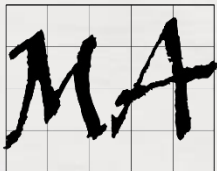


# City of Beacon

## Study of a Combined Facility to be Located at the County Office Building Site

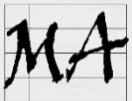
November 26, 2018



**Mitchell  
Associates  
Architects**

# Who We Are

- Mitchell Associates is an architectural firm that has worked with Beacon since 2006
- Our specialty is public safety architecture
- We have completed over 160 public safety facility projects involving over 280 facilities
- Starting in early 2018, Tedd Stromswold has brought the firm substantial experience in the design of municipal facilities

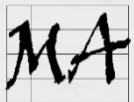


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# Current Study Goals

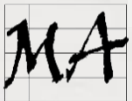
**Determine the feasibility of a combined facility to be located at 223 Main Street that could include City Administration, County Offices and the Fire Headquarters.**



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# Prior Studies

- **2006** – Mitchell Associates Architects  
Fire Station Consolidation Study
- **2010** – MMA Comprehensive Multi-  
Level Operational Analysis
- **2014** – TriData Fire Station  
Consolidation Study
- **2017** – Mitchell Associates Architects  
Consolidated Fire Headquarters  
Location Study



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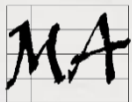


# 2017 Fire Station Site Selection Committee

- Chief Gary Van Voorhis
- Lt. Timothy Dexter
- City Administrator Anthony Ruggiero
- Tom Di Castro, Sr. (Past Chief)
- Terry Davis (Past Chief)
- Jeff Simko (Retired Career Firefighter)
- Joseph Donovan (Architect/Developer/Resident)
- Rodney Weber (Developer/Resident)

Advised by:

- Bob Mitchell, AIA; Mitchell Associates Architects

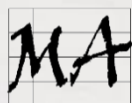


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# Methodology for Site Selection

## **Sites must first meet basic requirements:**

- Response time within service area
- Meet minimum size required for correct design
- City-owned or potentially available (e.g., reasonable to acquire)





# Sites Considered

Three sites were considered for a new consolidated fire headquarters

Memorial Park/  
Dog Park

Mase Fire  
Station

Elks Club

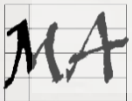


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# Current Study Project Steps

1. Interviews with City Staff to understand needs and deficiencies
2. Walkthrough of County building w/ county staff person to identify current occupants and current usage
3. Incorporate results of 2017 fire station study
4. Review of 2017 Comprehensive City Plan Update and parking study
5. Review recently revised ordinances for CMS district
6. Meet with City Planner to share concepts
7. Multiple review meetings with Anthony Ruggiero and Tim Dexter to review options
8. Review of draft by Mayor

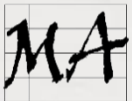




# Existing City Hall

## Existing functional issues include:

- Building was not initially intended to be a City Hall
- City services are not contiguous
- Public wayfinding difficult
- Security concerns
- Privacy concerns
- Inadequate staff work space
- Work spaces do not support staff tasks, wasting time and money
- Work conditions are disrespectful of staff



# Existing City Hall

## First Floor (lowest level)

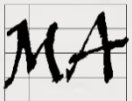
- Building/Planning/Zoning
- Finance
- Assessor
- Classroom
- Police Locker Room
- Building support (HVAC, storage)

## Second Floor

- Police Department

## Third Floor (upper level)

- Mayor
- City Administrator
- Clerk
- Records
- City Court



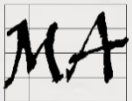


# Existing City Hall

20+ year old building needs to grow approximately 25% simply to address:

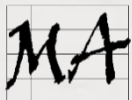
- Accessibility
- Gender
- IT needs
- HVAC
- Energy
- Code compliance
- Etcetera

With no increase in program space!



# What We Learned From Staff Interviews

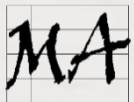
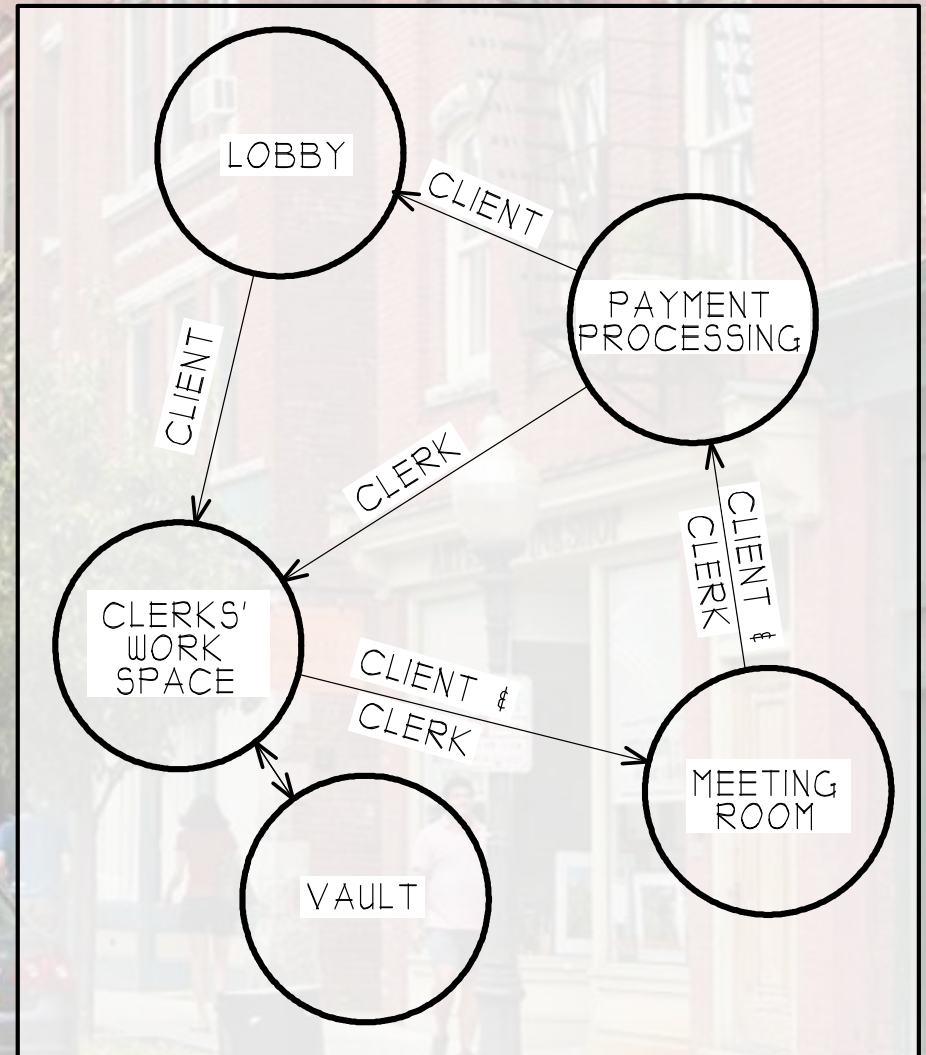
- Inadequate space to effectively perform their duties.
- Lack of any privacy for themselves, or for the public when confidential matters need to be discussed.
- A disorganized arrangement of spaces such that for a single task, a member of the public can be required to:
  1. Start at the service window on the upper floor,
  2. Be required to exit the building and travel down two flights of exterior stairs to the lower rear of the building,
  3. Conduct a transaction at a Dutch door in a crowded hallway with no privacy,
  4. Be sent back outside and up to the main level for a second transaction, and;
  5. Return to the lower level to complete the transaction.
- Lack of security, and a feeling of physical vulnerability.
- Inadequate storage for records and supplies.
- The lack of a printing room exposes the staff to the noise of printing, some of which involves very large runs, such as water bills.
- Lack of any conference rooms
- Lack of sitting spaces for members of the public awaiting service.
- No staff room for coffee breaks or lunch.
- No secure parking





# Current Building Does Not Support Staff

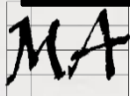
Actual Workflow is Not Supported by Physical Layout



