City of Rye, New York
Police and Court Feasibility Study

January 9th, 2009

prepared by: JCJ ARCHITECTURE

TABLE OF CONTENTS

	PAGES
TABLE OF CONTENTS …….	1-3
BACKGROUND OF STUDY……..	4
BACKGROUND OF PROGRAM ……..	5
EXISTING SITE STATISTICS ……	6
Task 1 Evaluation of Program Requirements	
JCJ PROGRAM…….	7-14
Task 2 Comparison of Site Alternatives	
Alternative #1 Narrative …….	15
Police/Court at City Hall Site 1037 & 1031 Boston Post Road ……..	16-19
New Bldg w/ adj property	
1 ½ STORY	
Alt#1 Drawing 1 SITE PLAN MAIN LEVEL	
Alt#1 Drawing 2 SITE PLAN LOWER LEVEL	
Alt#1 Drawing 3 FLOOR PLAN MAIN LEVEL	
Alt#1 Drawing 4 FLOOR PLAN LOWER LEVEL	
Alternative #2 Narrative …….	20
Police/Court at City Hall Site 1037 Boston Post Road……..	21-25
New Bldg	
3 STORY	
Alt#2 Drawing 5 SITE PLAN MAIN LEVEL	
Alt#2 Drawing 6 SITE PLAN LOWER LEVEL	
Alt#2 Drawing 7 FLOOR PLAN MAIN LEVEL	
Alt#2 Drawing 8 FLOOR PLAN LOWER LEVEL	
Alt#2 Drawing 9 FLOOR PLAN UPPER LEVEL	

Alternative #3 Narrative ……. 26
Police/Court at City Hall Site 1037 Boston Post Road…….. 27
Renov w/Addition
1 ½ STORY
Alt#3 Drawing 10 SITE PLAN MAIN LEVEL

Alternative #4 Narrative ……. 28
Police/Court Site McCullough Place…… 29-32
New Bldg w/ adj property
1 ½ STORY
Alt#4 Drawing 11 SITE PLAN MAIN LEVEL
Alt#4 Drawing 12 SITE PLAN LOWER LEVEL
Alt#4 Drawing 13 FLOOR PLAN MAIN LEVEL
Alt#4 Drawing 14 FLOOR PLAN LOWER LEVEL

Alternative #5 Narrative …… 33-34
Police/Court Site McCullough Place…… 35-40
New Bldg
3 STORY
Alt#5 Drawing 15 SITE PLAN MAIN LEVEL
Alt#5 Drawing 16 ALT SITE PLAN MAIN LEVEL
Alt#5 Drawing 17 ALT SITE PLAN W/ FUTURE GARAGE
Alt#5 Drawing 18 SITE LOCATIONS
Alt#5 Drawing 19 FLOOR PLAN MAIN LEVEL
Alt#5 Drawing 20 FLOOR PLAN LOWER LEVEL
Alt#5 Drawing 21 FLOOR PLAN UPPER LEVEL

AERIAL MAP OF RYE Drawing 22 …… 41

Alternative #6 Narrative ……. 42-43
Police HQ Site McCullough Place, New bldg
Temporary police HQ Relocation
Court moves to 1037 Boston Post Road, Renov bldg
NO SKETCHES PROVIDED
Alternative #7 Narrative ……. 44
Site to be Determined

SITE EVALUATION MATRIX…….. 45

COMPARISON OF ALTERNATIVES MATRIX…….. 46

PROBABLE PROJECT SCHEDULE……..……. 47– 50
Alt #1
Alt#2
Alt#4
Alt#5
APPENDIX……..……
Preliminary Cost Estimate by Alternative……..51-52
Previous Study Program 1999……53 –57
Previous Study Program 2007……58- 66
Meeting Minutes ……..……67

BACKGROUND OF STUDY

During the fall of 2008, the City of Rye, New York contracted with JCJ Architecture for the purpose of studying alternative solutions for accommodating the needs of the City's Police Department and Court Facilities. The scope of the study included the following format::

Task 1 – Evaluation of Program Requirements

This first step involved meetings with local City officials, as well as Police and Court end-users. Existing Police and Court Facilities were visited and a field tour was made of each potential site. Previous programming studies were also reviewed, and where appropriate, updated to reflect current needs and practices. Meetings, held October 27, 2008, as contained in Appendix, Meeting Reports summarize program issues and desires as expressed by various constituencies and end-users. It was made clear that whatever alternative solution that is finally accepted, should meet the following:

- **be functional**
- **meet all Police and Court planning guidelines**
- **be program compliant**
- **be safe**
- **meet all codes**
- **be environmentally sensitive**
- **take into account community planning needs and opportunities**
- **be of quality design**
- **be well constructed**
- **be prudent financially, even if somewhat more expensive**
- **be a long-term 50-70 year solution to the building needs for both Police and Court Facilities.**

Task 2 – Comparison of Site Alternatives

Once the program needs were confirmed and information gathered for each site alternative, internal and external conceptual sketch layouts and potential costs were prepared to determine the project scope and feasibility of each location. In addition, project schedules and a matrix of comparative issues was developed to provide resource information and to assist in determining the best site and location for the Police/Court Building.

BACKGROUND OF PROGRAM

An updated program was prepared based on previous studies completed in 1999 and 2007 and current meetings with City and New York State Office of Court Administration (OCA) representatives. Meeting results are summarized in the Appendix. The program in table format lists required room sizes and rule of thumb, gross-up factors for support spaces, circulation and buildings components in order to arrive at gross overall building scope. These areas are summarized as follows in rounded, gross figures for each of the major functional areas of the building, assuming a 1 ½-story design.

	S.F.
Police	
Public Access and Administration Areas	9,000
Operations Area	9,000
Court	9,000
Total G.S.F.	**27,000**

If a 3-story design is utilized, the gross building area is increased by approximately 2,000 S.F. due to increased mechanical and vertical circulation requirements for a total of 29,000 G.S.F.

