuilding the current Lewis Tompkins Hose Station would necessitate continuing to respond from an additional satellite station.
- The current Mase Hook and Ladder Station ("Headquarters") was found to be better than any of the proposed locations from a response perspective, including the Cannon St. Practice Field site.

Appraised property sales values were listed as follows:

- Beacon Engine - \$250,000
- Mase Hook & Ladder - \$280,000
- Lewis Tompkins - \$850,000



## 2.4 Study of Necessary Repairs to the Existing Stations (Mitchell Associates Architects, 2016)

In 2016, under a grant from Dutchess County, Mitchell Associates Architects (MAA) was retained to recommend repairs to the existing three stations that could be performed for an approximate total cost of \$125,000. The repairs were to be *“necessary short term repairs that will bridge the time to consolidation from the existing stations to a new facility.”* Items were determined and the repairs were sent out to bid and awarded to Cornerstone Restoration in September of 2016. An Initial Punch Walk was performed by MAA on 11/7/16 and subsequent Deficiency Reports were generated for each of four (4) Projects.

As of this writing, the following items are incomplete and in need of immediate completion by Cornerstone Restoration:

1. Exterior Painting Project: Field confirmation by MAA that all provided Punch Items have been addressed and completed.
2. EIFS Project: Field visit by MAA that all work scope has been completed and ready for Initial Punch Walk.
3. General and Structural Repairs Project:
  - Field confirmation by MAA that all provided Punch Items have been addressed and completed.
  - MAA review and approval of Hollow Metal Door and Hardware Submittal
  - Completion by Cornerstone of all door replacements per Contract
4. Roof Repairs Project:
  - Field confirmation by MAA that all provided Punch Items have been addressed and completed.
  - Field review and confirmation that recent leak at Station 1 was not created by Cornerstone and has been remediated.

## 3. The Current Study

### 3.1. Site Selection Committee

In July of 2015, the City empaneled a committee (Committee) to evaluate alternative sites for a consolidated fire headquarters, and to make their recommendation to the Council.

The Committee members are:

- Chief Gary Van Voorhis
- Lt. Timothy Dexter
- Anthony Ruggiero (City Administrator)
- Tom Dicastro, Sr. (Past Chief)

- Terry Davis (Past Chief)
- Jeff Simko (Retired Career Firefighter)
- Rodney Weber (Developer/Taxpayer)
- Joseph Donovan (Architect/Developer/Taxpayer)

### 3.2. Goals

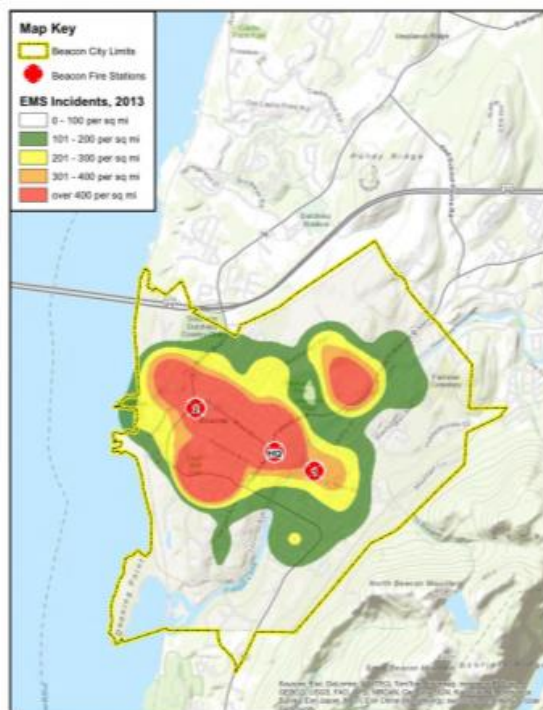
The Committee was to work with an architect that would be chosen by evaluating responses to a February, 2016, Request for Qualifications (RFQ). The RFQ defined the architect's task as *"assisting the Committee with identifying appropriate locations for a new station and developing cost comparisons by location."* The proposed elements of the study were described in the RFQ as:

- Review the prior programming studies, with the Fire Chief modifying as needed, and publish the results, which will be considered the program (Program) for a new City of Beacon Fire Headquarters (Station). It is understood that there is no anticipated schedule for when the Station may be built.
- Based on the Program, develop one or more preliminary footprints to be used in evaluating prospective sites to locate the Station.
- Evaluate up to ten (10) candidate sites to locate the Station, and rank them according to a system that the Architect is to develop in conjunction with the Committee.
- For the site ranked Number 1, develop the following:
  - Schematic site plan
  - Schematic floor diagrams proving that the program fits the site plan
  - Building massing model
- Schematic estimate of hard and soft costs for this scheme, including land acquisition and site development costs.
- For each of the other sites, develop the following:
  - Block diagram building footprint
  - Conceptual site plan
- Conceptual cost difference comparing the 1<sup>st</sup> and 2<sup>nd</sup> ranked site, including the difference in land acquisition cost and site development costs.

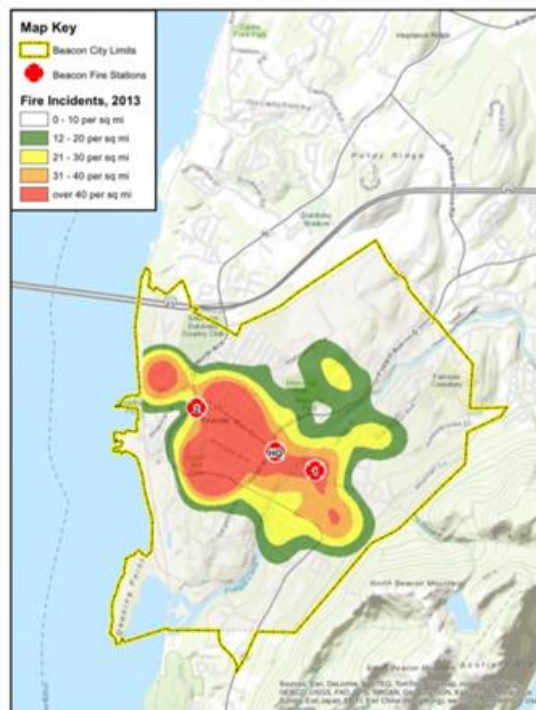
The Committee set as basic requirements for site selection:

- The site should have the shortest possible response time.
- The minimum size should adequately fit the station that would be defined through programming.
- The site should either be City-owned, or reasonable to acquire.

In addition, the site location should be located appropriately regarding the call data summarized in the 2014 TriData report.



EMS Incidents 2013 (TriData Report)



Fire Incidents 2013 (TriData Report)

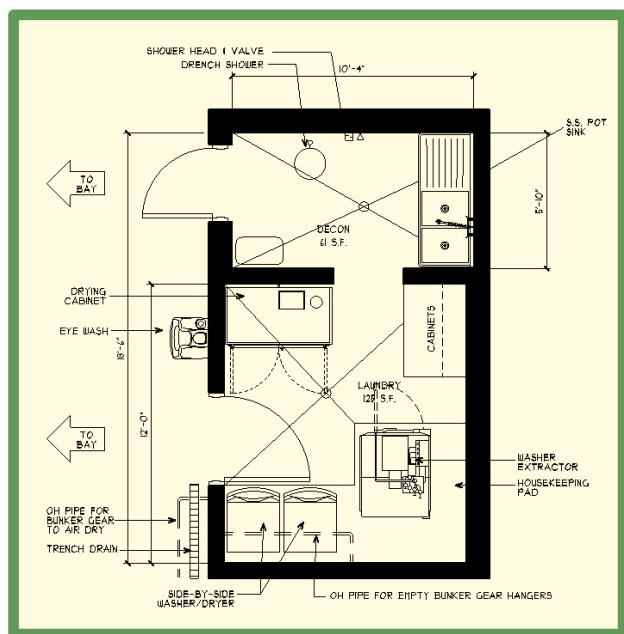
Over the course of this effort, the full Committee met 13 times, with many other sub-committee meetings held with the Architect on sites and with other stakeholders. The Committee evaluated over 17 sites that ranged in size from 0.15 to 4 acres.

In December of 2016, the City received a grant from Dutchess County to allow design work to begin on a station to be located on the selected site. The work of this grant is required to be performed in 2017.

## 4. Study Methodology

### 4.1 Program

The first task of the committee was to develop a space needs program. This was the third time that a program was developed for the city (prior done in 2006 & 2014). Through a series of meetings with the Fire Chief, each space was evaluated in great detail in order to provide an accurate description and size for each space. Each space was drawn, showing the equipment and required clearance for safe operation. The drawing of the Decon/Laundry is shown below as an example.



### Decon/Laundry

The program analysis resulted in a required total building size of approximately 24,300 sq. ft. This compares with 33,677 to 35,424 sq. ft. from the 2006 study, and 22,500 sq. ft. from the 2014 study. The proportions of the building program break down as follows:

- Apparatus Bay – 24%
- Firematic Support Spaces – 12.5%
- Administrative Spaces – 10.2%
- Firefighter's Spaces – 13.0%
- Public Spaces – 12.1%
- Miscellaneous Spaces – 8.5%
- Corridors & Walls – 19.8%

## 4.2 Sites

With the program in hand, the Committee evaluated more than 17 sites, including:

1. BVAC Headquarters (1 Arquilla Drive)
2. The block of 280 Main Street
3. 578 Main Street
4. Amacord Café (296 Main Street)
5. Chem Prene (511 Fishkill Avenue)
6. County Office Building (220 Main Street)
7. Elks Club (900 Wolcott Avenue)
8. Hammond Practice Field (Verplank & Matteawan)
9. Former High School (211 Fishkill Avenue)
10. Knights of Columbus (25 Townsend Street)
11. Madame Brett (50 Van Nydeek Street)

12. Mase Hook & Ladder (425 Main Street)
13. Memorial Park/Dog Park
14. Penzetta Law (33 Henry Street)
15. Sargent School East
16. Sargent School West
17. South Avenue Park
18. Tallix (Hanna Lane/Fishkill Avenue)
19. Tompkin's Hose (13 South Avenue)

Two Matrixes were used to evaluate the sites. Matrix 1 looks at the physical characteristics including size, slope, drainage, potential environmental issues, cost, buildability, etc. Matrix 2 looks at firematic characteristics such as response time, drive-through capability, ease of traffic control, available space for training, etc.

Site No.	Site Name	Lot ID #	Lot Size (acres)	1 - Size and Shape	2 - Topography Cut/Fill	3 - Build-ability	4 - Utilities	5 - Drainage	6 - Detrimental Natural Features	7 - Demolition	8 - Underground Waste/Hazardous Mat	9 - Acquisition Cost	10 - Potential Negative Reaction	Land/Site Points	Initial Rank
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#### Matrix 1 – Physical Characteristics of the Sites:

##### Physical Criteria

Size & shape  
 Topography  
 Buildability  
 Utilities  
 Drainage  
 Detrimental natural features  
 Demolition  
 Underground waste & hazardous materials  
 Acquisition cost  
 Potential negative reaction

Site No.	Site Name	1 - Road Frontage and Shape	2 - Apparatus Exiting & Returning	3 - Traffic Control	4 - On-Site Circulation	5 - Parking	6 - Drive-Through Capability	7 - Accessibility	8 - Land Available For Expansion	9 - Land Available For Outdoor Activities	10 - Location Impact on Response Time	Firematic Points	Land/Site Points	Total Points	Final Rank
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**Matrix 2 – Firematic Character of the Sites**

### Firematic Criteria

Road frontage and shape  
 Apparatus exiting and returning  
 Traffic control  
 On-site circulation  
 Parking  
 Drive-through capacity  
 Accessibility  
 Land available for expansion  
 Land available for outdoor activities  
 Location impact on response time

Early in the course of evaluation the majority of these sites were rejected for reasons including:

- Too small
- Too steep
- Unable to be used due to existing deed restrictions such as Hammond Field and South Avenue Park

### 4.3 Site Comparisons

Using the two matrices to rate the remaining sites from most to least desirable, in May of 2016 the Committee voted to eliminate all but six sites.

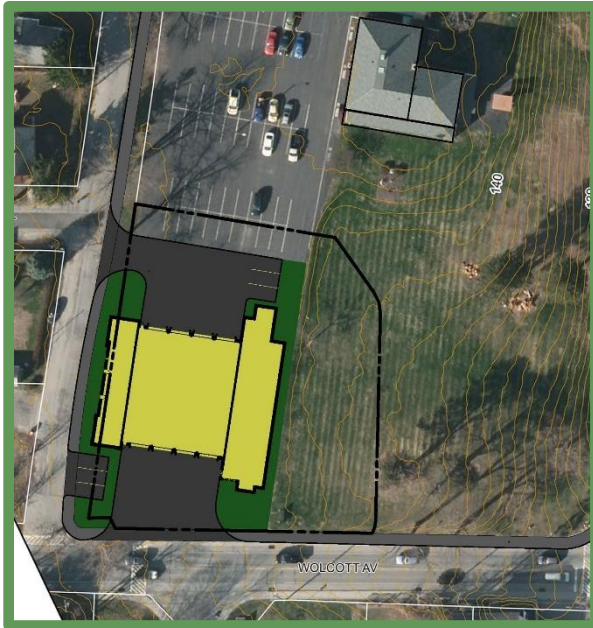
#	Name	Address	Size	Lot #	Notes
1	Elks	900 Wolcott Street	1.6 acres	004630	360' frontage x 190' deep
2	County Office Bldg	223 Main Street	1.8 acre	834908	18,000 sq ft building??
3	Memorial Park		2.4 acres	164006	Take 400' x 280'. Deed Restriction needs State action.
4	Sargent School West		TBD		
5	Sargent School East		TBD		Building on Wolcott may cost \$450,000. Very steep site
6	Mase Hook & Ladder	425 Main Street	1 acre	026773, 035764	Assessed value of old city hall \$400,000.
7	Tallix	4 Hanna Lane	TBD	783889	Too small to fit station
<b>Rejected by Committee on 5/3/16</b>					
#	Name	Address	Size	Lot #	Notes
8	Hammond Field	Verplank & Matteawan	1.4 acres	004020	250' across Verplanck x 260' deep - possible issue re. Teenage pedestrians. Deed restriction prevents use
9	Amacord Café	276 Main Street	160' x 209'	910884, 913881, 915879, 917889, 920893, 931894, part of 921882	Too small
10	BVAC	1 Arquilla Drive	2.04 acres	291002	Too far North
11	Chem Prene	483 Fishkill Avenue	4 acres +/-	473210	317' x 550' - too far North
12	K of C	25 Townsend St	5 acres	383149	Too far North
13	Madame Brett	50 Van Nydeck Ave.	1.1 acres	020730	245' frontage x 200 deep. Too small.
14	Penzetta Law	33 Henry Street	.51 acre	986773	Bldg acquisition cost \$557,000. Too small
15	South Avenue Park	3 West Center Street	1.5 acres	746730	Take 330' x 200'
16	Zabo	578 Main Street	1.2 acres	154834	In flood plain

Sites 1-6 remained after the first cut and a number of site plans were developed for each of these sites:

7. Elks
8. The County Office Building
9. Memorial Park
10. Sargent School West
11. Sargent School East
12. Mase Hook and Ladder



## Elks



Elks 1 – Parcel as Offered



Elks 2 - Parcel with School Parking



Elks 3 – Parcel with 906 Wolcott



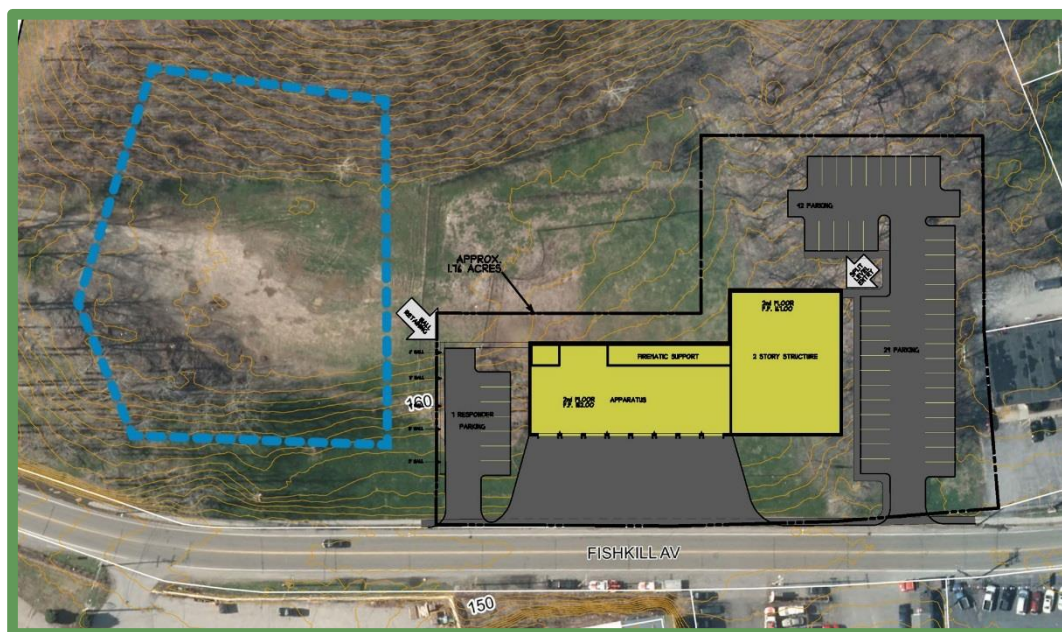


### Scheme #2



### Scheme #3

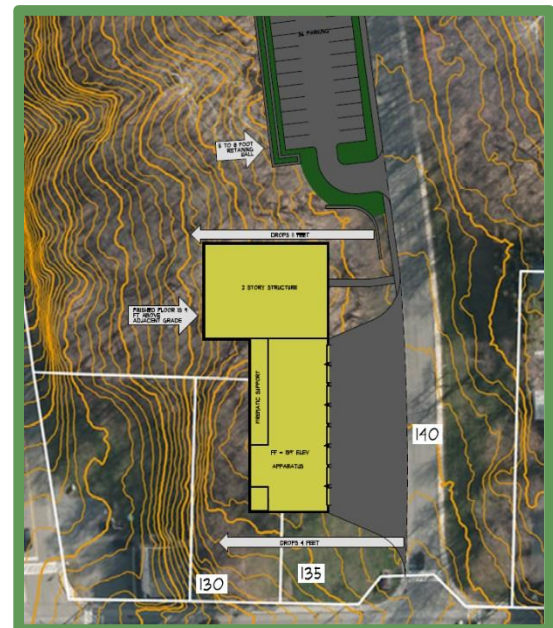
## Memorial Park



## Sargent School West



## Sargent School East





## Mase Hook & Ladder

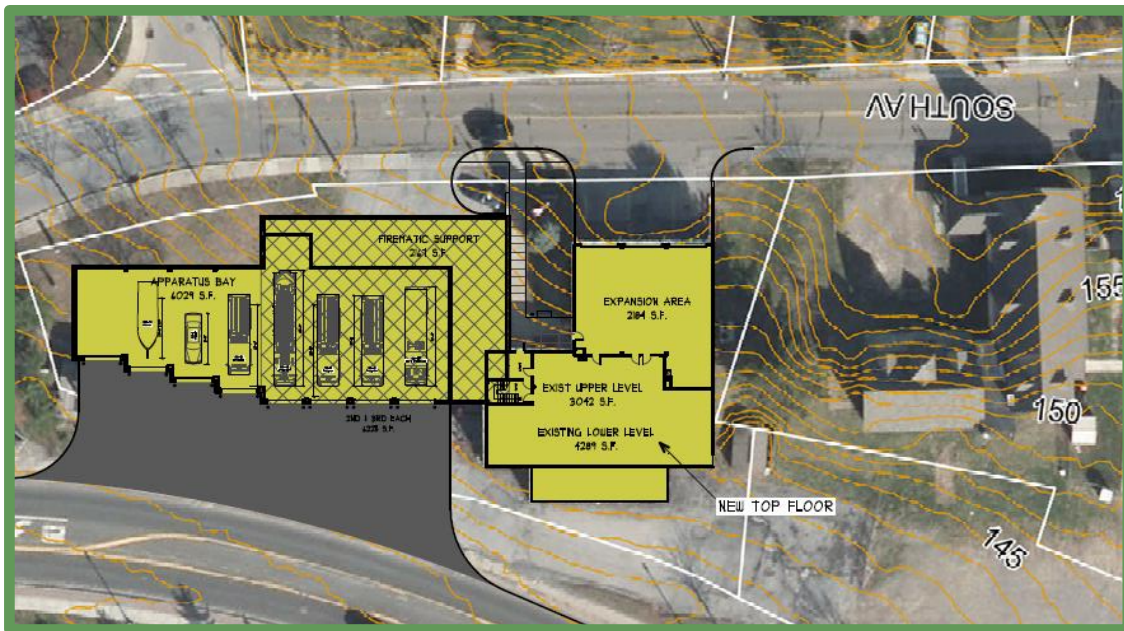
In spite of the belief that it was the best location in terms of response time and its ability to provide energy and an amenity to Main Street the Mase site was rejected by the Committee at first due to size limitations. The lot by itself is approximately  $\frac{1}{4}$  acre. The size problem was partially overcome by the concept of acquiring the old city hall, increasing the size to approximately  $\frac{3}{4}$  acre. The site was fully embraced by the Committee with the idea of incorporating the adjacent space of the American Legion's Bingo Hall, bringing the size up to approximately 1 acre.

Six separate schemes were prepared for the Mase site. Shown below is the Scheme that includes the property of the former city hall, and the Bingo Hall.



## Other Site Diagrams

Site plan diagrams were created for a number of the sites that were rejected. The drawn plans helped demonstrate that these sites could not effectively be used. Two examples follow:



Tompkins Hose



Church Parking Lot

The diagrams for both additions and renovations to Tompkins Hose, and developing the church parking lot at Beacon Street and South Avenue demonstrate that although physically possible to build these projects, the result would be wholly unsatisfactory for modern firematic operations.

## 5. Final Three Sites Under Consideration

### 5.1. Elks Club Site

Located on Wolcott Ave. between Fulton Avenue and Tioranda Avenue in a residential neighborhood, the site in question is part of the large expanse of lawn to the south of the Elks Club building. It is clear and slopes to Tioranda, providing good access for the apparatus, and presents few site issues for new construction. The site also has adequate response times and is a good location as a southern “gateway” property for traffic coming to Beacon from the south.

The Committee met with representatives of the Elks’ Club to determine the Club’s willingness to sell this part of their parcel to the City and received a reasonably favorable response. However, given the size of the area the Elks are willing to sell, the site must be combined in some way with various other parcels in order to provide the required number of parking spaces for the station.

#### 5.1.1. Option 1 - Elks Parcel as Offered

This is the 0.64 acres that the Elks have shown a willingness to sell. The area around the station would be extremely tight. No outdoor training or recreation could occur, and no parking lot is possible. That said, it is possible that the Elks would make their parking lot available for training and parking. There would be no place to stage or manage the construction.

#### 5.1.2. Option 2 - Elks Parcel as Offered Plus School Parking

This site is created by combining the roughly 0.64 acres that the Elks have shown a willingness to sell and approximately 0.63 acres on the east side of Sargent Ave. adjacent Wolcott Ave. The school site will support a 44-car parking lot. The area around the station (parcel offered by Elks) is extremely tight. No outdoor training could occur at this site. Construction activities would need to be staged across the street on Beacon School District property that is proposed to be parking lot. Although no formal vote has yet to be taken, the School Board was not favorably responsive when approached with this option for discussion.