# Needs Analysis: City Offices

Total City  
Office Space  
GSF = 16,607

CITY OF BEACON					
<b>Common Spaces - City</b>			<b>Assessor</b>		
19	City Lobby Space	900	55	Service Window (no workstation)	40
20	Elevator Lobby	80	56	Waiting	80
21	Elevator (stretch-sized)	70	57	Assessor	200
22	Public Coat Room	80	58	Assessor's Assistant (work station)	80
23	Public Restrooms - City (2@20 SF each)	440	59	Assessor's Local Records	150
24	Staff Restrooms - City (2@50 SF or 4@75 SF each)	300			
	Subtotal - Net SF Common Spaces - City	1,770		Subtotal - Net SF Assessor	430
	Dept. Net to Gross factor (15%)	270		Dept. Net to Gross factor (20%)	90
	Common Spaces - City	2,040		Assessor	520
<b>Council Chamber</b>			<b>Building/Planning/Zoning (B/P/Z)</b>		
25	Council Chamber	1,500	60	Service Window (large, no workstation)	80
26	Council Chamber Storage (Furniture & Equipment)	120	61	Waiting	100
27	Council Chamber A/V	100	62	Inspector's Office	150
28	Council Member's Rest Room	70	63	Deputy #1 (work station)	120
29	Council Member's Coat/Coffee	80	64	Deputy #1 (work station)	120
			65	Clerical (work station)	100
<b>Classroom/Conference</b>			66	B/P/Z Secretary	100
30	Classroom/Conference (and Council Executive Session)	650	67	Printer/Plotter, General Work Area	150
	Subtotal - Net SF Lobby, Council Chamber & Conference	2,520	68	Coat Closet/Local Storage	80
	Dept. Net to Gross factor (15%)	380	69	B/P/Z Dept Files	350
	Lobby, Council Chamber & Conference	2,900		Subtotal - Net SF Bldg/Planning/Zoning	1,350
				Dept. Net to Gross factor (20%)	270
				Building/Planning/Zoning	1,620
<b>Mayor and City Administrator</b>			<b>Recreation</b>		
31	Waiting Area - Mayor's Office	80	70	Service Window (no workstation)	40
32	Admin Assistant to Mayor (work station)	80	71	Waiting	60
33	Mayor's Office	250	72	Recreation Director	120
34	Waiting Area - City Administrator	80	73	Recreation Assistant Director	100
35	Admin Assistant to City Administrator (work station)	80	74	Recreation Assistant Director (future)	100
36	City Administrator's Office	220			
37	Conference Room	250		Subtotal - Net SF Recreation	320
38	Staff Toilet	70		Dept. Net to Gross factor (20%)	60
39	Coat/Coffee	80		Recreation	380
	Subtotal - Net SF Mayor and City Admin	1,190			
	Dept. Net to Gross factor (20%)	240			
	Mayor and City Admin	1,430			
<b>Human Resources</b>			<b>Office Support Areas</b>		
40	Human Resources	200	75	Small Conference Room #1	120
	Subtotal - Net SF Human Resources	200	76	Small Conference Room #2	120
	Dept. Net to Gross factor (1.20)	40	77	Main Copy/Print/Work Room	200
	Human Resources	240	78	Main Office Supply Storage	100
			79	Receiving (Mail & Packages)	150
			80	Active Records Storage	150
<b>City Clerk</b>			81	Archive Storage	450
41	Service Window (no workstation)	40	82	General Storage	450
42	Waiting	80	83	Vault	150
43	City Clerk	150	84	Employees' Kitchen/Breakroom/Vending	300
44	Deputy City Clerk (work station)	80	85	Lactation Room	60
45	City Clerk's Local Records	120	86	Staff Restrooms (2@150 SF or 4@75 SF each)	300
46	Printing	100		Subtotal - Net SF Office Support Areas	2,550
	Subtotal - Net SF City Clerk	570		Dept. Net to Gross factor (20%)	510
	Dept. Net to Gross factor (20%)	110		Office Support Areas	3,060
	City Clerk	680			
<b>Finance</b>			<b>Building Support Areas</b>		
47	Service Window - Public (w/ workstation behind)	80	87	Custodian/General Storage	200
48	Service Window - Other departments	40	88	Janitors Closets (1 @ 70 SF)	70
49	Waiting	80	89	Server/IT	200
50	Finance Director	200	90	Active Demarc	100
51	Account Clerk #1 (workstation)	80	91	UPS/Battery Backup	100
52	Account Clerk #2 (workstation)	80		Subtotal - Net SF Building Support Spaces	670
53	Account Clerk #3 (workstation)	80		Dept. Net to Gross factor (20%)	130
54	Finance Local Records	150		Building Support Spaces	800
	Subtotal - Net SF Finance	790			
	Dept. Net to Gross factor (20%)	160		SUBTOTAL - Gross SF All City of Beacon Areas	14,620
	Finance	950		Dept Gross SF to Bldg Gross SF Factor (14%)	2,050
				Total Gross SF City of Beacon Areas	16,670



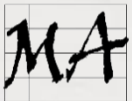
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# City Hall Size Increase

Projected city Hall Size: 17,000 to 20,000 SQ FT

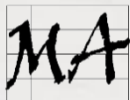
Current net areas	7,310
Increase simply to to meet code w/o added program	1,828
New Public Areas Lobby, elevator Stairwell, etc.)	2,670
Other Needed Offices	620
Add to Council Chamber, Mayor, Admin, Clerk, Finance, Building/Planning Zoning & Assessor	2,300
Office Support (conference, copy room, storage, restrooms, etc.)	2,500
Sub-total	17,228
Corridors & walls	2,412
Total Building	19,639



# Needs Analysis: County Offices

Total County  
Office Space  
GSF = 20,380

DUTCHESS COUNTY					
<b>Common Spaces - County</b>			<b>Probation</b>		
92	County Lobby Space	500	114	Waiting - Adult	400
93	Elevator Lobby	80	115	Waiting - Minors	150
94	Public Restrooms - County (2@220 SF each)	440	116	Service Window (ROR)	80
95	Staff Restrooms - County (2@150 SF or 4@75 SF each)	300	117	Supervisor	140
	Subtotal - Net SF Common Spaces - County	1,320	118	Probation Officer - Office #1	100
	Net to Gross factor (15%)	200	119	Probation Officer - Office #2	100
	<b>Common Spaces - County</b>	<b>1,520</b>	120	Probation Officer - Office #3	100
<b>Department of Community &amp; Family Services</b>			121	Probation Officer - Office #4	100
96	Waiting	80	122	Probation Officer - Office #5	100
97	Secretary	100	123	Probation Officer - Office #6	100
98	DCFS Office (2 Workstations @ 80SF each)	160	124	Probation Officer - Office #7	100
99	DCFS Printing/Work Area	100	125	Probation Officer - Office #8	100
100	Files/General Storage	80	126	Probation Officer - Office #9	100
	DCFS Net SF	520	127	Probation Officer - Office #10	100
	Dept. Net to Gross factor (20%)	100	128	Probation Officer - Office #11	100
	<b>Dept. of Community &amp; Family Services</b>	<b>620</b>	129	Probation Officer - Office #12	100
<b>Astor Family Service</b>			130	Drug Testing	120
101	Lobby/Waiting	200	131	Copy Room	80
102	Receptionist (workstation)	80	132	Conference Room	280
103	Office #1 (supervisor)	130	133	Break Room	150
104	Office #2	90	134	Files/General Storage	160
105	Office #3	90	135	Phone/IT Closet	50
106	Office #4	90		Probation Spaces Net SF	2,760
107	Office #5	90		Dept. Net to Gross factor (30%)	830
108	Office #6	90		<b>Probation</b>	<b>3,590</b>
109	Office #7	90	<b>Department of Motor Vehicles</b>		
110	Copy Area	90	136	Waiting Area	770
111	Break/Conf Room	250	137	Written Test Area	150
112	Files/General Storage	80	138	Work Area (3 service windows)	530
113	Phone/IT Closet	50	139	Open Office (2 workstations @ 80 SF ea)	160
	Astor Family Service Net SF	1,290	140	Copy Room	80
	Dept. Net to Gross factor (30%)	390	141	Break Room	250
	<b>Astor Family Service</b>	<b>1,680</b>	142	Files/General Storage	150
			143	Vault	100
			144	Phone/IT Closet	100
				DMV Spaces Net SF	570
				Dept. Net to Gross factor (20%)	110
				<b>Dept. of Motor Vehicles</b>	<b>2,600</b>
<b>Department of Environmental Health</b>			<b>Hudson Valley Mental Health</b>		
145	Reception Area	180	154	Reception	250
146	Supervisors Office	190	155	Secretary	100
147	Open Office (4 workstations @ 70 SF each)	280	156	Open Office (3 workstations @ 60 SF each)	180
148	Conference Room/Map Room	250	157	Supervisors Office	120
149	Break Room	200	158	Therapist Director Office	120
150	Copy Room	80	159	Nurse Practitioner - Office #1	115
151	General Storage	100		Nurse - Office #2	115
152	File Storage	130	160	Therapist - Office #3	115
153	Phone/IT Closet	50	161	Therapist - Office #4	115
	EH Spaces Net SF	1,410	162	Therapist - Office #5	115
	Dept. Net to Gross factor (20%)	280	163	Therapist - Office #6	115
	<b>Dept. of Environmental Health</b>	<b>1,690</b>	164	Therapist - Office #7	115
			165	Therapist - Office #8	115
			166	Therapist - Office #9	115
			167	Phone Counseling	120
			168	Group Therapy	135
			169	Chart Room	130
			170	Conference	180
			171	Break Area	200
			172	Copy Room	80
			173	Men's Toilet	70
			174	Women's Toilet	70
			175	Files/General Storage	130
			176	Phone/IT Closet	50
			177	HV MH Spaces Net SF	2,970
				Dept. Net to Gross factor (30%)	890
				<b>Hudson Valley Mental Health</b>	<b>3,860</b>
<b>Vacant Office / Shelled Space</b>			<b>Building Support Areas - County</b>		
178	Usage TBD		179	IT Room (Main Distribution)	120
	Vacant Spaces Net SF	TBD	180	Control Closet	70
	Net to Gross Factor	TBD		Subtotal - Net SF Bldg Support - County	190
	<b>Vacant</b>	<b>2,000</b>		Net to Gross factor (20%)	40
				<b>Building Support Areas - County</b>	<b>230</b>
				Subtotal - Gross SF All Dutchess County Dept. Areas	17,880
				Dept. Gross SF to Bldg Gross SF Factor (14%)	2,500
				<b>Total Gross SF Dutchess County</b>	<b>20,380</b>



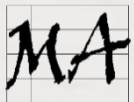
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# Needs Analysis: Shared Space

SHARED SPACES		
<b>Shared Staff and Public Areas</b>		
1	Main Vestibule	100
2	Main Lobby	900
3	Public Restrooms (2 @ 220 SF each)	440
4	Public Restroom (Family)	80
5	Employee Entry Vestibules (3 @ 70 SF each)	210
6	Stairwells (2 @ 220 SF each per floor)	1,320
7	Elevator (stretcher-sized)	70
Subtotal - Net SF Shared Staff and Public Areas		3,120
Dept. Net to Gross factor (15%)		470
Shared Staff and Public Areas		3,590
<b>Shared Building Support Areas</b>		
8	Custodian Housekeeping Storage	200
9	Janitors Closet (1 @ 70 SF each)	70
10	Mechanical	1,000
11	Electrical	150
12	Sprinkler Room	100
13	Elevator Equipment Room	60
14	Yard Storage	100
Subtotal - Net SF Shared Building Support Areas		1,680
Dept. Net to Gross factor (20%)		340
Shared Building Support Areas		2,020
<b>Outdoor Areas</b>		
15	Staff Break Area	
16	Garbage Enclosure (outdoors)	
17	Outdoor Receiving/Delivery Zone	
18	Parking Stalls - Public & Staff (approx.)	
SUBTOTAL - Gross SF All Shared Spaces		5,610
Dept Gross SF to Bldg Gross SF Factor (14%)		785
All Shared Spaces		6,395

Total Shared  
Space  
GSF = 6,395

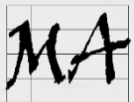


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# Needs Analysis: City & County Combined

## AREAS SUMMARY

	City / County Shared Areas GSF	6,395
	City of Beacon GSF	16,670
	Dutchess County GSF	20,380
	<b>TOTAL COMBINED CITY / COUNTY BUILDING GSF</b>	<b>43,445</b>
	% of GSF Attributable to City Hall	45%
	% of GSF Attributable to County	55%



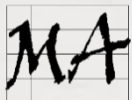
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# Needs Analysis – Fire Department