Parking requirements are as follows:

Police	
Operational Vehicles	22 patrol cars, 3 other
Employees	19
Visitors	15
Court	
Employees	8
Visitors	15
	Total 82

EXISTING SITE STATISTICS

Statistics for each of the existing site alternatives are as follows:

1037 BPR-Lester's Building
Property: 30,000 S.F.
Lester's: 9,500 S.F. Main Floor with a 9,500 S.F. Basement in the flood plain (assumed at elev. 18)
Parking: 42 surface spaces approximately ½ in flood plain)
Cost: $6,000,000

1031 BPR- Adjacent Salon Building
Property: .14 acres
Cost: $1,200,000

McCullough Place -Present Police/Court Building
Property: 9,600 S.F.
Building: 12,252 S.F. as follows:
(Partial 2-story with small basement)
3,727 S.F. 2nd Floor Court
6,655 S.F. 1st Floor Police
1,870 S.F. Basement Police

Adjacent City-owned property bordering the MTA rail station is approximately 23,000 S.F., not counting the steep, wood-slope to the east.

The property to the rear on Second Street has a footprint of approximately 8,700 S.F.

The program for an alternative ideal site would consist of approximately 2-3 acres and have a slope of about 12-15', allowing a 1 ½-story building design which is optimum, given the program requirements. A site of less than ½ acres would require some structured parking and limited space for setbacks and buffers with surrounding properties. A 3-story configuration would reduce building footprint and allow for a slightly smaller property of approximately 1 acre with structured parking. In any case, all sites should have two means of egress.

JCJ PROGRAM				
	Quantity	Subtotal	Total	Comments
POLICE DEPARTMENT				
LOBBY/RECEPTION/WAITING		400	840	
Vestibule		120		
Department History Displays		60		**optional**
Public Toilets (80SF)	2	160		
Public Interview	1	100		
Internal Circulation 1.10%		10		
COMMUNICATIONS CENTER			745	
Communications Console Positions	2	200		Presume (2) consoles
Toilet	2	65		
Kitchenette/Coats/Supplies		100		
Communications / Computer Equipment		120		
E-911 Room		50		
Front Desk area		200		Accommodate (8) officers for roll call, function conducted by Officer in charge located in this area
Internal Circulation 1.25%		10		

	COMMUNITY/MULTIPURPOSE ROOM			1173
	Classroom/Training		1000	30-50 occupancy
	Audio-visual/Training Materials Storage		60	
	Kitchenette/Coats/Supplies		100	
	Internal Circulation 1.10%		13	
	RECORDS/DATA PROCESSING			720
	Public Information Counter		40	
	Police Information Counter		40	
	Records Staff Work Area	2	200	
	File Area		100	
	Copy Area		40	
	Archives		150	
	Computer Room		80	
	Department Supplies		60	
	Internal Circulation 1.25%		10	
	SHIFT COMMAND			122
	Patrol Supervisor's Shared Office	2	100	
	Coat/Supply Closet		20	
	Internal Circulation 1.25%		2	
	PATROL FACILITIES			142
	Report Preparation		100	4 positions
	Patrol Supplies		40	
	Internal Circulation 1.10%		2	
	ARMORY/ ARSENAL			102
	Armory		80	
	Ammunition Storage		20	
	Internal Circulation 1.10%		2	

ADMINISTRATION			1311	
Secretary/ Reception		80		
Work /File Area/Copy		120		
Waiting		80		
Coat/Supply Closet		20		
Lieutenant's Office	2	350		
Commissioner's Office		225		
Conference/EOC		400		15-18 occupants
Coffee/break		20		located in corridor
Internal Circulation 1.25%		16		
DETECTIVE BUREAU			1054	
Detective Squad Room	3	280		
Detective Secretary		60		
Conference/Team Work		100		
Detective Supervisor's Office		150		
Interview Rooms	2	200		
Supply/Coat Closet		10		
Equipment Room		60		
File Area		100		
Monitoring Room		80		
Internal Circulation 1.25%		14		
JUVENILE DIVISION			405	
Juvenile Office		140		
File Area		60		
Toilet		65		
Soft Interview Room/Holding		80		
Waiting area		60		
Internal Circulation 1.25%		5		

EVIDENCE AND PROPERTY			1094	
Processing		120		
Evidence Storage		400		
Drugs/Weapons/valuables		60		
Bulk Evidence/ Found Property/Impound		500		**optional**
Internal Circulation 1.25%		14		
SALLY PORT			1173	
Sally Port	1	1100		
Road Supply Storage		60		
Internal Circulation 1.10%		13		
PRISONER PROCESSING/ BOOKING			867	
Internal Circulation		160		
Temporary Group Holding Enclosure		80		
Prisoner Processing		300		including Intox/ Mugshot area
Toilet/ Shower		65		
Custodial		20		
Matron's Room		80		required per NY State require-ments for female and juvenile
Interview Room		100		
Storage		50		
Internal Circulation 1.35%		12		
DETENTION AREA			720	
Female Cells	2	160		80 sf each
Male Cells	5	400		80 sf each
Juvenile Cells	1	80		
HC Cell/ Isolated for use by male or female	1	80		
Internal Circulation 1.35%		10		

STAFF SERVICES			2056	
Male Lockers	40	600		sf includes supervisor & sworn officers/separated
Male Toilets/Showers		280		
Female Lockers	5	100		sf includes supervisor & sworn officers/separated
Female Toilets/Showers		200		
Physical Training		700		
Break Room		150		**optional**
Internal Circulation 1.25%		26		
COMMUNITY SERVICES			264	
Auxiliary Police/Crossing guard/ stg		100		
P.B.A. Storage		80		
Bicycle Patrol		80		
Internal Circulation 1.25%		4		
BUILDING SERVICES			760	
Janitor Closets	2	100		
Boiler Room		250		
Electrical Room		100		
Server Room		100		
Building Data Center/ E/911		200		
Internal Circulation 1.25%		10		
MISCELLANEOUS TOILETS			130	
NET AREA TOTALS			13678	
NET TO GROSS ADJUSTMENT X 1.35			4,104	
VERTICAL CIRCULATION			1100	
Stair Tower (2 floors)	2	900		
Elevator (2 floors) (one for court/ detainee use)	1	160		
Elevator Machine Room		40		
POLICE TOTAL AREA (GSF) =			18882	