#### 5.1.3. Option 3 - Elks Parcel as Offered Plus 906 Wolcott Ave.

By combining the roughly 0.64 acres that the Elks have shown a willingness to sell with the existing residential property at 906 Wolcott Ave., and demapping (closing) a portion of Fulton Ave., an approximately 1.06 acre site is available with approximately 360 ft. of frontage. This site will support a 32-car parking lot. The area around the proposed station (comprised of the parcel sold by Elks and the demapped portion of Fulton) is fairly tight. Little to no outdoor training could occur. This plan would require purchasing the residential property at 906 Wolcott.

## **5.2. Memorial Park/Dog Park Site**

The site is located on Fishkill Ave. north of the City center and is the area next to Memorial Park currently occupied by the Dog Park. Approximately 2.4 acres in size, the site is by far the largest investigated but it is perched on a partially wooded hill that would require cut and fill to construct a station. Additionally, the site is currently designated as a park, which would require decommissioning at both State and Federal levels. Although not significantly different, the site has longest average response time of the three final selections.

The Committee met with representatives of the Dog Park to determine the members' willingness to allow the City to use the site for a new station. The representatives were very willing, provided that a park equal to or better than their current park would be provided as part of the construction. This is easily accommodated on site.

At approximately 2.4 acres, it is significantly the largest site, with plenty of room for construction activities, parking, training activities and future expansion. It is the only site with potential for growth in the future. The proposed parking lots will accommodate 73 vehicles. As City property, there is no acquisition cost, and no future loss of tax revenue.

## **5.3. Mase Hook & Ladder Fire Station Site**

The site is located at the corner of Main Street and Fishkill/Teller Avenues and is at or near the geographic center of town. Currently, the Fire Department responds out of Mase Hook and Ladder at this location, a fire station originally built in 1911, and this location has the advantage of having the best average emergency response times. In order to fit the required building program and parking on the site, the acquisition of the old city hall building and property is necessary, along with the demolition of the existing Veterans' bingo hall at the rear of the historic Veterans' Memorial Hall. The new station would, in effect, be a major addition to the existing station, and would connect to Memorial Hall. Given the current zoning under consideration, the building could extend upward to four stories, providing ample space for potentially relocating other city agencies.

The Committee met with representatives of all three Veterans' Associations at Memorial Hall to determine the members' willingness to allow the City to absorb the existing Bingo Hall portion of the building into a new fire station. The representatives were willing to participate in further discussions. Some of the initial thoughts on requirements from the veterans in return for their agreement were that the City provide equal space in the new station for bingo, meetings, and other fundraising activities; provide for the renovation of the historic front portion of the building; and provide for the protection and reinstallation, if necessary, of memorials and other significant landscape features located on the grounds.

With the acquisition and demolition of the old City Hall and the Bingo Hall portion of Memorial Hall, the site would contain approximately 0.9 acres. The existing Mase Fire Station would be renovated, and attached to new construction. The project would reinforce and enhance Main Street, providing city services in the business/pedestrian core.

A visible presence on Main/Teller/Fishkill would continue the historic identity for the Fire Department and the City. The project would provide shared service opportunities for the veterans and be available for other public meeting functions. It also would offer a potential for municipal office consolidation. There would be additional costs related to acquisition, demolition, and renovation.

The current design approach does not require the acquisition of the adjacent Verizon parking area. This could be evaluated in order to assure the ability for future expansion.

## 6. Recommendations & Next Steps

### 6.1. Recommendations

After a very thorough review of possible site locations, including site diagrams for several of the more promising sites, three sites were considered as the most appropriate sites: the Elks Club site, the Memorial Park/Dog Park site, and the Mase Fire Station site. All three sites are capable of supporting fully functional stations and any of the three would be a responsible choice. There were advantages and disadvantages to each of the sites, as listed below:

#### **Elks Club Site:**

##### **Advantages:**

- Response time, including access to Route 9D
- Potential size of site
- Flat topography and shape are good for design and construction
- Gateway to the City center from the south

##### **Why it is not the first choice:**

- Not the shortest average response time
- Expandability and parking needs require additional private property acquisition
- Complicated acquisition to make functional
- Residential neighborhood

#### **Memorial Park/Dog Park Site:**

##### **Advantages:**

- Largest potential parcel, easiest for expansion, parking, etc.
- Ease of construction
- Outdoor training benefit
- Current public ownership, no lost tax revenue
- Non-residential neighborhood

##### **Why it is not the first choice:**

- Longest average response time

Complications and uncertainty associated with NYS and Federal restrictions on park land

### **Mase Fire Station (first choice)**

#### **Advantages:**

- Best average emergency response drive times
- City services in business/pedestrian core
- Visible presence on Main/Teller/Fishkill
- Historic identity for Fire Department & the City
- Shared service opportunities including Veterans & public meeting
- Potential for municipal office consolidation

#### **Challenges:**

- Additional Costs
  - Demolition
  - Renovation
  - Acquisition of private building
- Limited parking

#### **Addressing the Challenges:**

- Cost premium buys additional civic value
- Historic buildings are long-term public assets
- Parking options available

## **6.2 Next Steps**

The Committee recommends that the Council make a decision regarding site selection as soon as possible. Once the Council decides which site they prefer, the Committee and/or the Administration could further evaluate site acquisition costs and hurdles. At this time, construction costs are escalating at about 4% per annum; this will increase the costs of the project over time, no matter which site is chosen. The Dutchess County Grant for Design Services, which needs to be acted upon during 2017, is another time-sensitive factor. Station design can happen once a site is chosen. The Committee and Mitchell Associates would be happy to talk further about sites.



## 7. 2016 Program Document

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# MITCHELL ASSOCIATES ARCHITECTS

## • EMERGENCY SERVICES FACILITIES •

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### Fire Station Program Document

Project Name: Beacon Fire Headquarters

1<sup>st</sup> Program Meeting Date: 4/18/16

Printout Date: July 5, 2016

Filename: Beacon Fire Program 2106

*This document is not meant to be limited to an inventory of what you currently have.*

*Indicate what you currently need for proper operations and try to forecast what you will need for the future.*

#### A General Information

- A1. Number of Members: Total: **94** Career: **14, incl. admin.** All Volunteers: **80** Active Volunteers: **30**  
Exempt: **40** Fire Police: **6** Junior: **4** Female: **1**
- A2. Typical Turnout: **6-7 (includes career staff). 12+ volunteers if there is a fire.**
- A3. Number of calls/year: **1,600 (1,000 ems, 34 structure fires)**
- A4. Administrative Staffing: **The Chief**
- A5. Number of Companies or Departments involved: **3**
- A5.1. **Beacon Engine**
- A5.2. **Mase Hook & Ladder**
- A5.3. **Lewis Thompkins Hose**
- A6. Date of Dept. monthly meeting: **1<sup>st</sup> Tuesday of the month**
- A7. Location: **In each station**

#### B Functional Activities in Building

- B1. Types of response:
- B1.1. Fire: **Yes**
- B1.2. EMS: **Yes**
- B1.3. Heavy Rescue: **Yes**
- B1.4. HAZ MAT: **Yes**
- B1.5. Water Rescue: **Yes**
- B1.6. Confined Space Rescue: **Yes**
- B1.7. High angle rescue: **Yes**
- B2. Training activities in building:
- B2.1. **Daily for career, weekly for volunteer**
- Training activities on site:
- B2.2. **Daily for career, weekly for volunteer**
- B3. Fuel Filling Station: **At DPW**
- B4. Other uses of apparatus bay:
- B4.1. **Open house tours, facility tours, fire prevention week**

B5. Sleeping Over:

B5.1. Now

.5.1.1. Intermittent, short duration: **Storm coverage by volunteers**

.5.1.2. Long term: **Career firefighters**

B5.2. Future

.5.2.1. Intermittent, short duration: **Storm & emergency coverage by volunteers**

.5.2.2. Long term: **Career firefighters**

B6. Standing by:

B6.1. Will other fire companies park their apparatus in the bay under certain circumstances: **Yes.**

.6.1.1. Describe: **When Beacon's resources are fully committed for an extended time.**

.6.1.2. Is their access to the building to be limited: **Yes**

.6.1.3. Describe: **Bay & designated support spaces.**

B7. Emergency Shelter:

B7.1. Who stays in building: **This will not be a designated shelter, but the general public will be welcome during disasters.**

B7.2. Special needs: **Access control.**

B8. Firematic Business:

B8.1. Describe: **Chief, assistants & volunteer officer.**

B9. Social Business:

B9.1. Describe: **Each of the 3 companies has civil officers.**

B10. Other: **Elections, large municipal gatherings, municipal use of conference room.**

B11. Meetings:

B11.1. Type: **Trustees (3 sets); size: 5-6; frequency: monthly, plus**

B11.2. Type: **City insurance (NYMOR)**

B11.3. Type: **City wide OSHA training**

B11.4. Type: **Police training**

B12. Social Life:

B12.1. Daily recreation – describe: **Promote physical training**

B12.2. Periodic recreation – describe: **Department picnics**

B12.3. Outdoor recreation – describe: **Basketball hoop, picnic table & grill**

B13. Access control:

B13.1. Electronic access: **Yes**

## APPARATUS

### 1 Apparatus Bays

- 1.1 Number of vehicles: **7**; # of bays: **4 double deep – NEED 82' DEPTH**
  - Front Line Vehicles**
    - 1.1.1 Name: **33-12**; type: **Engine**; length: **33'**; weight: **34,020 lbs.**
    - 1.1.2 Name: **33-45**; type: **Ladder**; length: **42'**; weight: **76,800 lbs.**
    - 1.1.3 Name: **33-55**; type: **Heavy Rescue**; length: **36'**; weight: **42,820 lbs.**
    - 1.1.4 Name: **33-11**; type: **Engine**; length: **31'-6"**; weight: **39,640 lbs.**
  - Second Line Vehicles**
    - 1.1.5 Name: **33-1**; type: **Command**; length: **16'-6"**
    - 1.1.6 Name: **33-99**; type: **Boat (behind engine)**; length: **28'**
    - 1.1.7 Name: **33-13**; type: **Engine**; length: **29'-6"**; weight: **28,360 lbs.**
- 1.2 Type of bays:
  - 1.2.1 Drive-through: **Yes**; quantity: **1 or more**
  - 1.2.2 Double deep: **Yes**; quantity: **All**
- 1.3 Wash bay: **No**; Where: **Wash in place**
- 1.4 Plan for future expansion of bays: **Yes**
- 1.5 Overhead doors:
  - 1.5.1 Front:
    - 1.5.1.1 Number: **4**
    - 1.5.1.2 Width: **13'-4"**; Height: **14'-0"**
    - 1.5.1.3 Windows: **Yes**
  - 1.5.2 Rear:
    - 1.5.2.1 Number: **4**
    - 1.5.2.2 Width: **13'-4"**; Height: **14'-0"**
    - 1.5.2.3 Windows: **Yes**
- 1.6 Number of gear lockers in apparatus bay: **16**
  - 1.6.1 Locker size: **20" x 20"**
- 1.7 Signage requirements: **Currently use "Spotted Dog." Want video observation of turnout gear room & responder parking to see new arrivals.**
- 1.8 Trench drains: **Yes**; Layout: **Centerline of trucks**
- 1.9 Wall mounted water hose reels: **Yes**; Quantity: **4**; Tempered: **No**
- 1.10 Fume exhaust: **Yes**; Type: **tailpipe source capture**
- 1.11 Truck fills:
  - 1.11.1 Wall hydrant: **Yes**; Quantity: **One, on center column**
  - 1.11.2 Outdoor hydrant: **Yes**; Quantity: **One**
- 1.12 Exterior wall hydrant: **Yes**; Quantity: **One facing apron for hose washing, w/ 2 1/2" NST discharge**

- 1.13 Overhead electrical drops: **Yes**; Quantity: **9 (rescue needs 2)**
- 1.14 Overhead airdrops: **No (on board compressors)**
- 1.15 Wall mounted air hose reels: **Yes**; Quantity: **Air reel on center column**
- 1.16 Hand wash sinks: **Yes**; Where: **At all doors to occupied portion of fire station**
- 1.17 Water fountain/bottle filling station: **Yes**
- 1.18 Epoxy flooring: **Yes**
- 1.19 Wall construction type: **Cmu w/ epoxy paint**
- 1.20 Size: **5,849** sq ft if double deep,

## **1A Alternate Back-In Apparatus Bay**

- 1A.a Size: **6,760** sq ft

### **FIREMATIC SUPPORT**

## **1B Mezzanine**

- 1B.1 Use: **Training & storage**
- 1B.2 Training Features: **Ladder evolutions, bail out, confined extrication, mask confidence, etc.**
- 1B.8 Size: **961** sq ft

## **2 Storage Room #1**

- 2.1 Items to be stored:
  - 2.1.1 **12 - 5 gal. foam pails**
  - 2.1.2 **6 – HAZMAT booms & pads**
  - 2.1.3 **Speedi-Dry**
  - 2.1.4 **Portable pumps & hard suction line**
  - 2.1.5 **Portable generators**
  - 2.1.6 **Traffic cones**
  - 2.1.7 **Sand bags**
  - 2.1.8 **55 gallon drum of DEF**
  - 2.1.9 **Etc.**
- 2.2 Security: **No**
- 2.3 Adjacencies: **Apparatus floor**
- 2.4 Size: **216** sq ft

## **3 Storage Room #2**

- 3.1 Items to be stored:
  - 3.1.1 **Heads & fittings**
  - 3.1.2 **Adapters**
  - 3.1.3 **Spare firefighting tools**
  - 3.1.4 **Spare fire extinguishers**
  - 3.1.5 **Salvage tarps**

- 3.1.6 **Indian Tanks**
- 3.1.7 **Rakes, shovels, pikes & poles, axes**
- 3.1.8 **Etc.**

- 3.2 Security: **No**
- 3.3 Adjacencies: **Apparatus floor**
- 3.4 Size: **216** sq ft

#### **4 Turnout Gear Storage Room**

- 4.1 Operational Comments:
  - 4.1.1 Response pathway
    - 4.1.1.1 **On route from parking to apparatus floor**
- 4.2 Quantity of Lockers: **30**
- 4.3 Describe Lockers: **Mesh w/ topside storage rack**
- 4.4 Locker Size: **20" x 20"**
- 4.5 Adjacencies: **Apparatus Floor**
- 4.6 Size: **205** sq ft

#### **5 Quarter Master**

- 5.1 Items to be stored:
  - 5.1.1 **Flashlights & batteries**
  - 5.1.2 **Non-issued PPE (fire coats, pants, helmets, boots, gloves goods, rope, rescue webbing, etc.)**
  - 5.1.3 **Fire police equipment**
- 5.2 Security: **Yes**
- 5.3 Adjacencies: **Apparatus floor**
- 5.4 Size: **205** sq ft

#### **6 Hose Storage**

- 6.1 A room, or on the floor: **\_recess under mezzanine**
- 6.2 Hose racks: **#1; Size: 12' by 3 tier**
- 6.3 Hose drying: **No**
- 6.4 Hose washer: **No**
- 6.5 Hose winder: **No**
- 6.6 Inventory:
  - 6.6.1 **5" LDH: 15 @ 100' [7 ½" footprint]**
  - 6.6.2 **3" LDH: 10 @ 50' [5" footprint]**
  - 6.6.3 **2 ½" LDH: 10 @ 50' [4" footprint]**
  - 6.6.4 **1 ¾" LDH: 30 @ 50' [3" footprint]**
  - 6.6.5 **Total LF of hose rack = 24 [1 12' rack]**
- 6.7 Adjacencies: **Apparatus floor**
- 6.8 Comments: **3 tier rack to length**
- 6.9 Size: **32** sq ft

## **7 EMS Storage Room**

- 7.1 Operational Comments:
  - 7.1.1 **Secure area for medical supplies**
- 7.2 Items to be located in this space:
  - 7.2.1 **Lockable cabinet**
  - 7.2.2 **Counter w/ base & wall cabinets**
  - 7.2.3 **Open shelving**
  - 7.2.4 **Storage of backboards**
- 7.3 Security: **Locked door that opens to bay**
- 7.4 Adjacencies: **Apparatus floor**
- 7.5 Size: **100 sq ft**

## **8 Mechanic's Work Room**

- 8.1 Use: **Equipment repair**
- 8.2 Workbench: **Yes**
- 8.3 Tool storage: **yes**
- 8.4 Stationary power tools: **Grinder**
- 8.5 Air: **Yes**
- 8.6 Water/Sink: **Yes**
- 8.7 Flammable Storage: **Yes**
- 8.8 Other items to be located in this space:
  - 8.8.1 **Vice**
- 8.9 Security: **Not locked**
- 8.10 Adjacencies: **Apparatus floor**
- 8.11 Size: **196 sq ft**

## **9 DeCon/Laundry**

- 9.1 Sink: **Yes**; Foot Pedal: **Yes**; Number of sink chambers: **2**
- 9.2 Gear washer/extractor: **Yes, size: 60 lb capacity**
- 9.3 Cabinet gear dryer: **Yes**
- 9.4 Residential type clothes washer & dryer: **Yes**
- 9.5 Drench shower: **yes**
- 9.6 Backboard/Etc. cleaning: **Yes**
- 9.7 Holding tank: **No**
- 9.8 Other: **Barrel for dirty items**
- 9.9 Adjacencies: **Apparatus floor**
- 9.10 Comments: **Shelving for soaps & solutions**
- 9.11 Size: **186 sq ft**

## **10 Hazardous Waste Storage**

- 10.1 Operational Comments:
  - 10.1.1 **Storage of red bag**
- 10.2 Location: **Under mezzanine stair**
- 10.3 Security: **NA**
- 10.4 Adjacencies: **Apparatus floor**
- 10.5 Comments: **Containment floor, polymer door & frame**
- 10.6 Size: **14 sq ft**

## **11 Utility Recess**

- 11.1 Operational Comments:
  - 11.1.1 **Truck cleaning equipment**
- 11.2 Slop sink: **Yes**
- 11.3 Truck cleaning tool & supplies: **Yes**
- 11.4 Garbage & recycling: **Yes**
- 11.5 Curb & floor drain: **Yes**
- 11.6 Adjacencies: **Apparatus floor**
- 11.7 Size: **32 sq ft**

## **12 Hydration**

- 12.1 Operational Comments:
  - 12.1.1 **Rehab/hydration materials**
- 12.2 Refrigerator with water bottles: **Yes**
- 12.3 Ice machine: **Yes**
- 12.4 Shelving for coolers & portable water container: **Yes**
- 12.5 Location: **In corridor adjacent apparatus bay in “clean zone”**
- 12.6 Size: **36 sq ft**

## **13 SCBA Compressor Room (Located on Mezzanine)**

- 13.1 Sound attenuation panels: **NA**
- 13.2 External feed lines: **Yes, to heavy rescue**
- 13.3 Cascade: **4 bottles**
- 13.4 Oxygen Generator: **No**
- 13.5 House Air Compressor: **Yes**
- 13.6 Location: **on mezzanine**
- 13.7 Security: **No**
- 13.8 Adjacencies: **Above fill station room**
- 13.9 Comments: **Special ventilation requirement**
- 13.10 Size: **142 sq ft**



## **14 SCBA & Oxygen Fill Station Room**

- 14.1 "Public" access: **No**
- 14.2 Sink: **Yes**
- 14.3 Filling station: **Yes**
- 14.4 SCBA storage: **yes**
- 14.5 SCBA repair: **Yes**
- 14.6 Air Bottles – Quantity: **12**
- 14.7 Back Packs – Quantity: **12**
- 14.8 Oxygen Generator: **No**
- 14.9 Oxygen Fill Station: **Yes**
- 14.10 Oxygen Cascade: **Yes**
- 14.11 Oxygen Bottles – Quantity: **6 on rack**
- 14.12 Security: **No**
- 14.13 Adjacencies: **Apparatus floor & EMS storage**
- 14.14 Size: **130 sq ft**

## **15 Janitor's Closet**

- 15.1 Mop Receptor: **Yes**
- 15.2 Slop Sink: **Yes**
- 15.3 Floor Machine: **Yes**
- 15.4 Shelving: **Yes**
- 15.5 Mop/Broom Rack: **Yes**
- 15.6 Location: **Apparatus bay**
- 15.7 Comments: **Epoxy resin floor – thick coat epoxy wall finish**
- 15.8 Size: **64 sq ft**

## **16 Apparatus Floor Rest Rooms**

- 16.1 Quantity: **One**
- 16.2 Fixture: **Sink, toilet & urinal**
- 16.3 Shower: **No**
- 16.4 Lockers: **No**
- 16.5 Location: **Apparatus Bay**
- 16.6 Comments: **Epoxy resin floor – thick coat epoxy wall finish**
- 16.7 Size: **62 sq ft**

## **17 Communications Room**

- 17.1 View control: **Bay, apron, daily public visitors**
- 17.2 Operational Comments:
  - 17.2.1 **Monitoring all regional alarm transmissions**
  - 17.2.2 **Report writing**
  - 17.2.3 **Training homework**
  - 17.2.4 **Maps & charts**

- 17.2.5 **Memos, SOG, MSDS sheets “right to know” forms, fire plans, rip-and-run, etc. stored here**
- 17.3 Seating for how many: **4**
- 17.4 Items:
  - 17.4.1 Door operator switches: **Yes, only open**
  - 17.4.2 Traffic device control: **Maybe**
  - 17.4.3 Light switches for app bay: **Yes**; Outside: **Yes**
  - 17.4.4 Internal paging system: **Yes**
  - 17.4.5 Siren trigger: **No**
  - 17.4.6 Computer equipment: **Yes**
  - 17.4.7 Closed Circuit TV, Phones, Weather Station: Describe: **Yes**
  - 17.4.8 File cabinets: **Yes**
  - 17.4.9 Wall mounted items: **Map**
  - 17.4.10 Rechargeable items (flashlights, pagers): **Yes, plus charging racks**
  - 17.4.11 Other: **Desktop printer/scanner/fax, shelving for binders**
  - 17.4.12 Lockable storage: **Some**
- 17.5 Security: **Yes**
- 17.6 Adjacencies: **Apparatus floor, apron, public entry**
- 17.7 Comments: **Access control for visitors, service window to lobby**
- 17.8 Size: **212 sq ft**

## **18 Training/Hose Tower**

- 18.1 Describe: **Hose drying tower with training function**
- 18.2 Comments:
  - 18.2.1 **Hose & rope drying**
  - 18.2.2 **Hose advancement training**
  - 18.2.3 **Rope rescue training**
- 18.3 Size: **147 sq. ft. x 4 floors**

# **ADMINISTRATION**

## **19 Station Lobby**

- 19.1 Comments: **For daily business visitors**
- 19.2 Size: **100 sq ft**

## **20 Conference Room**

- 20.1 Uses:
  - 20.1.1 **Chief/officer meetings**
  - 20.1.2 **Small group training**
  - 20.1.3 **Select committee meetings**
  - 20.1.4 **Disaster preparedness**

20.1.5 **Emergency management**

20.1.6 **Weather event coordination**

20.1.7 **City committee/board meeting**

20.2 Seat how many: **12** at table; **16** at wall

20.3 Is there a workstation with a computer to be shared by all users: **Yes**

20.4 Adjacencies: **Admin, and lobby if possible**

20.5 Size: **473** sq ft

## **21 Chief's Office**

21.1 Seat how many: **1 plus up to 3 opposite**

21.2 Use: **Daily operations**

21.3 Location: **Admin area**

21.4 Security: **Yes**

21.5 Adjacencies: **Conference**

21.6 Size: **175** sq ft

## **22 Chief's Storage Room**

22.1 Use:

22.1.1 **High value items to be controlled by chief, such as pagers, etc.**

22.1.2 **Personnel files**

22.1.3 **Training records**

22.1.4 **Union files**

22.1.5 **ISO reports, etc.**

22.2 Security: **Yes**

22.3 Adjacencies: **Chief's office**

22.4 Size: **71** sq ft

## **23 Volunteer Officers**

23.1 Seat how many: **5 @ study carrels w/ work stations**

23.2 Use: **Daily operations**

23.2.1 **Apparatus check lists**

23.2.2 **Training books & records**

23.2.3 **Personnel files**

23.3 Location: **Admin area**

23.4 Security: **Yes**

23.5 Comments: **File cabinets and shelving**

23.6 Size: **194** sq ft

## **24 Career Staff Office**

24.1 Seat how many: **3 at countertops**

24.2 Use:

24.2.1 **Report writing by career staff**

24.2.2 **Mandated training assignments for both fire & EMS**

- 24.3 Security: **Yes**
- 24.4 Comments: **File cabinet & cubbies over work surface**
- 24.5 Size: **133** sq ft

