Place f6

PUBLIC SAFETY & COURT FACILITIES STUDY

April 12, 1999

KAESTLE BOOS ASSOCIATES, INC.

ARCHITECTURE • LANDSCAPE ARCHITECTURE • PLANNING • INTERIOR DESIGN • ENGINEERING

Table of Contents

EXECUTIVE SUMMARY

INTRODUCTION

POLICE STATION AND COURTHOUSE — TAB 1
Location and Site
Building
Programs
Space Needs Summary
Police Department
Courthouse

FIRE DEPARTMENT — TAB 2

Locust Avenue Headquarters
Location and Site
Building
Program
Space Needs Summary

Milton Point Fire House
Location and Site
Building
Program
Space Needs Summary

RECOMMENDATIONS — TAB 3

Combined Public Safety Facilities

Police Station and Courthouse

Locust Avenue Fire Headquarters

Milton Point Fire House

Acknowledgements

FIRE DEPARTMENT
Vincent Ballantoni, Fire Chief
George Ballantoni, 1st Assistant Fire Chief
Walter Roode, 2nd Assistant Fire Chief
James Dianni, Fire Inspector

POLICE DEPARTMENT
William Pease, Police Chief

COURT
Tonia Cipriano, Chief Clerk

CITY OF RYE
Frank Culross, City Manager
Jeffrey Stonehill, Administrative Assistant

Study Team

ARCHITECTS / SITE PLANNERS / STRUCTURAL ENGINEERS
Kaestle Boos Associates, Inc.
416 Slater Road
New Britain, Connecticut 06053
(860) 229-0361

MECHANICAL/ELECTRICAL ENGINEERS
Legnos & Cramer, Inc.
54 Forest Street
Hartford, CT 06105
(860) 246-8875

The City of Rye, New York, through its City Manager, commissioned a study to address the present and future facility needs for their Police Department, Court Facility, and Fire Department. This report represents the findings of that study, including:

- Existing conditions
- Present and projected space requirements
- Expansion capabilities of the existing facilities
- The viability of a Combined Public Safety Facility
- Options for new construction and/or renovation
- Opinions of Probable Cost

Existing Conditions and Space Needs

Police Station and Courthouse

The existing building located on Third Street designed to house both the Police Department and Court Facilities was built in 1936, with a subsequent garage addition to the rear, converted to office use in 1978. The Police Department occupies the Basement and First Floor, and the Courthouse is located on the Second Floor. Total gross square footage is about 14,200. The building footprint fills the site except for a narrow driveway at each side. Renovations to make the main entrance and courtroom accessible to persons with disabilities were accomplished in 1994.

Generally the facility is in fair condition. Failing masonry conditions at the chimney, one window opening, and the rear wall should be further investigated and repaired as necessary. A thorough investigation to determine the presence of hazardous materials is also recommended. Mechanical heating and cooling systems are new and in very good condition, but require upgrades to address ventilation deficiencies. Plumbing systems are dated but functional, while the electrical systems are outdated or inadequate. The building is not protected by a sprinkler system.

The Space Needs Assessment identifies 21,760 square feet of space to meet current Police Department staffing and program needs, and some anticipated modest growth over the next 20 to 25 years. Presently, the Department occupies 10,450 square feet inclusive of the Basement. For the Courthouse, 5,500 square feet is recommended, compared to the existing space of 3,750 square feet. These space shortages contribute to program inadequacies for Emergency Dispatch, interview needs, Records processing, Juvenile processing, evidence storage and processing, and security separations between the Public and the Prisoners.

Fire Department Headquarters

The existing firehouse located on Locust Avenue was built in 1909, with additions in 1975. Total gross square footage is about 14,200. The building footprint covers the site except for Haviland Lane and a single row of parking to the West. The classic character and high visibility of the facility make it a civic landmark, which adjoins the Village Green Historic Preservation District to the south.

Generally the facility is in poor to fair condition. Both of the 1975 additions are settling and rotating away from the original structure and therefore should be demolished and rebuilt. A thorough investigation to

determine the presence of hazardous materials is also recommended. Exterior windows and roofing need replacement. Mechanical, plumbing, and electrical systems are outdated or inadequate and should all be replaced. The building is not protected by a sprinkler system.

The Space Needs Assessment identifies that there is adequate space to meet current Fire Department staffing and program needs, including some anticipated modest growth over the next 20 to 25 years. However, program inadequacies exist in the present configuration for the Dispatch Room, Fire Prevention Office, Locker and Dormitory facilities, and headroom to house a modern ladder truck (without a tiller).

Milton Point Firehouse

The existing firehouse located on Milton Road was built in 1912, with additions in 1936 and 1957. In 1975 alterations to provide a clear double width apparatus door opening and an emergency exterior egress stair from the second floor were accomplished. Total gross square footage is about 6,300. The building sits close to Milton Road in the center of the site, with open space on both sides. The building footprint falls within the 100-foot buffer to Blind Brook to the rear. Flooding occurs behind the building up to the finish floor level of the Apparatus Bay. Like Fire Headquarters, this facility exhibits a classic character and a long-standing history with its surrounding neighborhood.

Generally the facility is in poor to fair condition. Some minor masonry cracking along North side needs temporary sealing and further investigation. A thorough investigation to determine the presence of hazardous materials is also recommended. Exterior trimwork and the cupola need replacement. Interior finishes, with the exception of the Apparatus Bay, are in poor condition. Mechanical, plumbing, and electrical systems are outdated or inadequate and should all be replaced. The building is not protected by a sprinkler system.

The Space Needs Assessment identifies that there is adequate space to meet current Fire Department staffing and program needs, including some anticipated modest growth over the next 20 to 25 years. However, program inadequacies exist in the present configuration for the Locker and Dormitory facilities, and there is no Fitness Room.

Recommendations

Combined Public Safety Facilities

Consideration for combining Police and Fire Department facilities was examined. The potential for capital and operational cost savings is minimal given the organizational and procedural differences inherent in the two departments. Combining dispatch operations would require newly cross-trained staff and revamping of emergency protocols.

Based upon these findings, the viability of the existing firehouses, and the shortage of available sites, a Combined Public Safety Facility is not recommended.

Police Station and Courthouse

Given the severe space shortage, and the inability to expand the present facility, a new facility is recommended.

Possible scenarios are:

- Build a new, or renovate an existing facility for the Police Department and Courthouse. The existing building could be offered for private development, or demolished for needed parking or new construction.
- Build a new, or renovate an existing facility for the Police Department only. Renovate and expand Courthouse functions into the first floor of the existing building. Remaining space could be utilized by other City functions.

Of thirteen possible sites evaluated as possible locations for a new facility, three are recommended for further analysis and investigation:

- Disbrow Park, Oakland Beach Avenue
- Manhattan Morgan Warehouse Site, Elm Place
- NYS Thruway Property, Post Road (opposite Rye Country Day School)

The other sites reviewed had limited access and/or inadequate size to warrant further consideration.

At this date, further effort to identify a viable site has been temporarily placed on hold, with the priority emphasis being placed upon addressing Fire Department needs first.

Conceptual Project Budgets for new facility options based upon hypothetical sites, without site acquisition costs, are included in this report, totaling approximately $6.5 million for a new Police Facility, and $7.9 million for a new combined Police and Court Facility.

Fire Department Headquarters

Given the desirable location and value as a civic landmark, compared with the significant site acquisition costs associated with replacing the existing facility, it is recommended that the facility be renovated. Two options were explored both including the removal of the 1975 additions:

- Construct a new Apparatus Bay to the West to accommodate a tillerless ladder truck. New offices and a conference room would be built above the Apparatus Bay. The stairway to the second floor would be relocated back to its original center bay location. The 1975 rear (South) stair would be replaced with a new stair and elevator. Interior modifications would be made to accommodate the Dispatch Room, Locker and Dormitory facilities, and the Dayroom.
- Modify the structural steel second floor framing to increase the headroom to accommodate the future ladder truck. Replace the 1975 side (West) addition to accommodate the programmed areas. The 1975 rear (South) stair would be replaced with a new stair and elevator. Interior modifications would be made to accommodate Locker and Dormitory facilities, and the Dayroom.

Both options include replacement of mechanical, plumbing and electrical systems, window and roofing replacement, and handicapped accessibility modifications.

The second option was determined to be preferred based upon the layout of internal spaces, the sensitive historical appearance of the building, and overall project cost.

Recommended site work includes:

- Reconfiguration of area between the Firehouse and Blind Brook to the west.
- Elimination of Haviland Lane
- Addition of a traffic signal on Locust Avenue, west of the Firehouse

Floor plans, exterior views, and a Project Budget for the proposed option are included in this report. The Opinion of Probable Cost is approximately $3 million.

Milton Point Firehouse

Given the location, available site area, and programmatic needs, renovations and additions to the existing structure are recommended. Because the required renovations to the South single story wing are so extensive, it is recommended for demolition and replacement. Two options were explored:

- Construct a new addition to accommodate Dormitory and related facilities, the Dayroom, and the Kitchen. The existing Apparatus Bays would be refurbished.
- Construct a new addition to accommodate new Apparatus Bays. The existing Apparatus Bays would then be renovated to create the Dormitory, Dayroom, and Kitchen facilities.

Both options include replacement of mechanical, plumbing and electrical systems, trimwork replacement, interior finish upgrades, and handicapped accessibility modifications.

The second option was determined to be preferred based upon a more functional arrangement of apparatus space including drive-through capabilities. Project costs for the two options were similar.

Floor plans, exterior views, and a Project Budget for the proposed option are included in this report. The Opinion of Probable Cost is approximately $2.2 million.

INTRODUCTION

The City of Rye, through its City Administrator, has commissioned this report to address the existing space requirements and future facility growth needs for the City of Rye Police Department, Court Facilities, and Fire Department.

Presently, the Police Department and Court Facility are housed in a single building on Third Street. The Fire Department has two firehouses; Fire Headquarters on Locust Street, and the Milton Point Firehouse on Milton Road. In order to develop creative and cost effective recommendations to meet their needs, a study was conducted to determine:

1. The existing condition of the present facilities.
2. Existing space requirements and a projection of those needs through the year 2025.
3. Expansion capabilities of the existing facilities.
4. The viability of combining Police and Fire Departments into a Public Safety Facility.

From this study, options for new construction and/or renovations were developed, including Opinions of their Probable Cost.

I. POLICE STATION AND COURTHOUSE

A. Location and Site

The City of Rye's Police Station and Courthouse is located at the northern end of Third Street/McCullough Place, in the downtown area of the city. The building footprint fills the site except for a single driveway on both the north and south sides off of Third Street/McCullough Place.

Immediately to the north are the New York, New Haven, and Hartford Railroad Property and Station, bounded to the north by the New York State Thruway (Route 95). The entire area between the Police Station/Courthouse and the Railroad Station is paved for parking and vehicular access.

To the west and south of the building are commercial properties, also with buildings that fill their respective sites, leaving narrow alleyways on these two sides.

Perpendicular parking exists along the east side of the building on Third Street/McCullough Place, and around to the north side facing the Railroad Station lot. Approximately 16 parking spaces exist for use by the Police Station/Courthouse staff and public.

Public sewer, water, and gas utilities service this site.

B. Building

1. General

The Police Station/Courthouse consists of an original two-story plus basement building built in 1936. Subsequently, a garage was added to the rear, extending beyond the original building to the north and south. This garage was later converted into office space for use by the police in 1978, along with other interior modifications (drawings prepared by Robert W. Crozier & Associates). Modifications for handicapped accessibility were done in 1994 (drawings prepared by Gretchen Ann Meili, Architect). The Rye Police Department occupies the basement and first floor, while the Courthouse and supporting facilities are located on the second floor.

Gross building areas are:

Basement	3,852 s.f.
First Floor	6,605 s.f.
Second Floor	3,750 s.f.

2. Structural

The original building consists of a multi-story structure with a basement, first floor, and second floor. The garage conversion into office space created a two-story structure with a basement and first floor adjoining the floors from the original building.

Foundations of the original building and garage appear to be mortared stone walls that are at least two feet thick. Since drawings of the original building are not available for review, there is no information on any wall footings that may exist to support the foundation walls. The foundation walls support the first floor and the exterior masonry bearing walls of the building.

The floors of the original structure are concrete slabs, which are typically supported by concrete beams and masonry bearing walls. The first floor of the former garage area is composed of a thin concrete slab that is supported by concrete rib construction. The roof is framed with steel beams and joists - this framing is pocked into the bearing walls. The roof of the original building, including the open span over the Court Room, is completely concealed by finished ceilings. The structure above the actual Court Room is assumed to be a truss, consisting of wood or steel which spans the room.

The exterior masonry generally does not appear to exhibit movement, except at the chimney. Cracks are visible in the exterior surfaces of the brick chimney, and the apparent movement is possibly caused by water infiltration through the cracks. Movement can also be seen in the exterior masonry above a former window opening located at the end of Corridor 218, which has been infilled with brick. The movement was seen in the brick above the former steel lintel, and may be caused by corrosion in the steel angle. In the former garage area (Conference Room), mortar was spalling out of the joints in the exterior stone walls where the steel beams and joists were bearing in the wall. Most interior surfaces of the bearing walls were concealed by wall coverings, and therefore could not be viewed.

