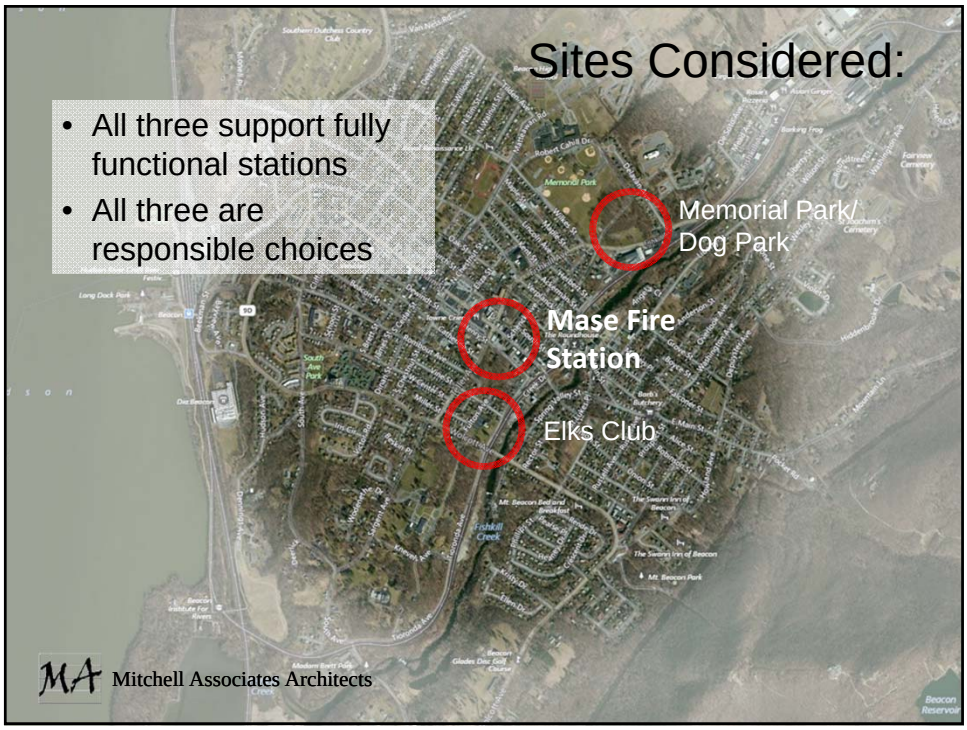
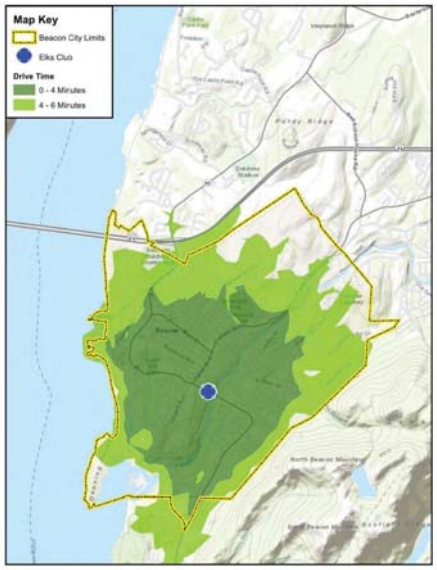

City of Beacon
Site Selection
Choosing From the Final Three
April 24, 2017
Mitchell Associates Architects


Sites Considered:
• All three support fully functional stations
• All three are responsible choices
Memorial Park/ Dog Park
Mase Fire Station
Elks Club
Mitchell Associates Architects

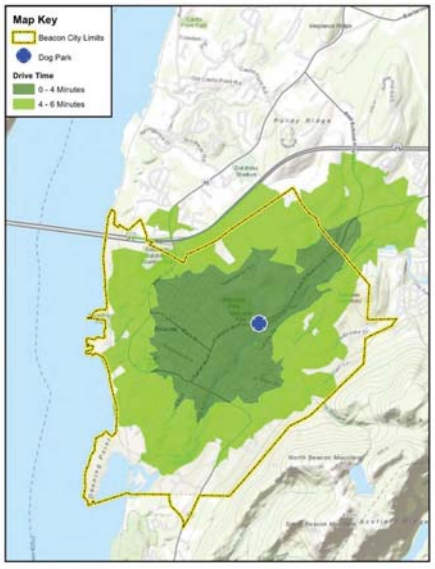
The Elks Club Site:



Mitchell Associates Architects

Response Time

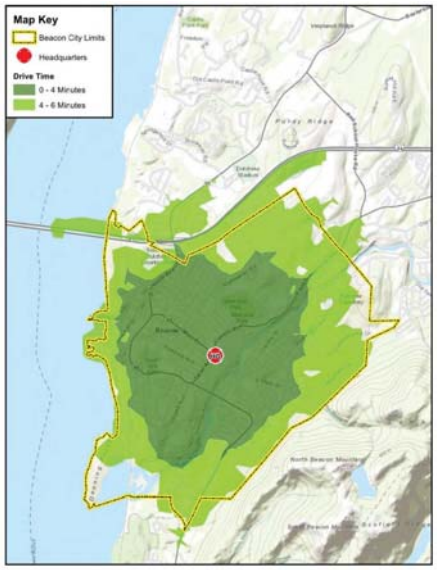
Memorial Park/Dog Park Site:



Mitchell Associates Architects

Response Time

Mase Fire Station:



Mitchell Associates Architects

Response Time

The Elks Club Site:



Mitchell Associates Architects


The Elks Club Site:
Fowler St
Fowler St
Fulton Ave
Elks Lodge
Fulton Ave
Wolcott Ave
Mitchell Associates Architects


The Elks Club Site #1
WOLCOTT AV
140
130
Mitchell Associates Architects

Elks Club Site Scheme #1:



Mitchell Associates Architects

Possible Building Appearance

The Elks Club Site #2:



Mitchell Associates Architects


The Elks Club Site #3:
WOLCOTT AV
APPROX. 0.44 ACRES
RETAINING WALL
APPROX. 0.45 ACRES
Mitchell Associates Architects


The Elks Club Site #4:
Fowler St
Fowler St
Elks Lodge
Mitchell Associates Architects
Wolcott Ave

The Elks Club Site Smaller Site Scheme:



Mitchell Associates Architects

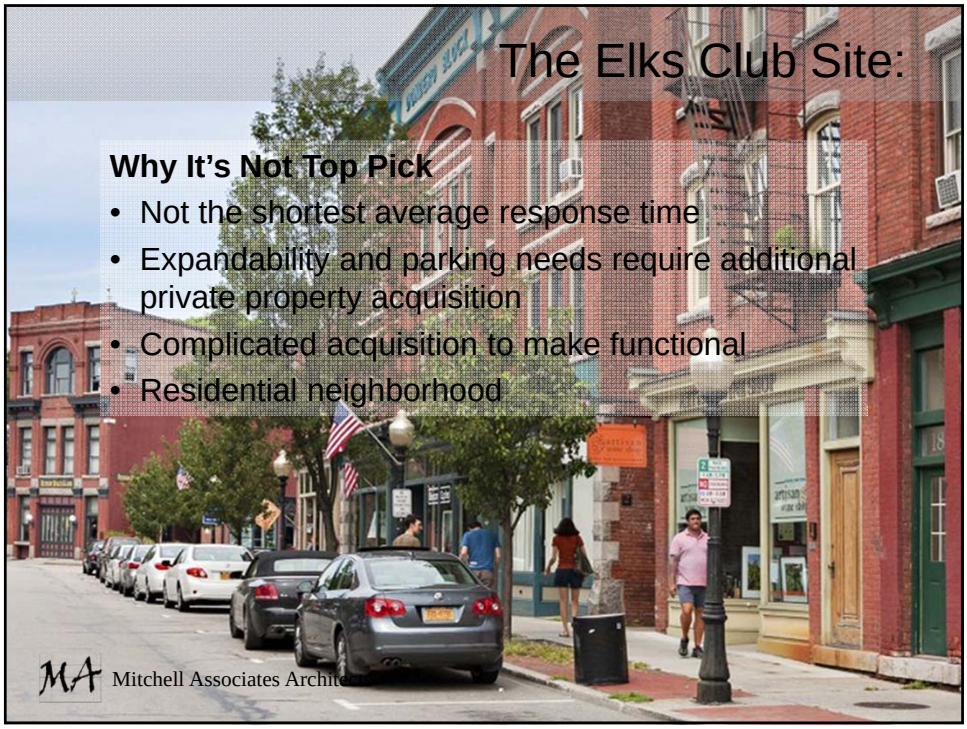
Possible Building Appearance

The Elks Club Site:

Why We Like It

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

Mitchell Associates Architects


The Elks Club Site:
Why It's Not Top Pick
• Not the shortest average response time
• Expandability and parking needs require additional private property acquisition
• Complicated acquisition to make functional
• Residential neighborhood
Mitchell Associates Architects