**25 Fire Prevention & Education Storage**

- 25.1 Use: **Educational material for public & City personnel**
- 25.2 Security: **No**
- 25.3 Comments: **Flat file, files, shelving & “Sparky”**
- 25.4 Size: **97** sq ft

**26 Work Space**

- 26.1 Purpose:
  - 26.1.1 Copier: **Yes**
  - 26.1.2 Fax: **Yes**
  - 26.1.3 Recycling: **Yes**
  - 26.1.4 Mailboxes: **Yes**
  - 26.1.5 Work Surface: **Yes**
  - 26.1.6 Storage Cabinets: **Yes**
- 26.2 Security: **No**
- 26.3 Adjacencies: **Conference & offices**
- 26.4 Size **90** sq ft

**27 Records Storage**

- 27.1 Security: **Yes**
- 27.2 Adjacencies: **Offices**
- 27.3 Comments: **Secure storage for file cabinets**
- 27.4 Size: **100** sq ft

**28 Company Rooms**

- 28.1 Use: **Company “office” and storage for memorabilia and historic uniforms.**
- 28.2 Items to be located in this space:
  - 28.2.1 **Desk & chair**
  - 28.2.2 **Parade uniforms & accessories**
- 28.3 Security: **Yes**
- 28.4 Comments: **Dry & ventilated**
- 28.5 Size: **3 rooms @ 300 sq ft each**

**29 Administrative Area Rest Rooms (2 ADA Uni-Sex)**

- 29.1 Location: **Office area**
- 29.2 Comments: **Toilet, urinal Sink**
- 29.3 Size: **2 @ 73** sq ft

## **FIREFIGHTERS**

### **30 Firefighters' Rest Rooms**

- 30.1 Showers: **No**
- 30.2 Lockers: **No**
- 30.3 Adjacencies: **Day Room**
- 30.4 Size: **0 – see room 33**

### **31 Day Room**

- 31.1 Kitchen/Dining:
  - 31.1.1 Dining Area Size: **481** sq ft
- 31.2 Living/T-V:
  - 31.2.1 Living Area Size: **774** sq ft
- 31.3 Location: **Private ide**
- 31.4 Security: **NA**
- 31.5 Adjacencies: **Near bunking, but noise separated**
- 31.6 Size: **1,262** sq ft

### **32 Exercise**

- 32.1 Equipment:
  - 32.1.1 Cardio: **Yes**
  - 32.1.2 Weights: **Yes**
  - 32.1.3 Weight Machines: **Yes**
- 32.2 Location: **Away from sleeping**
- 32.3 Security: **No**
- 32.4 Comments: **Windows from corridor**
- 32.5 Size: **632** sq ft

### **33 Lockers/Bath**

- 33.1 Showers: **Yes**
- 33.2 Lockers: **Yes**
- 33.3 Adjacencies: **Exercise**
- 33.4 Comments: **Also serves as Firefighter's area bathrooms**
- 33.5 Size: **232 (includes additional hallway bathroom)** sq ft

## BUNKING

### 34 Bunkers/Bed Rooms

- 34.1 Number of rooms: **8**
- 34.2 Beds per room: **2**
- 34.3 Storage: **Yes**
- 34.4 Desks: **Yes**
- 34.5 Location: **Quiet area**
- 34.6 Security: **No**
- 34.7 Comments: **Evaluate notification systems**
- 34.8 Size: **8 @ 93** sq ft

### 35 Bunker's Bathrooms

- 35.1 Quantity: **4**
- 35.2 Details: **Single occupant, ADA, Uni-sex, toilet, urinal, sink, shower & bench**
- 35.3 Adjacencies: **Bunking**
- 35.4 Size: **4 @ 91** sq ft

### 36 Clean Area Laundry Room

- 36.1 Adjacencies: **Bunking**
- 36.2 Comments: **Washer. Dryer & counter – these items cannot be washed in the contaminated environment of the decon/laundry**
- 36.3 Size: **59** sq ft

## PUBLIC SPACES

### 37 Public Entry Area

- 37.1 Display cases: **Yes**
- 37.2 Bulletin board: **Yes**
- 37.3 Museum Display: **Yes**
- 37.4 Size: **250** sq ft

### 38 Deleted

### 39 Coat Room

- 39.1 Number of coats: **160**
- 39.2 Adjacencies: **Multi-use room**
- 39.3 Size: **125** sq ft

#### **40 Multi-Use Room**

- 40.1 Intended population: **96 @ tables, 144 @ chairs in rows**
- 40.2 Public access: **Yes**
- 40.3 Uses:
  - 40.3.1 Department meetings
  - 40.3.2 Training
  - 40.3.3 Mutual aid meetings
  - 40.3.4 Shared services meetings
  - 40.3.5 Company events & celebrations
  - 40.3.6 Municipal meetings
  - 40.3.7 Boy Scouts or other similar groups
  - 40.3.8 Elections
  - 40.3.9 Blood drives
  - 40.3.10 **No Rentals!**
- 40.4 Number of tables & size: **(30) 8 ft seminar & (16) 8 ft banquet**
- 40.5 Number of chairs: **192**
- 40.6 Projector & screen: **Yes**
- 40.7 Adjacencies: **Public entry**
- 40.8 Size: **1,500 sq ft**

#### **41 Multi-Use Room Table & Chair Storage**

- 41.1 Table rack quantity: **3 for seminar tables, 2 for banquet tables**
- 41.2 Chair rack quantity: **9 @ 16 chairs each**
- 41.3 Adjacencies: **Multi-use room**
- 41.4 Comments: **Plywood on walls up to 48"**
- 41.5 Size: **198 sq ft**

#### **42 Multi-Use Room A/V Equipment**

- 42.1 Security: **Yes**
- 42.2 Adjacencies: **Multi-use**
- 42.3 Comments: **Teaching media & projection support**
- 42.4 Size: **60 sq ft**

#### **43 Training Prop Storage**

- 43.1 Adjacencies: **Multi-use**
- 43.2 Comments: **deep shelving**
- 43.3 Size: **130 sq ft**

#### **44 Kitchen**

- 44.1 Uses: **Support multi-use room**
- 44.2 Equipment types and size:
  - Refrigerator: **Yes**
  - Freezer: **Yes**
  - Sink(s): **Pot, Hand & Scrub**
  - Dishwasher: **Yes**; Type: **Under counter commercial**
  - Stove: **Yes**
  - Oven: **Yes**
  - Cook top: **Yes**
  - Hood: **Yes, w/ ansul**
- 44.3 Center Island: **Yes**
- 44.4 Shuttered opening: **Yes**
- 44.5 Door to exterior: **If possible**
- 44.6 Adjacencies: **Multi-Use room**
- 44.7 Size: **343** sq ft

#### **45 Storage**

- 45.1 Adjacencies: **Kitchen**
- 45.2 Size: **103** sq ft

#### **46 Public Rest Rooms**

- 46.1 **Handicapped accessible**
- 46.2 Adjacencies: **Public lobby and/or multi-use**
- 46.3 Size: **273** sq ft

### **MISCELLANEOUS SPACES**

#### **47 Entry Vestibules (2)**

- 47.1 Comments: **Code mandates airlock**
- 47.2 Size: **(2) @ 64** sq ft

#### **48 House Keeping Storage**

- 48.1 Comments: **Shelving**
- 48.2 Size: **50** sq ft

#### **49 Office Side Janitors Closet**

- 49.1 Mop Receptor: **Yes**
- 49.2 Slop Sink: **Yes**
- 49.3 Floor Machine: **Yes**



- 49.4 Shelving: **Yes**
- 49.5 Mop/Broom Rack: **Yes**
- 49.6 Comments: **Floor drain**
- 49.7 Size: **64** sq ft

## **50 File Server**

- 50.1 Location: **Office area**
- 50.2 Security: **Yes**
- 50.3 Comments: **Adequate ventilation, small work surface**
- 50.4 Size: **60** sq ft

## **51 Sprinkler Room**

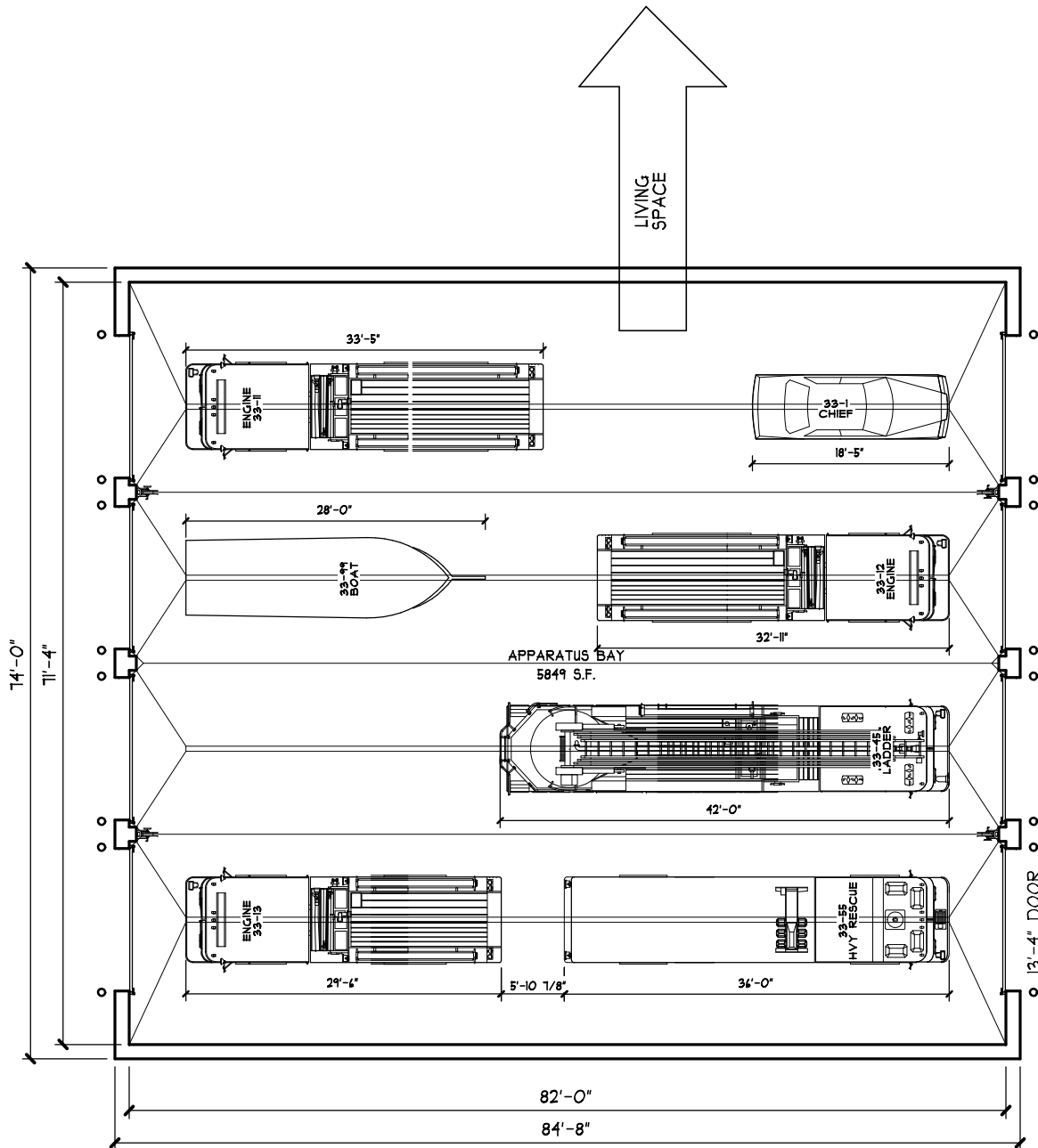
- 51.1 Assume 70 sq ft

## **52 Mechanical, Electrical, Plumbing, HVAC, Sprinkler, Alarm, etc.**

- 52.1 Fuel type at site: **Natural gas**
- 52.2 Heating type in apparatus bay: **In-floor radiant**
- 52.3 Heating type elsewhere: **Ducted HVAC**
- 52.4 Building to be sprinklered: **Yes**
- 52.5 Hose bibs for exterior: **Yes**
- 52.6 Bay lighting type: **LED**
- 52.7 Site lighting type: **LED**
- 52.8 Generator: **Yes**
  - 52.8.1 Fuel: **Diesel**
  - 52.8.2 Location of generator: **on site**
  - 52.8.3 Circuits on generator: **All**
- 52.9 Size: **600** sq ft

Beacon Fire Station Space/Usage    Final Draft

Program Item	Room Name	1st Floor Area	Mezz	2nd Floor Area	Total Area
	Apparatus Bay				
1	Apparatus Bay	5,849			5,849
	Subtotal - Apparatus	5,849			5,849
	Firematic Support				
1.1	Mezzanine		961		961
2	Storage Room #1	216			216
3	Storage Room #2	216			216
4	Turnout Gear	205			205
5	Quarter Master	205			205
6	Hose Storage	32			32
7	EMS Storage	100			100
8	Work Room	196			196
9	Decon/Laundry	186			186
10	Hazardous Waste	14			14
11	Utility Recess	32			32
12	Hydration	36			36
13	SCBA Compressor (on Mezzanine)		142		142
14	SCBA Fill Station	130			130
15	Janitors Closet	64			64
16	Apparatus Floor Restroom	62			62
17	Communications	212			212
18	Training/Hose Tower	147	441		588
	Other				
	Subtotal - Firematic Support	2,053			2,053
	Administration				
19	Station Lobby	100		0	100
20	Conference Room	473		0	473
	Conference Storage				0
21	Chief's Office	175		0	175
22	Chief's Storage Room	71		0	71
23	Volunteer Officers	194		0	194
24	Career Staff Office	133		0	133
25	Fire Prevention & Education Storage	97		0	97
26	Work Space	90		0	90
	Assistant Chiefs				0
	Shared Office				0
27	Records Storage	100		0	100
28	Company Rooms (3 @ 300 sf)	900		0	900
29	Admin Area Restrooms 2 @ 73 sf	146		0	146
	Subtotal - Administration	2,479		0	2,479
	Firefighters				
30	Firefighter's Rest Rooms (see #32)	0		0	0
	Volunteer Firefighter's Room			0	0
	Three Company Offices			0	0
31	Exercise	632		0	632
32	Lockers/Bath	95		0	95
33	Day Room	1262		0	1,262
34	Bunkrooms w/ Lockers 8 @ 93	744		0	744
	Chief's Bunk	0		0	0
35	Bunker Bathroom 4 @ 91 sf	364		0	364
	Personal Lockers	0		0	0
36	Bunker's Area Laundry	59		0	0
	Subtotal - Career Firefighters	3,156		0	3,156
	Public Spaces				
37	Public Entry Area	200		0	200
38	Deleted	0		0	0
39	Coat Room	125		0	125
40	Multi-Use	1500		0	1,500
41	Multi-Use Tables & Chairs	198		0	198
42	Multi-Use A/V	60		0	60
43	Training Prop Storage	130		0	130
44	Multi-Use Kitchen	341		0	341
45	Multi-Use Pantry	103		0	103
46	Public Rest Rooms M & F	273		0	273
	Subtotal - Public Spaces	2,930		0	2,930
	Miscellaneous Space				
47	(2) Entry Vestibules	128		0	128
48	Housekeeping Storage	50		0	50
49	Office Side Janitors Closet	64		0	64
50	File Server	64		0	64
51	Sprinkler	70		0	70
52	Mechanical/Electrical	600		50	650
53	(2) Stairwells (area per floor)	356		364	720
54	Elevator (area per floor)	58		58	116
55	Elevator Equipment Room	52		0	52
56	Elevator Foyer	80		80	160
	Subtotal - Miscellaneous Spaces	1,522		552	2,074
	Area Subtotals				
	Bay	5,849			5,849
	Firematic Support	2,053			2,053
	Mezzanine		961		961
	Office & Living	10,087		552	10,639
	Walls & Circulation				
	Apparatus Bay Walls @ 8%	468			468
	Firematic Support Walls @ 15%	308			308
	Office Area Walls @ 17%	1,715		94	1,809
	Firematic Support Circulation @ 15%	308			308
	Office Area Circulation @ 18%	1,816		99	1,915
	Subtotal - Walls & Circulation	4,614	0	193	4,807
	Total >>	22,603	961	745	24,309
	Footprint>>	22,603			22,603



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## APPARATUS BAY

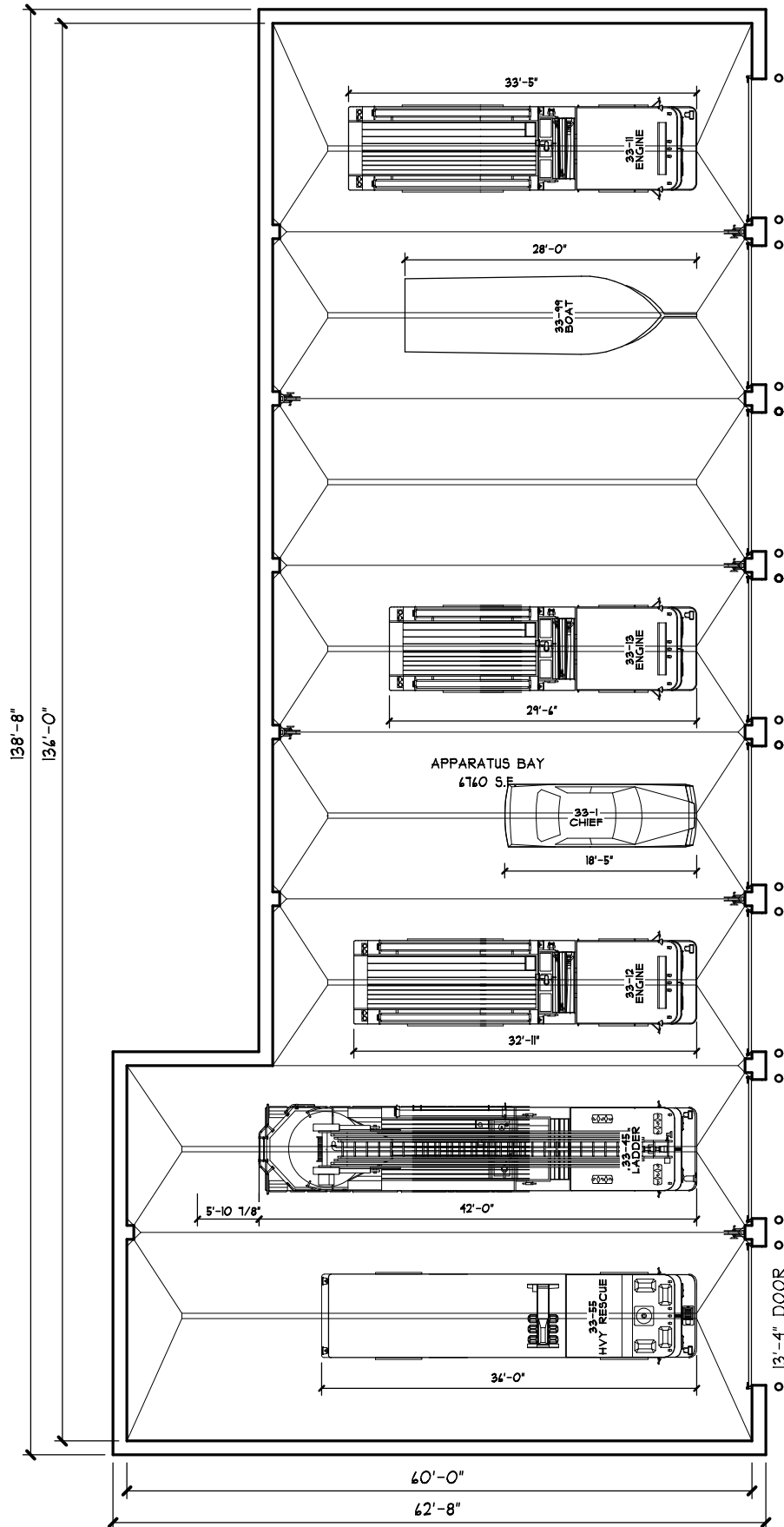
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DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\01 - Apparatus Bay

01

ROOM #



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## ALTERNATE APPARATUS BAY

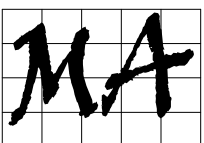
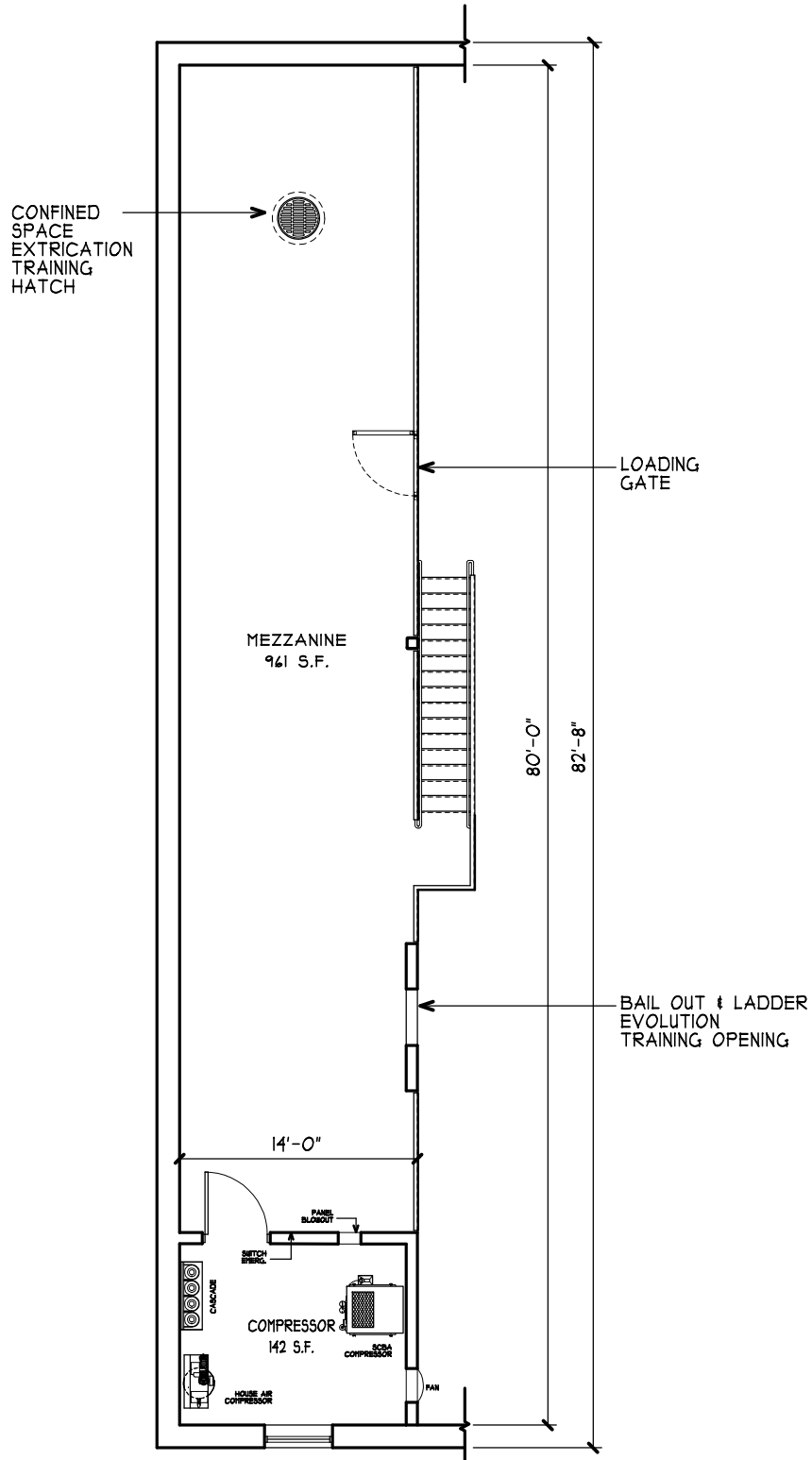
SCALE: 1/16" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\01A - Back In Apparatus Bay