The chimney above and possibly below the roof line should be rebuilt with reinforced masonry. The masonry exhibiting movement over the infilled window should be further investigated to determine the cause of the movement. All exposed steel lintels should also be assessed for extent of deterioration. Those angles that are severely corroded must be replaced and the others must be cleaned, painted, and properly flashed to prevent future rusting.

An additional investigation as to the cause of the spalling mortar under the beam and joist pockets in the addition should be performed. Currently, it is not clear if the mortar is failing due to low strength, if the weight imposed by the beams is above the intended maximum allowable, or if the condition exists from the time of the construction of the wing.

3. Architectural

The exterior envelope of the building is generally in adequate condition. The cut stone exterior walls were repointed where necessary in 1997, at which time the rear stucco wall was refurbished. In 1996, a new, fully adhered single ply (EPDM) roof was installed. Windows are single glazed wood sashes in need of replacement with more energy efficient units. It is unlikely that any insulation exists in the exterior walls, given the age and apparent construction type of the building.

The interior is a conglomeration of spaces and levels resulting from the original front portion of the building, and the subsequent conversion of the rear garage into office type spaces. One half flight of stairs between the two areas is the only connection, leaving much of the department inaccessible to persons with disabilities. An awkward, non-code conforming ramp wraps its way around the base of the interior stair of the building to make the floor transition in that area.

Most finishes are in reasonable condition - painted plaster walls, wood doors and trim and acoustical ceiling tiles, which were replaced in 1997. Some interior partitions were relocated

to enlarge the Sergeants' Locker area in 1997.

A thorough investigation for hazardous materials is necessary, to determine if asbestos, lead paint, PCB's, etc., are present. This will impact costs of any future renovation or demolition work.

The building is not listed in the Federal Historic Directory of Historical Places.

4. **Mechanical**

The building is served by a Weil-McLain Model BG 1176 gas fired steam boiler with a Power Flame Model WJK-50 burner equipped with a Honeywell burner control. The boiler is fed from a Hoffman Model 100 VBFD-B, 100 gallon duplex boiler feed unit. The pumps have a capacity of 15 gpm each.

The boiler has two tankless hot water coils rated at 8 gpm each for domestic hot water. These units are piped in parallel with a State Model PRV 75 gas fired hot water heater for use when the boilers are not firing. This heater has a capacity of 75 gallons, an input of 75,100 Btu/hr, and a recovery of 71 gallons per hour.

The boiler, boiler feed unit, and hot water heater are one year old and in very good condition. There are several items however in the boiler room that need attention. There are no combustion air louvers within the room to allow combustion and ventilation air into the space. There are also no backflow preventers on either the boiler make-up water or the make-up water to the boiler feed unit. A great deal of pipe covering also appears to be asbestos.

Steam radiators around the perimeter of the facility serve the building's heating needs. There are three cooling only, electric rooftop units with steam heating coils in the distribution ductwork. These units are located on the roof. One air-handling unit with a steam coil and a DX cooling coil serves the Courtroom. An air-cooled condensing unit located on the roof serves the air-handling unit. Presently, there is no outside air ducted into the Courtroom air-handling unit.

There are no fire protection sprinklers serving this facility.

The plumbing system is adequate, however somewhat dated. A house trap in the line serving the cells is required, and this has been an issue in at least one instance. An eyewash station has been added to one of the prisoner cells, making the cell unusable for holding purposes.

5. **Electrical**

The building is served by an 800 amp, 120/208 volt, 3-phase, 4-wire electrical service. Emergency lighting is provided by a 35 kw diesel generator with a 200 amp disconnect switch and an automatic transfer switch. A daytank is located adjacent to the generator and is fed from a 275 gallon tank in the basement.

The fire alarm system is an Edwards 5721 system, with heat detectors throughout the facility. The system is presently silenced because of numerous false alarms caused by the heating system tripping heat detectors.

All electrical systems in the facility are either outdated or inadequate. There is no card key access or video system serving the facility, one toggle switch to unlock the front door, and only one video camera in the cell area which feeds back to the desk.

The phone system is an AT&T System 75 analog system, and the computer network in the building is two years old.

C. Program

1. Police Department

The total square footage of 6,760 that the Police Department utilizes is woefully inadequate to meet the Department's current needs. The *Summary Space Needs Assessment* identifies over 21,000 square feet of space needed to meet current staffing and programs needs, while also meeting the modest department growth anticipated over the next 20 years.

Aside from the severe space shortage, the facility also contributes to program deficiencies due to the following conditions and inadequacies:

- The Communications/Dispatch center does not meet the requirements of NFPA 12-21, one aspect of which is not being enclosed in fire rated construction. Security and confidentiality of the area are also severely compromised, being open to adjacent passages, and the prisoner entry and temporary holding area.
- There are no interview rooms with which to deal with the public, suspects, or informants.
- There is no public access to interact with Records personnel and obtain documents.
- Inadequate Juvenile facilities.
- Inadequate Evidence storage and processing facilities.
- Inadequate security separation from the Court facilities on the second floor.
- The basement is not accessible to persons with disabilities.

2. Courthouse

As is the case with the Police Department, the present Courthouse space of approximately 3,700 square feet falls short of the 5,500 square feet recommended to meet the program needs. Workstation and storage space in the Clerk's Office is extremely cramped - two judges share one chamber. There is no facility for holding prisoners awaiting entrance into the Courtroom. Prisoners are brought up a set of stairs from the Police Department below, which is both a potentially difficult and dangerous procedure. A proper elevator would make this transfer much safer.

A stairlift has been added to the public stair leading to the Public Lobby outside the Courtroom to make the area accessible to persons with disabilities. Generally, stairlifts are difficult to operate, and require advance notification when they need to be used. They are a poor substitute for an elevator.

The State of New York administers the Courthouse operations and personnel, although the City of Rye owns the facility.

RECOMMENDED		QUANTITY	SUBTOTAL	TOTAL
I.	PUBLIC			710
	Lobby/Reception/Waiting		400	
	Vestibule		120	
	Department History Display		60	
	Public Toilets		130	
II.	PUBLIC INTERVIEW			120
III.	COMMUNICATIONS CENTER			735
	Communications Positions	2	400	
	Toilet		65	
	Kitchenette/Coats/Supplies		100	
	Communications/Computer Equipment		120	
	E-911 Room		50	
IV.	COMMUNITY/TRAINING ROOM/EOC			1060
	Classroom/E.O.C.		1000	
	Audio-visual/Training Materials Storage		60	
V.	RECORDS/DATA PROCESSING			670
	Public Information Counter		40	
	Police Information Counter		40	
	Records Staff Work Area	2	200	
	File Area		100	
	Central Photocopy		90	
	Computer Room		80	
	Archives-Old Records		100	
	Department Supplies		20	
VI.	SHIFT COMMAND			216
	Patrol Supervisor's Shared Office		200	
	Coat/Supply Closet		16	
VII.	PATROL FACILITIES			440
	Patrol Squad Room	10	300	
	Report Preparation		100	
	Patrol Supplies		40	
VIII.	ARMORY/ARSENAL			100
	Armory		80	
	Ammunition Storage		20	

RECOMMENDED		QUANTITY	SUBTOTAL	TOTAL
IX.	ADMINISTRATION			1155
	Secretary/Reception		80	
	Work/File Area		120	
	Waiting		80	
	Coat/Supply Closet		20	
	Lieutenant's Office	2	350	
	Commissioner's Office		225	
	Commissioner's Toilet		40	
	Conference	12	240	
X.	DETECTIVE BUREAU			985
	Detective Squad Room	3	280	
	Detective Secretary		60	
	Conference/Team Work Area		100	
	Detective Supervisor Office		175	
	Interview Rooms	2	200	
	Supply/Coat Closet		10	
	Equipment Room		60	
	File Area		100	
XI.	JUVENILE DIVISION			265
	Juvenile Office		140	
	File Area		60	
	Toilet		65	
XII.	EVIDENCE & PROPERTY			1100
	Processing/Laboratory		120	
	Dark Room		120	
	Evidence Storage		400	
	Drugs/Weapons/Valuables		60	
	Bulk Evidence/Found Property		400	
XIII.	SALLY PORT			480
	Sally Port	1	420	
	Road Supply Storage		60	
XIV.	PRISONER PROCESSING/BOOKING			800
	Internal Circulation		160	
	Temporary Holding Enclosure		80	
	Prisoner Processing		300	
	Toilet/Shower		60	
	Custodial		20	
	Matron's Room		80	
	Interview Room		100	

RECOMMENDED		QUANTITY	SUBTOTAL	TOTAL
XV.	DETENTION AREA			1040
	Female Cells	2	260	
	Male Cells	6	780	
XVI.	STAFF SERVICES			2255
	Male Lockers	40	600	
	Male Toilets/Showers		280	
	Female Lockers	5	75	
	Female Toilets/Showers		200	
	Fitness Center		900	
	Break Room		200	
XVII.	COMMUNITY SERVICES			510
	D.A.R.E. Office		100	
	D.A.R.E. Storage		50	
	Auxiliary Police		100	
	School Crossing Guard		80	
	P.B.A. Office		100	
	Bicycle Patrol		80	
XVIII.	VEHICLE MAINTENANCE			420
	Impound Bay/Overflow Sally Port	1	420	
XIX.	BUILDING SERVICES			450
	Janitor Closets	2	100	
	Boiler Room		250	
	Electrical Room		100	
XX.	MISCELLANEOUS TOILETS			130
	NET AREA TOTALS			13,641
	NET TO GROSS AREA ADJUSTMENT (Net area x 1.3)			[illegible]
XXI.	VERTICAL CIRCULATION			1100
	Stair Tower (2 floors)	2	900	
	Elevator (2 floors)		160	
	Elevator Machine Room		40	
XXII.	PISTOL RANGE			3200
	TOTAL AREA			[illegible]

KAESTLE BOOS ASSOCIATES, INC. ARCHITECTS

Rye, New York
Public Safety and Court Facilities Study
Summary Space Needs Assessment

Court House

March 22, 1999

RECOMMENDED		QUANTITY	SUBTOTAL	TOTAL
I.	PUBLIC			510
	Lobby/Reception/Waiting		300	
	Vestibule		80	
	Public Toilets		130	
II.	CLERK'S OFFICE			690
	Public Window		50	
	Waiting		80	
	General Office Workstations	4	240	
	File Area		100	
	Copy/Microfiche Area		80	
	Coat Closet		10	
	Supply Closet		10	
	Chief Clerk's Office		120	
III.	COURT FACILITIES			2,510
	Court Room	100	1720	
	Court Officer		80	
	Conference/Jury Room	8	160	
	Coat Closet		10	
	Toilet Room		50	
	Judges Chambers	2	360	
	Prisoner Holding		130	
IV.	STAFF SERVICES			290
	Lunch Room		160	
	Staff Toilets		130	
V.	STORAGE			80
	General Storage		80	
VI.	BUILDING SERVICES			290
	Janitor Closets	1	30	
	Boiler Room		180	
	Electrical Room		80	
	NET AREA TOTALS			4,370
	NET TO GROSS AREA ADJUSTMENT (Net area x 1.25)			5,463

II. FIRE DEPARTMENT

A. Locust Avenue Headquarters

1. Location and Site

The Fire Headquarters is located on Locust Avenue, one block from the main business route in the downtown area of the City. The building footprint covers most of the site except for an area to the west of the structure. Haviland Lane abuts the west side of the building. Beyond the parking is a lawn area with a brick paver walk, which connects Locust Avenue to the Village Green. Blind Brook forms the western boundary of the site. The eastern property line is within several feet of the building, and offers no room for future development. There is a limited apparatus apron between the building and Locust Avenue, which forms the northern boundary of the site. A municipal parking lot is across Locust Avenue in front of the headquarters. An access driveway lies to the south between the Fire Station and the Arcade Building. Haviland Lane continues beyond the Fire Station allowing access through the Village Green to Purchase Street. There are angled parking spaces opposite the Fire Station between Haviland Lane and Blind Brook.

In 1982 the Village Green Historic Preservation District was formed, which includes the Village Green, but does not include the Fire House. The Fire House does, however, sit within the 100 year flood plain of Blind Brook, therefore requiring a Flood Plain Management Permit for any construction to occur.

Because of the proximity to the intersection of Locust Avenue and Purchase Street, traffic backups occur in front of the Fire House. Cars exiting from the municipal parking lot directly across Locust Avenue add to the congestion.

2. Building

a. General

The Fire Headquarters is a two-story building with a partial basement. The original facility was built in 1909, with additions in 1975. The 1975 work provided new egress stairs to the second floor, and added a third Apparatus Bay where the prior stair existed. New steel framing was installed to carry the second floor, which had been bearing on the interior stair walls. An area of the apparatus room floor was replaced in 1989 in conjunction with the installation of new mechanical equipment. In 1994 a new curbed entrance and new HVAC equipment was added for the Day Room. Minor roof repairs were made in 1996.

Gross building areas are:

Basement	1,600 s.f.
First Floor	6,318 s.f.
Second Floor	6,310 s.f.

b. Structural

The original building is a multi-story structure with a partial basement, full main floor and second floor. The fire apparatus is located on the main floor with mechanical equipment located in the basement. The second floor contains a Meeting Hall, Board Rooms,

Lounge, and other facilities. The two additions are two-story structures with enclosed egress stairs and office space.