FIRE DEPARTMENT				
			<b>Firefighters</b>	
	<b>Apparatus Bay</b>	<b>30</b>	Firefighter's Rest Rooms (see #32)	0
1	Apparatus Bay	5,849	Volunteer Firefighter's Room	0
1.1	Additional Space for Parking Garage Structure	560	Three Company Offices	0
	<b>Subtotal - Apparatus</b>	<b>6,409</b>	Exercise	632
	<b>Firematic Support</b>		Lockers/Bath	95
1.2	Mezzanine	1,450	Day Room	1262
2	Storage Room #1	216	Bunkrooms w/ Lockers 8 @ 93	744
3	Storage Room #2	216	Chief's Bunk	0
4	Turnout Gear	205	Bunker Bathroom 4 @ 91 sf	364
5	Quarter Master	205	Personal Lockers	0
6	Hose Storage	32	Bunker's Area Laundry	59
7	EMS Storage	100		
8	Work Room	196	<b>Subtotal - Career Firefighters</b>	<b>3,156</b>
9	Decon/Laundry	186	<b>Public Spaces</b>	
10	Hazardous Waste	14	Public Entry Area	200
11	Utility Recess	32	Deleted	0
12	Hydration	36	Coat Room	125
13	SCBA Compressor (142 SF)	included	Multi-Use	1500
14	SCBA Fill Station	130	Multi-Use Tables & Chairs	198
15	Janitors Closet	64	Multi-Use A/V	60
16	Apparatus Floor Restroom	62	Training Prop Storage	130
17	Communications	212	Multi-Use Kitchen	341
18	Training/Hose Tower (441 SF)	441	Multi-Use Pantry	103
	<b>Subtotal - Firematic Support</b>	<b>2,347</b>	Public Rest Rooms M & F	273
	<b>Administration</b>		<b>Subtotal - Public Spaces</b>	<b>2,930</b>
19	Station Lobby	100	<b>Miscellaneous Space</b>	
20	Conference Room	473	(2) Entry Vestibules	128
	Conference Storage	0	Housekeeping Storage	98
21	Chief's Office	175	Office Side Janitors Closet	192
22	Chief's Storage Room	71	File Server	64
23	Volunteer Officers	194	Sprinkler	70
24	Career Staff Office	133	Mechanical/Electrical	700
25	Fire Prevention & Education Storage	97	(2) Stairwells (360 SF per floor)	1,084
26	Work Space	90	Elevator (58 SF per floor)	174
	Assistant Chiefs	0	Elevator Equipment Room	52
	Shared Office	0	Elevator Foyer (80 SF per floor)	80
27	Records Storage	100		
28	Company Rooms (3 @ 300 sf)	900	<b>Subtotal - Miscellaneous Spaces</b>	<b>2,642</b>
29	Admin Area Restrooms 2 @ 73 sf	146		
	<b>Subtotal - Administration</b>	<b>2,479</b>	<b>Area Subtotals</b>	
	<b>Firefighters</b>		Apparatus Bay	6,409
30	Firefighter's Rest Rooms (see #32)	0	Firematic Support	2,347
	Volunteer Firefighter's Room	0	Mezzanine	1,450
	Three Company Offices	0	Admin, Firefighters, Public Spaces & Misc Spaces	11,207
31	Exercise	632	<b>Walls &amp; Circulation</b>	
32	Lockers/Bath	95	Apparatus Bay Walls @ 8%	513
33	Day Room	1262	Firematic Support Walls @ 15%	461
34	Bunkrooms w/ Lockers 8 @ 93	744	Office Area Walls @ 17%	1,905
	Chief's Bunk	0	Firematic Support Circulation @ 15%	308
35	Bunker Bathroom 4 @ 91 sf	364	Office Area Circulation @ 18%	2,017
	Personal Lockers	0		
36	Bunker's Area Laundry	59	<b>Subtotal - Walls &amp; Circulation</b>	<b>5,204</b>
	<b>Subtotal - Career Firefighters</b>	<b>3,156</b>	<b>TOTAL FIRE STATION GSF</b>	<b>26,617</b>

Total Fire  
Department  
GSF = 26,687  
[Versus 24,309 at  
Alternative Site]

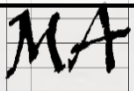


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# The Site

- 1.8 acres.
  - Bounded by Main, South Elm and DeWindt Streets.
  - South Elm is one-way heading north (toward Main Street).
  - South Elm and DeWindt are residential streets.
  - Topography on south end (DeWindt Street).
- 
- The aerial photograph shows a city block with a large, paved parking lot in the center-right. A two-story building with a dark roof is situated near the intersection of Main Street and DeWindt Street. The surrounding area includes residential houses, trees, and other commercial buildings. Street names like 'Main St', 'South Elm St', and 'DeWindt St' are visible. A red pin marks the location of the building at 223 Main St.
- Existing county building (2 floors, 11,000 SF per floor) is in Historic District, but has been renovated previously in ways that detract from its historic quality.
  - Existing parking lot, w/ 92 parking spaces

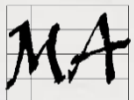




# Options

## Four Options Merited Evaluation:

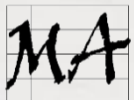
- **Option 1** – New Combined City/County Building with Fire Station
- **Option 2** – New City Hall with Improvements to County Building (2 versions)
- **Option 3** – New Combined City/County Building with Drive Access to Main Street
- **Option 4** – New City/County Building with Pocket Park



# Space Needs: Option One

Total Building  
Size  
GSF = 70,062

OPTION #1 (New City/County Building with Fire Station) AREA SUMMARY	
CITY / COUNTY SHARED AREAS	AREA (SF)
Shared Staff and Public Areas	3,590
Shared Building Support Areas	2,020
<b>Subtotal - City / County Shared Areas</b>	<b>5,610</b>
Dept Gross SF to Bldg Gross SF Factor (14%)	785
<b>City / County Shared Areas GSF</b>	<b>6,395</b>
CITY OF BEACON AREAS	AREA (SF)
Common Spaces - City	2,040
Lobby, Council Chamber & Conference	2,900
Mayor and City Admin	1,430
Human Resources	240
City Clerk	680
Finance	950
Assessor	520
Building/Planning/Zoning	1,620
Recreation	380
Office Support Areas	3,060
Building Support Spaces	800
<b>Subtotal - City of Beacon Areas</b>	<b>14,620</b>
Dept Gross SF to Bldg Gross SF Factor (14%)	2,050
<b>City of Beacon Areas GSF</b>	<b>16,670</b>
DUTCHESS COUNTY AREAS	AREA (SF)
Common Spaces - County	1,520
Dept. of Community & Family Services	620
Astor Family Service	1,680
Probation	3,590
Dept. of Motor Vehicles	2,690
Dept. of Environmental Health	1,690
Hudson Valley Mental Health	3,860
Vacant	2,000
Building Support Areas - County	230
<b>Subtotal - Dutchess County Areas</b>	<b>17,880</b>
Dept Gross SF to Bldg Gross SF Factor (14%)	2,500
<b>Dutchess County Areas GSF</b>	<b>20,380</b>
FIRE STATION	AREA (SF)
Apparatus Bay	6,409
Firematic Support	2,347
Mezzanine	1,450
Admin, Firefighters, Public Spaces & Misc Spaces	11,207
<b>Subtotal - Fire Station Areas</b>	<b>21,413</b>
Gross SF Factor (24%)	5,204
<b>Fire Station GSF</b>	<b>26,617</b>
<b>TOTAL GSF - OPTION 1 (exclusive of parking deck)</b>	<b>70,062</b>



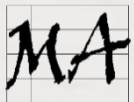
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# Space Needs: Option Two

Total Building  
Size  
GSF = 20,300

OPTION #2 (Stand-Alone City Hall) AREA SUMMARY			
CITY HALL		AREA (SF)	AREA (SF)
Staff and Public Areas		3,420	3,660
Building Support Areas		2,220	2,420
Lobby, Council Chamber & Conference		2,730	2,900
Mayor and City Admin		1,280	1,430
Human Resources		240	240
City Clerk		560	680
Finance		950	950
Assessor		460	520
Building/Planning/Zoning		1,330	1,620
Recreation		0	380
Office Support Areas		2,020	3,060
Subtotal - City of Beacon Areas		15,210	17,860
Dept Gross SF to Bldg Gross SF Factor (14%)		2,130	2,500
TOTAL GSF - OPTION #2		17,340	20,360

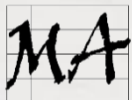


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# Space Needs: Option Three & Four

Total Building  
Size  
GSF = 43,445

OPTIONS #3 & #4 (New City/County Building only) AREA SUMMARY	
CITY / COUNTY SHARED AREAS	AREA (SF)
Shared Staff and Public Areas	3,590
Shared Building Support Areas	2,020
<b>Subtotal - City / County Shared Areas</b>	<b>5,610</b>
Dept Gross SF to Bldg Gross SF Factor (14%)	785
<b>City / County Shared Areas GSF</b>	<b>6,395</b>
CITY OF BEACON AREAS	AREA (SF)
Common Spaces - City	2,040
Lobby, Council Chamber & Conference	2,900
Mayor and City Admin	1,430
Human Resources	240
City Clerk	680
Finance	950
Assessor	520
Building/Planning/Zoning	1,620
Recreation	380
Office Support Areas	3,060
Building Support Spaces	800
<b>Subtotal - City of Beacon Areas</b>	<b>14,620</b>
Dept Gross SF to Bldg Gross SF Factor (14%)	2,050
<b>City of Beacon Areas GSF</b>	<b>16,670</b>
DUTCHESS COUNTY AREAS	AREA (SF)
Common Spaces - County	1,520
Dept. of Community & Family Services	620
Astor Family Service	1,680
Probation	3,590
Dept. of Motor Vehicles	2,690
Dept. of Environmental Health	1,690
Hudson Valley Mental Health	3,860
Vacant	2,000
Building Support Areas - County	230
<b>Subtotal - Dutchess County Areas</b>	<b>17,880</b>
Dept Gross SF to Bldg Gross SF Factor (14%)	2,500
<b>Dutchess County Areas GSF</b>	<b>20,380</b>
<b>TOTAL GSF - OPTIONS #3 &amp; 4</b>	<b>43,445</b>

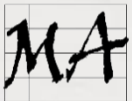


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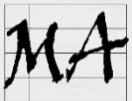
# Parking Calculations

- **2014 parking study indicated County Lot never exceeded 70% full.**
- **Multiple potential calculation methods considered:**
  - **Alt Method #1** – Match existing for City & County. Fire Station per MAA recommendations.
  - **Alt Method #2** – City per Beacon ordinance, County to match existing, Fire Station per MAA recommendations.
  - **Alt Method #3** – City per Beacon ordinance, County at 69% of existing, Fire Station per MAA recommendations.
- **Method used per current ordinance:**
  - 2 spaces/1000 SF of floor area (office and nonretail commercial).