01 A

ROOM #



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**MEZZANINE w/ COMPRESSOR RM**

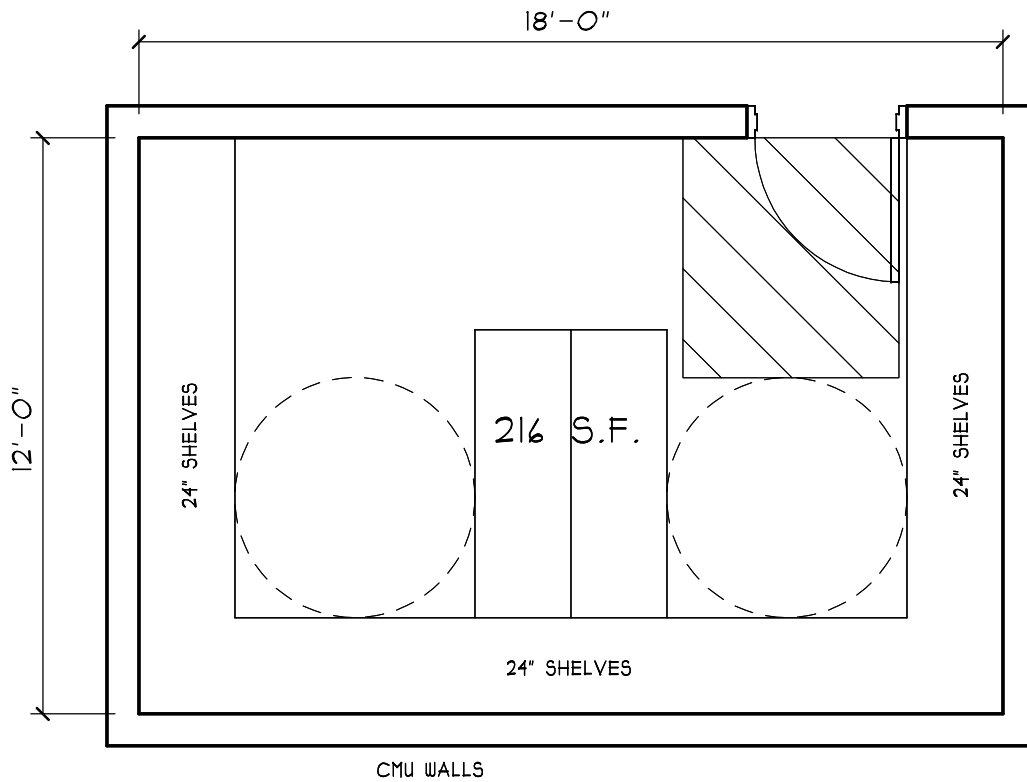
SCALE: 3/32" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\OIB - Mezzanine w Compressor Room

OIB

ROOM #



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## FIREMATIC STORAGE

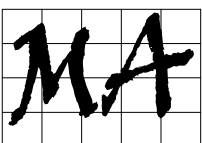
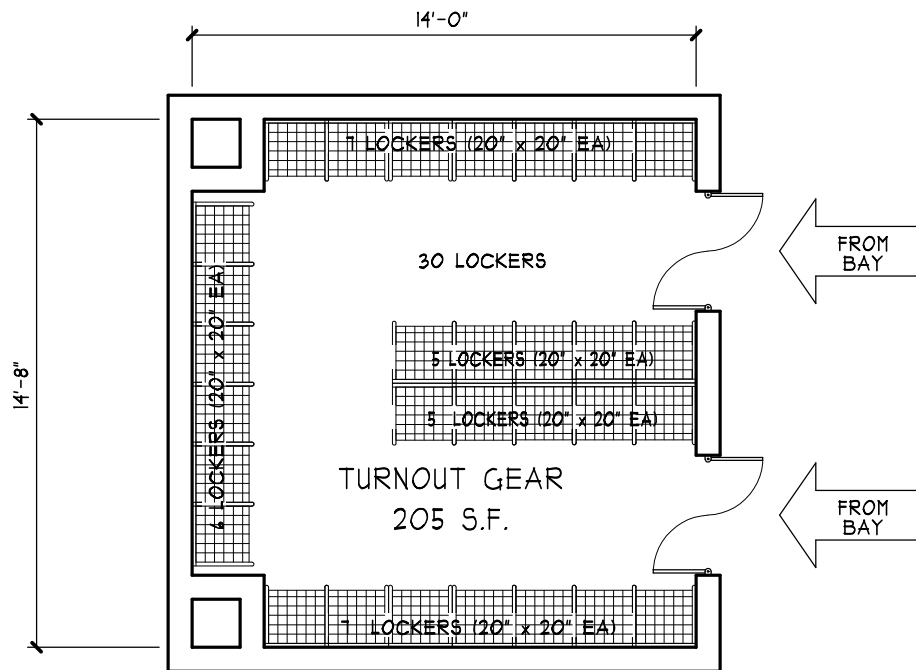
SCALE: 1/4" = 1'-0"

DATE: 5/13/2016

02 & 03

ROOM #

S:\W Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\2 & 3 - Firematic Storage



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## TURNOUT GEAR

SCALE: 3/16" = 1'-0"

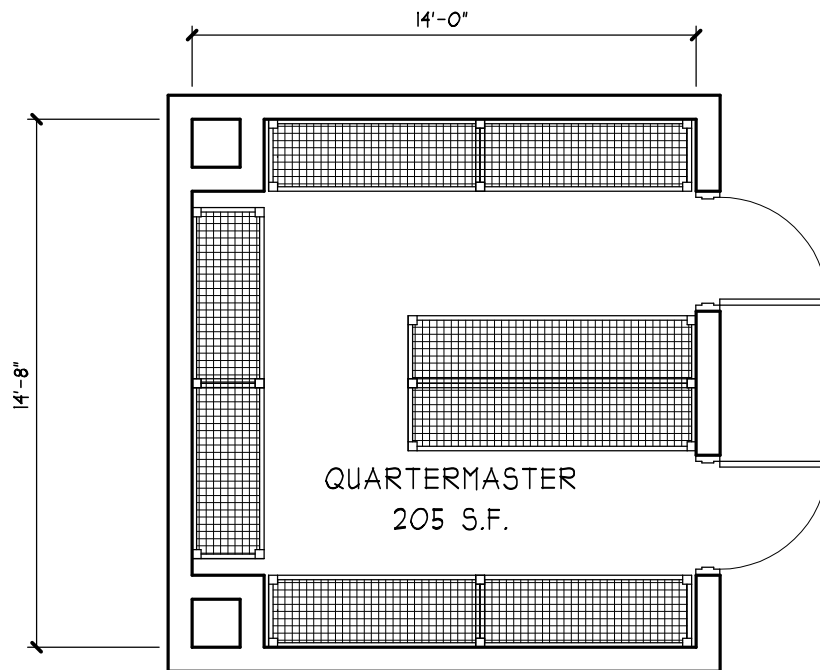
DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\04 - Turnout Gear

04

ROOM #





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## QUARTERMASTER

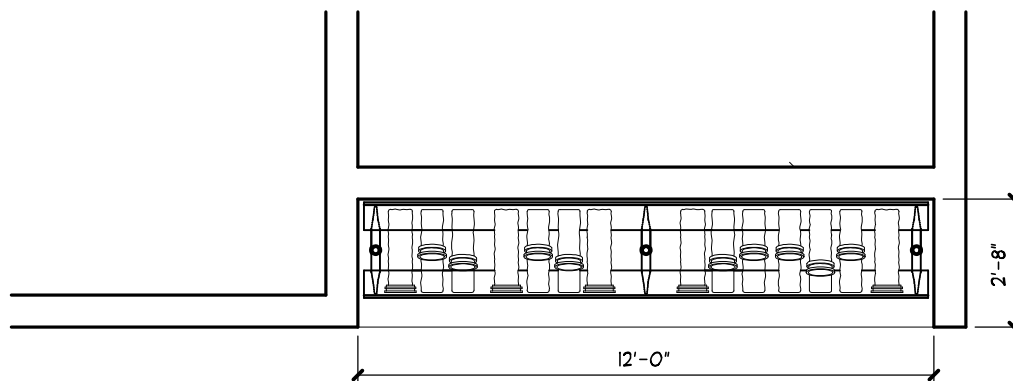
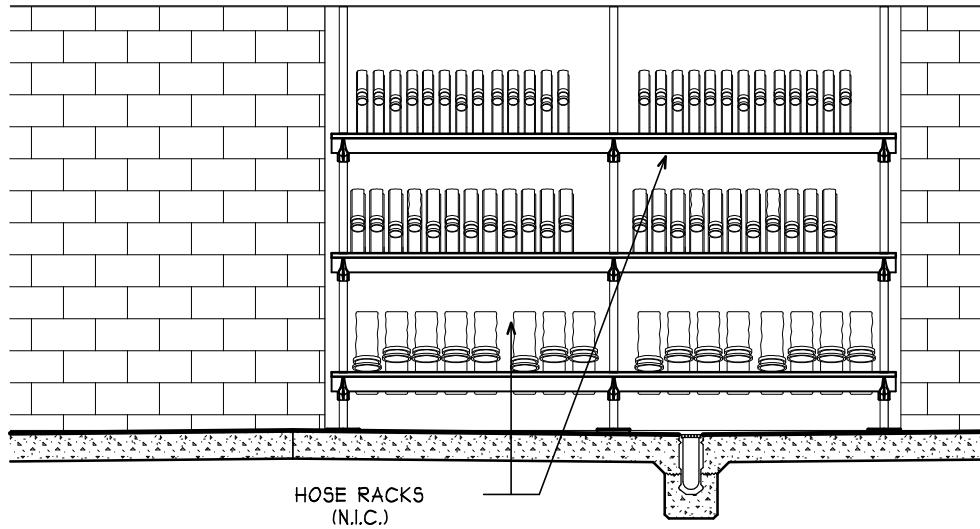
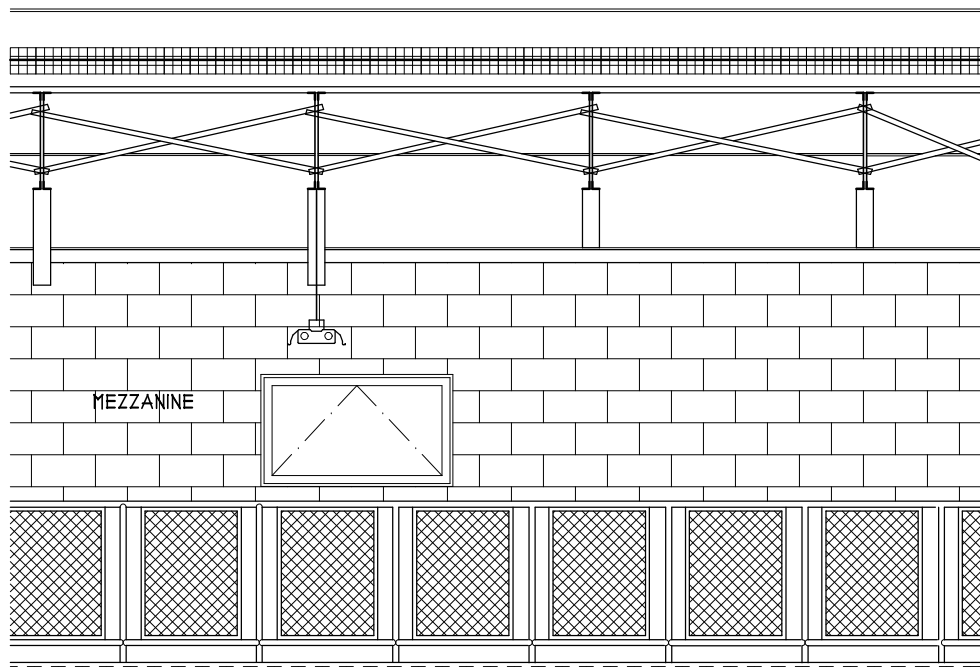
SCALE: 3/16" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\I - Apparatus Bay & Firematic Support\05 - Quartermaster

05

ROOM #



32 S.F.



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## HOSE STORAGE

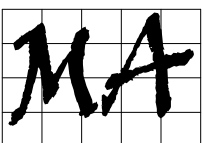
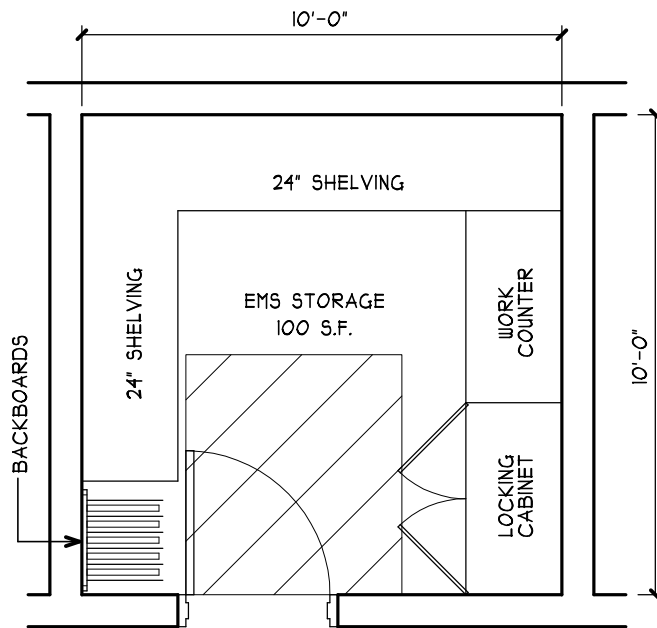
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DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\06 - Hose Storage

06

ROOM #



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## E.M.S. STORAGE

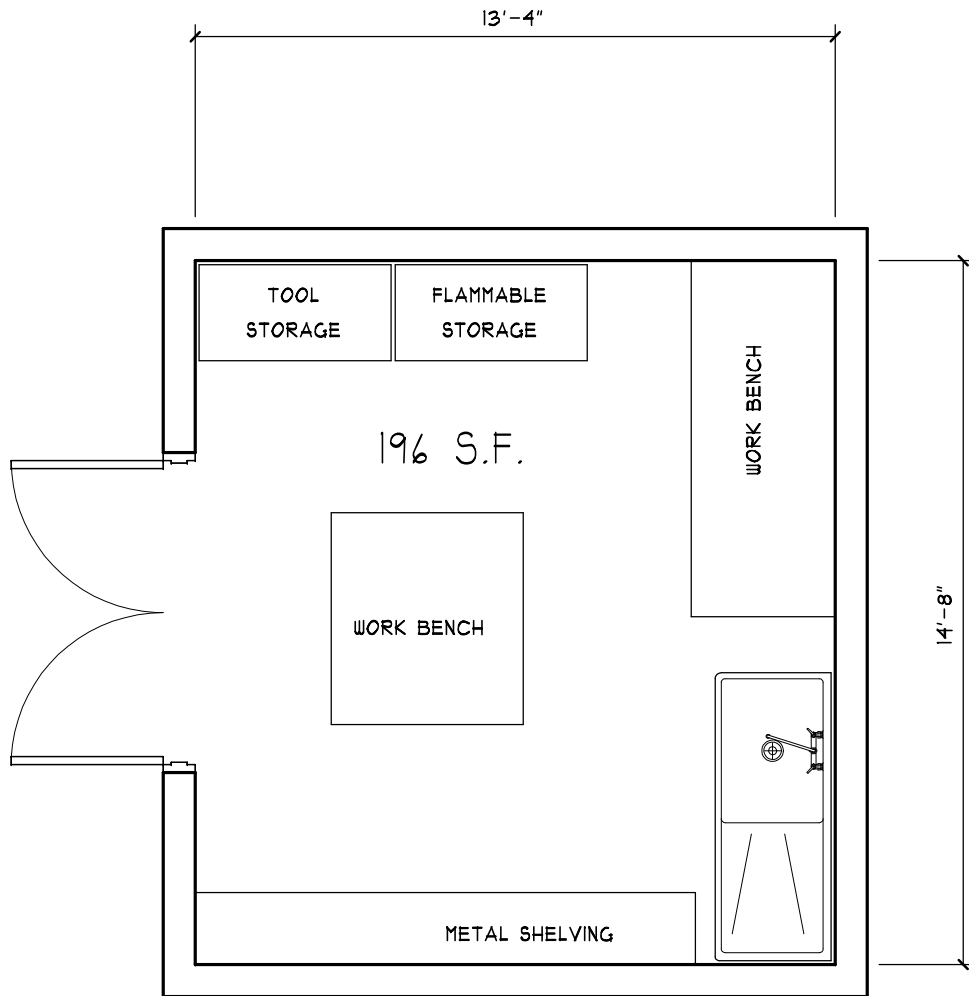
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\01 - EMS Storage

01

ROOM #



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## WORKROOM

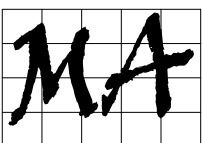
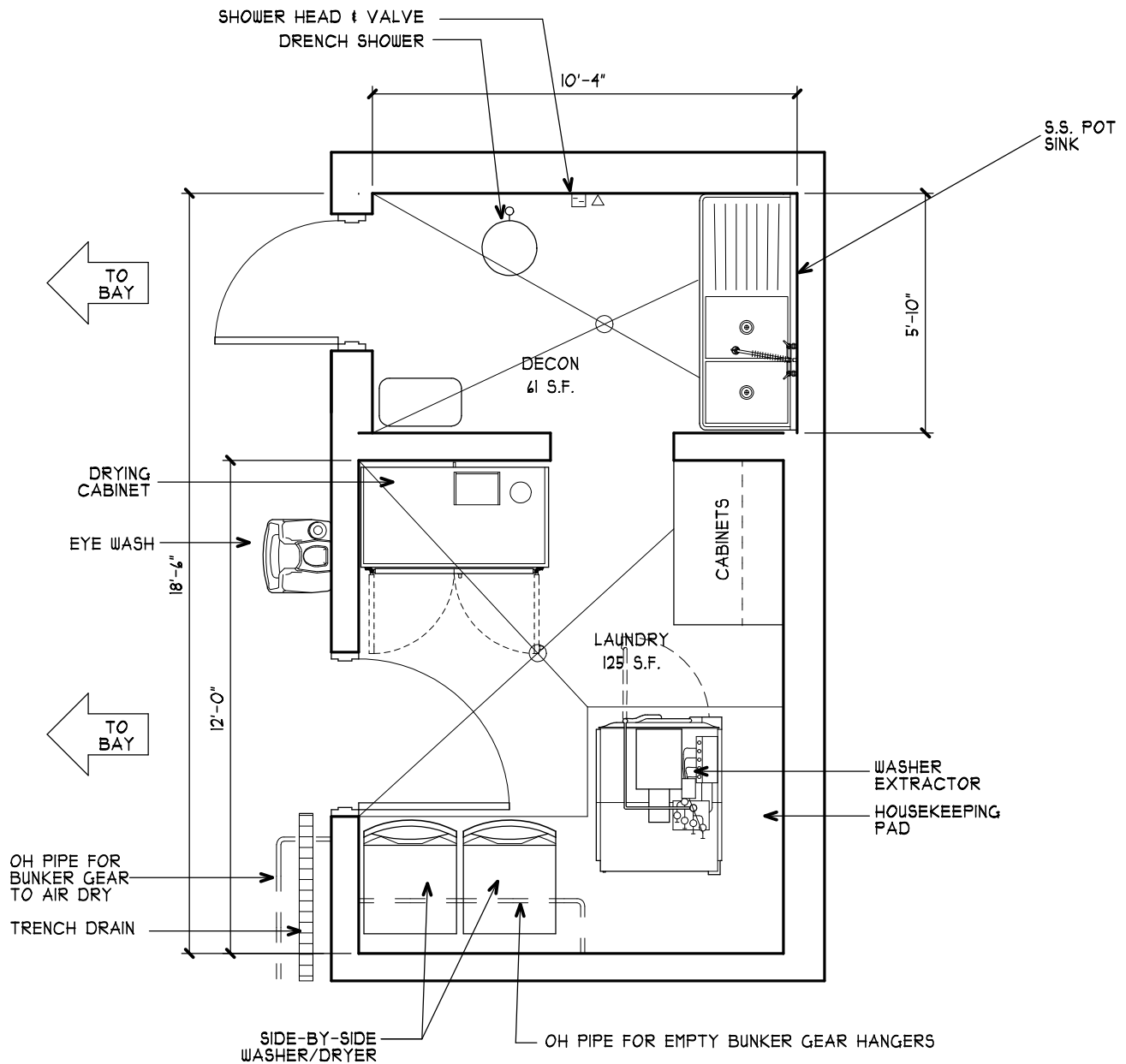
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\08 - Work Room