The original firehouse foundations are constructed of masonry walls. The main floor area over the basement was originally framed with a concrete slab. This slab is supported by steel beams, which spans the basement and are bearing in foundation wall pockets. The remainder of the main floor is slab-on-grade. The second floor framing is concealed, but is reportedly wood framed. The roof is framed with field-built timber trusses. The two additions are conventional wood framed structures with metal pan, concrete filled steel stairs. The wood framing is supported by masonry bearing walls that continue below grade to the footings, the footings are cast-in-place concrete. The design for the additions included the removal of columns located in the center of the apparatus room and resupporting the second floor using clear span steel beams. The existing central stair opening was infilled, and the existing exterior masonry bearing wall was revised to provide three garage entrance doors. Additional main floor support was provided over the basement mechanical room when the mechanical equipment and a portion of the floor were replaced.

The exterior masonry of the original firehouse generally do not appear to exhibit movement. With the exception of cracks in the slab-on-grade, the original structure appears sound. The stairwell additions are both settling which has caused the wings to rotate away from the original building. Mr. Charles Shimal, P.E. performed an investigation which included test borings of the soil beneath the footings. His investigation revealed the footings were placed on top of loose fill, which may be the cause of the movement in the stairwells.

Mr. Shimal recommended installing grout to prevent the additions from continuing to rotate - this work was apparently never performed.

c. Architectural

The exterior envelope of the building is in fair condition. The masonry is reasonably sound with only minor repointing required. The existing single pane windows are deteriorating, and are in need of replacement with more energy efficient units. The existing roof has several reported leaks, and an inspection from below revealed obvious gaps in the existing slate roofing. Exterior envelope insulation is limited or nonexistent given the age and construction type of the facility. The classic character and high visibility location of the structure make it a civic landmark worth preserving.

The structural modifications made at the time of the new additions have restricted the headroom of the Apparatus Bays such that a ladder truck without a tiller will not fit within the existing space. The second floor is inaccessible to persons with disabilities, and there are no accessible restroom facilities.

The interior finishes are in fair condition, although the acoustic tiles in the Meeting Hall are darkened with age, and the restrooms are outdated and deteriorating. The Day Room finishes are recent and in very good condition.

d. Mechanical

The building is served by an H.B. Smith 25 mills oil fired steam boiler, with steam terminal equipment throughout the building. The oil tank is located in a bunker inside the basement. There is a 40-gallon gas fired hot water heater located in the basement. There is no ventilation or combustion air being introduced into the basement.

There is no vehicular exhaust or general ventilation within the Apparatus Bays.

There is presently a gas pump located in the rear bay of the Garage, and a buried 1,000 gallon gas tank in the parking lot. Both of these pieces of equipment have been abandoned, and should be properly removed.

There are no fire protection sprinklers in the building.

All the mechanical systems within the facility are beyond their useful life, and should be replaced if any renovation is considered.

e. Electrical

A 200 amp, 120/208 volt, 3-phase, 4-wire electrical service serve the building. Smoke detectors are located throughout the facility. A gas fired emergency generator is located in the basement. The generator has a capacity of 15 kw, and is used for emergency lights. An 100 amp emergency panel is fed from an automatic transfer switch.

Power and lighting throughout the facility is inadequate. Lighting in the upstairs offices consists of incandescent fixtures.

All the electrical systems in the building are beyond their useful life, and should be replaced if any renovation is considered.

3. Program

The existing facility has adequate square footage to satisfy the programmatic needs, however there are serious questions with regard to the condition of the building, the appropriateness of certain spaces to satisfy their function, and the potential for future growth at this location. The major areas of concern programmatically are inadequate space in the Dispatch Room and Fire Prevention Office, inadequate Locker Room and Dorm Room facilities, and inadequate headroom to house a ladder truck without a tiller. The Department relies on volunteers to tiller the current truck. Recent history indicates difficulty getting a tiller man to the station in a timely manner, therefore upgrade to a ladder truck without a tiller is an important consideration.

RECOMMENDED		QUANTITY	SUBTOTAL	TOTAL
I.	PUBLIC			160
	Lobby/Reception/Waiting		100	
	Vestibule		60	
II.	DISPATCH CENTER			280
	Dispatch Positions	1	160	
	Main Desk/Reception		60	
	Communications/Computer Equipment		60	
III.	COMMUNITY/TRAINING ROOM/EOC			2750
	Classroom/E.O.C.	100	2000	
	Kitchen		160	
	Food Storage/Ice machine		80	
	Toilet Rooms	2	320	
	Table and Chair Storage		150	
	Audio-visual/Training Materials Storage		40	
IV.	ADMINISTRATION			1150
	Chief's Office		200	
	Assistant Chief's Office		175	
	Fire Inspector's Office		175	
	Conference Room	10	200	
	Company Meeting Rooms	2	320	
	File Area		80	
V.	STAFF SERVICES			1000
	Dayroom (kitchen/dining)		320	
	Recreation Room		800	
	Two Person Dormitory Rooms	3	240	
	Male Lockers			
	Full size Lockers	16	320	
	Male Toilets/Showers		200	
	Female Lockers			
	Full size Lockers	4	80	
	Female Toilets/Showers		160	

RECOMMENDED		QUANTITY	SUBTOTAL	TOTAL
VI.	APPARATUS GARAGE			3750
	Apparatus Bay (18' x 80')	2	2880	
	Turn Out Gear	16	400	
	Decontamination Area		100	
	Decontamination Toilets	2	30	
	S.C.B.A.		100	
	Vehicle Maintenance Shop		100	
	Parts/Liquid Storage		80	
	Air Compressor Room		60	
VII.	STORAGE			135
	General Storage		400	
	Women's Auxiliary Storage		75	
	Fire Prevention Materials Storage		60	
VIII.	BUILDING SERVICES			440
	Janitor Closets	2	60	
	Boiler Room		280	
	Electrical Room		100	
	NET AREA TOTALS			9,665
	NET TO GROSS AREA ADJUSTMENT (Net area x 1.3)			12,565
IX.	VERTICAL CIRCULATION			1000
	Stairs (2 floors)	2	800	
	Elevator (2 floors)		160	
	Elevator Machine Room		40	
	TOTAL AREA			13,565

B. Milton Point Fire House

1. Location and Site

The Milton Point Fire House is located in the south end of the City, on the west side of Milton Road, south of Park Lane. To the north and south sides, and to the east across Milton Road, are residential neighborhoods. The property slopes down to the rear (west) where it is bounded by Blind Brook. Although the building sits close to Milton Road, its footprint falls within the 100-foot buffer to Blind Brook, making any building expansion to the rear unlikely. In fact, flooding occurs in the parking area behind the building up to the finish floor level of the Apparatus Bay. There are adequate open areas on the site north and south of the building for expansion.

2. Building

a. General

The Milton Point Fire House was originally constructed in 1912, having subsequent additions built in 1936 and 1957. The original portion is a two-story building. The 1936 addition extended this two-story massing to the rear, and the 1957 addition created a one-story extension to the south. In 1975 alterations (designed by Robert W. Crozier & Associates) were performed to provide a clear double width overhead door opening to the Apparatus Bay (facing Milton Road), and to add an exterior metal emergency egress stair from the second floor on the north side of the building.

Gross building areas are:

First Floor	3,672 s.f.
Second Floor	2,600 s.f.

b. Structural

The structure of the original building floor and roof is constructed of wood framing, supported by interior and exterior masonry bearing walls. The Apparatus Bay contains a concrete slab-on-grade.

The foundations of the addition at the front of the building consist of Sono-tubes with steel beams between the tubes. The main level wood floor framing is supported on top of the steel beams. The foundations for the other additions are not visible, and drawings are not available to confirm the construction of these wings.

The 1975 alterations involved the resupport of the masonry bearing wall along the front of the building to provide the double door opening. A door opening was cut through a side window in the bearing wall to access the exterior stair at the second floor level.

The overall structural integrity of the building appears to be intact. The north side of the Firehouse where the new fire escape is located contains cracks running through the brick masonry bearing walls. These types of cracks were not visible at other locations.

This cracking should be further investigated to determine its cause. In the meantime, the cracks should be temporarily sealed, preventing intrusion of the elements. Otherwise, the freeze/thaw cycle will deteriorate the brick at an increased pace, causing the damage to

spread to other areas.

c. **Architectural**

The exterior envelope of the building is in fair condition. With the exception of the cracking brick on the north side (noted above), the brick masonry appears sound, however a thorough cleaning is recommended. The age of the open-eaved shingled roof on the two-story portion of the building was not determined, but it appears to have serviceable life remaining. The original copper-roof cupola should be rehabilitated or replaced. The single story flat roofed addition to the south shows evidence of roof leaks.

In 1985 the second floor windows were replaced with more energy efficient aluminum units, and in 1994, the garage doors at both ends of the Apparatus Bay were replaced. The trimwork around the windows above the main garage door is in need of renovation. The second floor is inaccessible to persons with disabilities, and there are no accessible restroom facilities on either floor.

Generally, interior finishes are in fair-to-poor condition, with the exception of the Apparatus Bay, which was recently repainted. Additional painting is tentatively scheduled, subject to the findings of this report.

There is a classic character and long standing history that is worth preserving of this structure, within the fabric of the surrounding residential neighborhood.

d. **Mechanical**

Two Weil-McLain boilers located in the Boiler Room on the first floor serve the building. There is a Weil-McLain Model EGH-105-P1 hot water boiler that serves the first floor, and one Weil-McLain Model EG-75-P1 steam boiler that serves the second floor.

There is a 40 gallon gas fired hot water heater also located in the Boiler Room There is a small ventilation and combustion air opening into the space, however it is not large enough for the connected load in the space.

There is no vehicle exhaust within the truck bays, however there is a power wall ventilator for general ventilation.

There are no fire protection sprinklers in the building.

Air conditioning in the facility is limited to two window type units located in the first floor offices, and a split system that serves the Lounge on the second floor.

All the mechanical systems within the facility are beyond their useful life. If any kind of major renovation is contemplated, complete replacement of all systems and equipment is recommended.

e. **Electrical**

A 100 amp, 120/208 volt, 3 phase, 4 wire electrical service serve the building. Smoke detectors are located throughout the facility.

A gas fired emergency generator is located in the Boiler Room. The generator has a capacity of 10 kW, and is used for emergency lights. The generator does not have an automatic transfer switch, it is started manually, and changeover is via a two-pole switch.

As with the mechanical systems, all the electrical systems within the facility are beyond their useful life. If any kind of major renovation is contemplated, complete replacement of all systems and equipment is recommended.

3. **Program**

The existing square footage of approximately 5,900 closely accommodates the programmatic needs of the fire companies housed therein, with the exception being the lack of a Fitness Room. The other Fire Department companies at the Locust Avenue Headquarters would also utilize such a room.

Presently, the career firefighters' dormitory space is on the second floor, which is less than optimum placement for quick and safe response time. Access to the dormitory is through the restroom and shower facilities via narrow spaces. Neither the dormitory nor the toilet facilities accommodate female firefighters.

The single-story addition to the south was built to include dedicated storage space for City voting machines.

RECOMMENDED		QUANTITY	SUBTOTAL	TOTAL
I.	PUBLIC			160
	Lobby/Reception/Waiting		100	
	Vestibule		60	
II.	DISPATCH CENTER			130
	Watch Room		120	
	Communications/Computer Equipment		10	
III.	TRAINING ROOM			830
	Classroom/E.O.C.	30	750	
	Table and Chair Storage		60	
	Audio-visual/Training Materials Storage		20	
IV.	ADMINISTRATION			535
	Assistant Chief's Office		175	
	Conference Room	10	200	
	Company Office	1	120	
	File Area		40	
V.	STAFF SERVICES			1,140
	Dayroom (kitchen/dining)		320	
	Recreation Room		500	
	Two Person Dormitory Rooms	2	160	
	Male Lockers			
	Full size Lockers	6	120	
	Half size Lockers	4	40	
	Male Toilets/Showers		200	
	Female Lockers			
	Full size Lockers	2	40	
	Half size Lockers	2	20	
	Female Toilets/Showers		160	
	Fitness Room		400	
VI.	APPARATUS GARAGE			3,200
	Apparatus Bay (18' x 50')	3	2700	
	Turn Out Gear	6	150	
	Decontamination Area		100	
	Decontamination Toilets	2	50	
	Vehicle Maintenance Shop		100	
	Parts/Liquid Storage		40	
	Air Compressor Room		60	

RECOMMENDED		QUANTITY	SUBTOTAL	TOTAL
VII.	STORAGE			340
	General Storage		300	
	Fire Prevention Materials Storage		40	
VIII.	BUILDING SERVICES			380
	Janitor Closets	2	60	
	Boiler Room		220	
	Electrical Room		100	
	NET AREA TOTALS			6,715
	NET TO GROSS AREA ADJUSTMENT (Net area x 1.3)			2,015
IX.	VERTICAL CIRCULATION			1,000
	Stairs (2 floors)	2	800	
	Elevator (2 floors)		160	
	Elevator Machine Room		40	
	TOTAL AREA			9,730
X.	VOTING MACHINE STORAGE			360

III. RECOMMENDATIONS

A. COMBINED PUBLIC SAFETY FACILITIES

Whenever the future needs of Police and Fire Department facilities are considered, the concept of combining these departments into one Public Safety Complex should be examined. The potential for capital and operational cost savings need to be weighed against issues of compatibility, functionality, capabilities, emergency protocols, and existing infrastructures. An underlying premise is the very different nature of police work and fire fighting, even though they both come under the common "Public Safety" heading.