# Parking Calculations

- **2014 parking study indicated County Lot never exceeded 70% full**
- **Multiple potential calculation methods considered:**
  - **Alt Method #1** – Match existing for City & County. Fire Station per MAA recommendations
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  - **Alt Method #3** – City per Beacon ordinance, County at 69% of existing, Fire Station per MAA recommendations
- **Method used per current ordinance:**
  - **2 spaces/1000 SF** of floor area (office and nonretail commercial)





# Parking Calculations

EXISTING PARKING					
QUANTITIES AND TYPES OF EXISTING STALLS AT CITY AND COUNTY PROPERTIES					
	# STANDARD STALLS	# HCAP STALLS	# TOTAL STALLS		
Existing City Hall Site	72	6	78	(49 standard & 4 h'cap stalls for Police not included)	
Existing County Site	88	4	92		
Subtotal City & County On-Site	160	10	170	(total # of stalls on existing City Hall and County Sites)	
On-Street Stalls (Main Street)	7	0	7	(fronting on County property)	
TOTAL EXISTING STALLS	167	10	177		
NEW PARKING REQUIREMENTS (1)					
OPTION #1 - CONSTRUCT NEW COMBINED CITY/COUNTY BLDG WITH FIRE STATION ON SAME SITE					
	BLDG GSF	# STANDARD STALLS	# HCAP STALLS	# TOTAL REQD STALLS	
Apportioned to City Hall (2)	45% 19,544	37	2	39	(based on 223-41.18)
Apportioned to County (3)	55% 23,902	45	3	48	(based on 223-41.18)
Subtotal - City & County	43,446	82	5	87	
Fire Station	26,617	42	2	44	(as recommended by MA)
TOTAL STALLS REQUIRED		124	7	131	
OPTION #2 - CONSTRUCT NEW CITY HALL (20,000 SF), WITH IMPROVEMENTS AT COUNTY BLDG					
	BLDG GSF	# STANDARD STALLS	# HCAP STALLS	# TOTAL REQD STALLS	
New City Hall	20,190	38	2	40	(based on 223-41.18)
Existing County Bldg	21,143	39	3	42	(based on 223-41.18)
TOTAL STALLS REQUIRED		78	5	83	
OPTION #2 - CONSTRUCT NEW CITY HALL (17,000 SF), WITH IMPROVEMENTS AT COUNTY BLDG					
	BLDG GSF	# STANDARD STALLS	# HCAP STALLS	# TOTAL REQD STALLS	
New City Hall	17,340	33	2	35	(based on 223-41.18)
Existing County Bldg	21,143	39	3	42	(based on 223-41.18)
TOTAL STALLS REQUIRED		72	5	77	
OPTIONS #3 & #4 - CONSTRUCT NEW COMBINED CITY/COUNTY BUILDING					
	BLDG GSF	# STANDARD STALLS	# HCAP STALLS	# TOTAL REQD STALLS	
Apportioned to City Hall (2)	45% 19,544	37	2	39	(based on 223-41.18)
Apportioned to County (3)	55% 23,902	45	3	48	(based on 223-41.18)
TOTAL STALLS REQUIRED		82	5	87	
ADDITIONAL PARKING STALLS AVAILABLE (4)					
	OPTION #1	OPTION #2 (20,000 SF)	OPTION #2 (17,000 SF)	OPTION #3	OPTION #4
Standard Stalls Provided	155	103	103	107	107
Handicapped Stalls Provided	7	5	5	5	5
Total Stalls Provided On-Site	162	108	108	112	112
Minimum # of Stalls Required On-Site	131	83	77	87	87
Add'l Stalls Provided On-Site	31	25	31	25	25
On-Street Stalls Provided (S. Elm Street)	0	5	5	5	5
ADDT'L PARKING STALLS AVAILABLE	31	30	36	30	30

(1) City and County needs per Beacon Ordinance 223-41.18. Fire Station (under option 1) per MAA recommendations. Handicapped per 2015 NY State Bldg Code.

(2) City Hall functions apportioned at 45% of total combined GSF based on Space Summary.

(3) County functions apportioned at 55% of total combined GSF based on Space Summary.

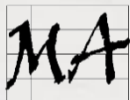
(4) Quantities noted are available for public use beyond the number of stalls necessary to meet ordinance requirements.

(1) City and County needs per Beacon Ordinance 223-41.18. Fire Station (under option 1) per MAA recommendations. Handicapped per 2015 NY State Bldg Code.

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(3) County functions apportioned at 55% of total combined GSF based on Space Summary.

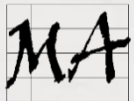
(4) Quantities noted are available for public use beyond the number of stalls necessary to meet ordinance requirements.



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# Plans – Option 1

NEW COMBINED CITY/COUNTY BUILDING WITH NEW FIRE STATION ON SAME SITE



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# Plans – Option 1

NEW COMBINED CITY/COUNTY BUILDING WITH NEW FIRE STATION ON SAME SITE

## **43,500 SF City/County building (+/-)**

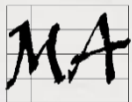
- 3 stories
- Frontage and main entry on Main Street
- Access from parking area on back side

## **26,500 SF Fire Station (+/-)**

- 3 story business & living, 1 story apparatus bay
- Frontage on South Elm

## **New Parking Structure Required**

- 136 stalls, with access from DeWindt Street (only 131 total needed)
- 26 separate stalls, with access from S. Elm Street
- Results in approximately 31 more stalls than minimum ordinance requirements.

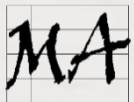


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# Option 1

NEW COMBINED CITY/COUNTY BUILDING WITH NEW FIRE STATION ON SAME SITE



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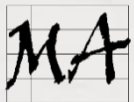
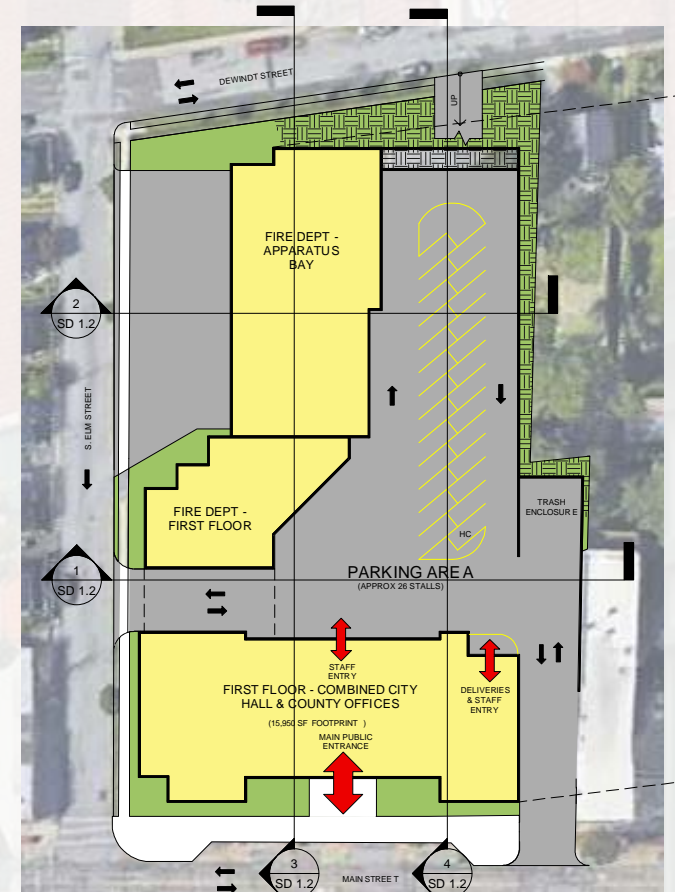


# Design Considerations – Option 1

NEW COMBINED CITY/COUNTY BUILDING WITH NEW FIRE STATION ON SAME SITE

## SITE

- Site will be completely “built-out”. No expansions possible.
- Parking deck increases traffic in neighborhood.
- Parking deck adds up-front costs and incurs future maintenance costs.
- Parking deck limits natural lighting to both Fire Station and City/County Building.
- South Elm Street will likely need to be widened.
- South Elm must be revised to 2-way street.
- County building demolished. (Historic District but of limited value due to renovations.)
- Hazardous materials (County building) will need abatement.



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# Design Considerations – Option 1

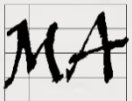
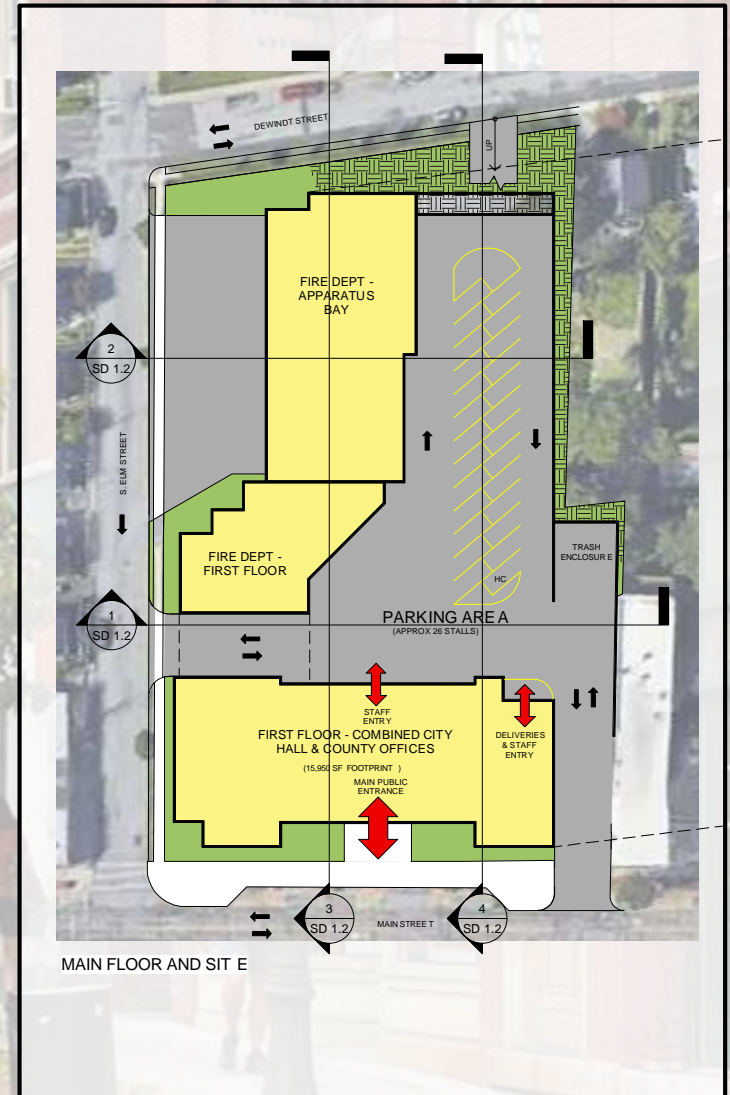
NEW COMBINED CITY/COUNTY BUILDING WITH NEW FIRE STATION ON SAME SITE