VEHICLE COUNT	Patrol cars	22
	Other Police vehicles/ boat	3
	Glacier bay Twin Hull catamaran, 19' Boston Whaler, 12' Mercury inflatable	
	Staff parking	19

COURT				
PUBLIC			698	
Lobby/Reception/ Waiting/Security		300		
Vestibule		80		
Public Toilets		160		
Press Room		150		
Internal Circulation 1.10%		8		
CLERKS OFFICE			740	
Public Window		40		
Waiting		80		
General Office Workstations	4	240		
File Area		100		
Copy/Microfiche Area		80		
Coat Closet		10		
Supply Closet		80		
Chief Clerk's Office		100		200 sf per OCA guidelines
Internal Circulation 1.25%		10		
COURT FACILITIES			3812	
Civil trial Court Room (1200 min per OCA Standards)	100	1200		
Court Officer	1	80		
Prisoner Holding(80 sf /cell)	2	160		
Hearing Room	1	600		
Attorney Client Conference Room	1	100		adjacent to lobby
Attorney Defendant Interview Room	1	65		
Jury use break room/toilet	1	200		
Judges Chambers(200 sf min)	2	300		200 sf per OCA guidelines- although provided shared conference room

	Judge's Sec'y/reception/waiting (100 sf)	1	100	
	Judge's Conference/Jury Room(20 sf/person)	14	325	
	Jury Impanelling Room(min 300 sf 7-person panel)	7	300	300 sf per OCA guidelines
	Coat Closet		10	
	Toilet Room		65	
	Drug Court Office/toilet	1	200	
	Security Office	2	60	2nd security position in Lobby
	Internal Circulation 1.25%		47	
	STAFF SERVICES			375
	Lunch Room		160	
	Staff Toilets		130	
	Lockers		80	
	Internal Circulation 1.10%		5	
	STORAGE			81
	General Storage		80	
	Internal Circulation 1.10%		1	
	BUILDING SERVICES			294
	Janitor Closets	1	30	
	Boiler Room		180	
	Electrical Room		80	
	Internal Circulation 1.25%		4	
	NET AREA TOTALS			6000
	NET TO GROSS ADJUSTMENT X 1.35			2,100
	COURT TOTAL AREA (GSF)=			8100
VEHICLE COUNT	Staff Parking			8
	TOTAL POLICE + COURT GROSS AREA =			**26982**

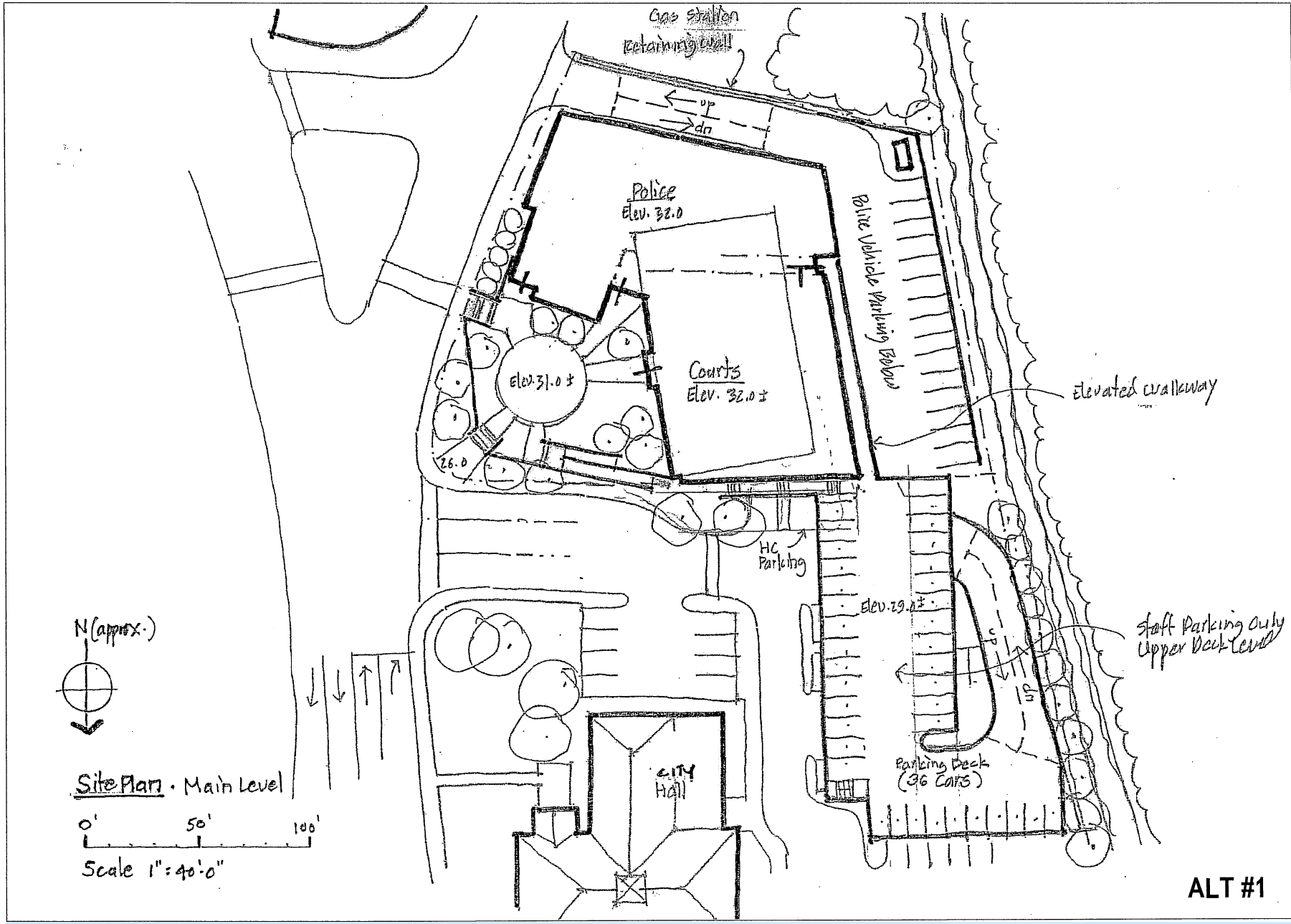
ALTERNATIVE No. 1 NARRATIVE (- Sketches 1-4)

This alternative would require use of both 1037 and 1031 Boston Post Road in order to allow for a 1 ½-story building with both the Police and Court having street level presence and entrances. The combined site would allow for a new two-way access at the southern boundary along with joint use of the present City Hall/Library access point at the traffic light.