08

ROOM #



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## DECON / LAUNDRY

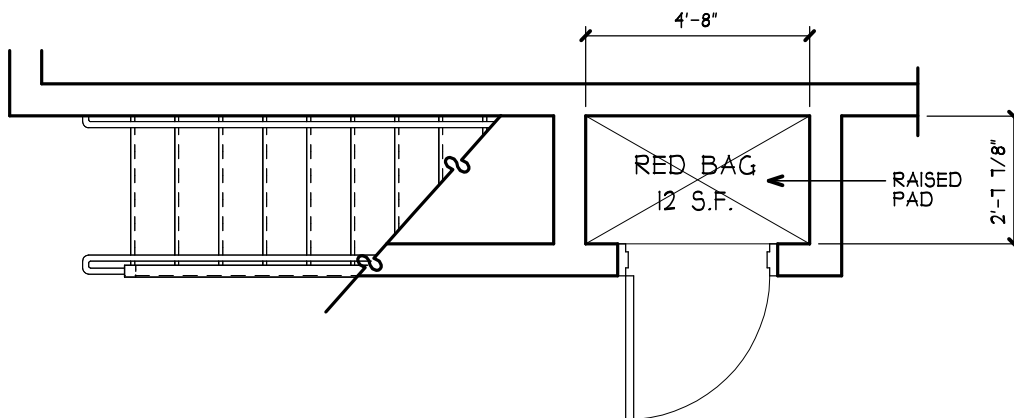
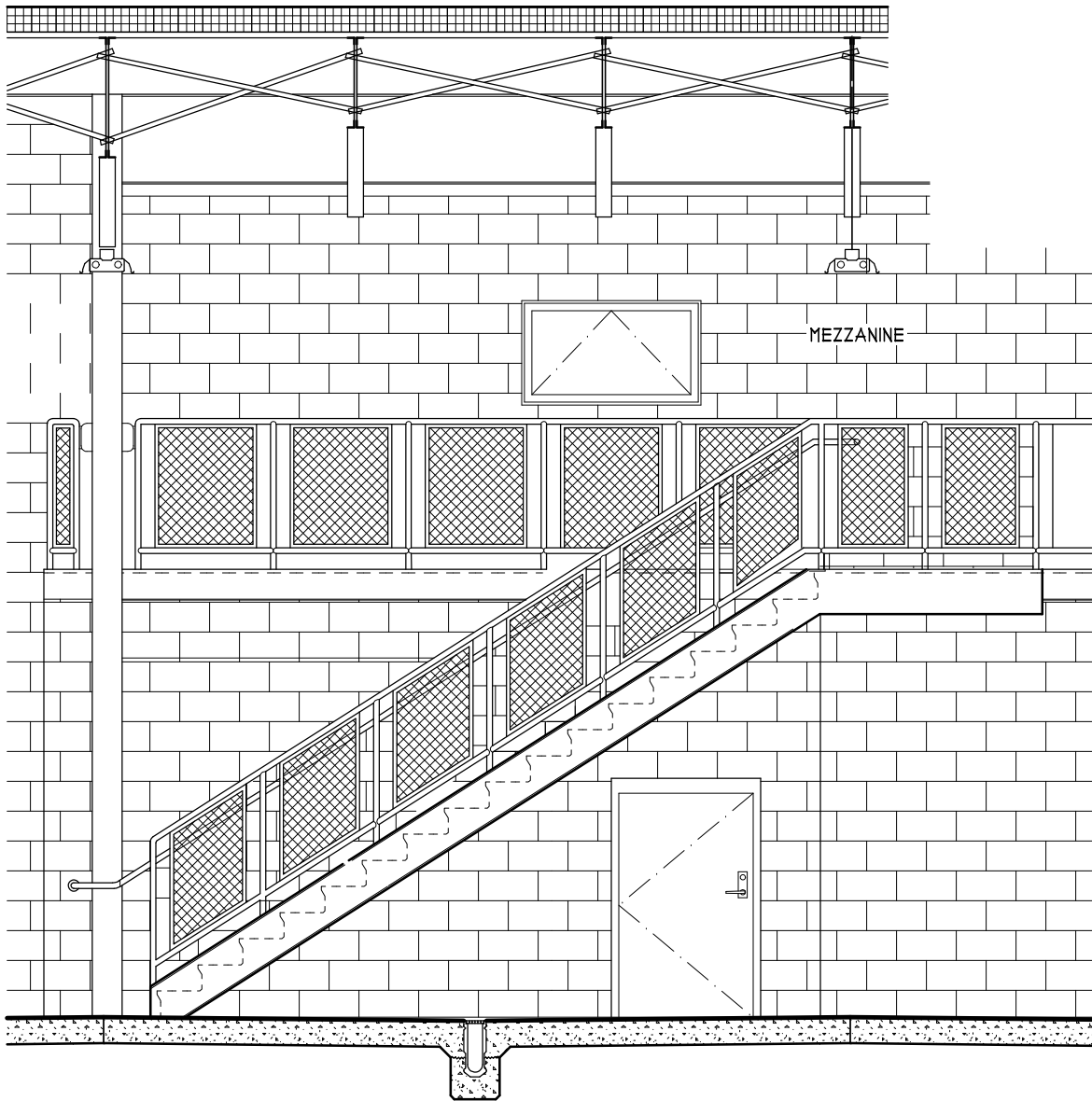
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\09 - Decon Laundry

09

ROOM #



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## HAZARDOUS WASTE STORAGE

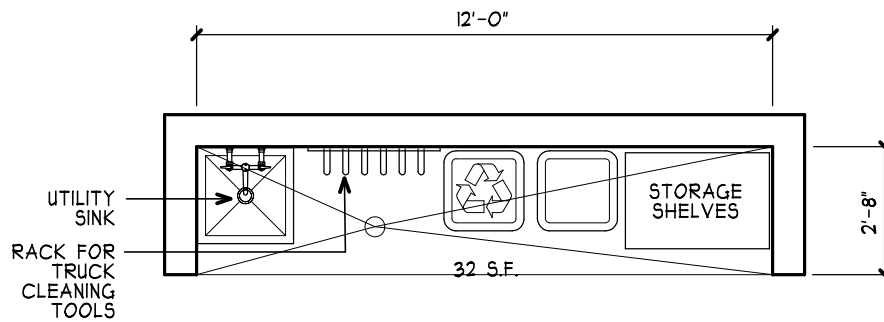
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\10 - Hazardous Waste Storage

10

ROOM #



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## UTILITY RECESS

SCALE: 1/4" = 1'-0"

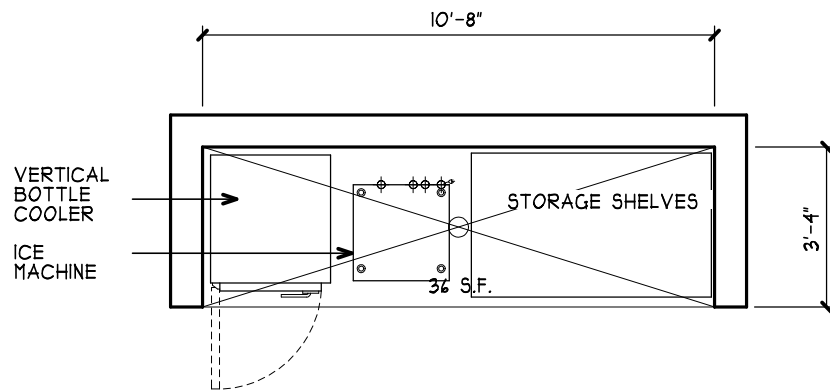
DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\VI - Utility Recess

||

ROOM #





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## HYDRATION

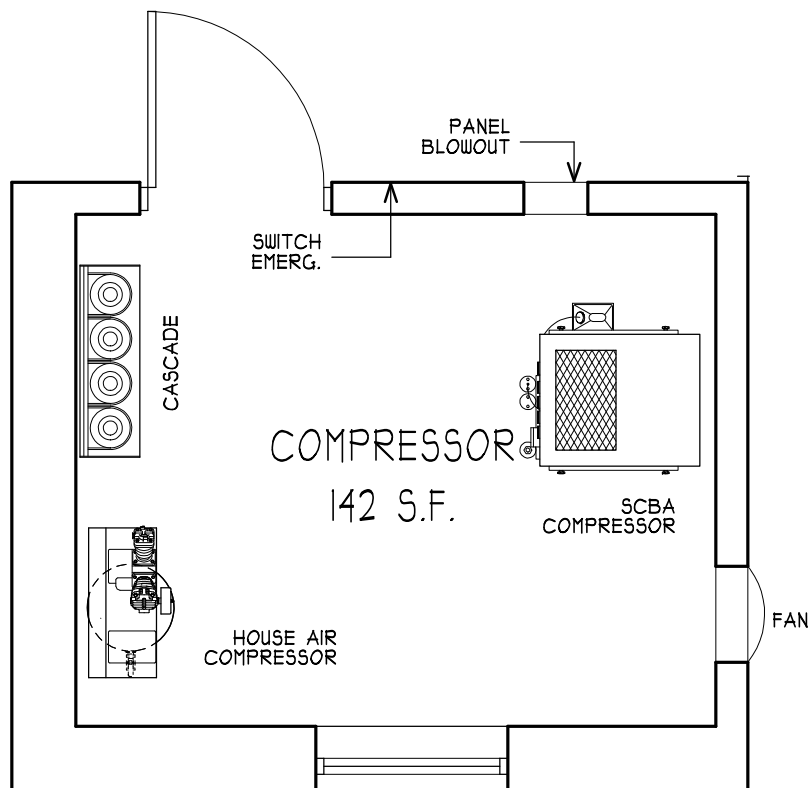
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DATE: 5/31/2016

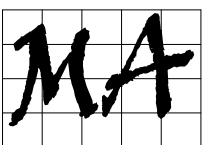
S:\J Drive\Beacon\Individual Rooms\J - Apparatus Bay & Firematic Support\J2 - Hydration

12

ROOM #



LOCATED ON MEZZANINE  
SEE ROOM 01A



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# COMPRESSORS & CASCADE

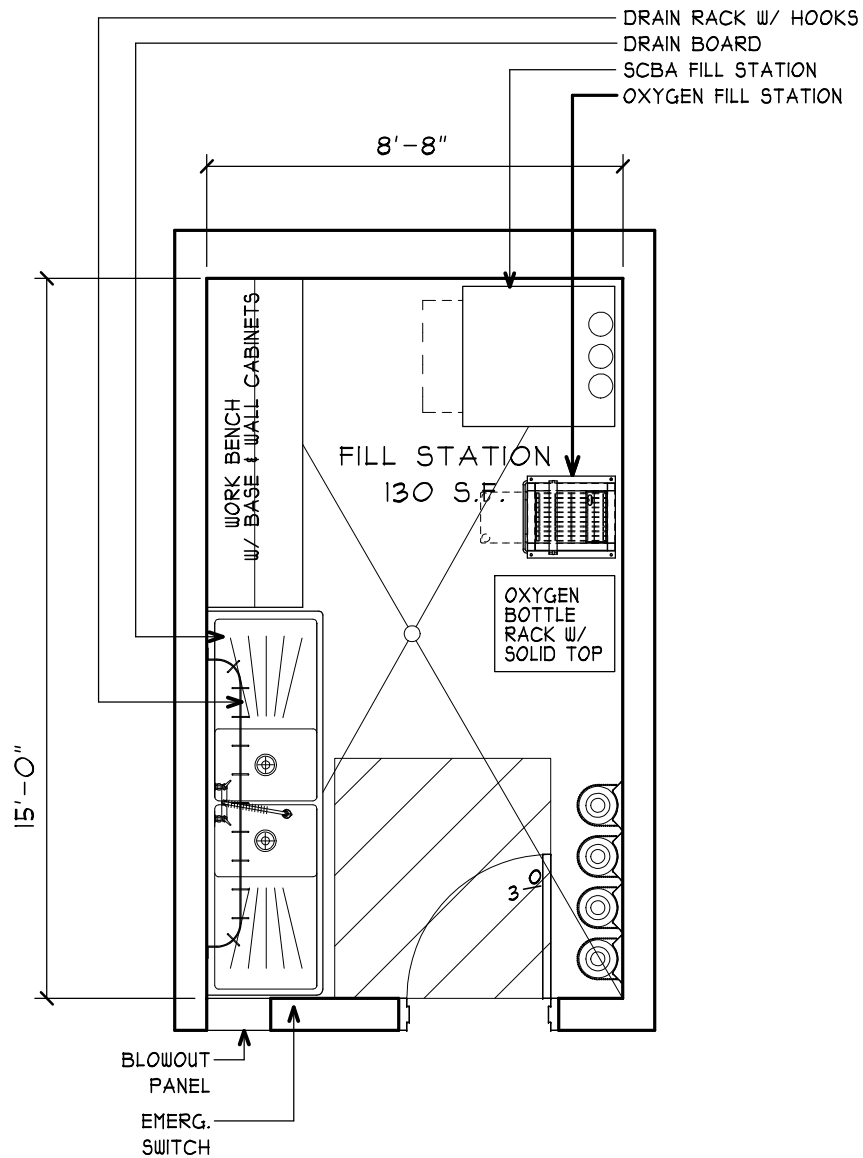
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DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\13 - Compressors

13

ROOM #



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## SCBA & OXYGEN FILL STATION

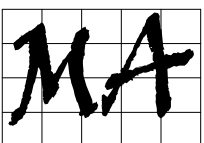
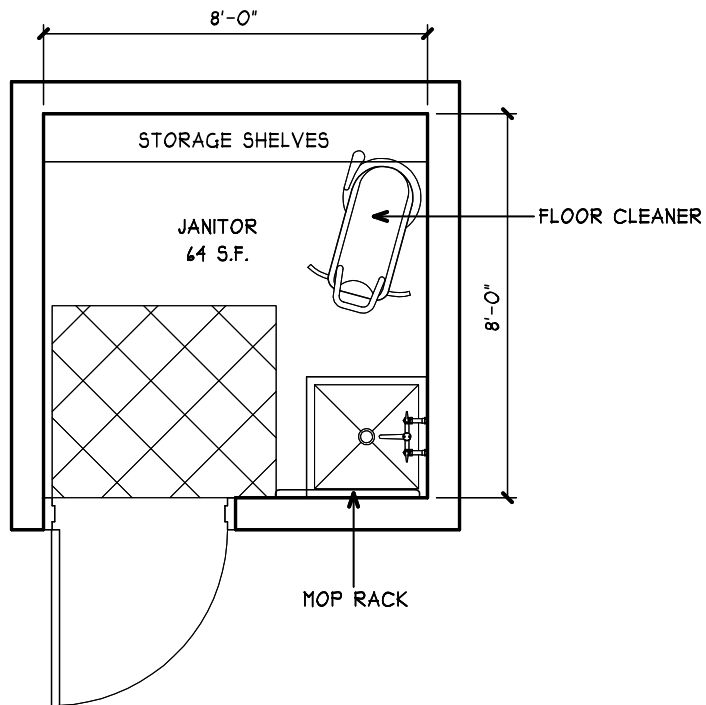
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\14 - SCBA Fill Station

14

ROOM #



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# JANITOR'S CLOSET

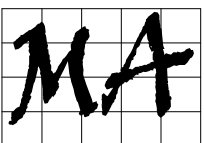
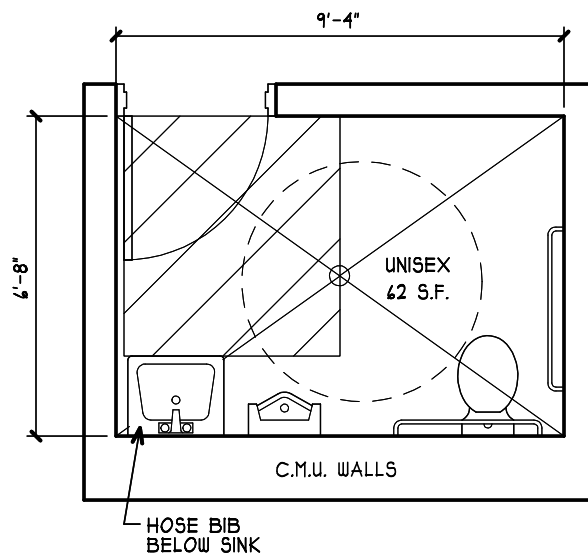
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DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\15 - Janitor

15

ROOM #



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# APPARATUS BAY BATHROOM

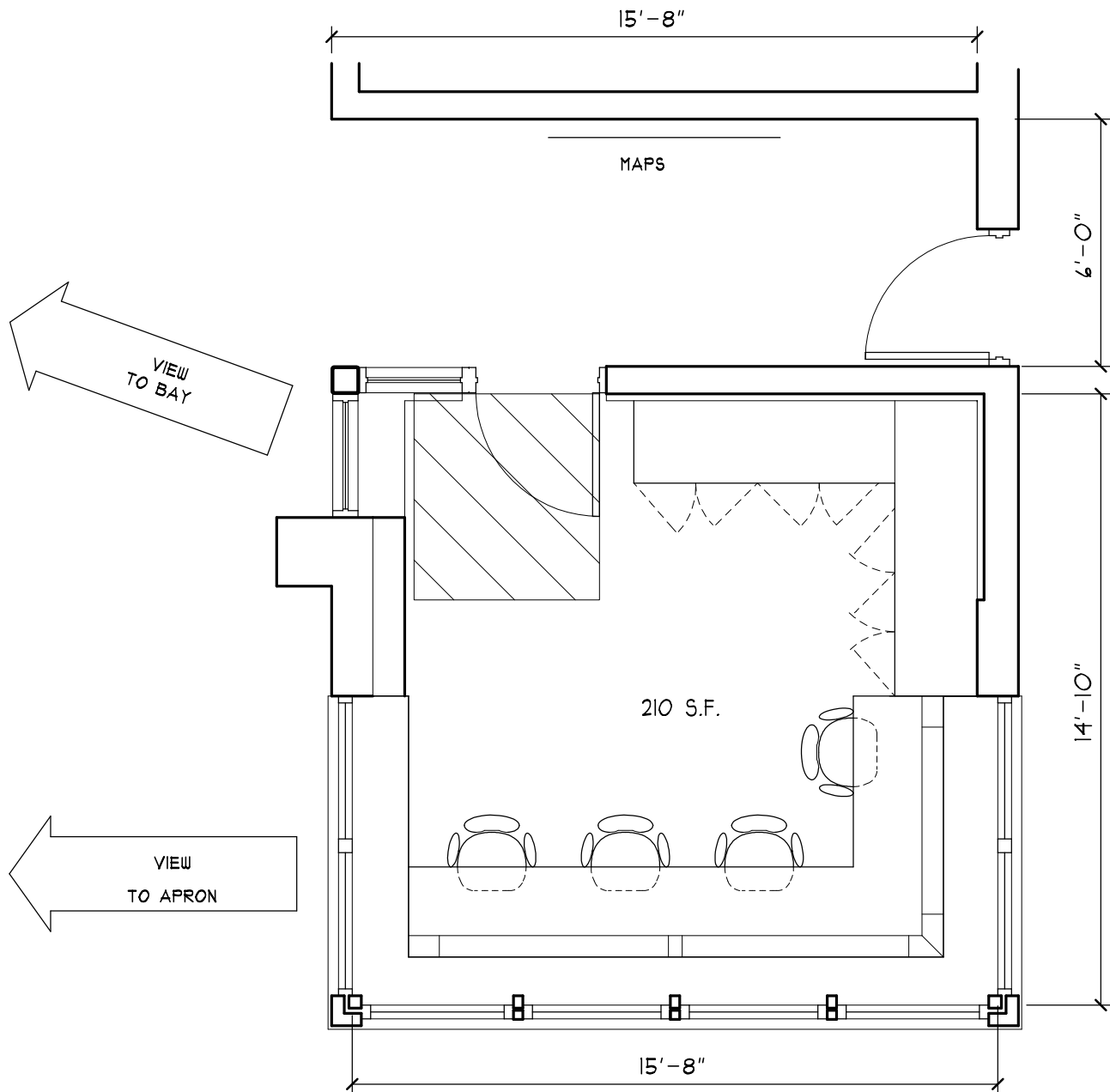
SCALE: 1/4" = 1'-0"

DATE: 5/31/2016

S:\W Drive\Beacon\Individual Rooms\ - Apparatus Bay ( Firematic Support\16 - Apparatus Bay Bathroom

16

ROOM #



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## COMMUNICATIONS

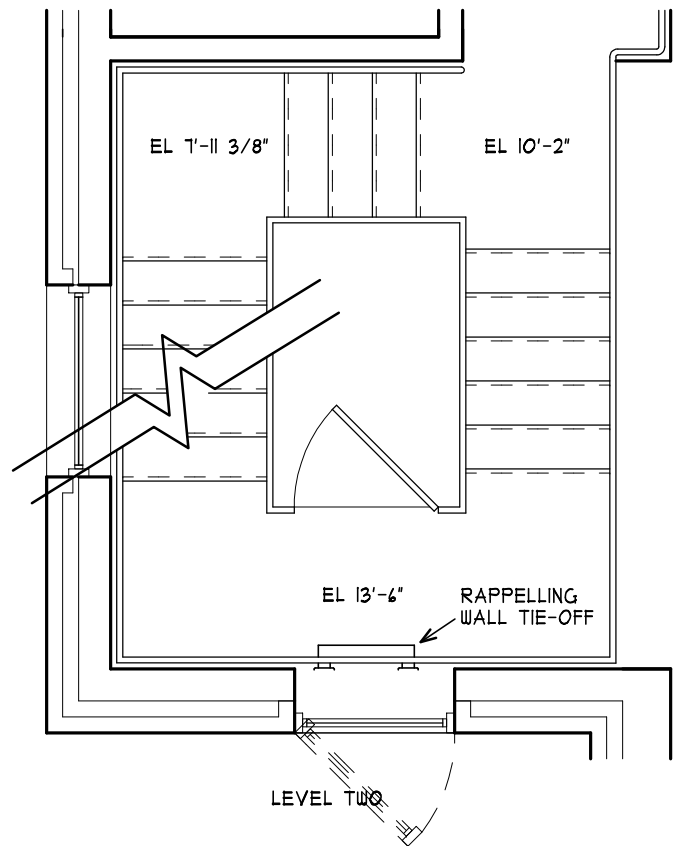
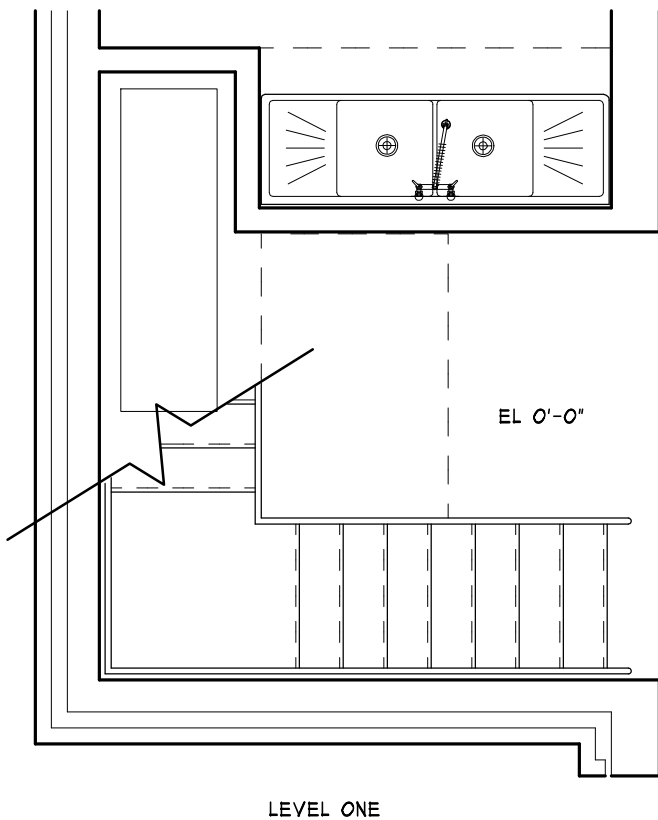
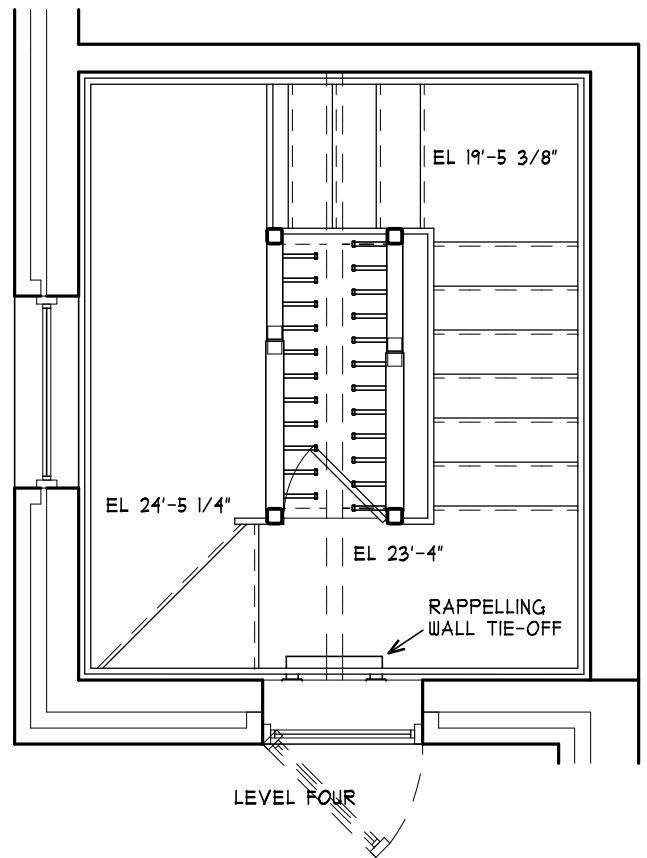
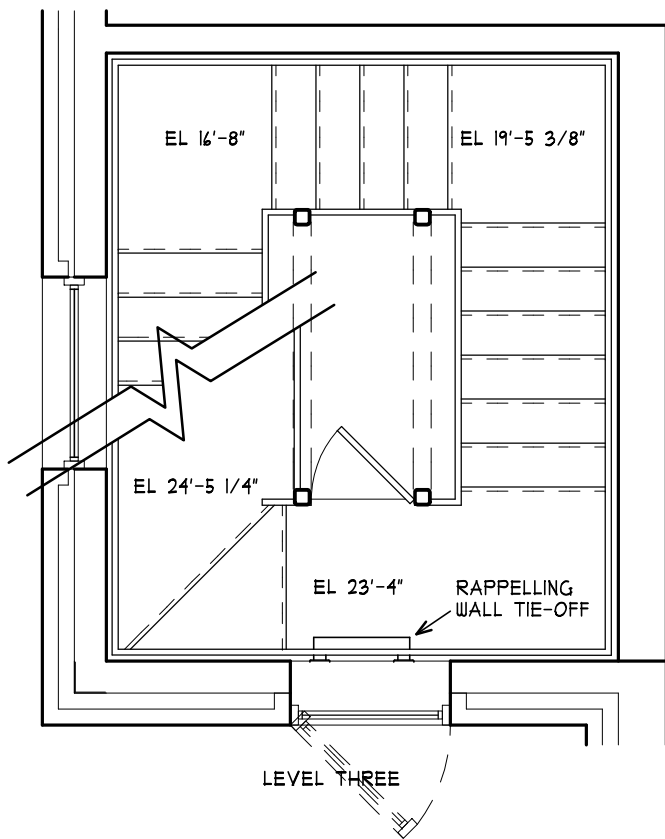
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DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\ - Apparatus Bay & Firematic Support\17 - Communications Room