## FIRE STATION

- No opportunities for outdoor Fire Department training
- Fire Department vehicles must be backed into the bays, disrupting traffic.
- South Elm Street residents disturbed during emergency responses.
- Fire Department building SF is larger due to 3-story height.
- Fire station is an essential facility (NY State Building Code & FEMA).

## CITY / COUNTY

- Multiple public entrances make security screening more costly.
- County will need to temporarily relocate operations for 12-15 months.

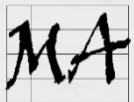
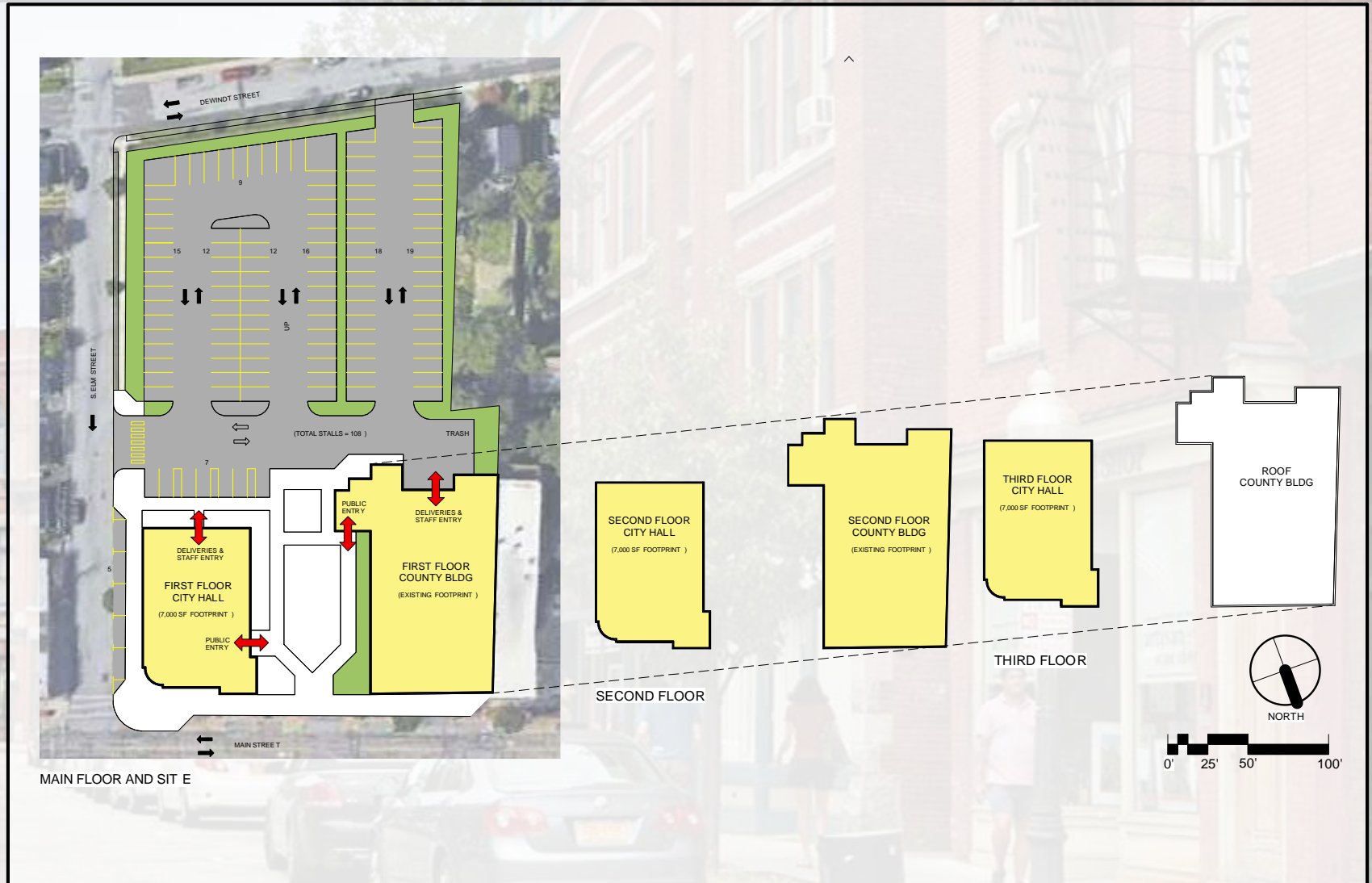


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# Plans - Option 2

## NEW CITY HALL, WITH IMPROVEMENTS TO COUNTY BUILDING



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New City Hall with Improvements  
to County Building

# Plans - Option 2

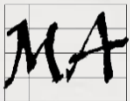
NEW CITY HALL, WITH IMPROVEMENTS TO COUNTY BUILDING

## 17,000 to 20,000 SF City building (+/-)

- 3 stories
- Pocket park
- Access from parking area on back side
- Existing County building to remain, ideally with some exterior improvements, but unknown at this time.

## Parking

- 108 parking stalls provided (only 83 total needed)
- Resulting in 25 more stalls than minimum ordinance req'mts.
- County has suggested they need 92 stalls, but 2014 study shows its never above 70% occupied
- Access from South Elm and DeWindt
- South Elm Street should have direction changed

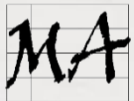


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# Option 2

## NEW CITY HALL, WITH IMPROVEMENTS TO COUNTY BUILDING



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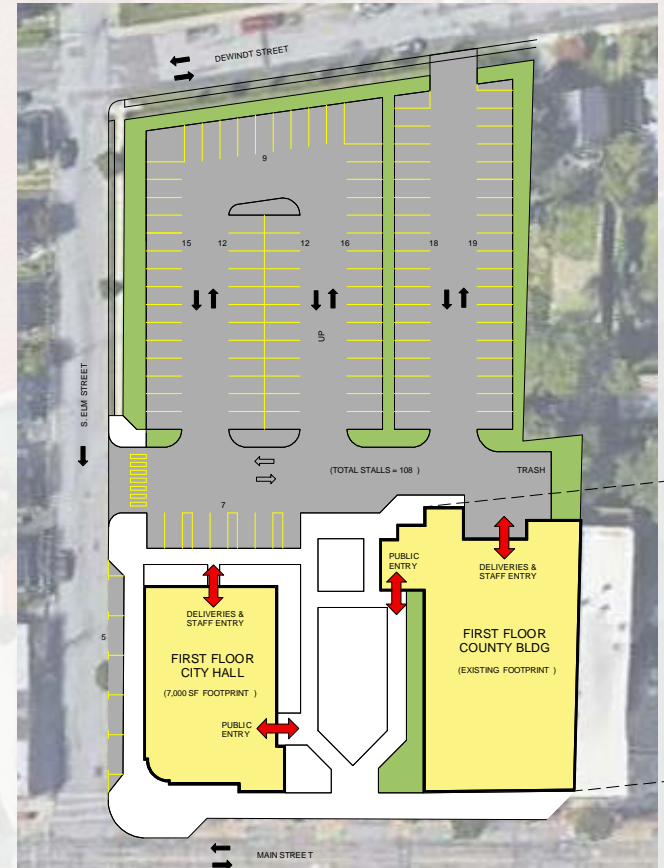


# Design Considerations - Option 2

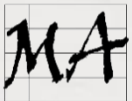
NEW CITY HALL, WITH IMPROVEMENTS TO COUNTY BUILDING

## SITE

- Plan is in keeping with 2017 Comprehensive Plan and includes pocket park.
- Shared on-grade parking is ample, with drive access onto South Elm and DeWindt Streets.
- South Elm should be revised to 2-way street.
- Demolition and hazardous materials abatement limited.
- Plan is in keeping with 2017 Comprehensive Plan.



MAIN FLOOR AND SITE



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# Design Considerations - Option 2

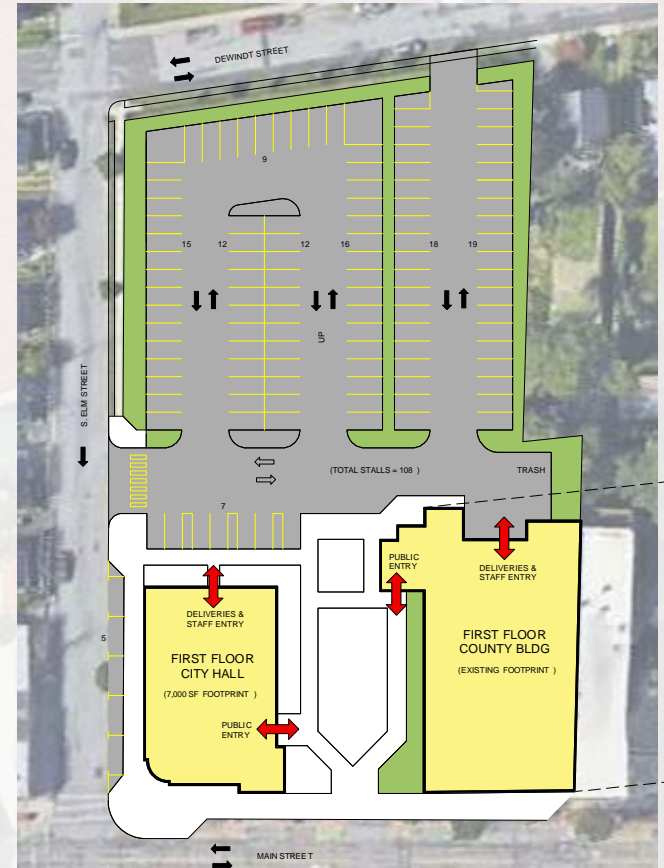
NEW CITY HALL, WITH IMPROVEMENTS TO COUNTY BUILDING

## CITY

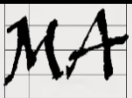
- Single City Hall public entry simplifies security screening.
- Daylighting opportunities on all sides of City Hall.
- Building out to sidewalk limits physical barriers at building perimeter.
- Ordinance restricts building height to 38', making ceiling heights greater than 8' difficult to achieve.
- Ordinance requirements for glazing at street level may be problematic.
- Construction cost is lowest of all options.