The flood plain is at approximately elevation 17', therefore requiring the lower floor to be at elevation 18' or higher, which then sets the Main Street floor at approximately 30' or higher. Because the ground level at the front is approximately elevation 24-26', the new building would require significant exterior steps, an entry plaza or be designed to enter at a split level. Parking decks to the rear, including that for police operational vehicles, would also be set above the 100 year flood elevation. This would require considerable construction and expense to accommodate parking and access needs and to provide compensatory flood storage area. It might also be considered desirable to have any new building construction match that of the existing City Hall/Library buildings, which may increase building costs

Construction phasing would first require demolition of Lester's and preparation of this area for temporary parking for City Hall needs. This would allow construction of all parking decks and surface reconstruction to the rear City Hall. Once completed, the new Police/ Court Building would be built and completed as Phase II.

Upon project completion there would be 107 parking spaces to serve the City Hall, Rye Free Reading Room and Police/Court facility. Currently there are 100 parking spaces.



ALT #1

REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJ ARCHITECTURE
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38 Prospect Street
Hartford, CT 06103

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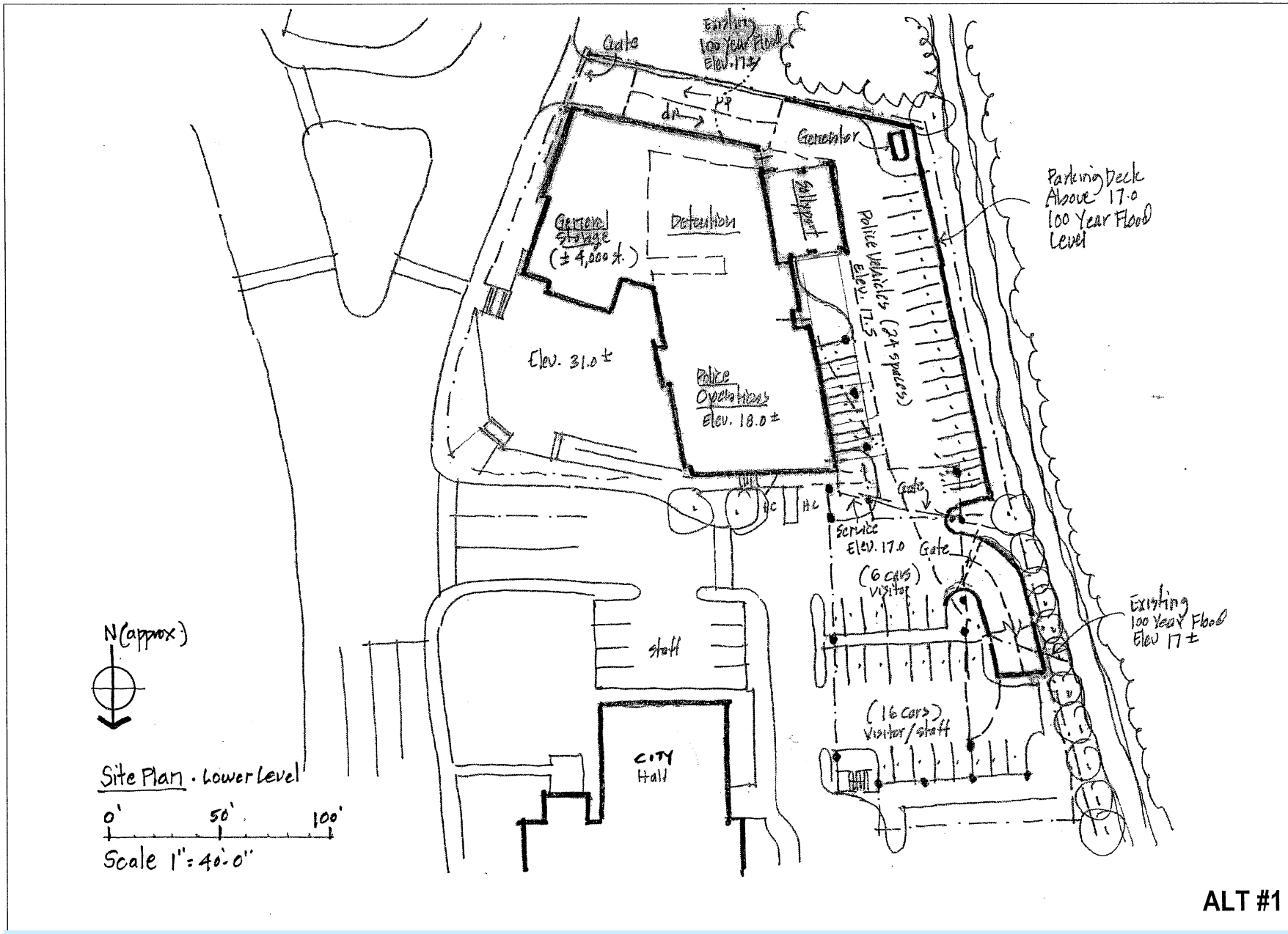
City Hall Site
1037 & 1031
Boston Post Road
New Building,
acquire adj. property
1 ½ Story
SITE PLAN
MAIN LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: 1" = 40'-0"