17

ROOM #



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## HOSE/TRAINING TOWER

SCALE: 1/4" = 1'-0"

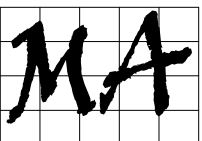
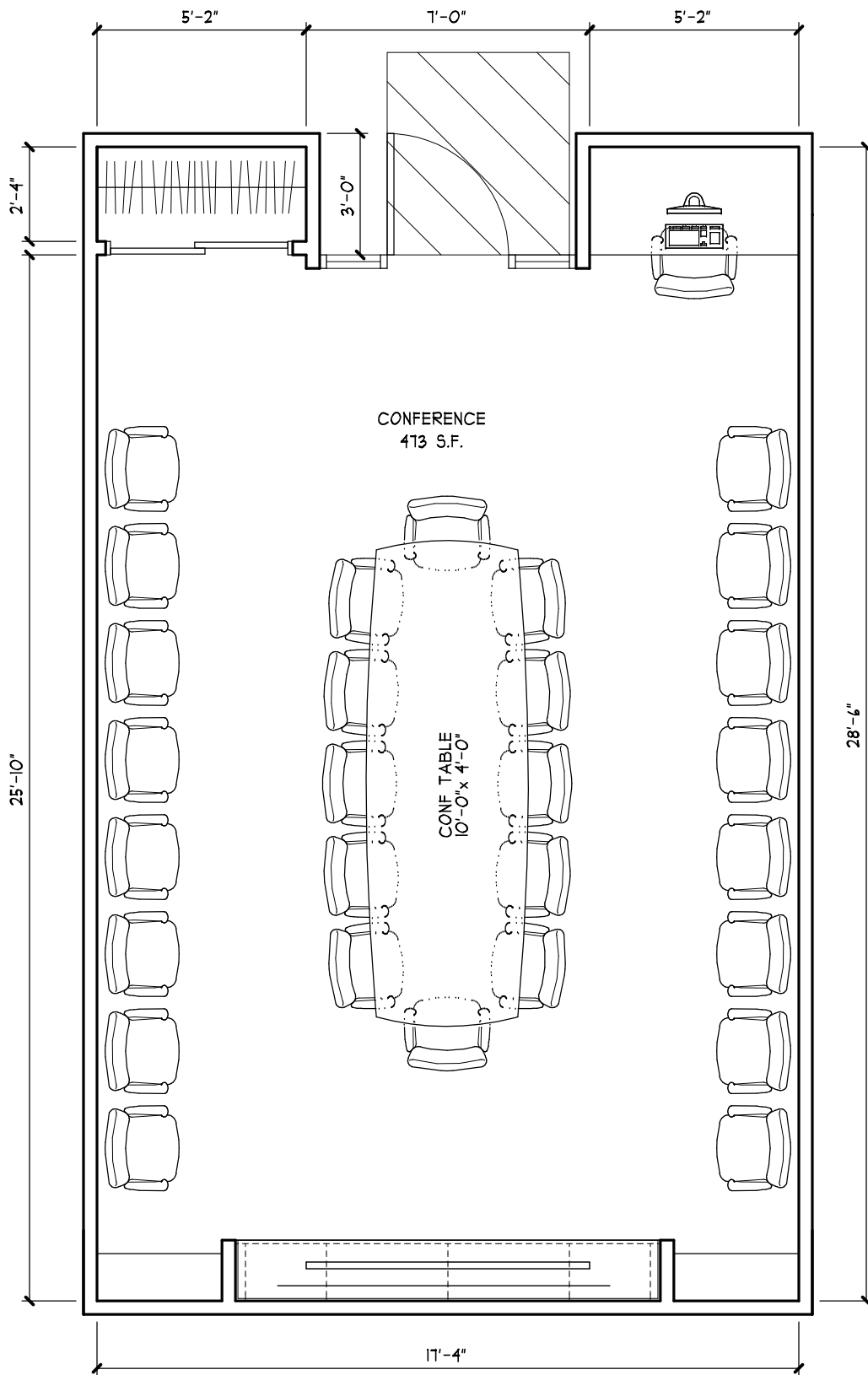
DATE: 5/31/2016

S:\J Drive\Beacon\Individual Rooms\I - Apparatus Bay & Firematic Support\I8 - Hose Tower

18

ROOM #





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## CONFERENCE ROOM/EOC

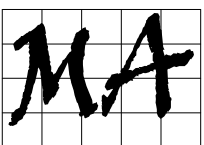
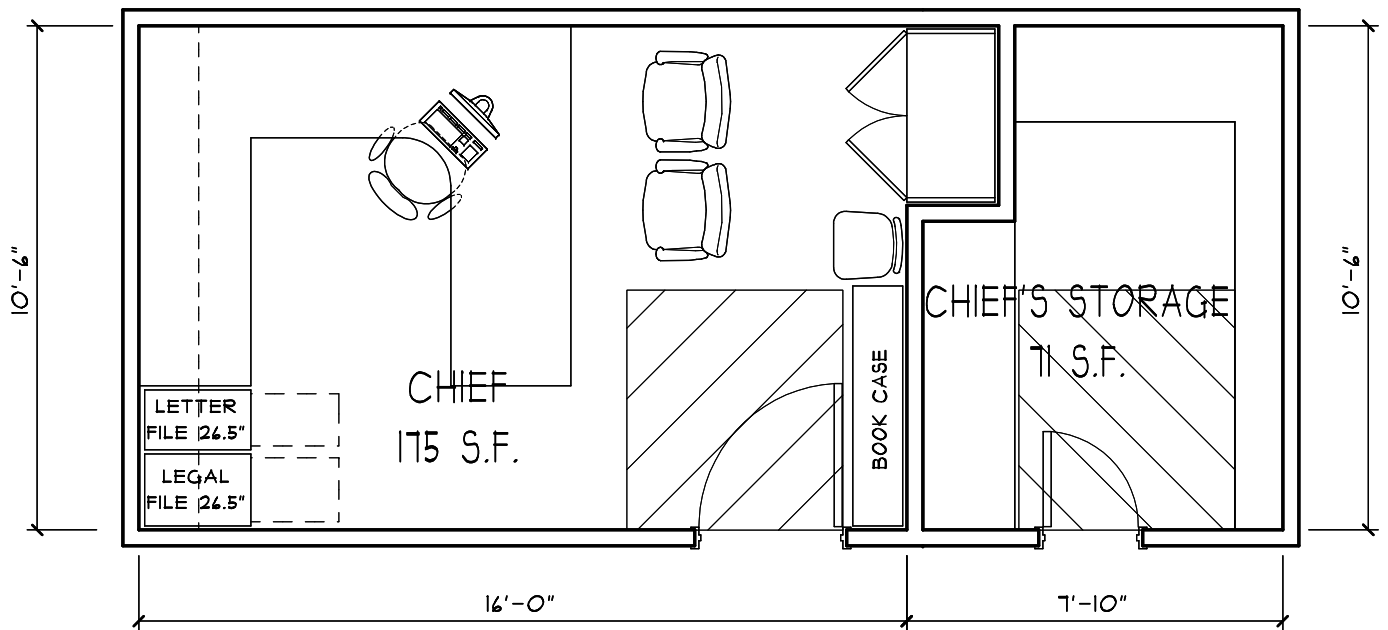
SCALE: 1/4" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\20 - Conference - EOC

20

ROOM #



**MITCHELL  
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ARCHITECTS**

## CHIEF'S OFFICE & STORAGE

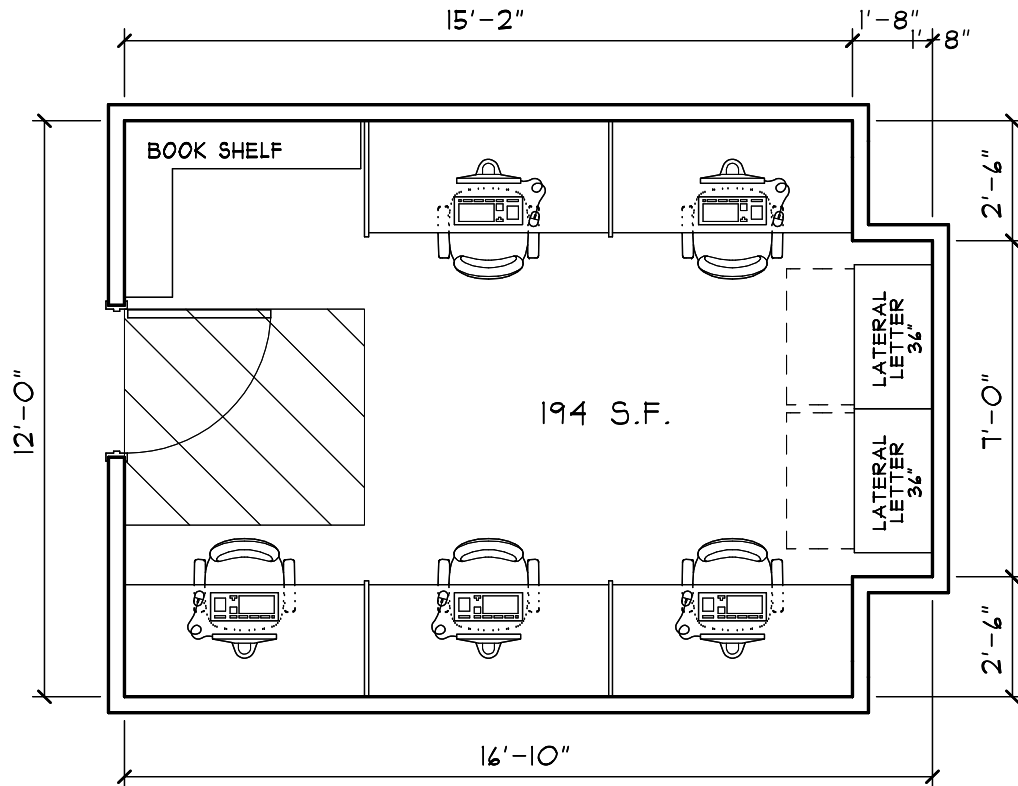
SCALE: 1/4"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\21 - Chief

21 & 22

ROOM #



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## VOLUNTEER OFFICERS

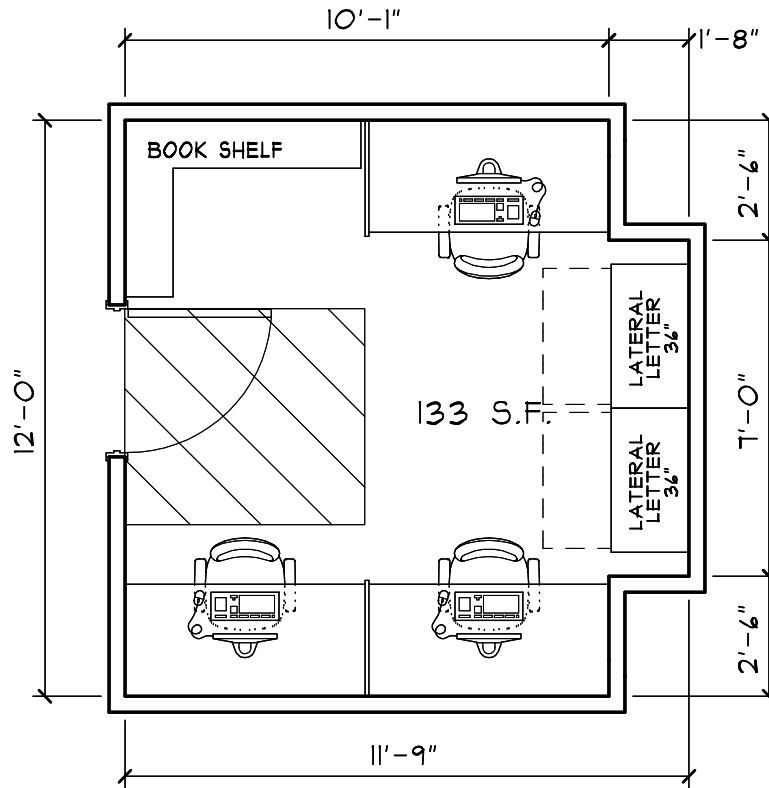
SCALE: 1/4" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\23 - Volunteer Officers

23

ROOM #



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## CAREER STAFF OFFICE

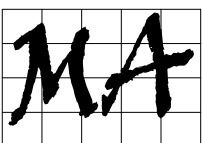
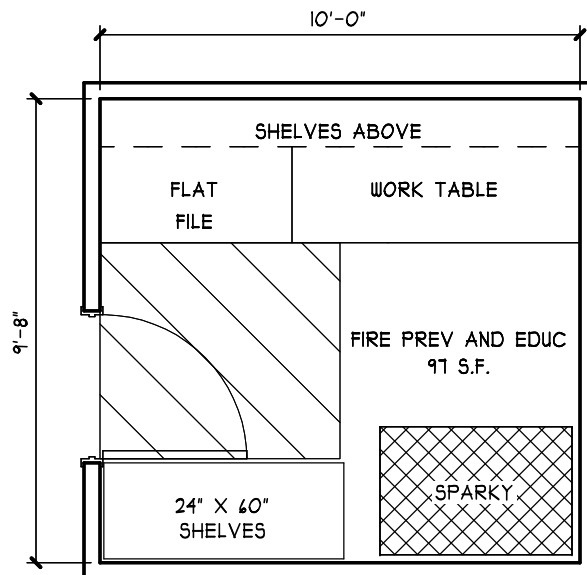
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DATE: 1/5/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\24 - Career Staff Office

24

ROOM #



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FIRE PREV. & EDUC. STOR

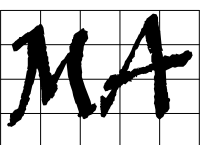
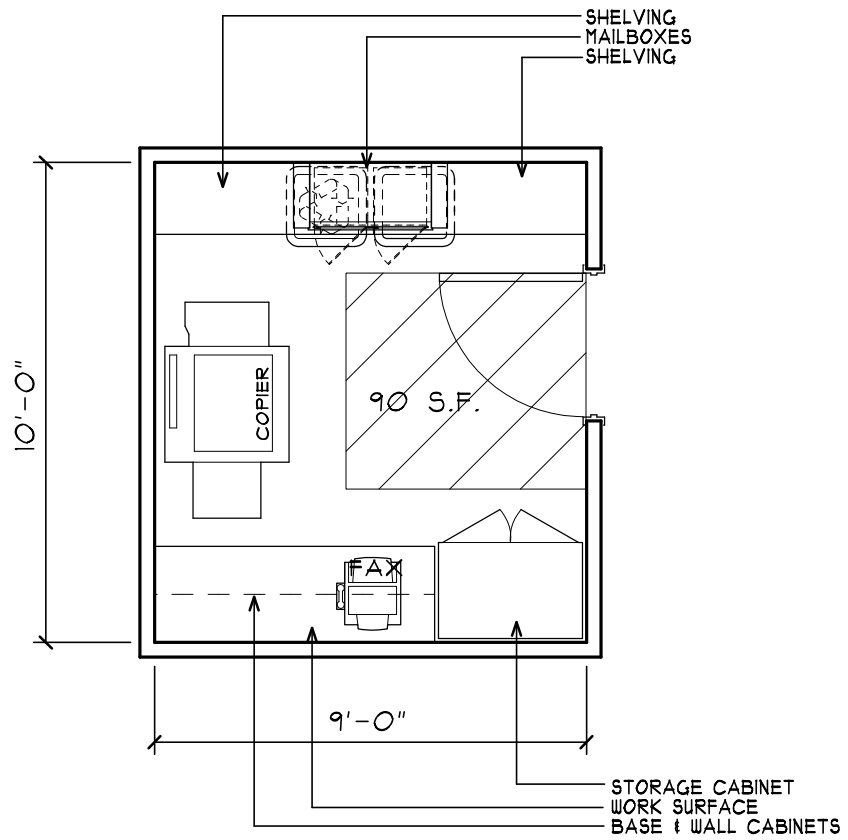
SCALE: 1/4" = 1'-0"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\25 - Fire Prev & Educ Storage

25

ROOM #



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## WORK SPACE

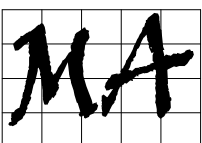
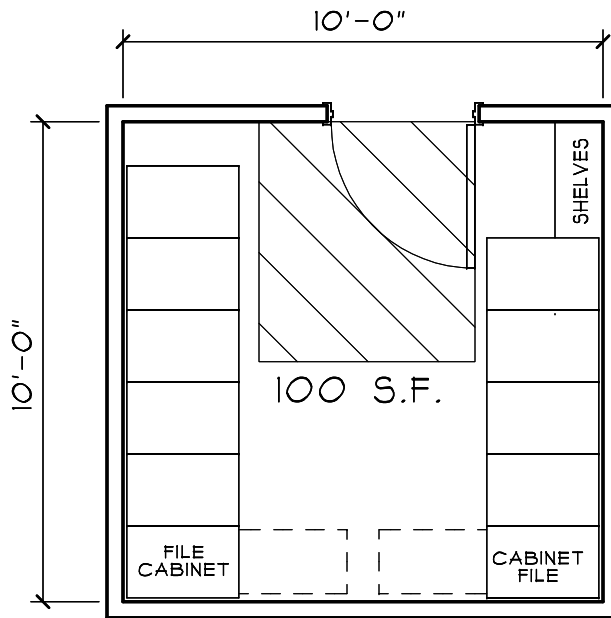
SCALE: 1/4"

DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\26 - Work Space

26

ROOM #



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## RECORDS STORAGE

SCALE: 1/4" = 1'-0"

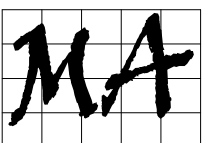
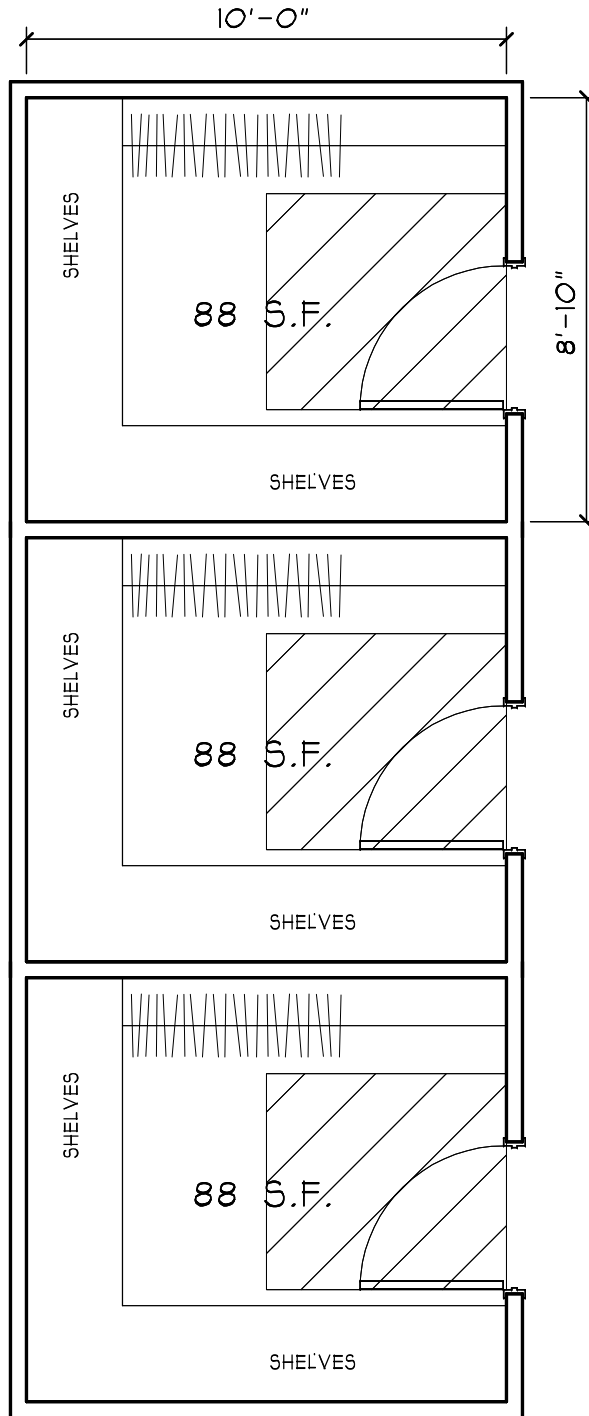
DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\2 - Administration\21 - Records

21

ROOM #





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ASSOCIATES  
ARCHITECTS**

## PARADE STORAGE

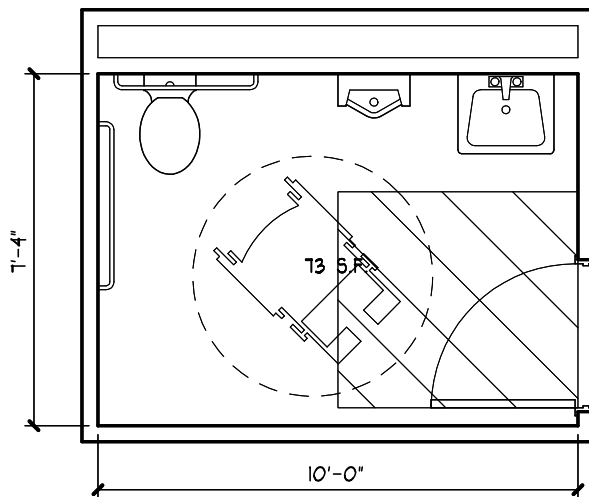
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\28 - Parade Storage

28

ROOM #



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## OFFICE AREA ADA BATHROOM

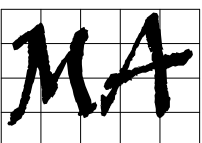
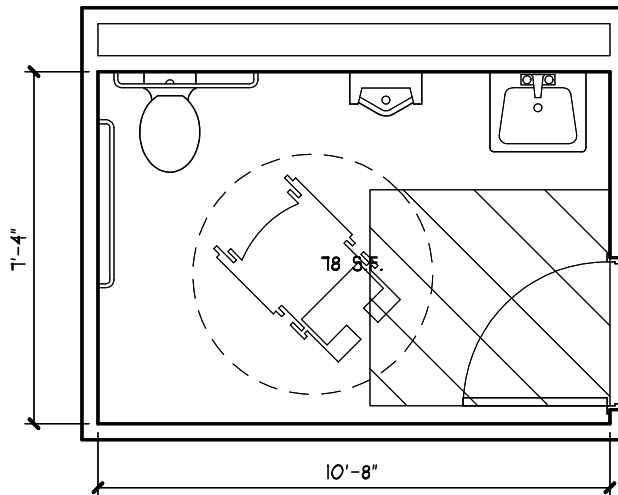
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\2- Administration\29 - Office Area Bathroom