Cost savings via a combined Public Safety Complex are achieved through the sharing of space and personnel resources. The possible extent of the sharing can be measured by the organizational and procedural similarities between the departments, as well as, their present level of interaction. In the case of the City of Rye Police and Fire Departments, few similarities and minimal interaction is demonstrated. Their differences appear deeply rooted in the organizational structures; the rigid hierarchy of the Police as compared to the complex mix of paid and volunteer Fire Fighters.

It appears that the scenario for a combined Public Safety Complex would create little more than two separate facilities on one site. Sharing of resources would most likely be limited to a Public Lobby and a Fitness Room, in order that Police business remains secure. A shared Emergency Dispatch Center is also possible, however, any facility cost savings would be lost to the addition of full-time cross-trained dispatchers to staff such an operation. Shared dispatch operations would also require revamping of emergency protocols, adding further complexities to this scenario.

Therefore, based upon the present Police and Fire Department organization, and the future viability of the existing firehouses, as detailed in the following recommendations, a Combined Public Safety Facility is not recommended.

B. POLICE STATION AND COURTHOUSE

Given the severe space shortage in the building for Police Department personnel, programs, and storage, and the inability to add on to the facility horizontally due to site constraints, and vertically due to seismic constraints, it is recommended that a new facility for the Police Department be sought. Even if the Courthouse facilities were to move out of the building, and the space converted for Police use, a shortfall of over 10,000 square feet for program needs would remain.

There is a natural affinity between the Police operations and the Courtroom activities. Wherever the Police Department relocates to, it is logical that the Courthouse should follow.

The present central location of the Courthouse is desirable, although adequate parking does not exist. If the Courthouse remains in the existing building, and the Police do not, the Courthouse could utilize some of the first floor areas for needed program space. However, all of the building area would not be required for the Courthouse functions.

Possible scenarios could be:

- Build a new, or renovate an existing facility to house both the Police Department and Courthouse. The existing building could be offered for private development, or demolished for needed parking, or for new construction.
- Build a new, or renovate an existing facility for the Police Department. Renovate and expand Courthouse functions into the first floor of the existing building. Remaining space could be utilized by other City functions, the rear garage portion of the building left vacant, or demolished.

Toward that end, thirteen sites were presented for consideration/evaluation as the possible location for either a new Police Facility, or a new combined Police and Court Facility. Initial recommendations and evaluations of each site based upon information supplied by the City of Rye and site visits conducted on July 2, 1998 follow.

More detailed evaluation and design assessments are recommended for the sites that are deemed viable in the conclusion of this section.

The basic program calls for an approximate 27,000 square foot Police and Court Facility. With the associated parking and site improvements, the site area should total approximately 3 acres.

Site 1 – Avon Property Including Adjacent Metro-North Property

Location
Off Peck Avenue, at corner with Midland Avenue.

Comments
- The site is generally open with approximately 100' lot depth before wooded slope up to the current Avon Facility.
- There is an approximate 35 car parking facility to the north of the entrance drive to the Avon Facility.
- Access onto Midland and Peck Avenues as well as the Interstate is favorable.
- Bus service is available on Midland Avenue.
- The intersection of Midland and Peck Avenues is subject to flooding.
- Prime concern is the size and proportion of the lot-wooded slope, effectively making the site very linear and insufficient in size.

Site 2 – Cedar/Purchase Parking Lot

Location
Intersection of Cedar and Purchase Streets, along Highland Road.

Comments
- The site is one of the two parking lots owned by the City.
- Access is somewhat limited.
- Size and configuration severely limits the potential of the site.

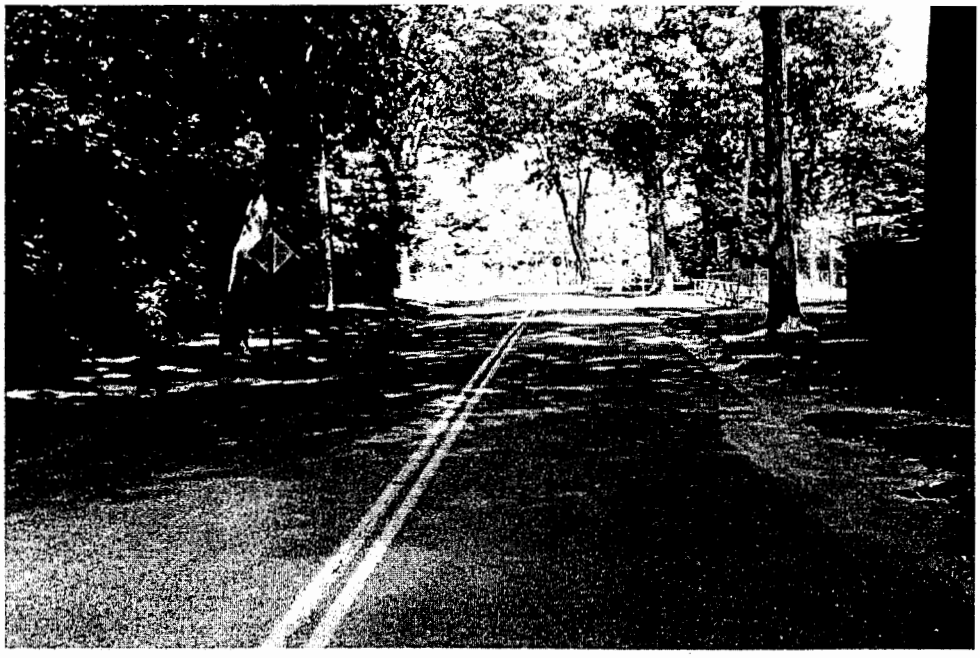
Site 3 – Con Edison Rye-Mamaroneck Operations Center

Location
Theodore Fremd Avenue.

Comments
- The possibility has been discussed of acquiring use of a portion of the Operations Center Facility. No formal discussions have taken place however, either confirming or reviewing any potential use. Therefore, this site has been discounted.

Site 4 – Disbrow Park Site

Location
Oakland Beach Avenue



Comments

- This is one of the larger parcels under consideration.
- This parcel is set back from Oakland Beach Avenue, inside Disbrow Park.
- The site is an underdeveloped wooded knoll, with parking, circulation, Public Works, and recreation uses surrounding it.
- Initially, the parcel appears quite feasible for construction of a new Public Safety Facility. It is recommended that overall circulation studies and analyses of the entire park/Public Works complex be undertaken.

Site 5 – Manhattan Morgan Warehouse Site

Location
Elm Place

Comments

- Due to the size (.26 acres), a four-story facility would be required to satisfy the program requirements. The existing warehouse facility and other structures in the neighborhood are four-stories. Therefore, it does not appear that a structure of that height would be out of character.
- To merit further consideration, the parking area to the north of the site must be dedicated for public facility parking and as a second means for thru-access for the proposed facility.

Site 6 – Midland Avenue Thruway Site

Location
Beneath and between the Thruway Interchange.

Comments

- Extreme slopes make access to this site nearly impossible.
- Only one single access point is possible due to the position of the site.
- The site is exposed to the highway, and therefore more vulnerable to drive-by attacks.

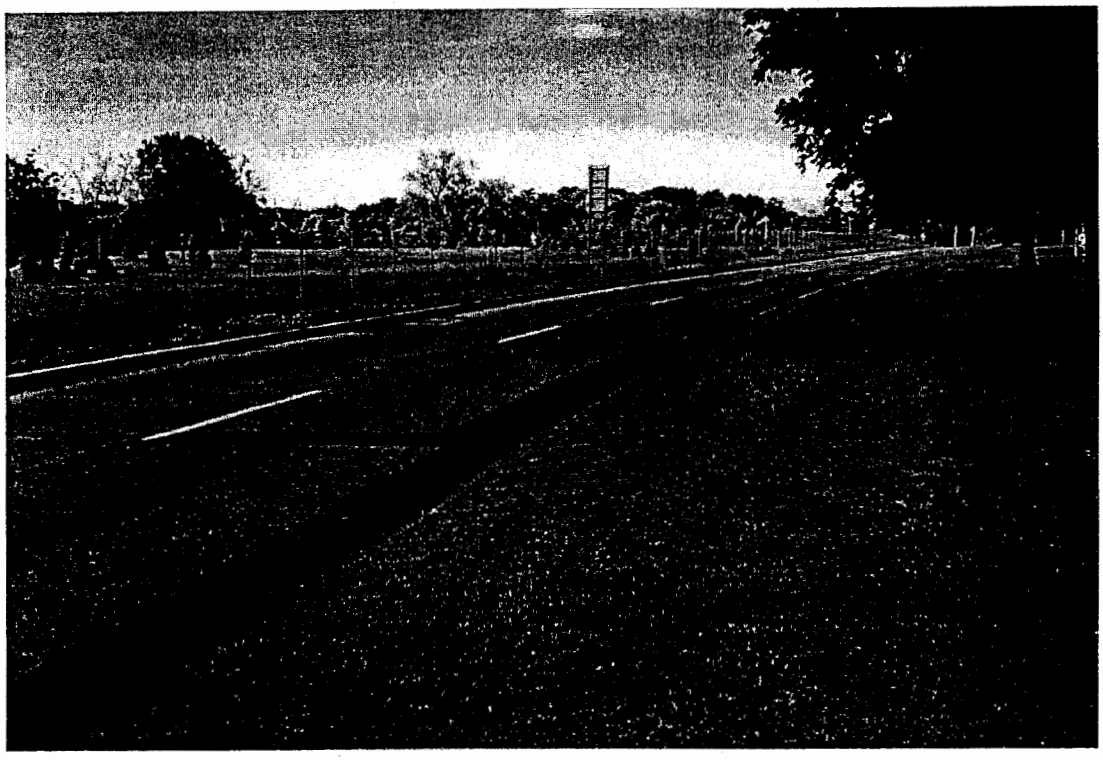
Site 7 – Mobil Gas and Adjacent Lot at Five Corners

Location
Purchase Street and Wappanocca Avenue.

Comments
- The site is too small to support the proposed facility, even with the possible addition of the adjacent property under current ownership.
- The intersection contains two signals.
- The site is located at the extreme northern point of the City.

Site 8 – Post Road Thruway Site

Location
Opposite Rye Country Day School.



Comments
- The site is located where the Interchange was previously located, and is owned by the Thruway Authority.
- Site acreage is sufficient for the proposed facility, and is located on a main artery to downtown.
- The boulevard median is approximately 40' wide, allowing secure positioning of vehicles during left turn/exit movements.
- Sightlines in both directions are adequate.
- The elevations of the site determine that it is not subject to flooding.

Site 9 – Rye Nursery (Rich's Nursery)

Location
Milton Road.

Comments
- The site is approximately 6 acres and is adequate for development of the proposed facility.
- The nursery is located on predominantly made-land at a low, flood prone elevation, and is not recommended for further study.

Site 10 – School Street Site

Location
15 School Street.

Comments
- Current use is a functional downtown office space.
- Parking is located around the structure. Additional parking is located across the street.
- The parcel is not a thru-parcel to Post Road. Therefore, access must be maintained on both sides of the proposed facility

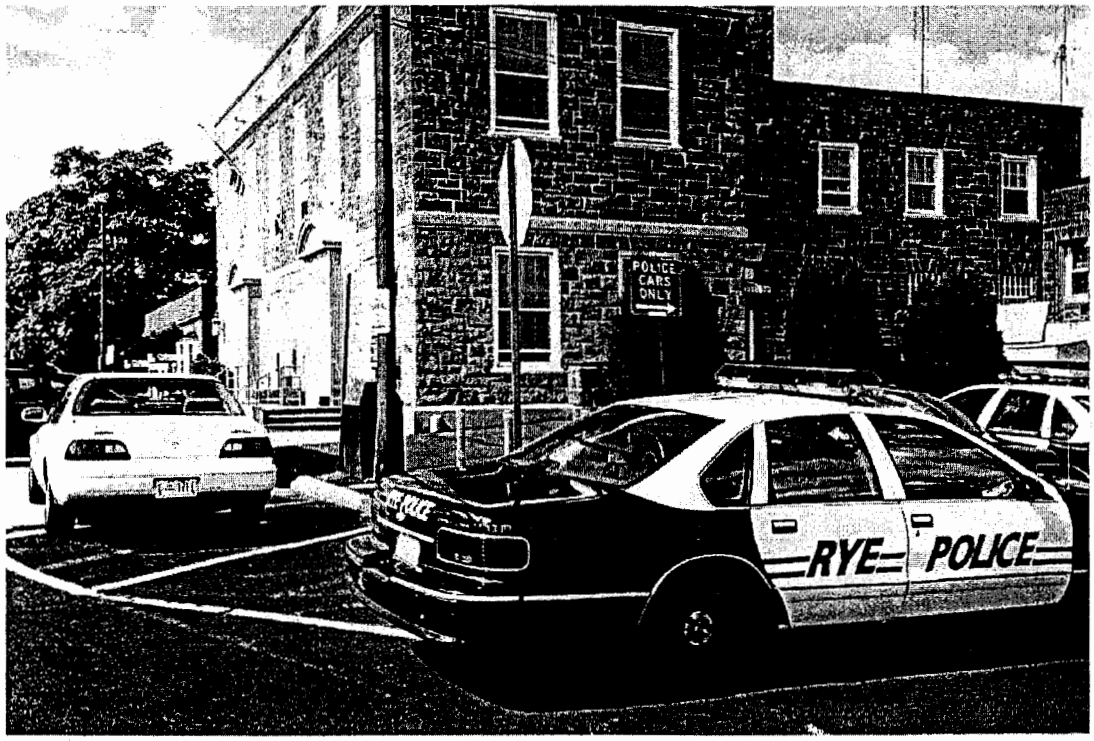
Site 11 – Snow Field Site

Location
Post Road opposite the High School.