1



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Hartford, CT 06103

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City Hall Site
1037 & 1031
Boston Post Road
New Building, acquire adj. property
1 ½ Story
SITE PLAN
LOWER LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
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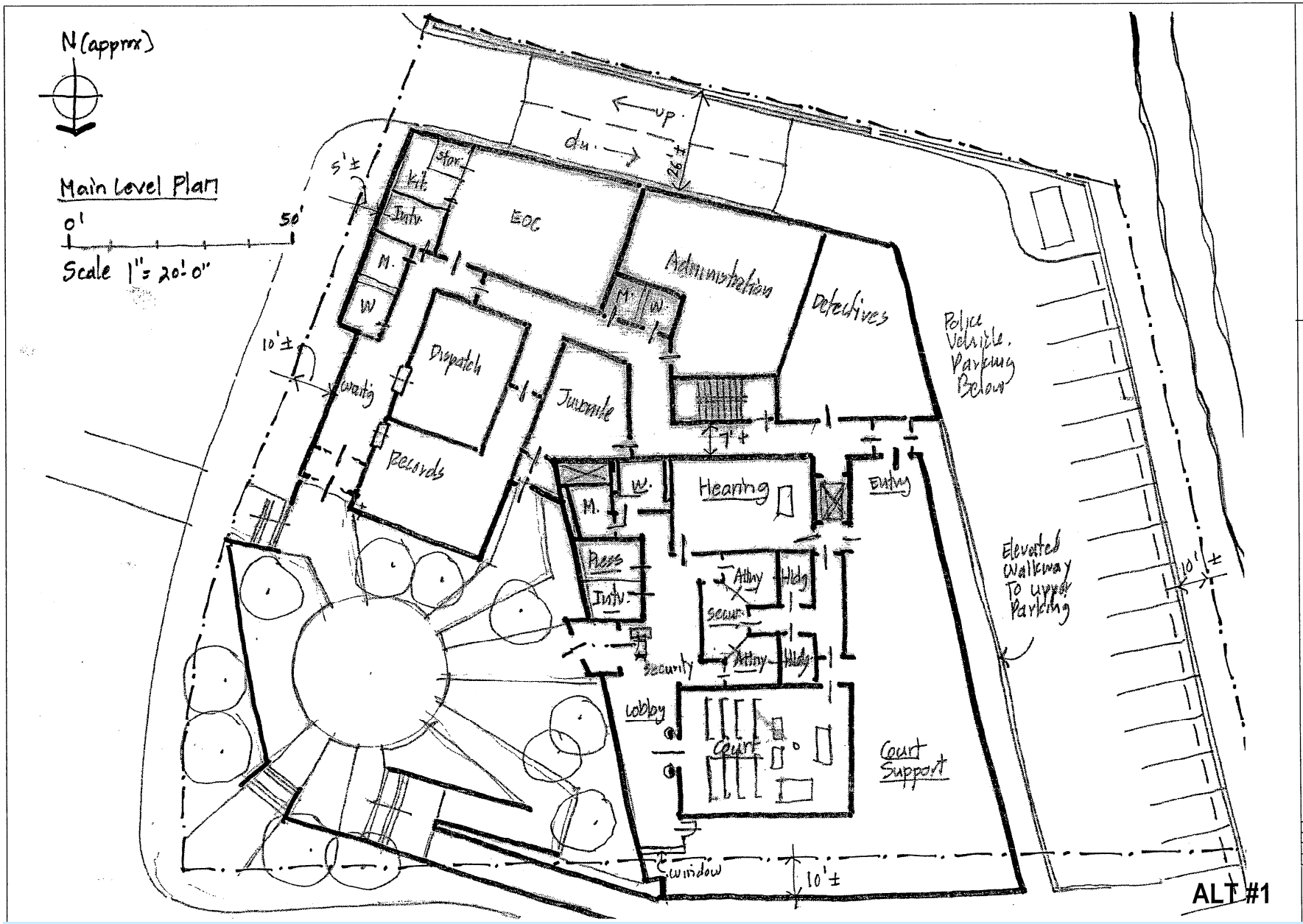
2



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1½ Story
FLOOR PLAN
MAIN LEVEL

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DRAWN:
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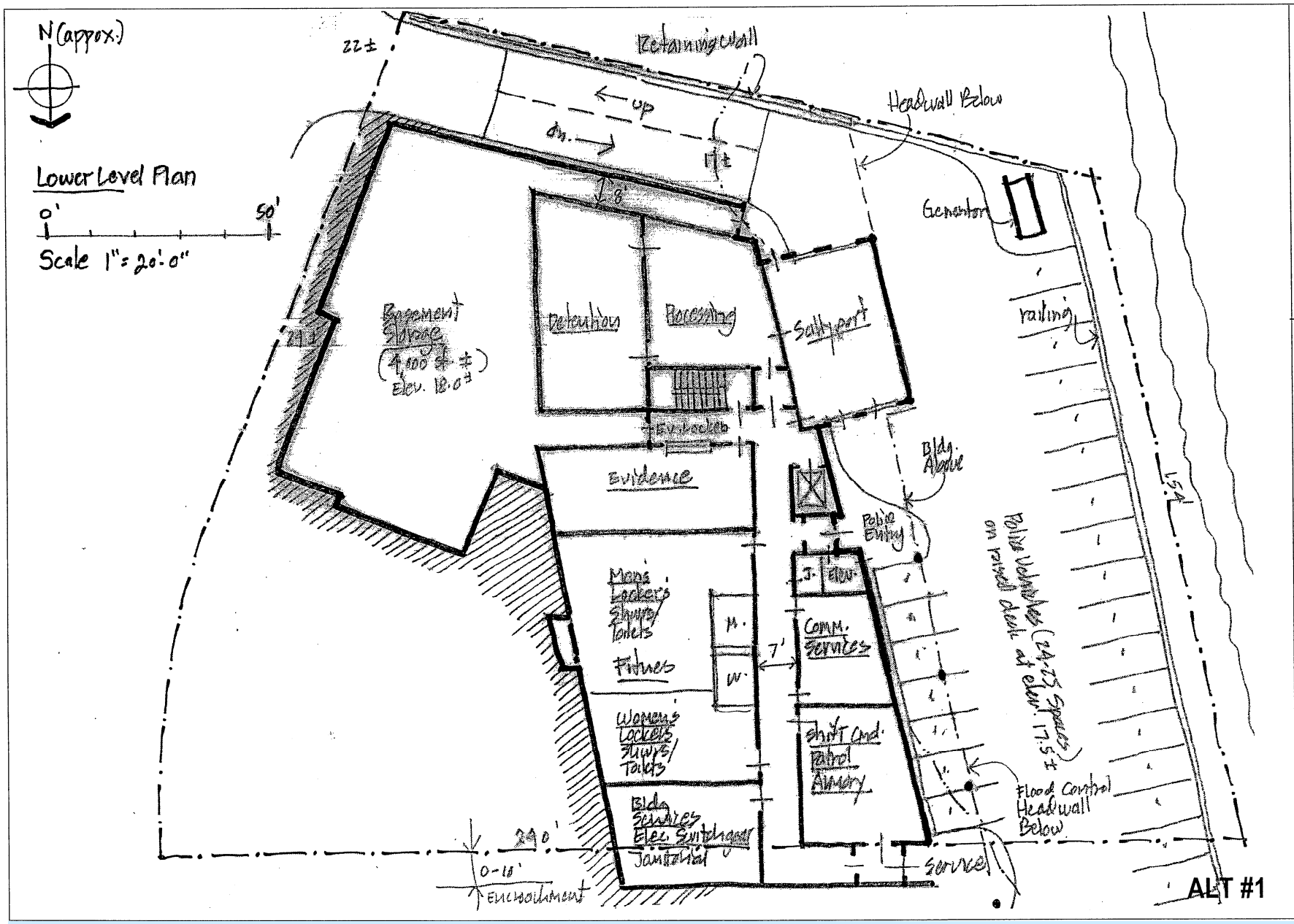
3