## COUNTY

- County facility remains occupied during construction, but with parking disrupted.
- Improvements to County facility need to be determined.



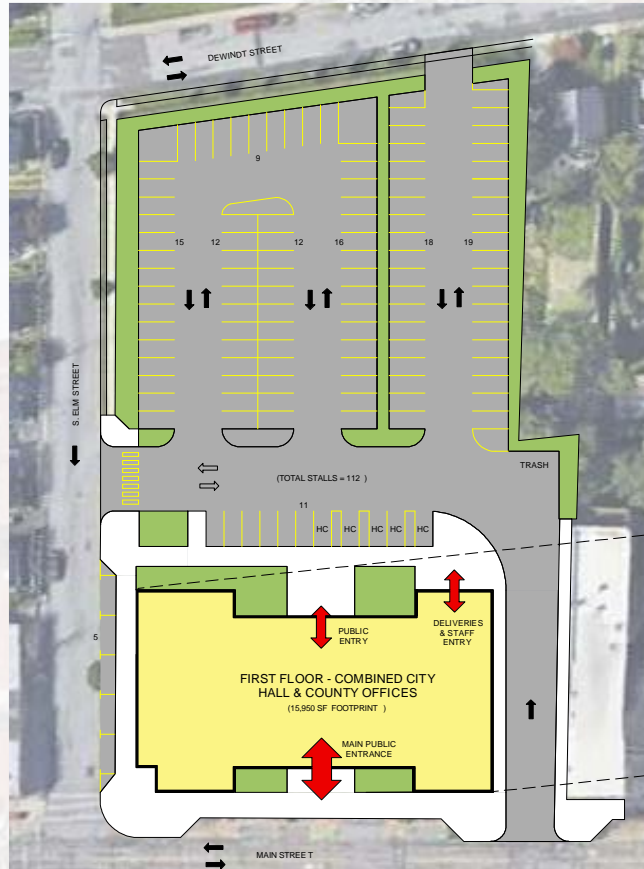
MAIN FLOOR AND SITE



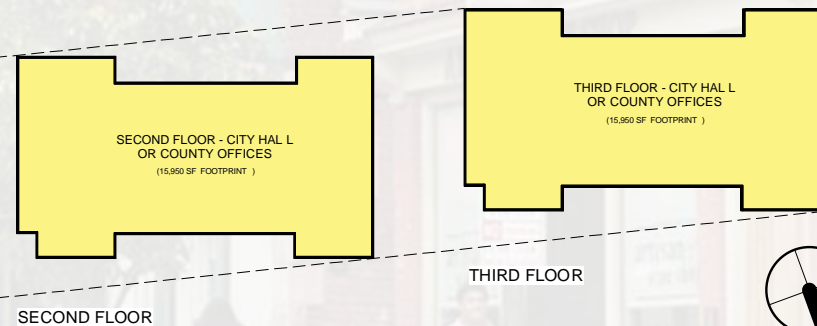
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# Plans - Option 3

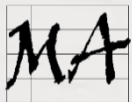
## COMBINED CITY/COUNTY BUILDING (W/ DRIVE ACCESS ONTO MAIN STREET)



MAIN FLOOR AND SITE



0' 25' 50' 100'



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New Combined City/County Building  
with Drive Access to Main Street



# Plans - Option 3

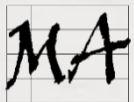
COMBINED CITY/COUNTY BUILDING (W/ DRIVE ACCESS ONTO MAIN STREET)

## 43,500 SF City/County building (+/-)

- 3 stories

## Parking

- 112 parking stalls provided (only 87 total needed)
- Results in 25 more stalls than minimum ordinance req'mts
- Drive access from South Elm, DeWindt and Main Streets

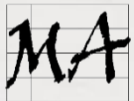


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# Option 3

COMBINED CITY/COUNTY BUILDING (W/ DRIVE ACCESS ONTO MAIN STREET)



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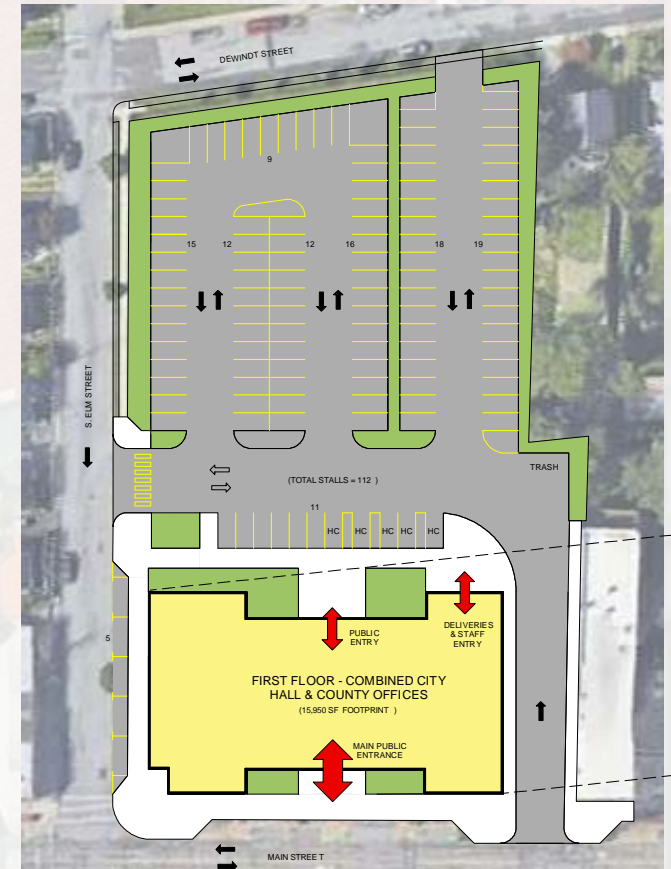


# Design Considerations - Option 3

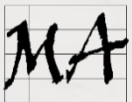
COMBINED CITY/COUNTY BUILDING (W/ DRIVE ACCESS ONTO MAIN STREET)

## SITE

- Shared on-grade parking is ample, with drive access to South Elm, DeWindt and Main Streets.
- South Elm could remain 1-way, but 2-way is recommended.
- County building demolished. (Historic District but of limited value due to renovations.)
- Hazardous materials (County building) will need abatement.



MAIN FLOOR AND SITE



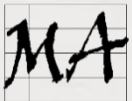
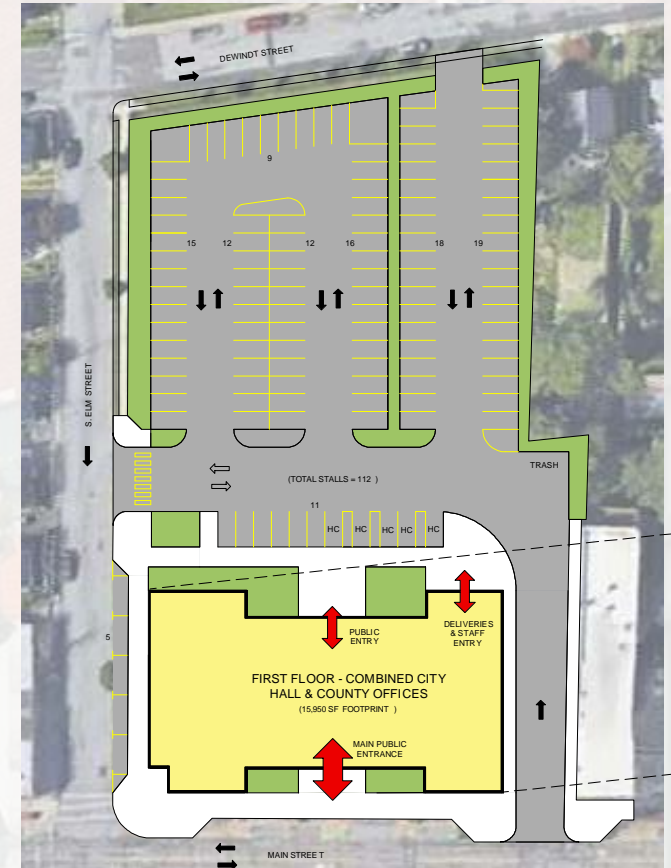
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# Design Considerations - Option 3

## COMBINED CITY/COUNTY BUILDING (W/ DRIVE ACCESS ONTO MAIN STREET)

### CITY / COUNTY

- Single shared public entry simplifies security screening.
- Daylighting opportunities on all sides.
- City and County share some public spaces.
- Building out to sidewalk limits physical barriers at building perimeter.
- Ordinances restricts building height to 38', making ceiling heights greater than 8' difficult to achieve.
- Ordinance requirements for glazing at street level may be problematic.
- Increased costs due to demolition of County building.
- County will need to temporarily relocate operations for 12-15 months.