Memorial Park/Dog Park Site:
Mitchell Associates Architects


Memorial Park/Dog Park Site:
160
FISHKILL AV
150
Mitchell Associates Architects


Memorial Park/Dog Park Site:
Existing Dog Park
FISHKILL AV
150
Mitchell Associates Architects


Memorial Park/Dog Park Site:
APPROX 1.74 ACRES
160
FISHKILL AV
150
Mitchell Associates Architects


Memorial Park/Dog Park Site:
New Dog Park
APPROX 1.74 ACRES
160
FISHKILL AV
150
Mitchell Associates Architects

Memorial Park/Dog Park Site:



Mitchell Associates Architects

Possible Building Appearance

Memorial Park/Dog Park Site:

Why We Like It

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

Mitchell Associates Architects


Memorial Park/Dog Park Site:
Why It's Not Top Pick
• Longest average response time
• Complications and uncertainty associated with NYS and Federal restrictions on parkland.
Mitchell Associates Architects


Mase Fire Station:
Mitchell Associates Architects

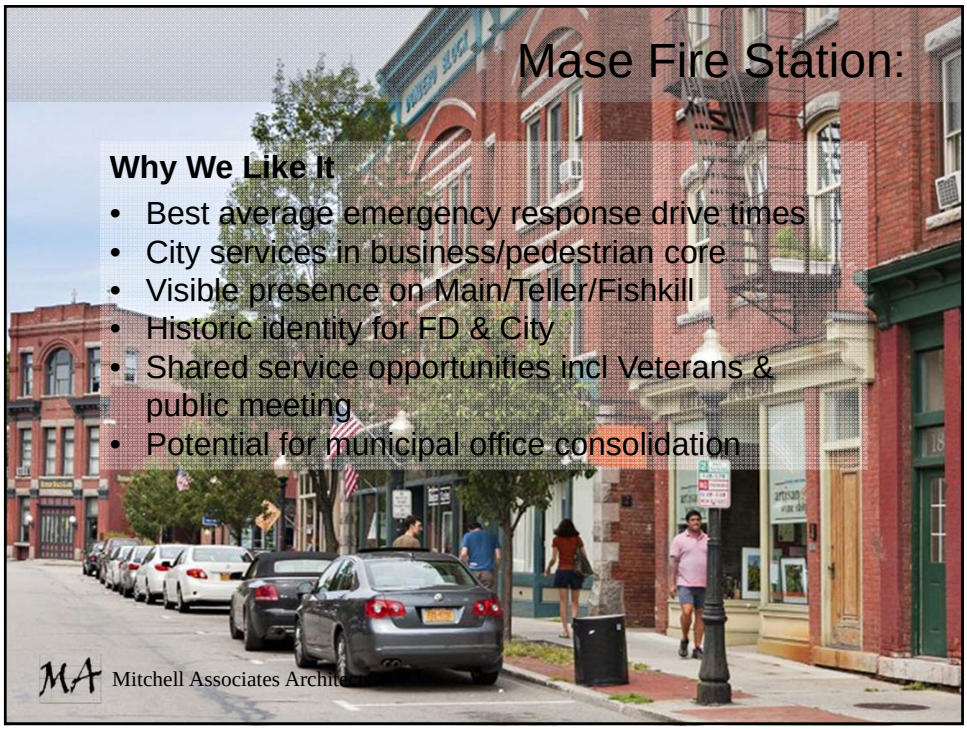

Mase Fire Station:


Mase Fire Station:


Mase Fire Station:
FIRE HALL & MUNICIPAL BLDG.
BEACON, N. Y.


Mase Fire Station:


Mase Fire Station:


Mase Fire Station:
Why We Like It
• Best average emergency response drive times
• City services in business/pedestrian core
• Visible presence on Main/Teller/Fishkill
• Historic identity for FD & City
• Shared service opportunities incl Veterans & public meeting
• Potential for municipal office consolidation
MA
Mitchell Associates Architects


Mase Fire Station:
Challenges with Top Pick
• Additional Costs
• Demolition,
• Renovation,
• Acquisition of private building
• Limited parking
Mitchell Associates Archite


Mase Fire Station:
Addressing the Challenges
• Cost premium buys additional civic value
• Historic buildings are long-term public assets
• Parking options available
Mitchell Associates Archite

Mase Fire Station:



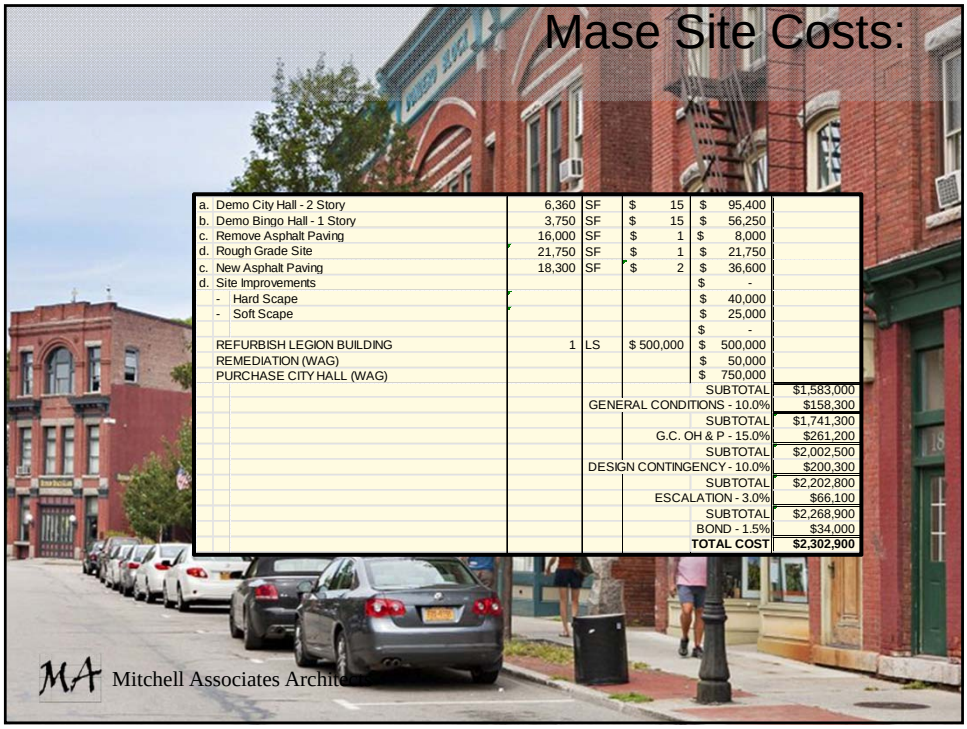
Mitchell Associates Architects

Possible Building Appearance

Memorial Park Site Costs:

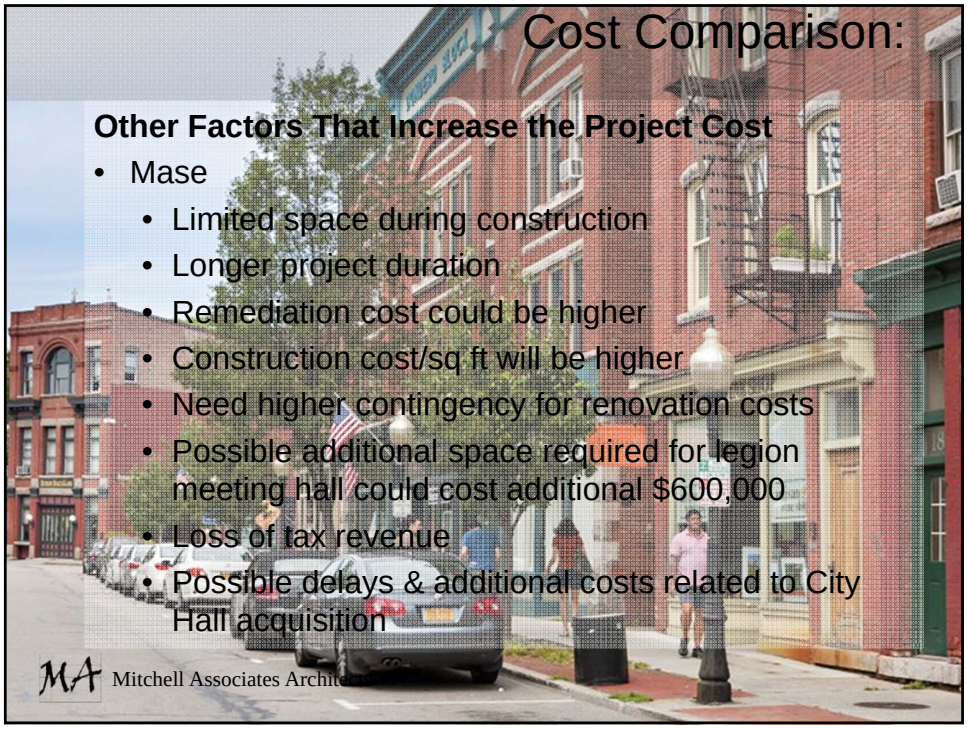
SITEWORK (MEMORIAL PARK)					
a. Site Grading					
- Cut (Including Building Profile)	6,243	CY	$ 15	$ 93,645	
- Parking Lot Subbase	1,033	CY	$ 50	$ 51,667	
- Fill W/ Excavated Material	710	CY	$ 15	$ 10,650	
- Dispose Of Excavated Material (Off Site)	6,640	CY	$ 15	$ 99,594	
b. Earthwork For Concrete Retaining Wall				$ -	
- Excavate	89	CY	$ 20	$ 1,778	
- Backfill W/ Excavated Material	55	CY	$ 20	$ 1,098	
- Dispose Of Excavated Material (Off Site)	41	CY	$ 15	$ 612	
c. Concrete Retaining Wall				$ -	
- Continuous Footing Allow 3 X 1	17	CY	$ 450	$ 7,500	
- Concrete Wall Allow 1 Foot Thick	43	CY	$ 650	$ 28,167	
d. Footing Drain	150	LF	$ 10	$ 1,500	
e. Asphalt Parking Lot	3,100	SY	$ 35	$ 108,500	
f. Curb @ Asphalt Parking Areas	1,284	LF	$ 20	$ 25,680	
g. Site Improvements				$ -	
- Hard Scape (Allow 25% Of Site Balance)	8,491	SF	$ 6	$ 50,943	
- Soft Scape (Allow 75% Of Site Balance)	25,472	SF	$ 2	$ 50,943	
				$ -	$ 532,277
RECONSTRUCT DOG PARK				$ -	
a. Rem Fence at Extg Dog Park	880	LF	$ 2	$ 1,760	
b. Regrade & Seed New Dog Park Location	50,000	SF	$ 1	$ 50,000	
c. Gazebo	1	LS	$ 7,500	$ 7,500	
d. New Fence & Gates at Park Perimeter	880	LF	$ 35	$ 30,800	
e. Furnishings & Equipment for Park - ALLOW	1	LS	$ 20,000	$ 20,000	
f. Gravel Parking Area	6,000	SF	$ 2	$ 12,000	
				$ -	$ 122,060
				SUBTOTAL	$654,337
			GENERAL CONDITIONS - 10.0%		$65,463
				SUBTOTAL	$719,800
			G.C. OH & P - 15.0%		$108,000
				SUBTOTAL	$827,800
			DESIGN CONTINGENCY - 10.0%		$82,800
				SUBTOTAL	$910,600
			ESCALATION - 3.0%		$27,300
				SUBTOTAL	$937,900
				BOND - 1.5%	$14,100
				TOTAL COST	**$952,000**

Mitchell Associates Architects



a. Demo City Hall - 2 Story	6,360	SF	$ 15	$ 95,400	
b. Demo Bingo Hall - 1 Story	3,750	SF	$ 15	$ 56,250	
c. Remove Asphalt Paving	16,000	SF	$ 1	$ 8,000	
d. Rough Grade Site	21,750	SF	$ 1	$ 21,750	
c. New Asphalt Paving	18,300	SF	$ 2	$ 36,600	
d. Site Improvements				$ -	
- Hard Scape				$ 40,000	
- Soft Scape				$ 25,000	
				$ -	
REFURBISH LEGION BUILDING	1	LS	$ 500,000	$ 500,000	
REMEDIATION (WAG)				$ 50,000	
PURCHASE CITY HALL (WAG)				$ 750,000	
				SUBTOTAL	$1,583,000
			GENERAL CONDITIONS - 10.0%		$158,300
				SUBTOTAL	$1,741,300
				G.C. OH & P - 15.0%	$261,200
				SUBTOTAL	$2,002,500
			DESIGN CONTINGENCY - 10.0%		$200,300
				SUBTOTAL	$2,202,800
				ESCALATION - 3.0%	$66,100
				SUBTOTAL	$2,268,900
				BOND - 1.5%	$34,000
				TOTAL COST	**$2,302,900**




Cost Comparison:
Other Factors That Increase the Project Cost
• Mase
• Limited space during construction
• Longer project duration
• Remediation cost could be higher
• Construction cost/sq ft will be higher
• Need higher contingency for renovation costs
• Possible additional space required for legion meeting hall could cost additional $600,000
• Loss of tax revenue
• Possible delays & additional costs related to City Hall acquisition
MA Mitchell Associates Archite


Cost Comparison:
Other Factors That Increase the Project Cost
• Memorial Park
• Possible rock
MA Mitchell Associates Archite

Cost of Delay:



Source – Turner Construction Company

MA Mitchell Associates Architects

Soft Costs:

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

MA Mitchell Associates Architects



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