Comments
- The site is very linear with shallow depth, similar to the Avon Property.
- Access to the Legionnaires of Christ property must be maintained.
- Some wetlands appear present adjacent to the nature preserve.

Site 12 – Third Street/McCullough Place Site

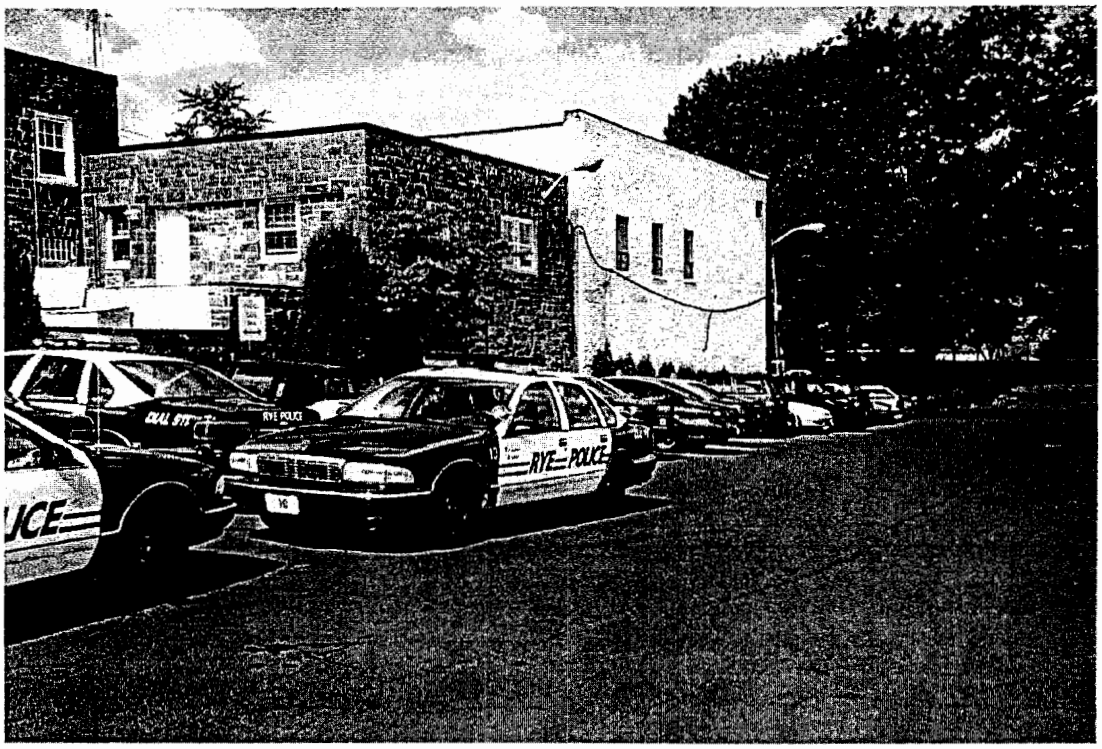
Location
Existing Police Facility Location.



Comments
- Current facility is located on .22 acre site.
- Location is superb, but parking needs are not being met on the existing site.
- Selection of this site or Site 13 negates the sale of the property to offset any purchase/construction costs of the new facility.

Site 13 – Third Street Site; Including Adjacent Second Street Site

Location
Existing police facility with adjacent warehouse.



Comments
Combined sites total .42 acres.

Conclusion

Three sites are recommended for further analysis/investigation:

Site 4 – Disbrow Park
Site 5 – Manhattan Morgan Warehouse
Site 8 – Post Road Thruway Site

These sites were chosen primarily due to their location and overall size. Numerous sites reviewed were deemed to have limited access or to be too small to warrant further consideration.

Conceptual Project Budgets for a new Police Facility and a new combined Police and Court Facility follow. Both budgets are based upon hypothetical sites utilizing lump sum allowances for site development and improvements. Site acquisition costs are not included. Once a site is selected and investigated more thoroughly, these costs can be further refined.

Opinion of Probable Cost	*S.F. Area*	*Unit Cost*	*Cost*
1. Construction			
Police Facility	18,833	$180.00	$3,390,000
Range	3,200	$125.00	$400,000
Clearing, Earthwork, Site Improvements			$350,000
Landscaping			$50,000
Site Utilities			$100,000
Contingency (15%)			$643,500
Escalation (4%)			$171,600
Sub Total:			**$5,105,100**
2. Other Project Costs			
A&E Fees			$485,000
Interior Furnishings and Loose Equipment			$203,400
F.F.&E. Fees			$24,400
Hygenists Fees			$0
Construction Manager			$306,300
Survey & Geotechnical			$25,000
Materials Testing			$45,900
Relocation Costs (moving)			$4,000
Legal Fees			$5,000
Communications Equipment			$175,000
Telephone			$42,400
CCTV			$50,900
Security Access			$47,500
Range Equipment			$250,000
Computer Equipment			$150,000
Bidding Expenses - Advertising/Reproduction			$12,000
Property Insurance			$0
Acquisition Costs			$0
Total Project Cost:			**$6,931,900**

Opinion of Probable Cost	*S.F. Area*	*Unit Cost*	*Cost*
1. Construction			
Police Facility	18,833	$180.00	$3,390,000
Range	3,200	$125.00	$400,000
Court Facility	5,463	$170.00	$928,700
Clearing, Earthwork, Site Improvements			$450,000
Landscaping			$50,000
Site Utilities			$100,000
Contingency (15%)			$797,800
Escalation (4%)			$212,700
Sub Total:			**$6,329,200**
2. Other Project Costs			
A&E Fees			$601,300
Interior Furnishings and Loose Equipment			$259,100
F.F.&E. Fees			$31,100
Hygenists Fees			$0
Construction Manager			$379,800
Survey & Geotechnical			$25,000
Materials Testing			$53,800
Relocation Costs (moving)			$4,000
Legal Fees			$5,000
Communications Equipment			$175,000
Telephone			$54,000
CCTV			$64,800
Security Access			$60,500
Range Equipment			$250,000
Computer Equipment			$150,000
Bidding Expenses - Advertising/Reproduction			$12,000
Property Insurance			$0
Acquisition Costs			$0
Total Project Cost:			**$8,454,600**

C. LOCUST AVENUE FIRE HEADQUARTERS

The existing Fire Headquarters facility faces significant challenges when considered for continuing long term use. The unstable conditions of the 1975 additions, low headroom in the Apparatus Bay, and the aging mechanical and electrical systems, windows, and roof must all be addressed. Additionally, there is limited on-site parking, and no potential for future growth beyond the current capacity.

In spite of these challenges, the site location, which is in close proximity to the central business district, is highly desirable. The facility is a valuable civic landmark, and fits well with the municipal facilities at the nearby village green.

Constructing a new facility to replace Fire Headquarters with one that would maintain proximity to the business district entails significant site acquisition costs. The second floor facilities in the existing building reflect the traditional company organization structure of the Department. Re-creating these spaces and their character is cost restrictive in new construction. Based upon the current level of build-out of the community in the area served by the Fire Headquarters, it is anticipated that the present facility, if updated, would continue to serve the needs of the district.

In light of these considerations, it is recommended that the current facility be renovated to satisfy the programmatic requirements.

There are two options for renovating the existing structure which have been explored, both involving the removal of the unstable 1975 additions.

- The first option is to construct a new Apparatus Bay to the west of the original building. This bay would be designed to accommodate a future tillerless ladder truck. The 1975 west stair would then be replaced with a new stair within the existing apparatus area. The most likely location would be the center bay from which the stair had previously been removed. This location would cause the least disruption to the second floor. A new Dispatch Room would be created at the rear of the existing apparatus area. New offices for the Chief, Assistant Chief, Fire Inspector, and a new Conference Room would be constructed over the new Apparatus Bay. Finally, the 1975 rear (south) stair would be replaced with a new stair and elevator addition.
- The second option is to modify the structural steel second floor framing that was installed when the center stair was removed. This new design would increase the headroom within the existing Apparatus Bays to accommodate the future ladder truck. The 1975 side (west) addition would be replaced with a new addition on proper subsurface materials, and accommodate the newly programmed areas and the eliminated 1975 spaces. As with the first option, the 1975 rear (south) stair would be replaced with a new stair and elevator addition.

Both of these options would also include general renovations to update mechanical/electrical systems, window and roof replacement, restroom facilities, and to accommodate the remainder of the identified program requirements.

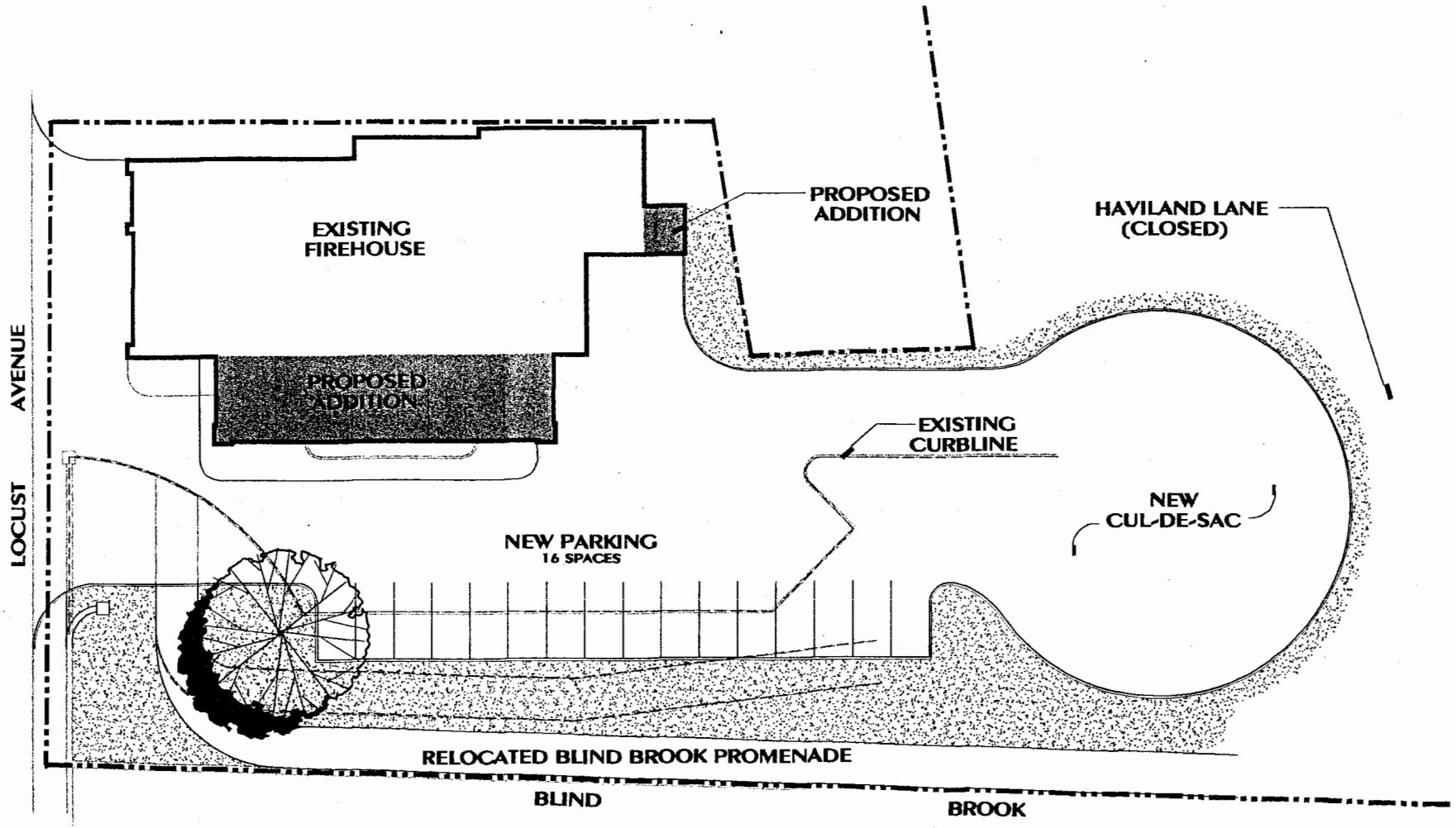
With either option, new construction along the west side of the building should include reconfiguration of the site between the Fire Station and Blind Brook. Within that area isHaviland Lane, angled parking for 13 cars, and the pedestrian brick paver walk, which follows Blind Brook into the Village Green.