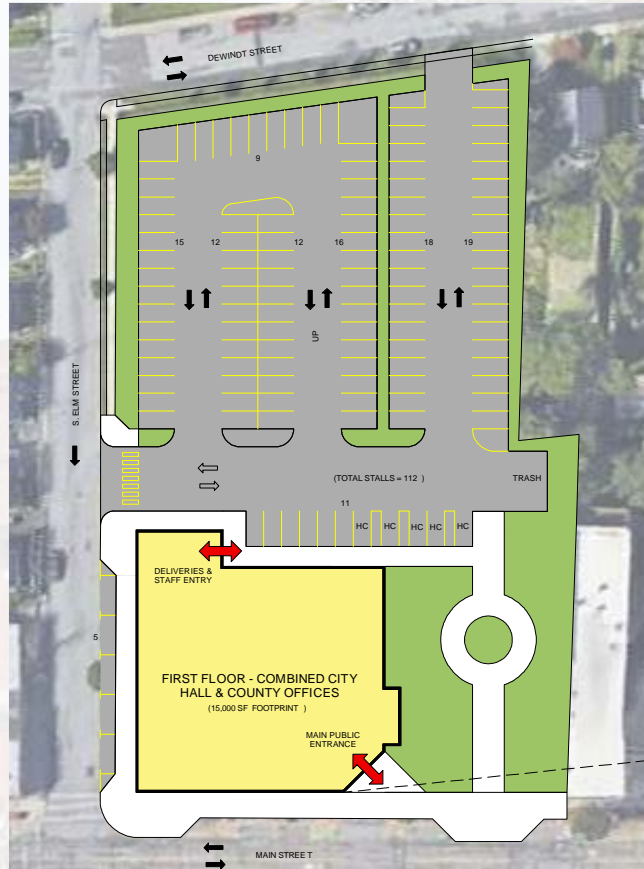


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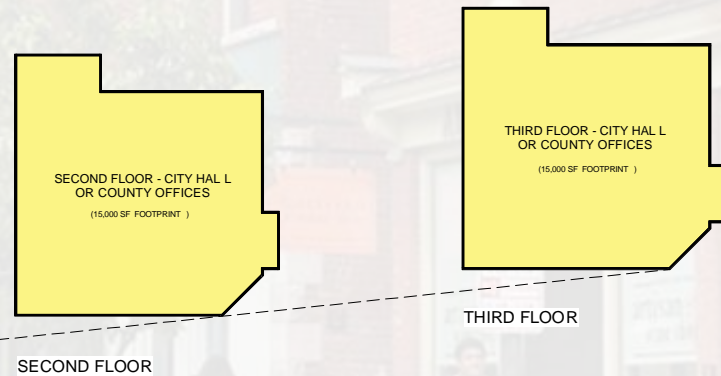


# Plans - Option 4

## COMBINED CITY/COUNTY BUILDING (W/ POCKET PARK)

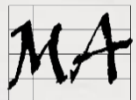


MAIN FLOOR AND SITE



SECOND FLOOR

THIRD FLOOR



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New City/County Building  
with Pocket Park

# Plans - Option 4

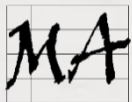
COMBINED CITY/COUNTY BUILDING (W/ POCKET PARK)

## 43,500 SF City/County building (+/-)

- 3 stories

## Parking

- Parking generally same as Option #3
- Access from Main Street is removed, and a pocket park is included.

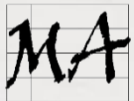


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# Option 4

## COMBINED CITY/COUNTY BUILDING (W/ POCKET PARK)



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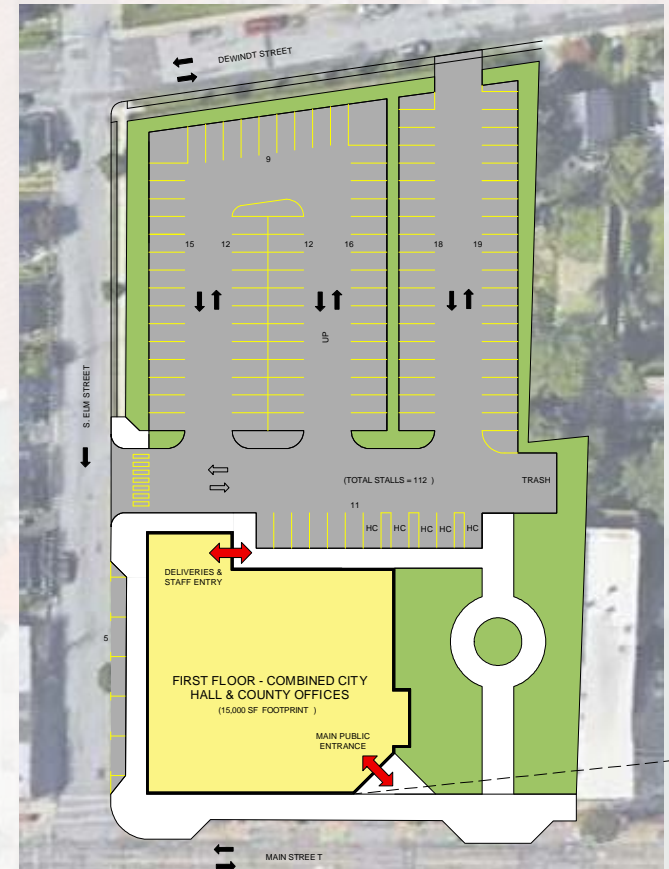


# Design Considerations - Option 4

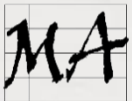
## COMBINED CITY/COUNTY BUILDING (W/ POCKET PARK)

### SITE

- Plan is in keeping with 2017 Comprehensive Plan and includes pocket park.
- Shared on-grade parking is ample, with drive access onto South Elm and DeWindt Streets.
- South Elm should be revised to 2-way street.
- County building demolished (Historic District but of limited value due to renovations).
- Hazardous materials (County building) will need abatement.



MAIN FLOOR AND SITE



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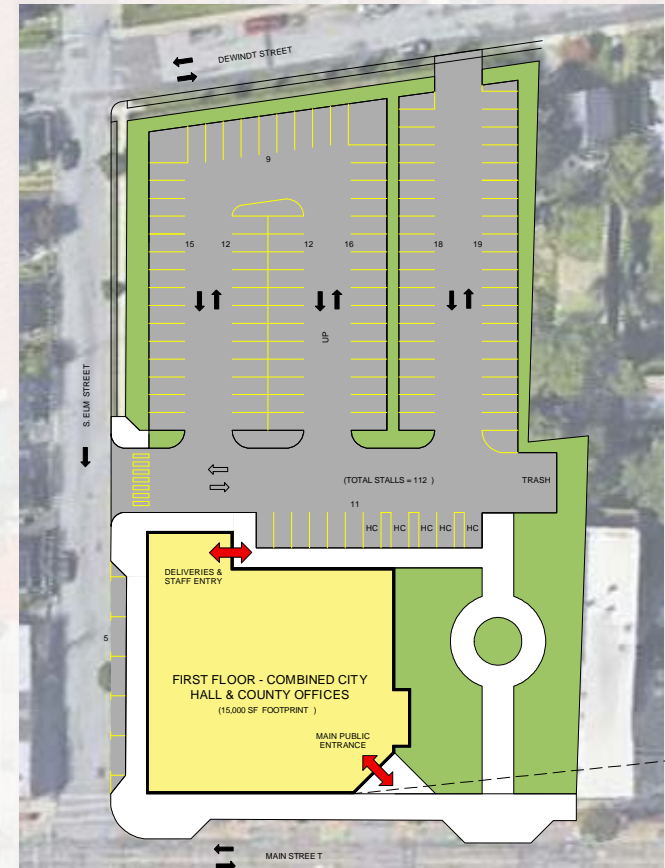


# Design Considerations - Option 4

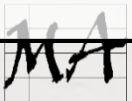
## COMBINED CITY/COUNTY BUILDING (W/ POCKET PARK)

### CITY / COUNTY

- Single public entry simplifies security screening
- Daylighting opportunities on all sides.
- City and County share parking area and some public spaces
- Improvements to County facility need to be determined
- Building out to sidewalk limits physical barriers at building perimeter
- Ordinances restricts building height to 38', making ceiling heights greater than 8' difficult to achieve
- Ordinance requirements for glazing at street level may be problematic.
- Increased costs due to demolition of County building
- County facility remains occupied during construction, but with parking disrupted



MAIN FLOOR AND SITE



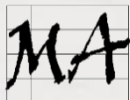
# Cost Estimating

## NASCO CONSTRUCTION SERVICES INC.

SUBJECT: BACKUP - OPTION #1  
PROJECT: BEACON COMBINED FACILITIES  
LOCATION: BEACON, NY  
TYPE EST.: FEASIBILITY  
CLIENT: MITCHELL ASSOCIATES ARCHITECTS

EST. NO: 8-0210  
EST. BY: MM  
CHKD. BY: EH  
DATE: 09/06/2018  
REV. DATE: 9/20/2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	TOTAL
<b>02</b>	<b>EXISTING CONDITIONS</b>					
	a. Construction Fence	1,245	LF	10.00	12,450	
	b. Demo Existing Building	22,000	SF	10.00	220,000	
	c. Remove Light Pole	6	EA	500.00	3,000	
	d. Remove Site Utilities	1	LS	10,000.00	10,000	
	e. Remove Existing Asphalt Parking Area	11,400	SF	2.00	22,800	
	f. Remove Concrete Curb	1,217	LF	5.00	6,085	
	g. Remove Concrete Sidewalk	1,600	SF	3.00	4,800	
	h. Remove Trees	10	EA	500.00	5,000	
						<b>\$284,135</b>
<b>03</b>	<b>CONCRETE</b>					
	<u>City/County Building</u>					
	a. Continuous Footing @ City/County Bldg	89	CY	350.00	31,111	
	b. Foundation Wall @ Main Building & Fire Dept	133	CY	500.00	66,667	
	c. SOG	15,950	SF	10.00	159,500	
	d. Concrete Walls for Elevator Pit	6	CY	500.00	3,148	
	e. SOG @ Elevator Pit	70	SF	15.00	1,050	
	f. Concrete on Metal Deck @ 2nd & 3rd Floor of City/County Bldg	28,550	SF	6.00	171,300	
	g. Concrete in Metal Pan Stairs @ City/County Bldg	922	RFT	10.00	9,220	
						<b>\$441,996</b>
	<u>Fire Station</u>					
	a. Continuous Footing @ Fire Dept	26	CY	350.00	9,230	
	b. Foundation Wall @ Fire Dept	40	CY	500.00	19,778	
	a. Continuous Footing @ Apparatus Bay Building	30	CY	350.00	10,604	
	b. Foundation Wall @ Apparatus Bay Building	38	CY	500.00	18,935	
	c. Continuous Footing @ Apparatus Bay	41	CY	350.00	14,519	
	d. Foundation Wall @ Apparatus Bay	23	CY	500.00	11,667	
	e. SOG	8,955	SF	10.00	89,550	
	f. Reinforced SOG @ Apparatus Bay	6,000	SF	15.00	90,000	
	e. SOG @ Elevator Pit	70	SF	15.00	1,050	
	g. Concrete on Metal Deck @ 2nd & 3rd Floor of Fire Dept	20,600	SF	6.00	123,600	
	h. Concrete in Metal Pan Stairs @ Fire Dept	86	RFT	10.00	860	
						<b>\$389,793</b>
	<u>Parking Garage</u>					
	a. Reinforced Concrete Slab, Beams, & Columns	48,500	SF	70.00	3,395,000	
	b. Concrete in Metal Pan Stairs @ Parking Lot	232	RFT	10.00	2,320	
	c. Continuous Footing @ Retaining Wall	11	CY	450.00	5,000	
	d. Retaining Wall @ Parking Area	36	CY	950.00	34,306	
						<b>\$3,436,626</b>