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New Building,
acquire adj. property
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DRAWN:
SCALE: 1"=20'-0"

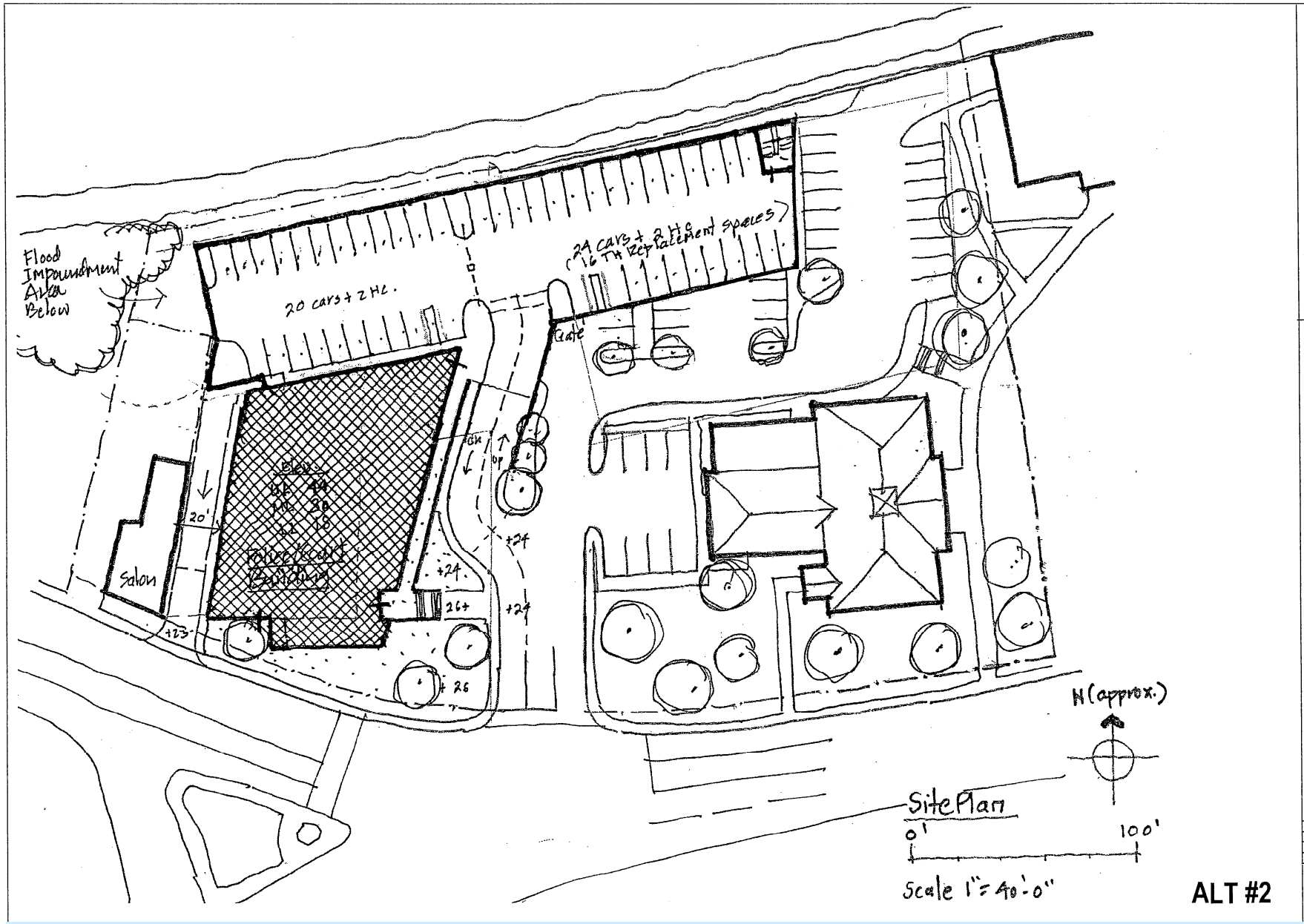
4

ALTERNATIVE No. 2 NARRATIVE (Sketches 5-9)

This alternative envisions the construction of a 3-story Police/Court Building to reduce ground footprint and eliminate the use of 1031 Boston Post Road, which is immediately adjacent to the City-owned (Lester's) property. Issues regarding the flood plain and proper setting of floor elevations would remain the same as in Alternative No.1. Access to the parking deck is moved toward the front of the site in order to make better use of existing grades and to avoid construction of a structural ramp to the rear. Under this alternative, access to the building could be achieved directly from the upper parking deck along an external, raised walkway.

Issues of architectural style and construction phasing would be the same as Alternative No. 1. The 3-story configuration would however, eliminate the potential for street presence by both Police and Court users and would be treated more like an office building, with a common yet split entry lobby. The 3-story building would require additional square footage to account for an added common entry lobby, fire-exit stairs, elevator and vertical mechanical duct spaces approximating 2,000 G.S.F.