In order for Haviland Lane to be of any value to the Fire Department for accommodating new apparatus, it must be widened. This seems incongruous to the preservation and enhancement of the Village Green, upon which Haviland Lane and its vehicular traffic already intrudes.

Instead, it is recommended that 1) a traffic control signal light be located on Locust Avenue, west of the Fire Station, to allow proper apparatus egress and, 2) Haviland Lane be eliminated. The brick paver walk along Blind Brook can be shifted closer to the brook, allowing for an expanded and reconfigured parking area adjacent to the Fire Station. The new traffic signal would not only aid in fire emergencies, but could also control the parking lot entrances on both sides of Locust Avenue.

After review of the two options with the Fire Department personnel, it was decided that the second option was preferred. Rationale for this decision included a more functional arrangement of spaces, a better blending of new and existing work to maintain the historical appearance of the building, and lower construction cost in comparison with the first option.

A site plan, floor plans, exterior views, and a Project Budget follow for the proposed option.

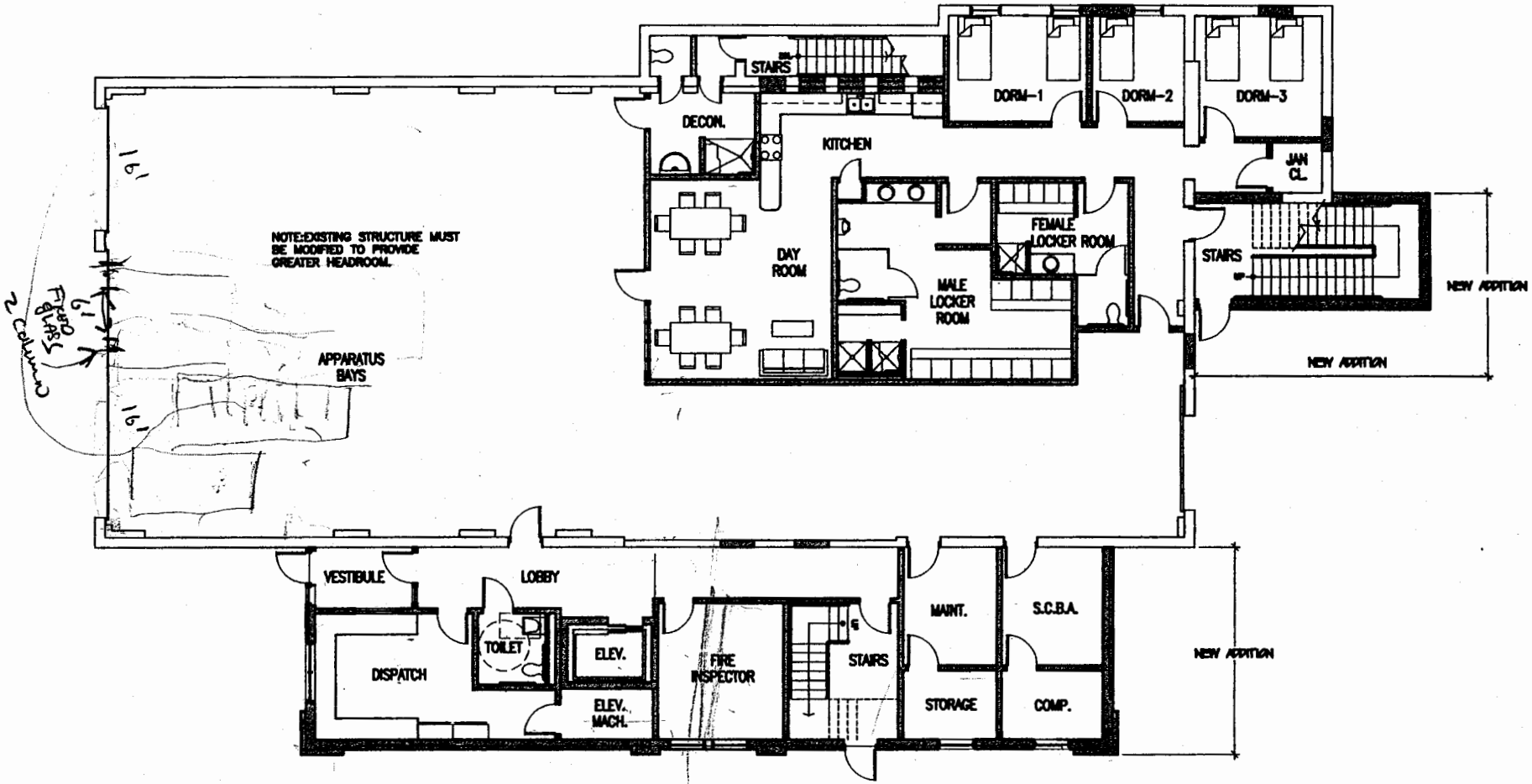


LOCUST AVENUE FIRE HOUSE

PUBLIC SAFETY FACILITIES STUDY
FOR THE
CITY OF RYE
RYE, NEW YORK

MARCH 17, 1999

KAESTLE BOOS
ASSOCIATES, INC.
ARCHITECTS



MAIN LEVEL FLOOR PLAN

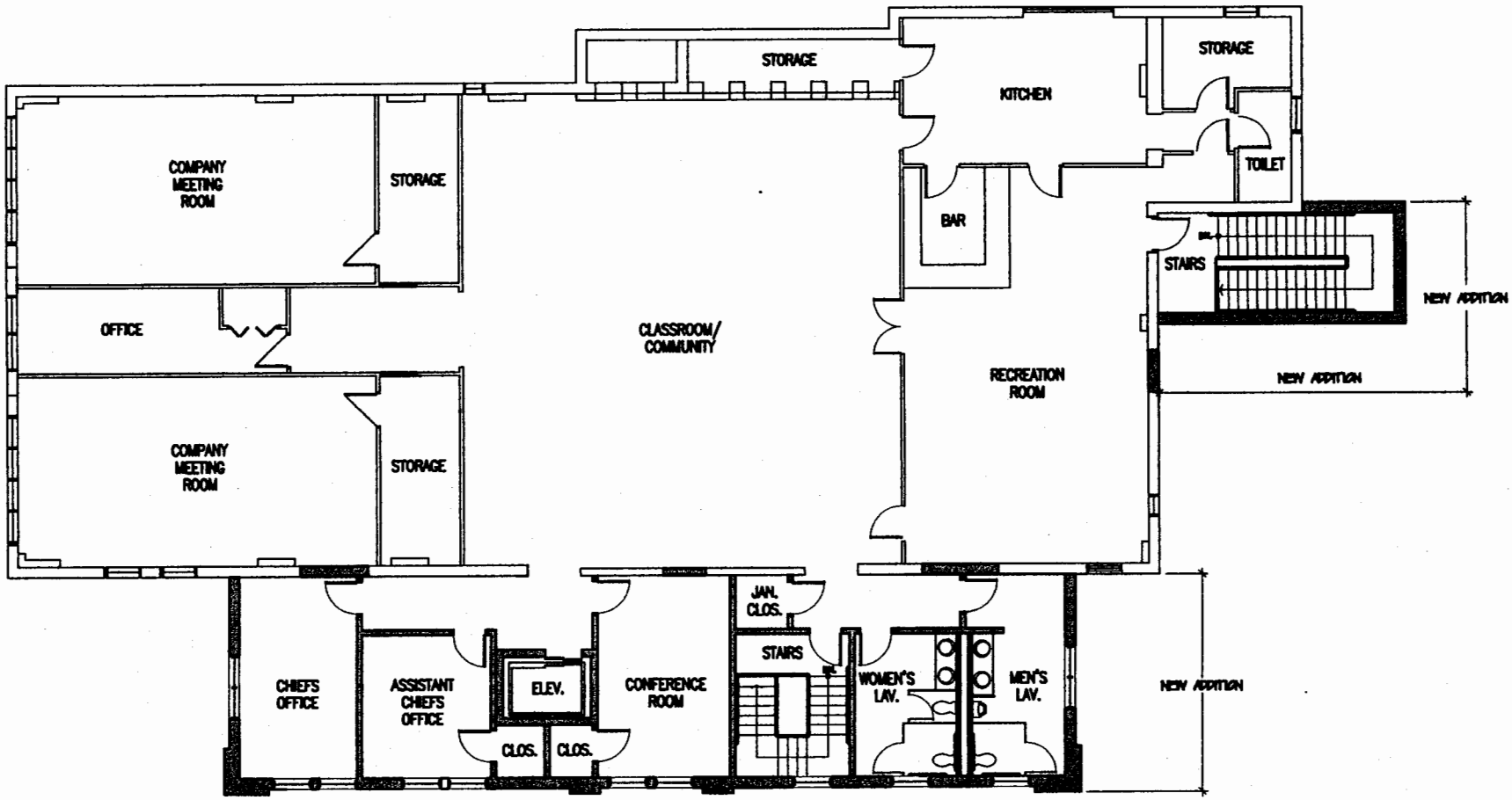
SCALE: 1/16"=1'-0"

LOCUST AVENUE
FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES,INC.
ARCHITECTS



UPPER LEVEL FLOOR PLAN

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

LOCUST AVENUE FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES, INC. ARCHITECTS

NORTH ELEVATION

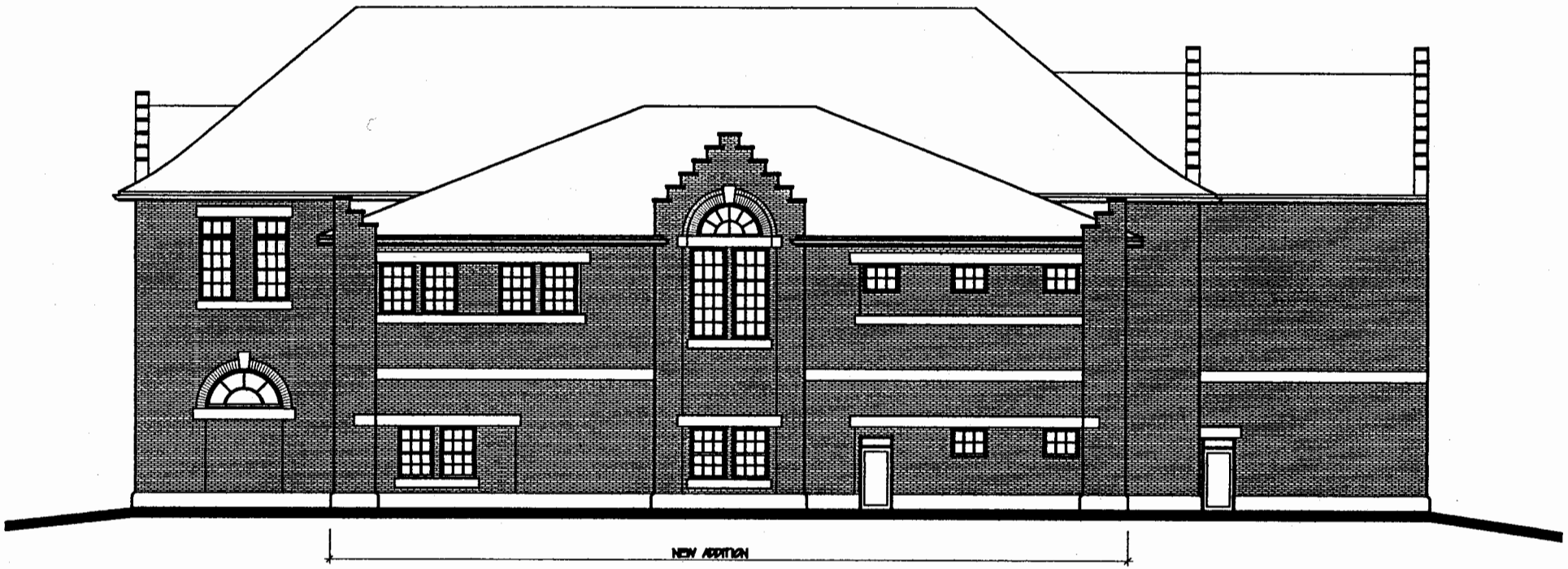
SCALE: 1/16"=1'-0"

LOCUST AVENUE FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES, INC. ARCHITECTS