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# Cost Estimating

## NASCO CONSTRUCTION SERVICES INC.

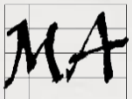
**SUBJECT:** GENERAL NOTES & QUALIFICATIONS  
**PROJECT:** BEACON COMBINED FACILITIES  
**LOCATION:** BEACON , NY  
**TYPE EST.:** FEASIBILITY  
**CLIENT:** MITCHELL ASSOCIATES ARCHITECTS

**EST. NO:** 8-0210  
**EST. BY:** MM  
**CHKD. BY:** EH  
**DATE:** 09/06/2018  
**REV. DATE:** 9/20/2018

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<b>TOTAL ANTICIPATED PROJECT COST OPTION #1</b>	<b>\$46,522,500</b>
<b>CITY/COUNTY BUILDING</b>	<b>\$26,667,000</b>
<b>FIRE STATION</b>	<b>\$10,499,300</b>
<b>PARKING GARAGE</b>	<b>\$9,356,200</b>
<b>TOTAL ANTICIPATED PROJECT COST OPTION #2</b>	<b>\$11,330,600</b>
<b>TOTAL ANTICIPATED PROJECT COST OPTION #3</b>	<b>\$21,321,400</b>
<b>TOTAL ANTICIPATED PROJECT COST OPTION #4</b>	<b>\$20,776,100</b>

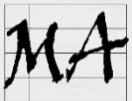
1. ALL PRICES ARE BASED ON SEPTEMBER 2018 CONSTRUCTION COSTS.



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# Initial Budgeting

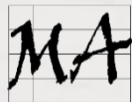
- 3<sup>rd</sup> party estimator did construction budgets for each option
- Budgets include construction contingencies and soft cost multiplier to cover testing, fees, abatement, etc.
- Costs are very preliminary, and should be considered “order of magnitude”
- Costs escalated to assume construction starting Spring of 2020





# Initial Budgeting

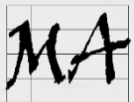
INITIAL CONSTRUCTION BUDGETING	
<b>OPTION #1 - NEW COMBINED CITY/COUNTY BUILDING WITH FIRE STATION ON SAME SITE</b>	
ITEM	AMOUNT (million)
Combined City/County Building	\$ 26.7
Fire Station	\$ 10.5
Parking Garage	\$ 9.4
Subtotal - Construction Budget	\$ 46.6
Construction Contingency (5%)	\$ 2.3
Soft Cost Multiplier (20%)	\$ 9.3
<b>Initial Project Budget</b>	<b>\$ 58.3 million</b>
<b>OPTION #2 - NEW CITY HALL (17,000 SF) WITH IMPROVEMENTS AT COUNTY BLDG</b>	
ITEM	AMOUNT (million)
City Hall Building	\$ 10.4
Subtotal - Construction Budget	\$ 10.4
Construction Contingency (5%)	\$ 0.5
Soft Cost Multiplier (20%)	\$ 2.1
<b>Initial Project Budget</b>	<b>\$ 13.0 million</b>
<b>OPTION #2 - NEW CITY HALL (20,000 SF) WITH IMPROVEMENTS AT COUNTY BLDG</b>	
ITEM	AMOUNT (million)
City Hall Building	\$ 11.3
Subtotal - Construction Budget	\$ 11.3
Construction Contingency (5%)	\$ 0.6
Soft Cost Multiplier (20%)	\$ 2.3
<b>Initial Project Budget</b>	<b>\$ 14.1 million</b>
<b>OPTION #3 - NEW COMBINED CITY/COUNTY BUILDING (WITH DRIVE AISLE TO MAIN STREET)</b>	
ITEM	AMOUNT (million)
Combined City/County Building	\$ 21.3
Subtotal - Construction Budget	\$ 21.3
Construction Contingency (5%)	\$ 1.1
Soft Cost Multiplier (20%)	\$ 4.3
<b>Initial Project Budget</b>	<b>\$ 26.7 million</b>
<b>OPTION #4 - NEW COMBINED CITY/COUNTY BUILDING (WITH POCKET PARK)</b>	
ITEM	AMOUNT (million)
Combined City/County Building	\$ 20.8
Subtotal - Construction Budget	\$ 20.8
Construction Contingency (5%)	\$ 1.0
Soft Cost Multiplier (20%)	\$ 4.2
<b>Initial Project Budget</b>	<b>\$ 26.0 million</b>



# Summary – Fire Station

## **The fire station should not be co-located on Main Street**

- Exiting onto South Elm Street is unacceptable
- Parking requirements would result in the apparatus bay roof being a parking deck. Unacceptable for an Essential Facility
- Traffic congestion conflicts with response time goals
- Traffic and pedestrian congestion invite accidents
- Fire station conflicts with 2017 Comprehensive Plan

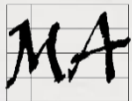




# Summary – Fire Station

In 2016 and 2017 Mitchell Associates Architects worked with the Beacon Site Selection Committee to determine programmatic needs and to identify the best site for a consolidated fire headquarters.

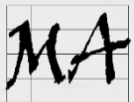
The Committee was comprised of City personnel, firefighters, and community representatives, and as a result of their efforts the “City of Beacon Site Selection Report” was produced.



# Summary – Fire Station

The Committee was in unanimous agreement regarding location and that a 2-story headquarters would require 24,309 SF of gross area to meet programmatic needs.

The City should proceed with the Committee's recommendations for scope and site.

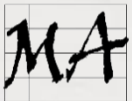




# Summary – City Hall

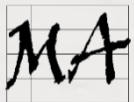
City Hall should be replaced by a building that supports the staff mission, and respectfully serves the public.

Based on potential funding available for construction and on future negotiations with Dutchess County, one of the remaining options should be selected by the City for further development if the City wishes to proceed with potentially cohabiting the 223 Main Street site with the County.



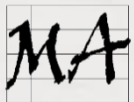
# Conclusions

- 1. City, County and Fire Station all cohabiting the Main Street site is not feasible**
- 2. Locating Fire Station on this site is detrimental to its mission**
- 3. Parking structure is costly and only required if Fire Station is on-site**
- 4. Locating City Hall on site is feasible**
- 5. Cohabiting a shared City/County building is feasible, but sharing of spaces is limited**





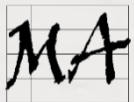
# Something Needs to be Done



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# Next Steps – Fire Station

- Authorize architect to continue design of the fire station on the selected site and funded by the existing County grant
- Commence alienation process to allow use of the site for the fire station

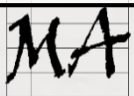


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# Next Steps – City & County

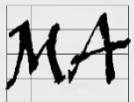
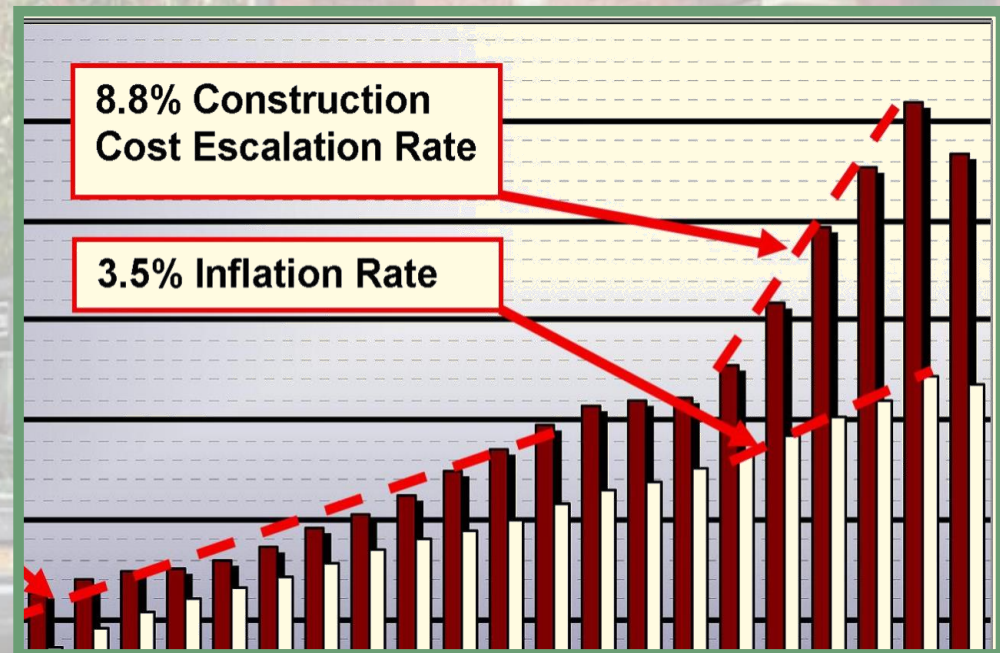
- Identify a project budget acceptable to the City of Beacon, including cost sharing arrangements with Dutchess County.
- Meet with Dutchess County representatives and determine the mutual interest in the potential cohabiting of the existing site.
- Proceed with obtaining geotechnical and survey information for the full site.
- Organize list of City stake-holders and verify specific information on all space needs.
- Organize list of County stake-holders (including all separate entities with offices within the existing County facility) and verify specific information on all space needs.
- Develop preliminary plan diagrams for the building and further refine cost estimates.



# Cost of Delay

**By The Time You Build, Construction Costs Will Have Approximately Doubled Since Our First Study in 2006**

5% Inflation For 14 Years  
Equals a Multiplier of 1.98



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Source – Turner Construction Company



# Questions



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