Upon project completion there would be 119 parking spaces to serve the City Hall, Rye Free Reading Room and Police/Court facility. Currently there are 100 parking spaces.



ALT #2

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City Hall Site
1037
Boston Post Road
New Building
3 Story

SITE PLAN
MAIN LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
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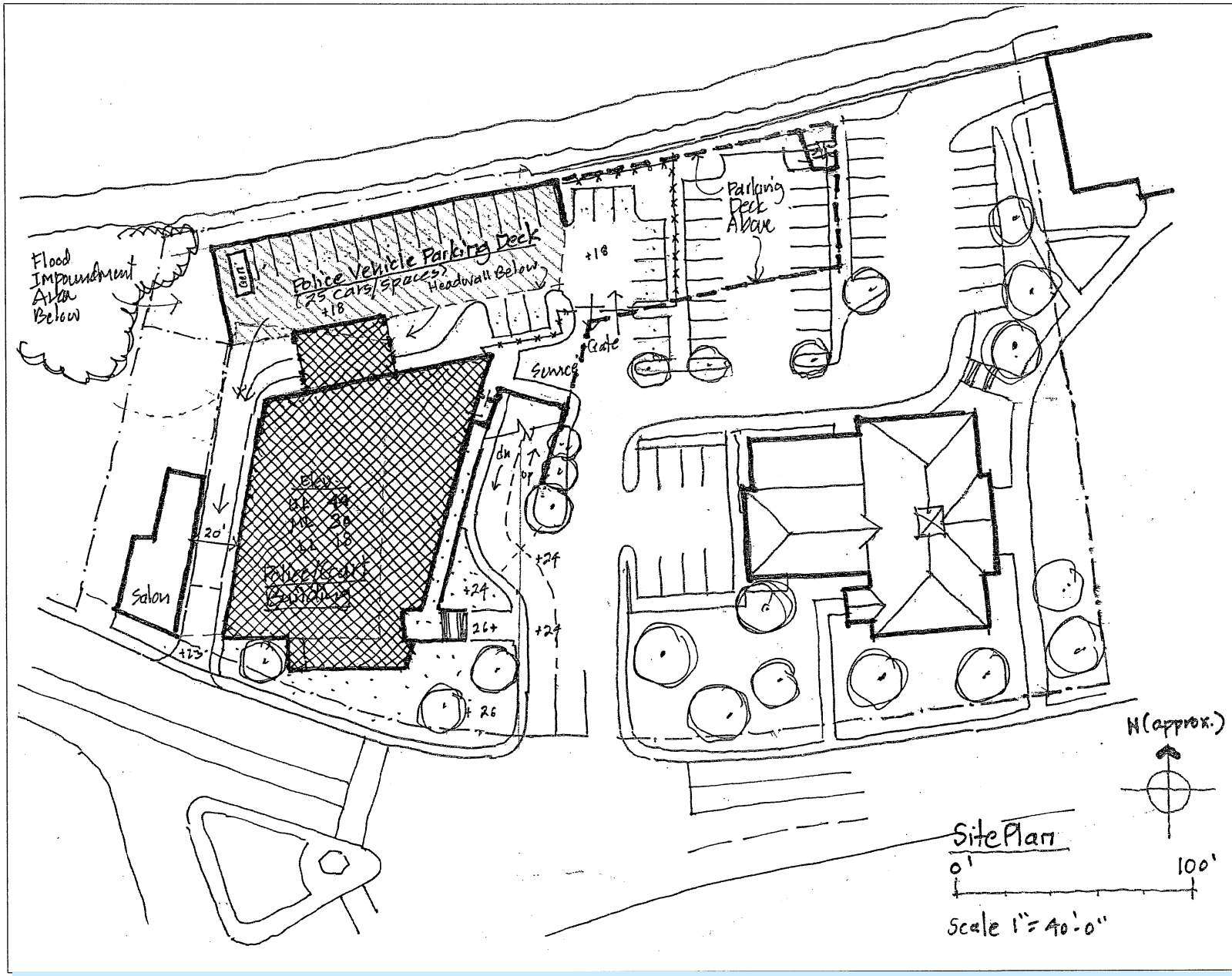
5



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City Hall Site
1037
Boston Post Road
New Building
3 Story