WEST ELEVATION

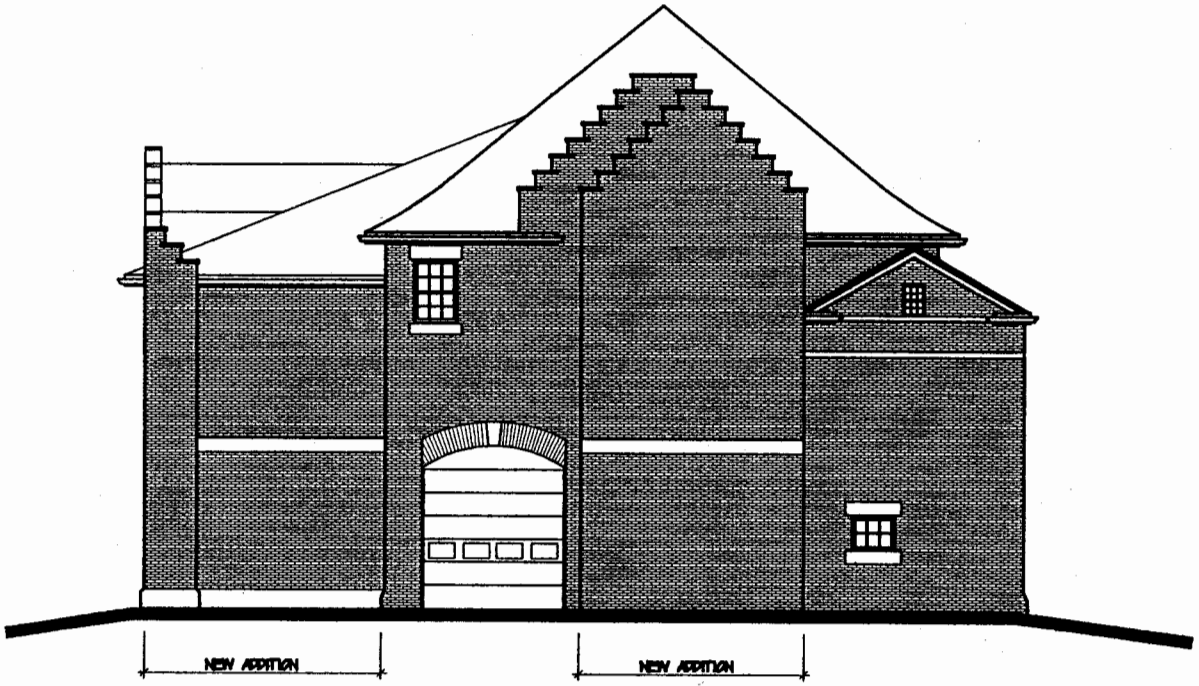
SCALE: 1/16"=1'-0"

LOCUST AVENUE
FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES, INC.
ARCHITECTS



SOUTH ELEVATION

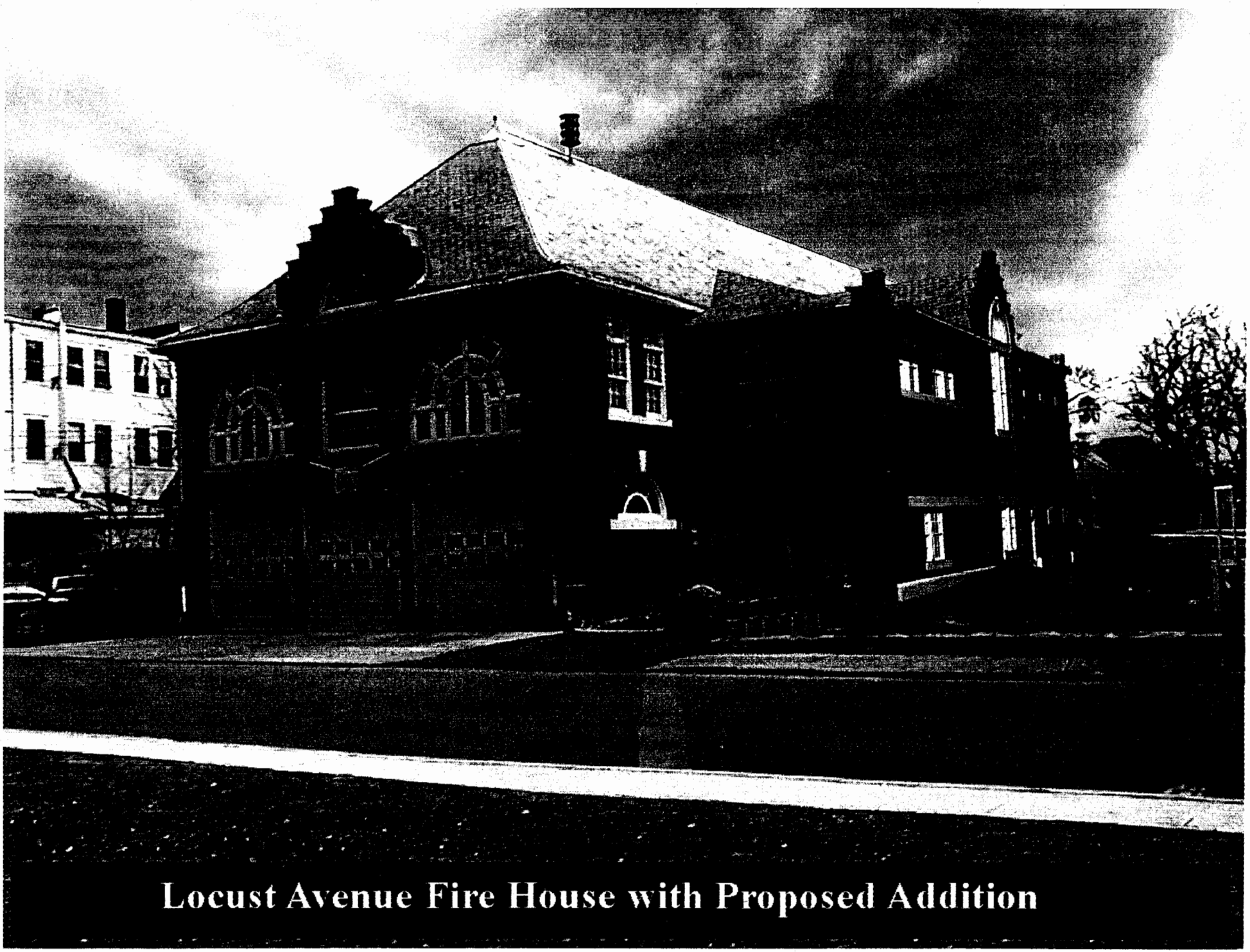
SCALE: 1/16"=1'-0"

LOCUST AVENUE FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES INC.
ARCHITECTS



Locust Avenue Fire House with Proposed Addition

Opinion of Probable Cost	*S.F. Area*	*Unit Cost*	*Cost*
1. Construction			
New construction	3,836	$175.00	$671,300
Renovation	11,266	$150.00	$1,689,900
Demolition, Earthwork, Site Improvements			$150,000
Landscaping			$25,000
Site Utilities			$50,000
Contingency (15%)			$387,900
Escalation (4%)			$103,400
Sub Total:			**$2,586,200**
2. Other Project Costs			
A&E Fees			$258,700
Interior Furnishings and Loose Equipment			$26,900
F.F.&E. Fees			$3,200
Hygenists Fees			$10,000
Construction Manager			$155,200
Survey & Geotechnical			$20,000
Materials Testing			$33,000
Relocation Costs (moving)			$2,500
Legal Fees			$5,000
Communications Equipment			$50,000
Telephone			$9,400
Security Access			$3,400
Computer Equipment			$10,000
Bidding Expenses - Advertising/Reproduction			$10,000
Property Insurance			$0
Acquisition Costs			$0
Total Project Cost:			**$3,183,500**

D. MILTON POINT FIRE HOUSE

Given the location, available site area suitable for building, and the programmatic needs, it is reasonable to recommend renovations and additions to the existing structure.

Extensive renovations to the south wing are required to accommodate relocated co-ed dormitory space, toilet, and shower facilities, and a modernized Kitchen and Dayroom. This would still not address the need for a fitness room however. In addition, the central internal stair should be replaced with one providing direct egress to the exterior.

To properly accommodate the program and code requirements, it is recommended that the single-story south wing be demolished, and replaced with a new appropriately configured addition. Two options for this addition were developed.

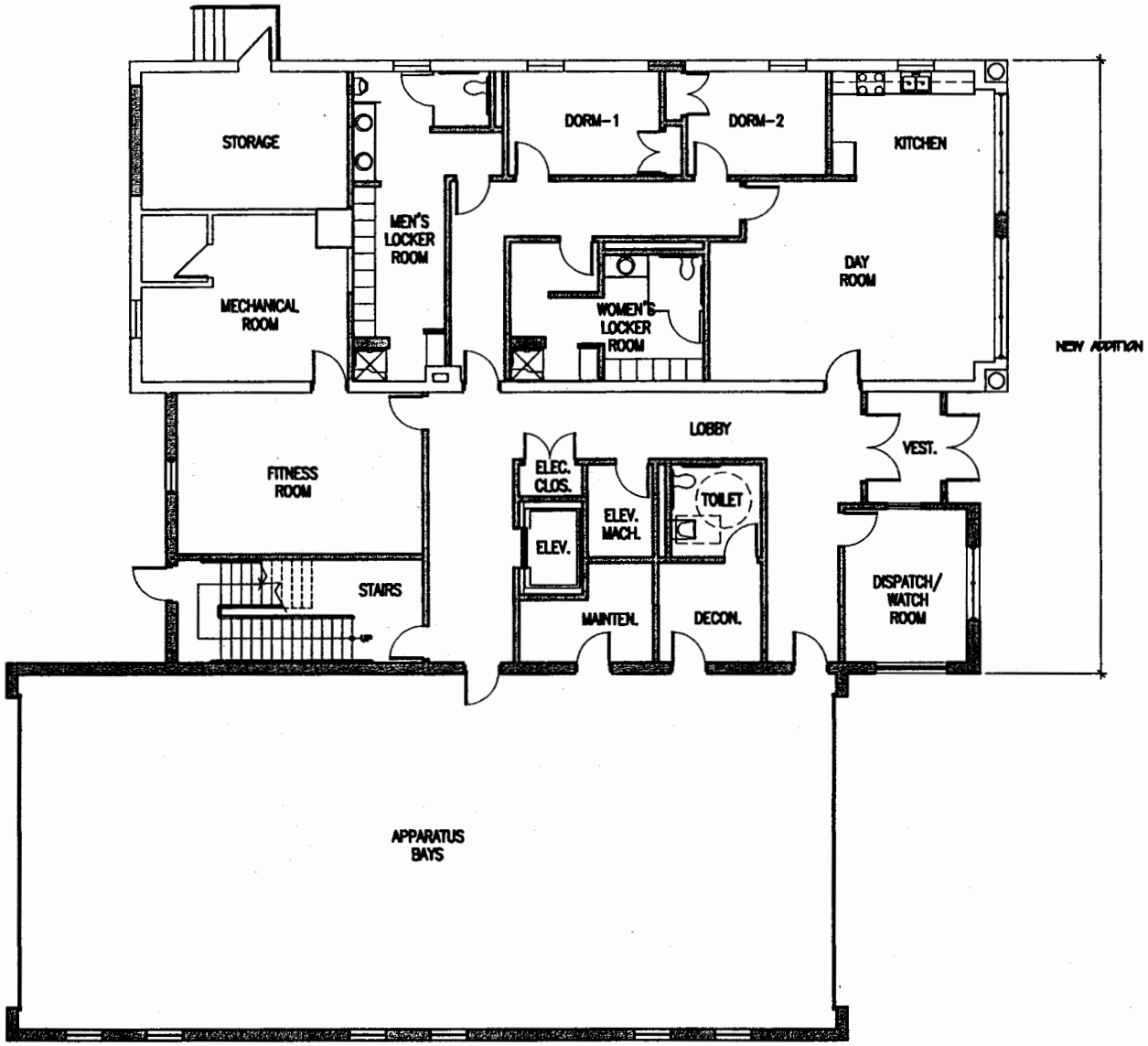
- The first option is to construct the new addition to accommodate Dormitory and related facilities, the Dayroom, and the Kitchen. The existing Apparatus Bays would be refurbished.
- The second option is to construct the addition to accommodate new Apparatus Bays. The existing Apparatus Bays would then be renovated to create the Dormitory, Dayroom and Kitchen facilities.

With either option the existing fire escape at the north side of the building must either be covered or replaced with a code conforming stair.

A general renovation to include mechanical/electrical upgrades, main floor window replacement, trim repair, and an upgrade of finishes is also required in both cases.

After review of the two options with the Fire Department personnel, it was decided that the second option was preferred. Rationale for this decision was focused on a more functional arrangement of apparatus space including much desired drive-through capabilities. Project costs for the two options were similar.

Floor plans, exterior views, and a Project Budget follow for the proposed option.