29

ROOM #



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## FIREFIGHTER'S AREA BATHROOM

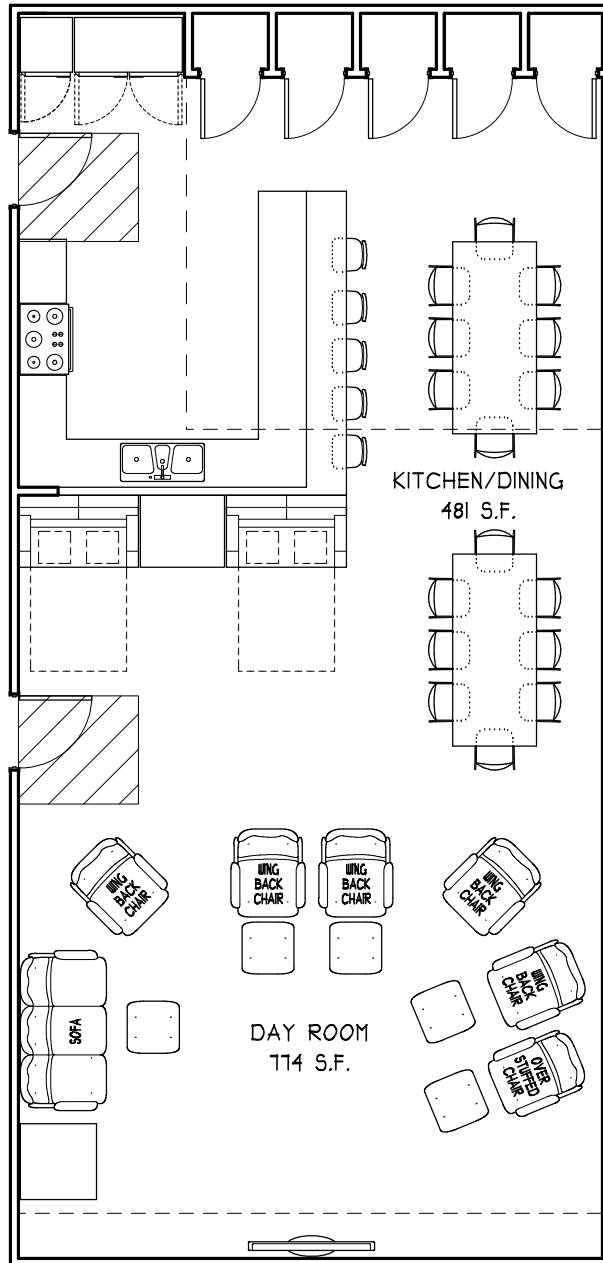
SCALE: 1/4" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\30 - Firefighter's Area Bathroom

30

ROOM #



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## DAY ROOM

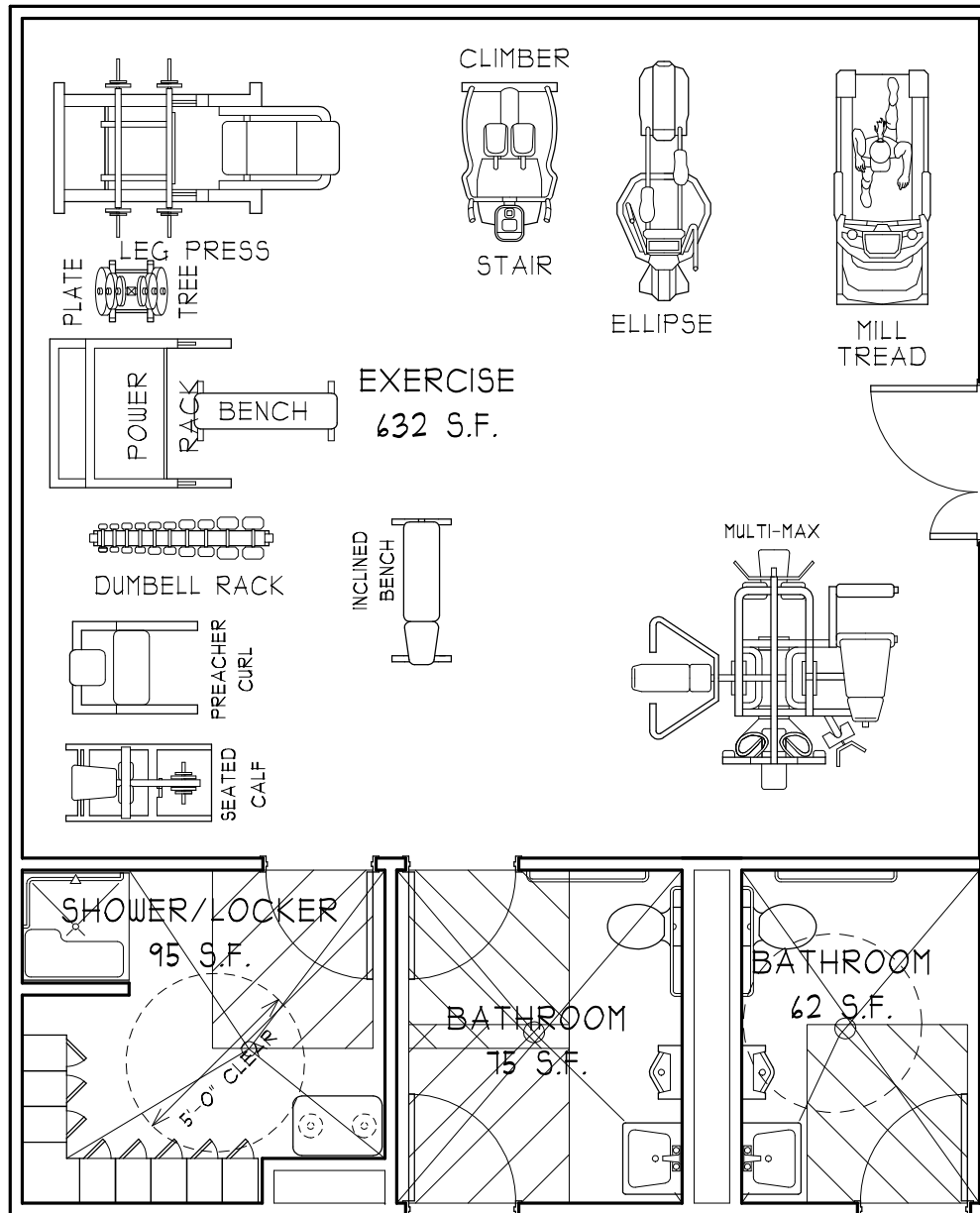
SCALE: 1/8" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\31 - Day Room

31

ROOM #



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# GYM W/SHOWERS & LOCKERS

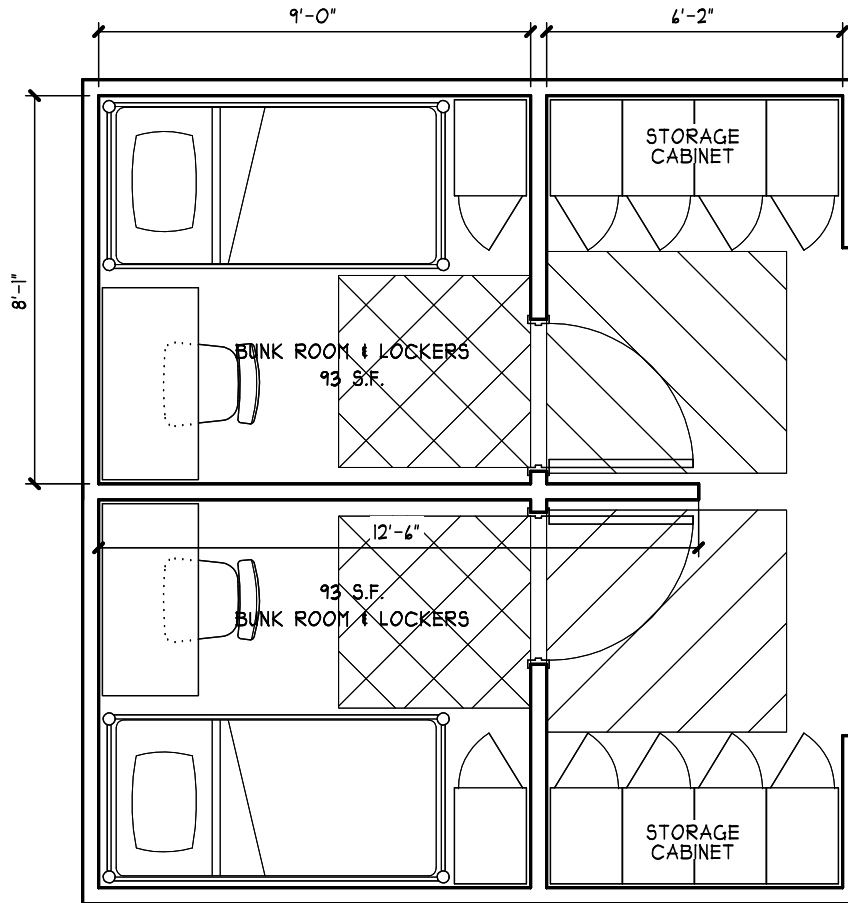
SCALE: 3/16" = 1'-0"

DATE: 6/23/2016

32 & 33

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\32 & 33 - Exercise & Lockers

ROOM #



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## BUNK ROOMS W/ LOCKERS

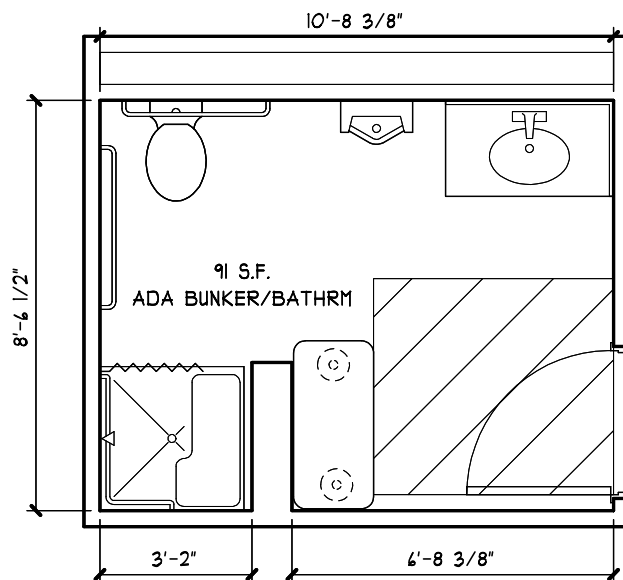
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\35 - Bunk Rooms

35

ROOM #



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## BUNKER'S BATHROOM

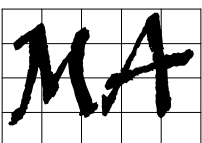
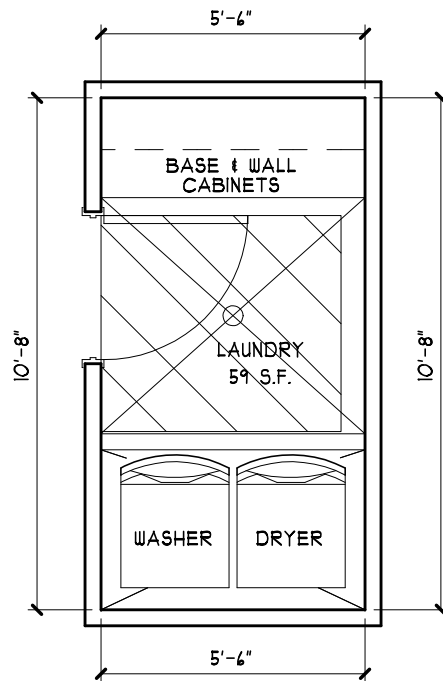
SCALE: 1/4" = 1'-0"

DATE: 6/9/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\36 - Bunker's Bathroom

36

ROOM #



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# BUNKER'S LAUNDRY

SCALE: 1/4" = 1'-0"

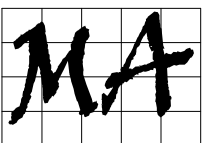
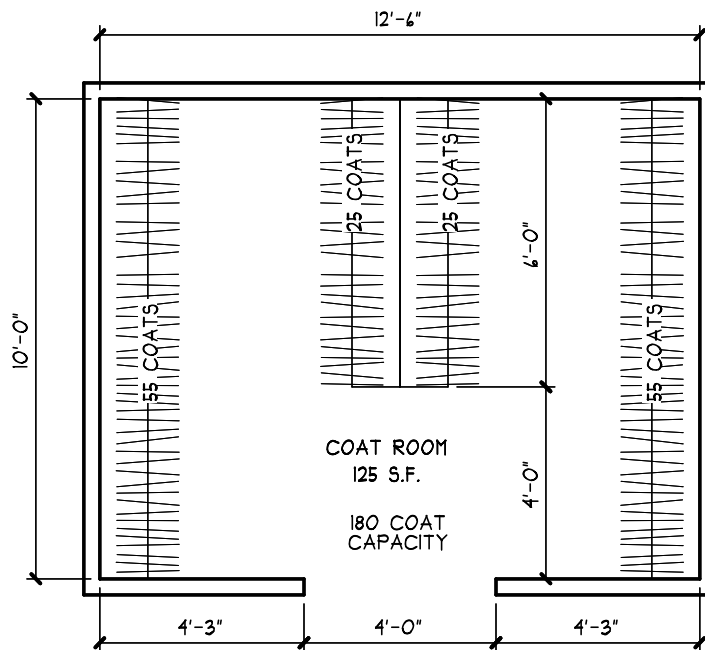
DATE: 6/1/2016

S:\J Drive\Beacon\Individual Rooms\3 - Firefighters\31 - Bunker's Laundry

31

ROOM #





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## COAT ROOM

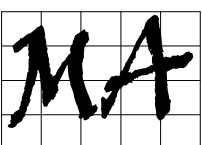
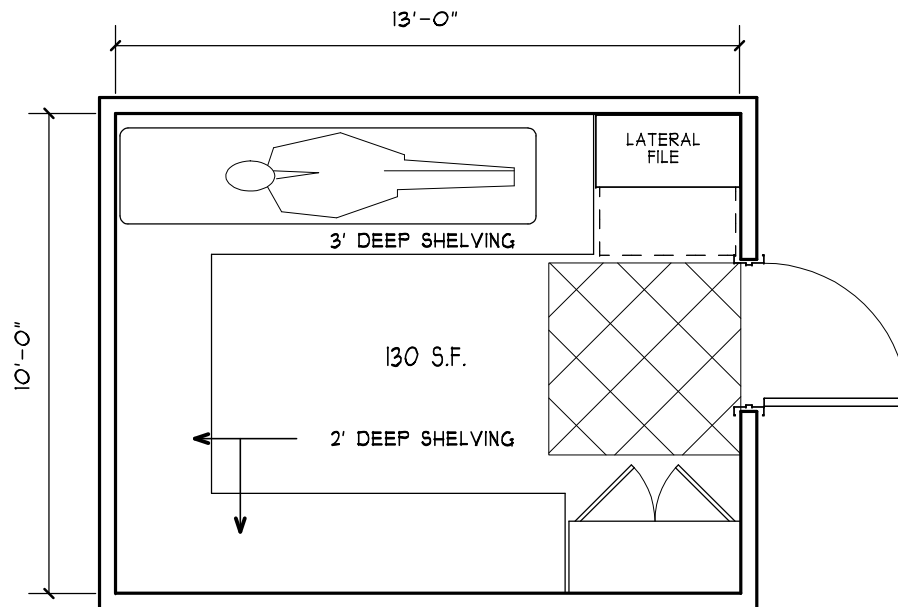
SCALE: 1/4" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\39 - coat room

39

ROOM #



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## TRAINING PROP STORAGE

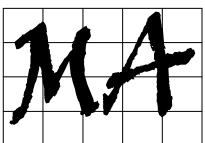
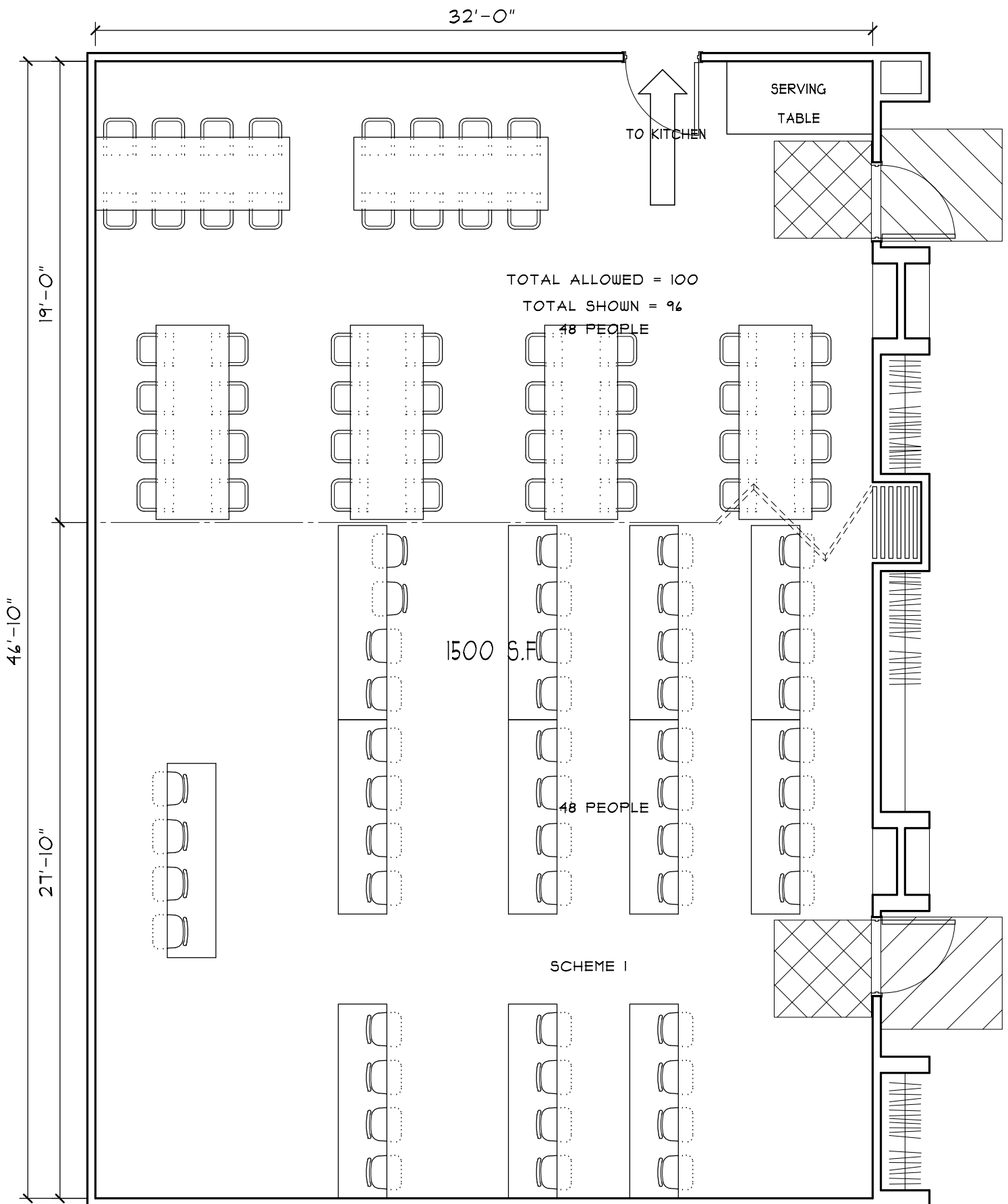
SCALE: 1/4" = 1'-0"

DATE: 6/21/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\46 - Training Prop Storage

45

ROOM #



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**MULTI USE**

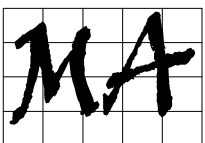
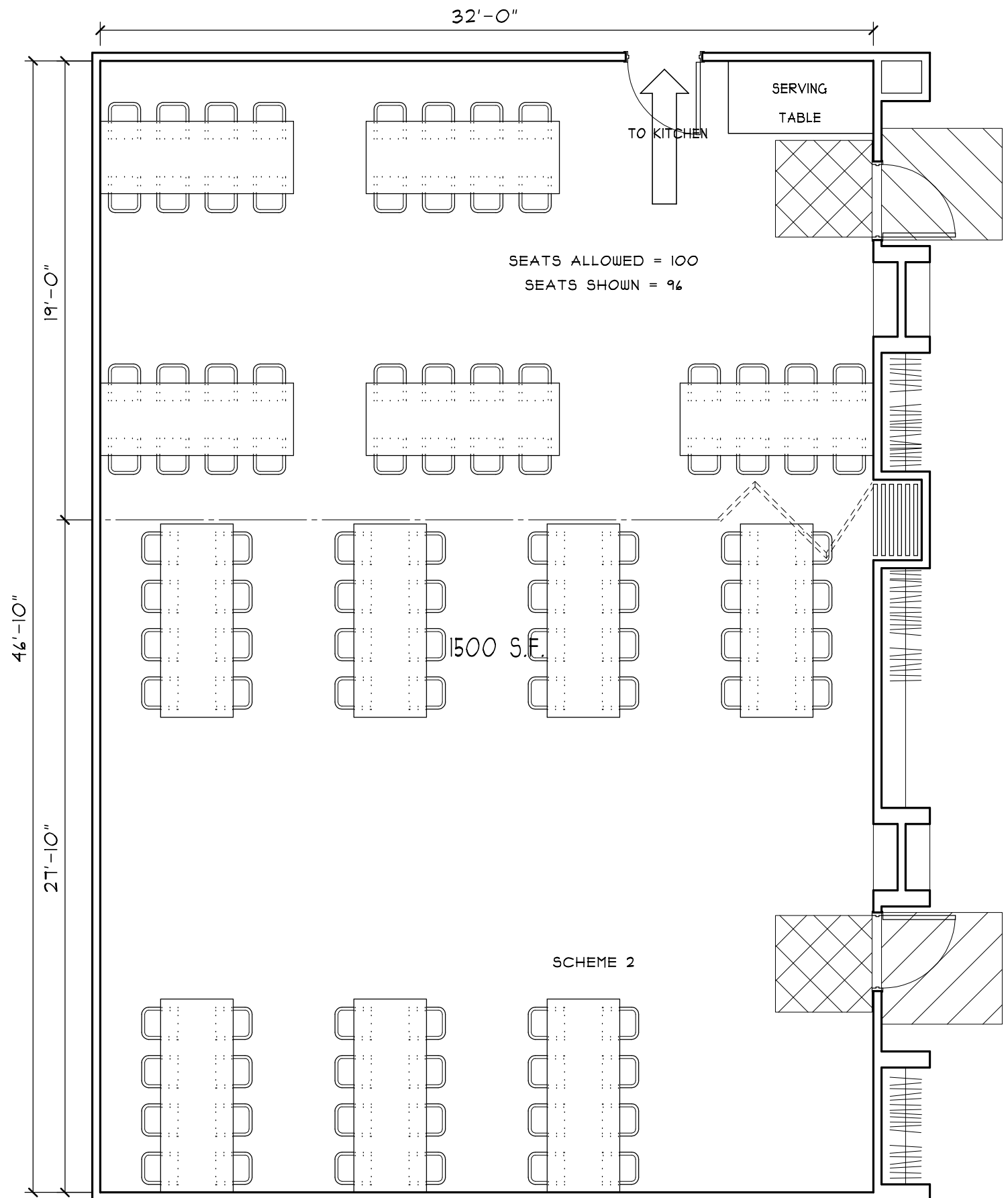
SCALE: 3/16" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\40 - Multi-Use 1500 SF