MAIN LEVEL FLOOR PLAN

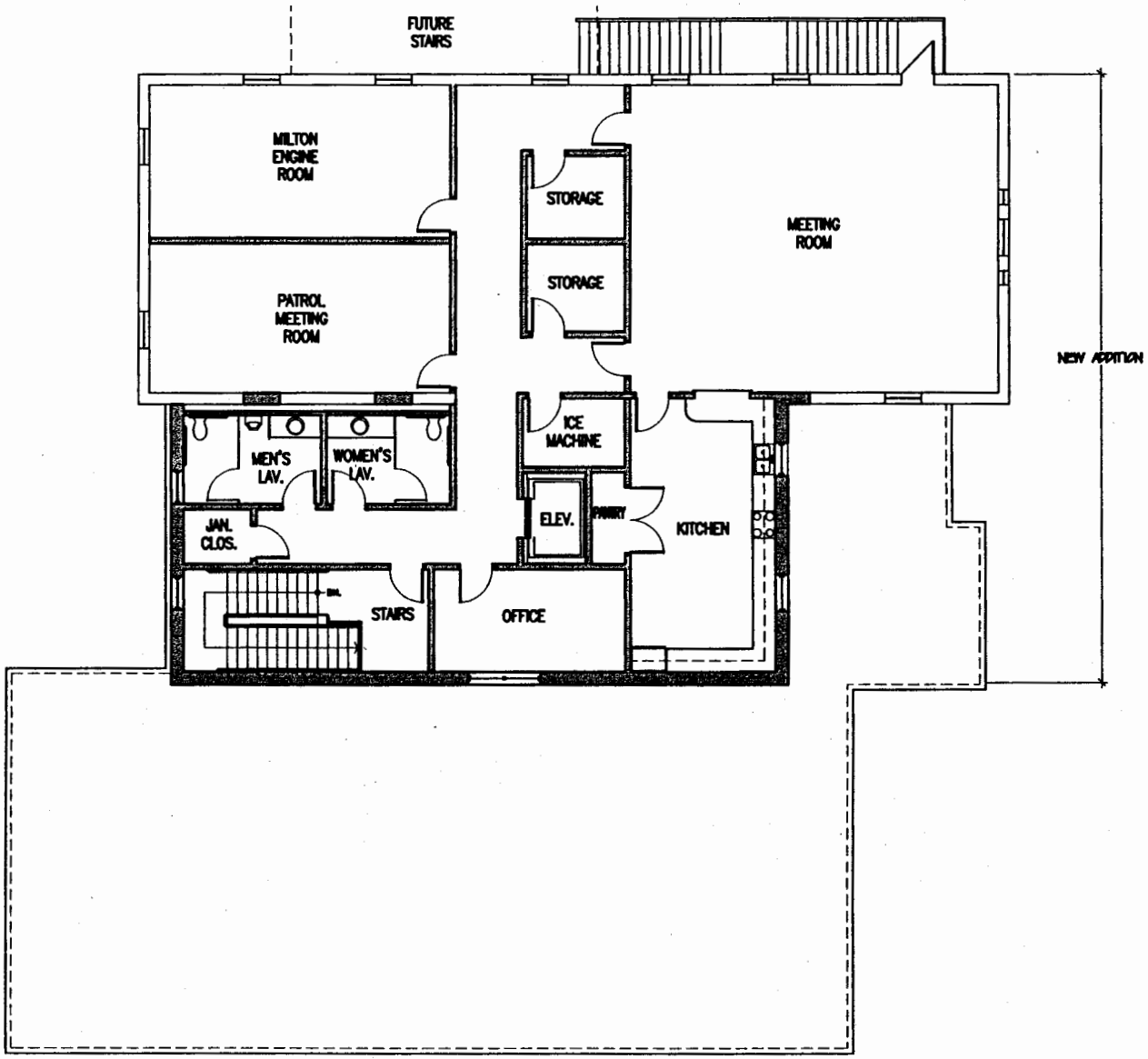
SCALE: 1/16"=1'-0"

MILTON POINT FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES, INC. ARCHITECTS



UPPER LEVEL FLOOR PLAN

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

MILTON POINT FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES, INC. ARCHITECTS

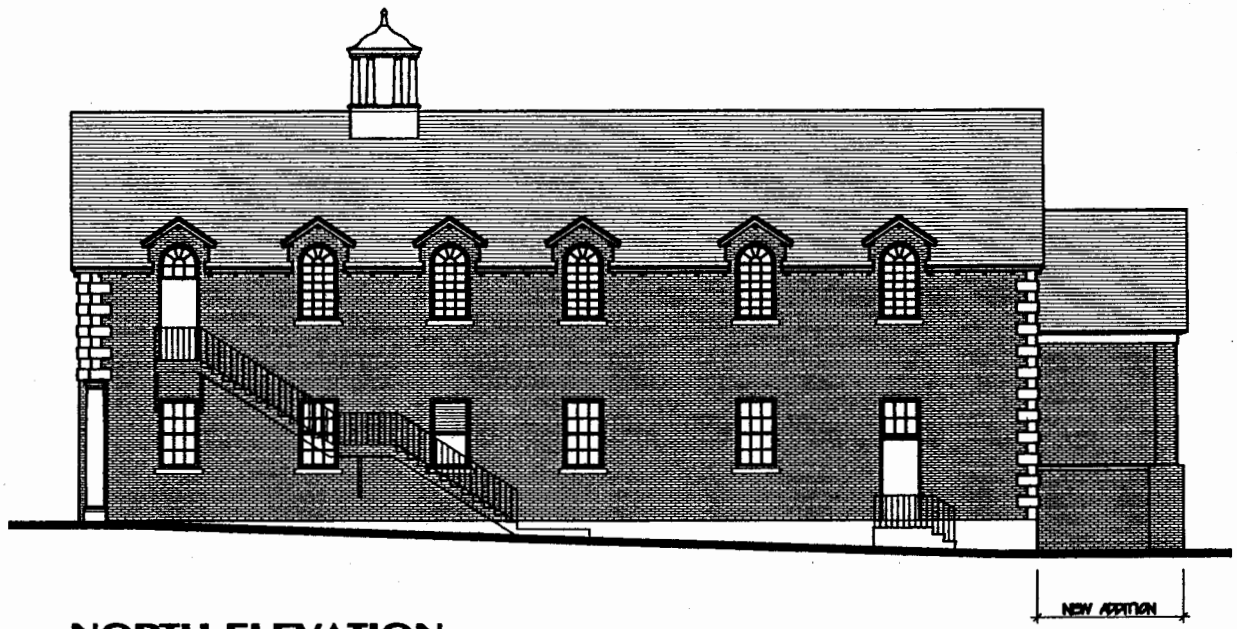
EAST ELEVATION

MILTON POINT
FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES, INC.
ARCHITECTS



NORTH ELEVATION

MILTON POINT
FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS
ASSOCIATES, INC.
ARCHITECTS

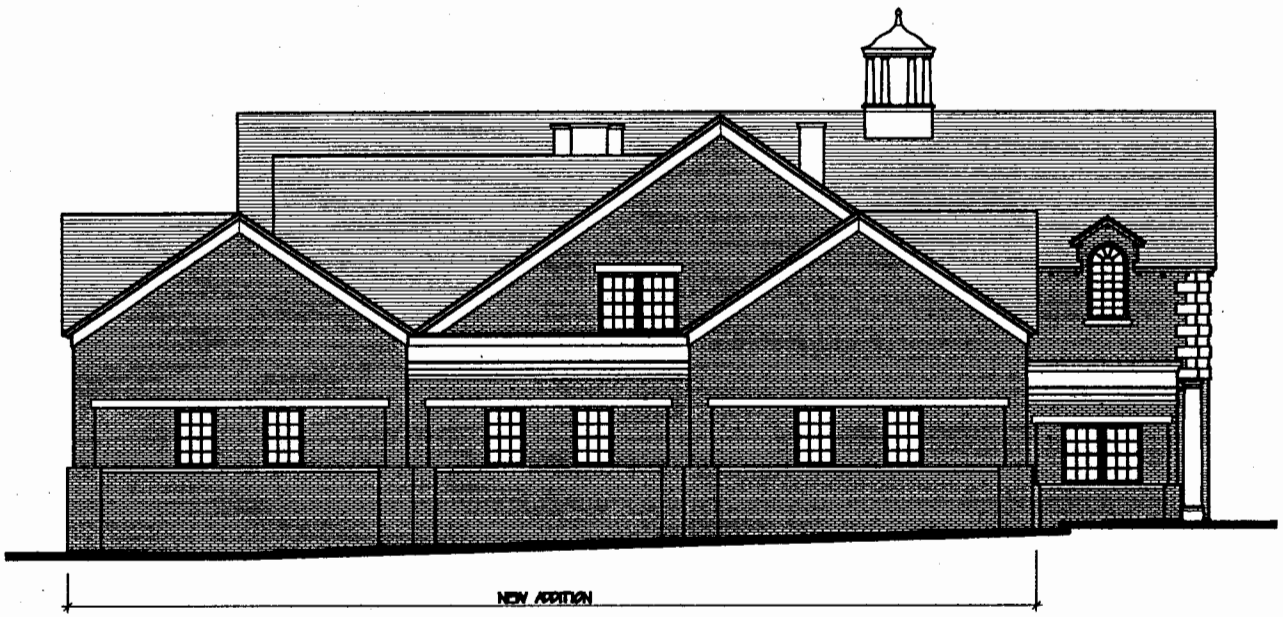
WEST ELEVATION

MILTON POINT
FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES, INC.
ARCHITECTS



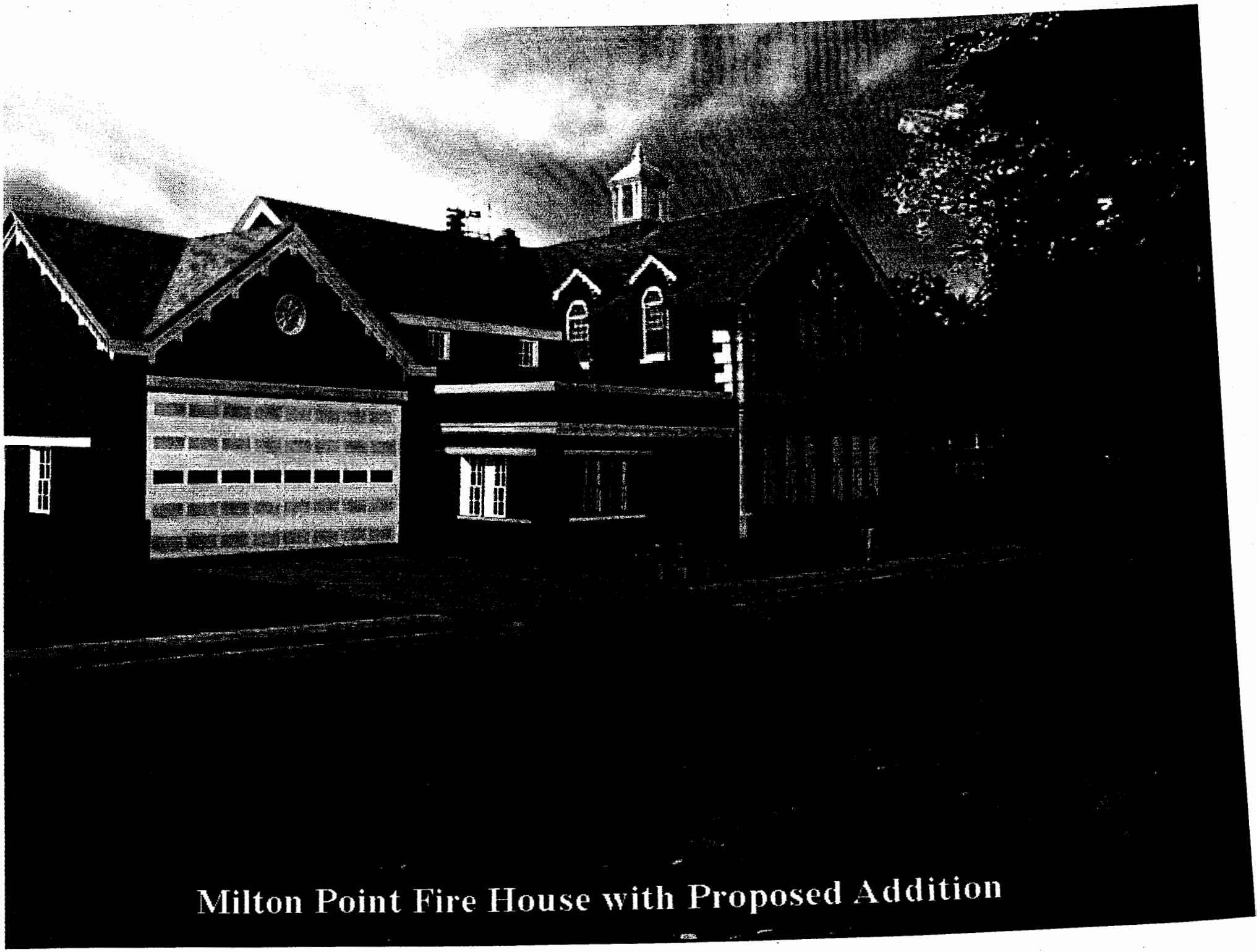
SOUTH ELEVATION

MILTON POINT
FIRE HOUSE

RYE, NEW YORK

APRIL 12, 1999

KAESTLE BOOS ASSOCIATES, INC.
ARCHITECTS



Milton Point Fire House with Proposed Addition

Opinion of Probable Cost	*S.F. Area*	*Unit Cost*	*Cost*
1. Construction			
New Constrution	5,873	$175.00	$1,027,800
Renovation	4,774	$135.00	$644,500
Demolition, Earthwork, Site Improvements			$150,000
Landscaping			$20,000
Site Utilities			$20,000
Contingency (15%)			$279,300
Escalation (4%)			$74,500
Sub Total:			**$1,862,300**
2. Other Project Costs			
A&E Fees			$186,200
Interior Furnishings and Loose Equipment			$41,100
F.F.&E. Fees			$4,900
Hygenists Fees			$10,000
Construction Manager			$111,700
Survey & Borings			$25,000
Materials Testing			$23,300
Relocation Costs (moving)			$2,500
Legal Fees			$5,000
Communications Equipment			$20,000
Telephone			$12,800
Security Access			$5,100
Computer Equipment			$10,000
Bidding Expenses - Advertising/Reproduction			$10,000
Property Insurance			$0
Total Project Cost:			**$2,329,900**