**40**

**ROOM #**



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**MULTI USE**

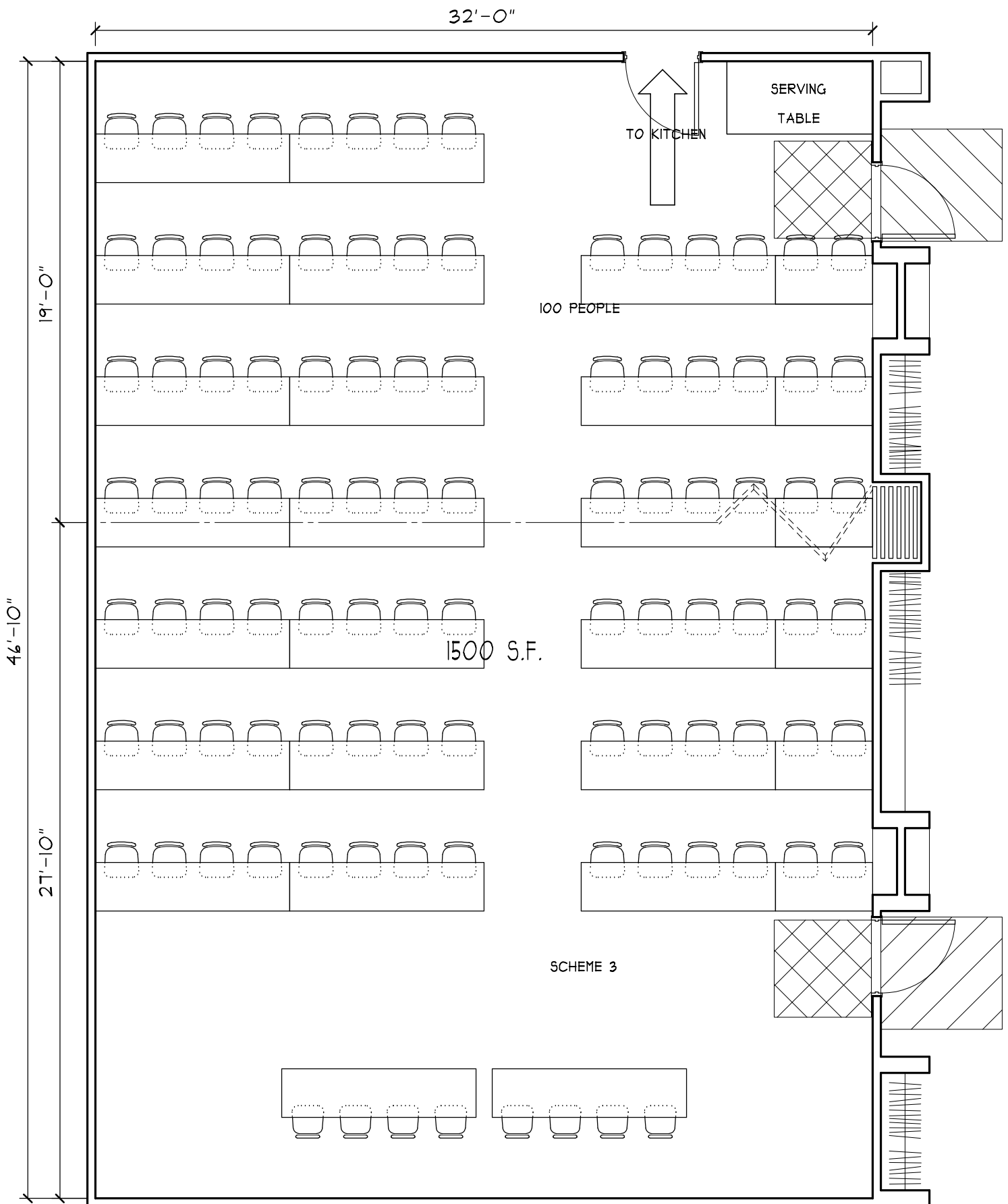
SCALE: 3/16" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\40 - Multi-Use 1500 SF

**40**

ROOM #



**MITCHELL  
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ARCHITECTS**

**MULTI USE**

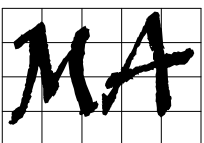
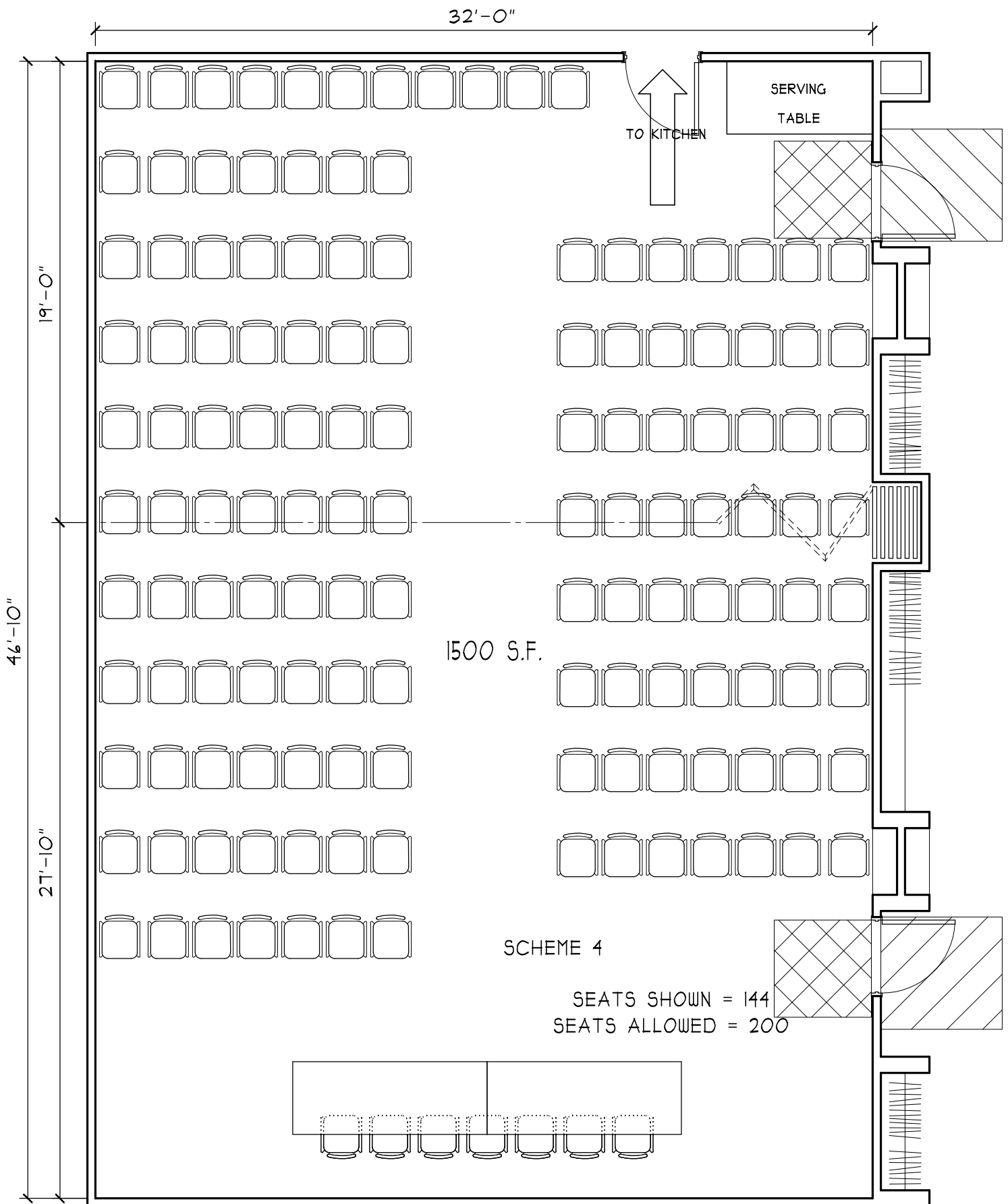
SCALE: 3/16" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\40 - Public\40 - Multi-Use 1500 SF

**40**

**ROOM #**



**MITCHELL  
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**MULTI USE**

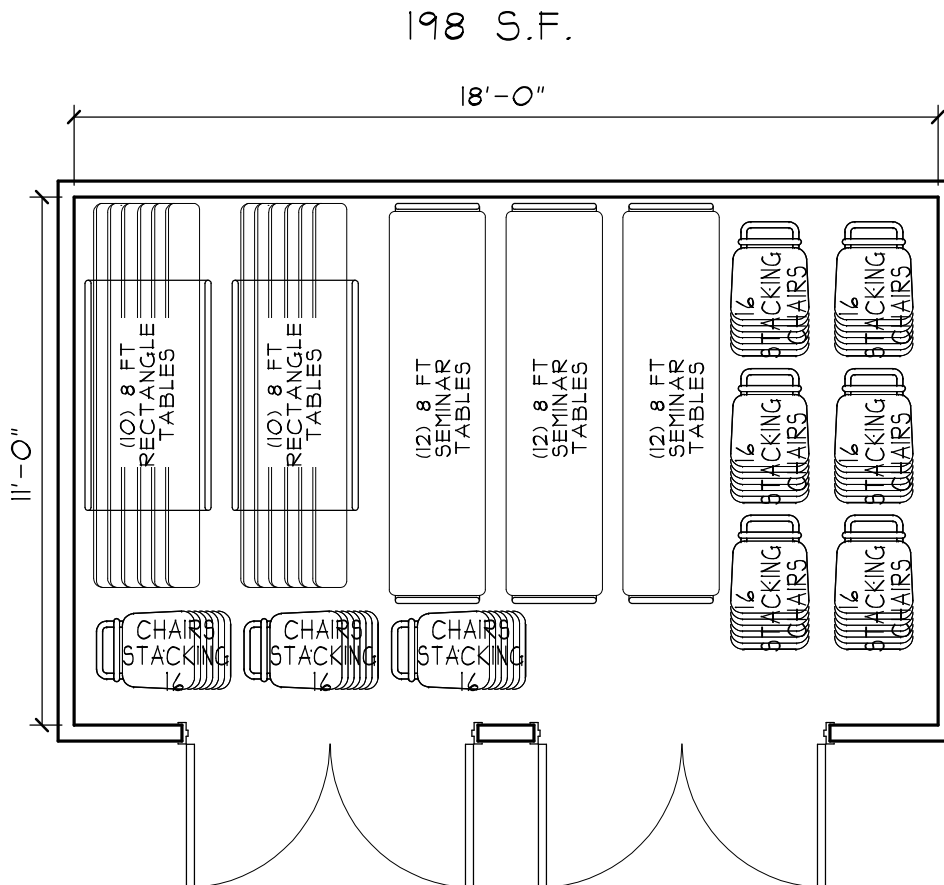
SCALE: 3/16" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\40 - Multi-Use 1500 SF

**40**

**ROOM #**



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## TABLE AND CHAIR STORAGE

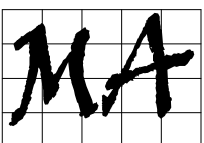
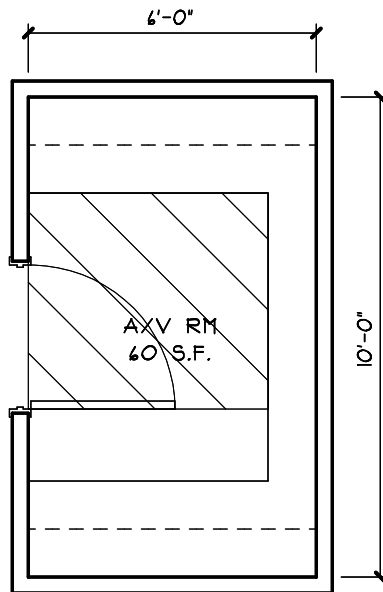
SCALE: 1/4" = 1'-0"

DATE: 6/30/2016

S:\W Drive\Beacon\Individual Rooms\4 - Public\41 - Tables & Chairs

41

ROOM #



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A/V EQUIPMENT

SCALE: 1/4" = 1'-0"

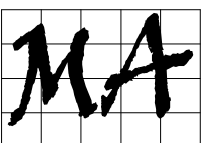
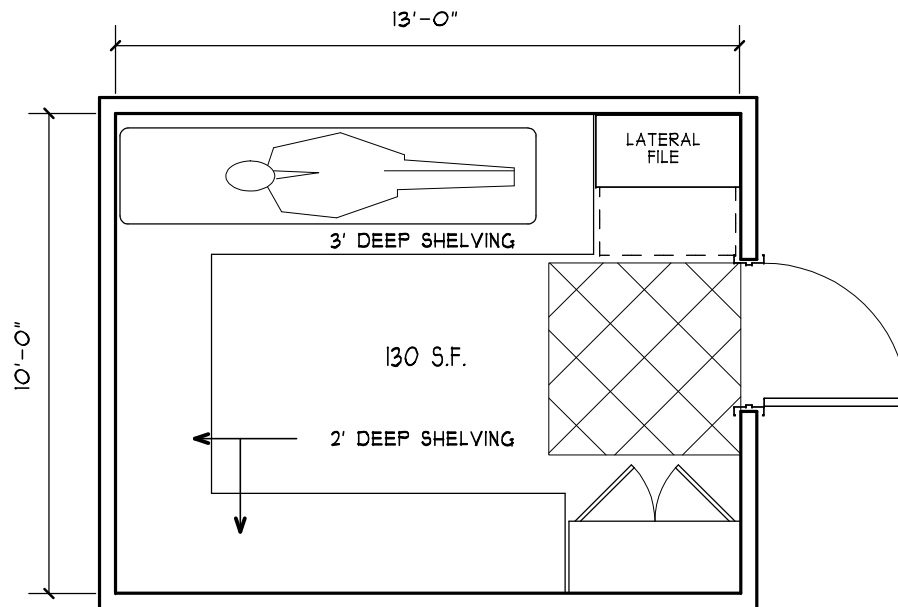
DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\42 - AV

42

ROOM #





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## TRAINING PROP STORAGE

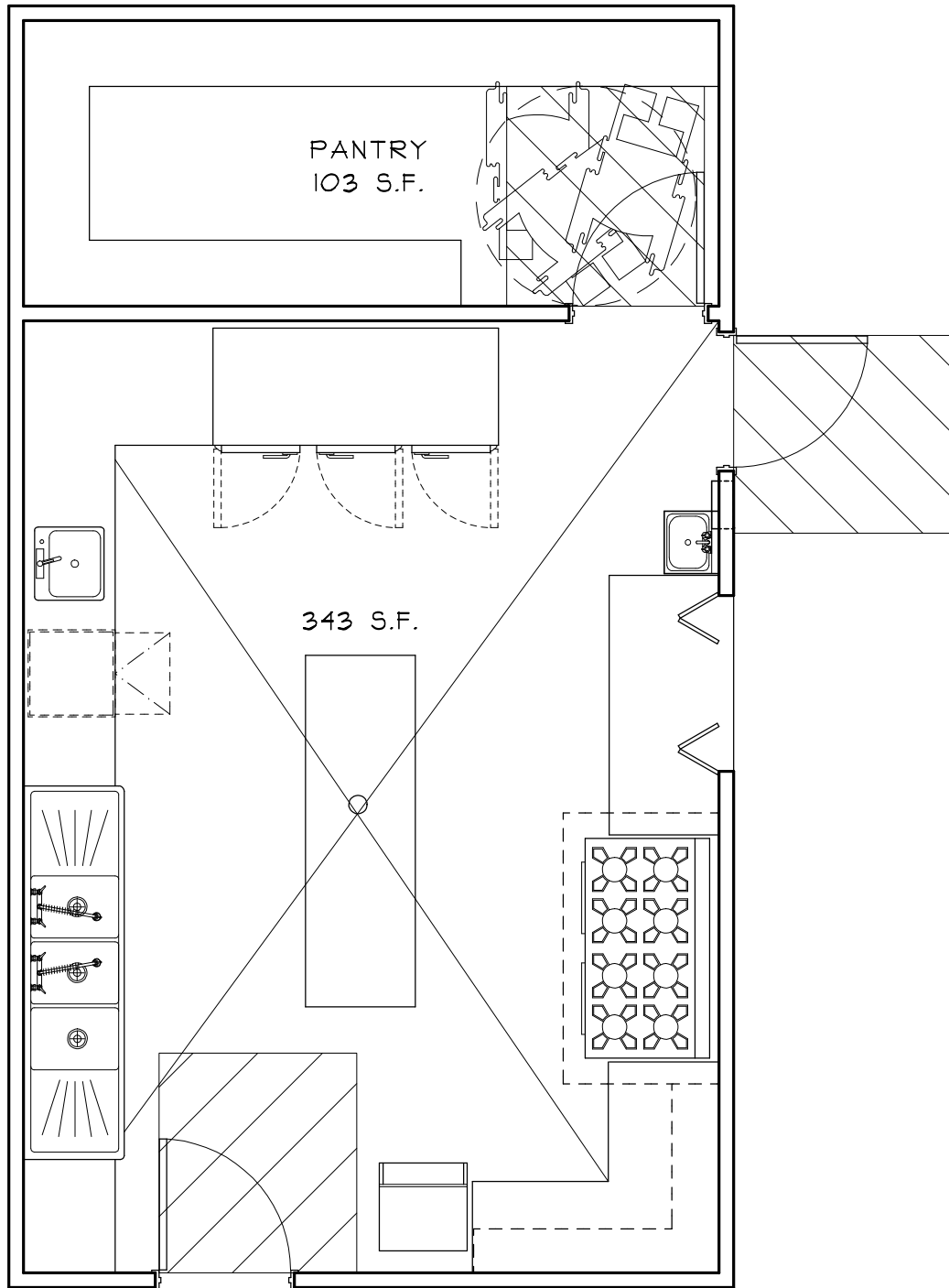
SCALE: 1/4" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\43 - Training Prop Storage

43

ROOM #



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ARCHITECTS**

## KITCHEN & PANTRY

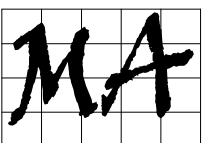
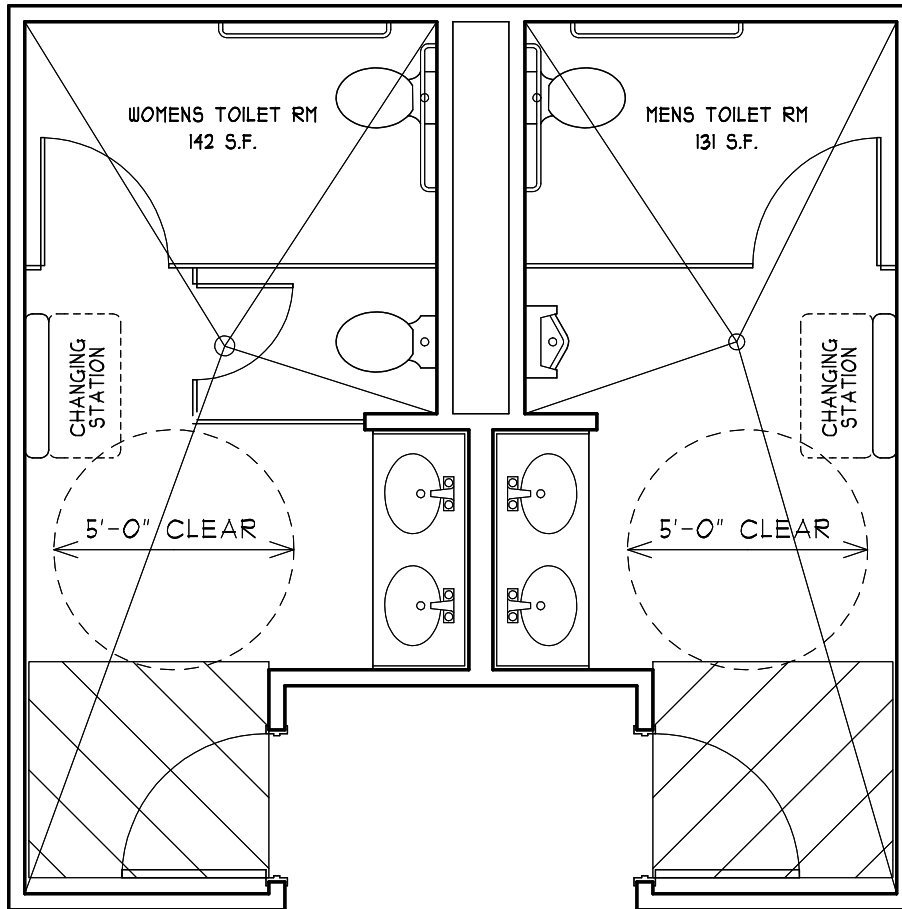
SCALE: 1/4" = 1'-0"

DATE: 6/30/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\44 & 45 - Kitchen & Pantry

44 & 45

ROOM #



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ARCHITECTS**

## PUBLIC BATHROOMS

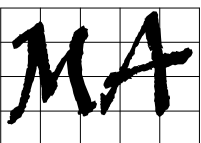
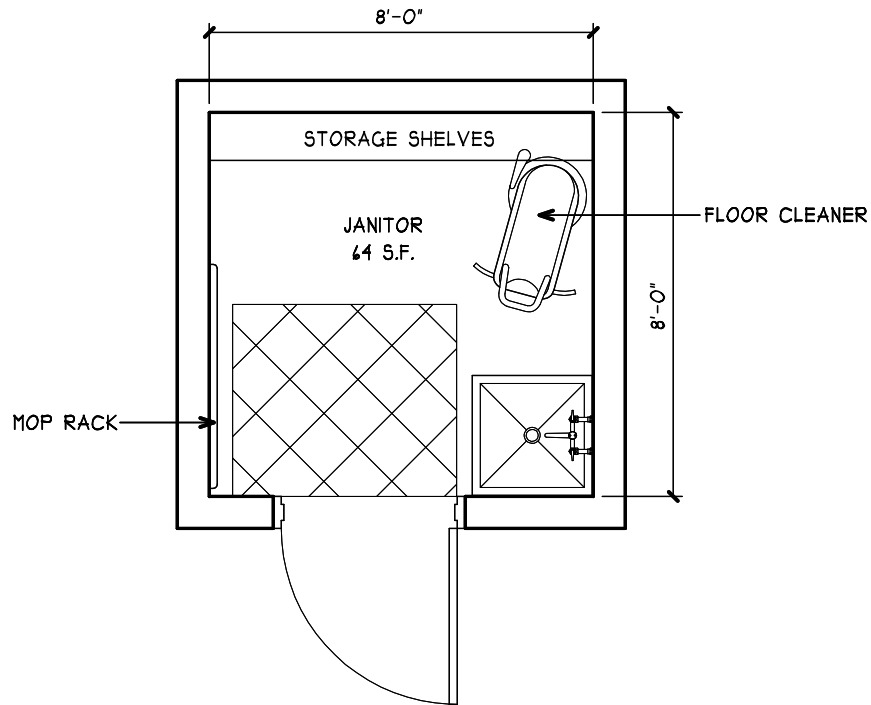
SCALE: 1/4" = 1'-0"

DATE: 6/25/2016

S:\J Drive\Beacon\Individual Rooms\4 - Public\46 - Public Bathrooms

46

ROOM #



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# OFFICE SIDE JANITOR'S CLOSET

SCALE: 1/4" = 1'-0"

DATE: 6/23/2016

S:\J Drive\Beacon\Individual Rooms\5 - Miscellaneous\49 - Janitor

49

ROOM #