SITE PLAN
LOWER LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
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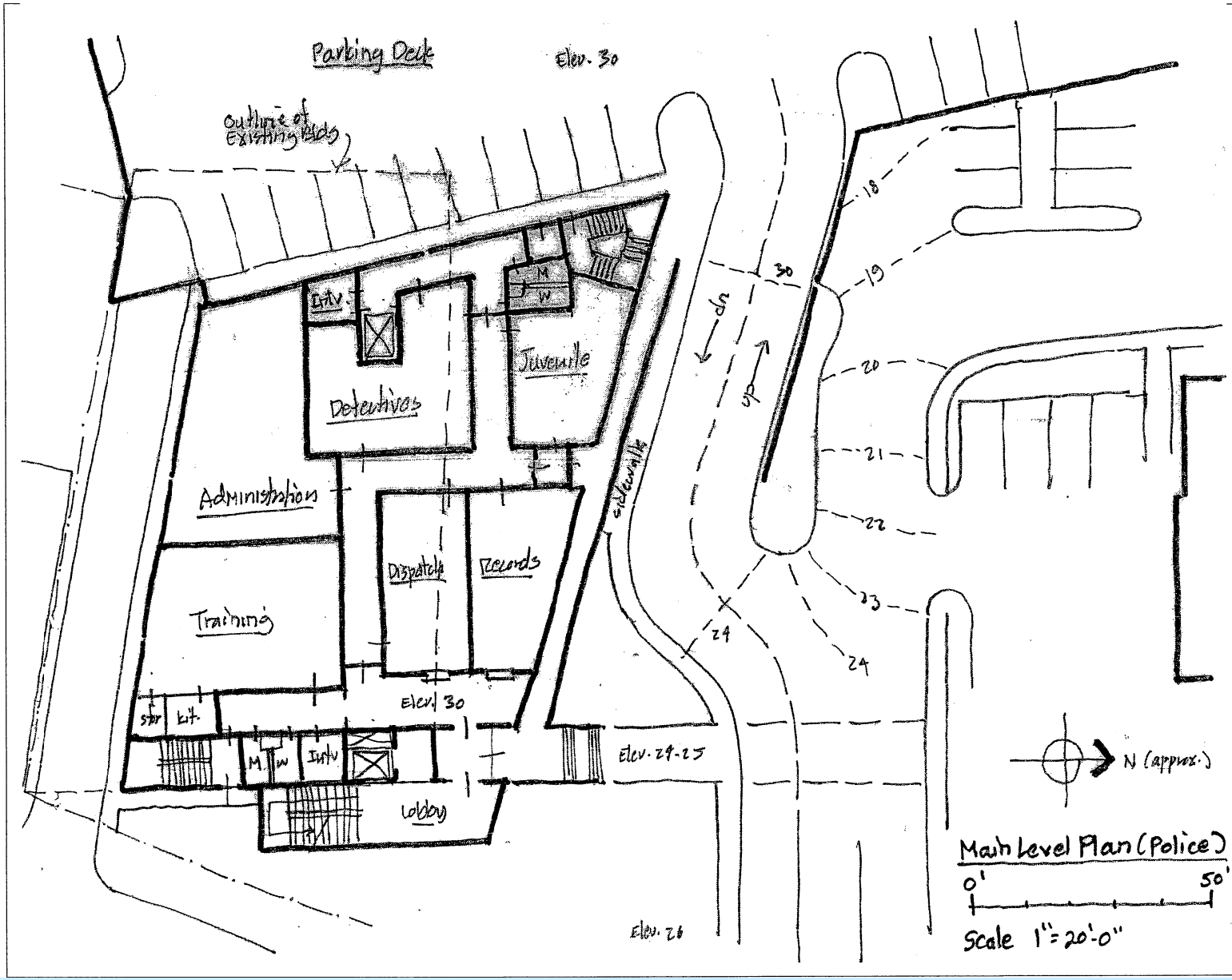
6



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City Hall Site
1037
Boston Post Road
New Building
3 Story

FLOOR PLAN
MAIN LEVEL

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DRAWN:
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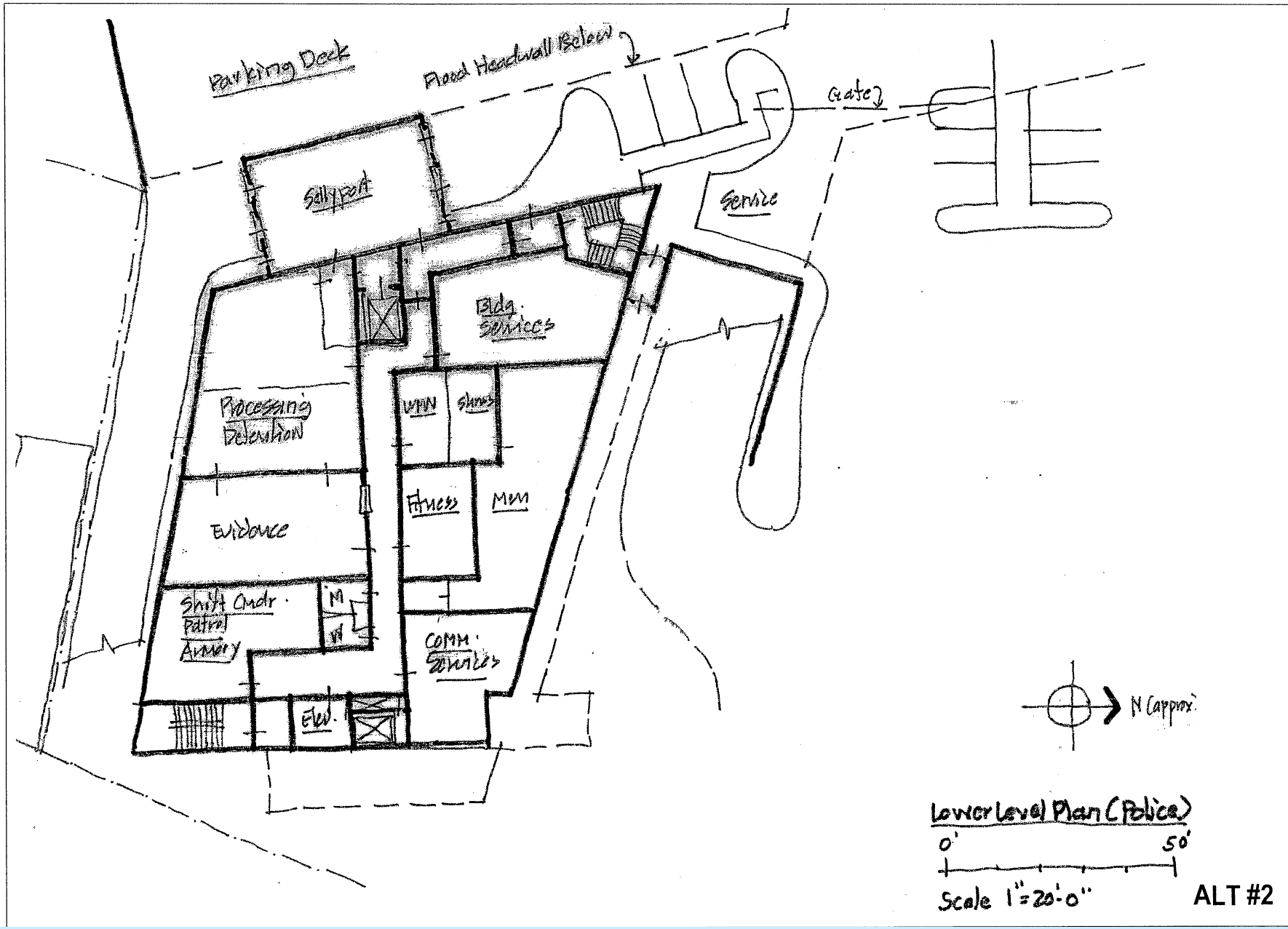
7



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City Hall Site
1037
Boston Post Road
New Building
3 Story

FLOOR PLAN
LOWER LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
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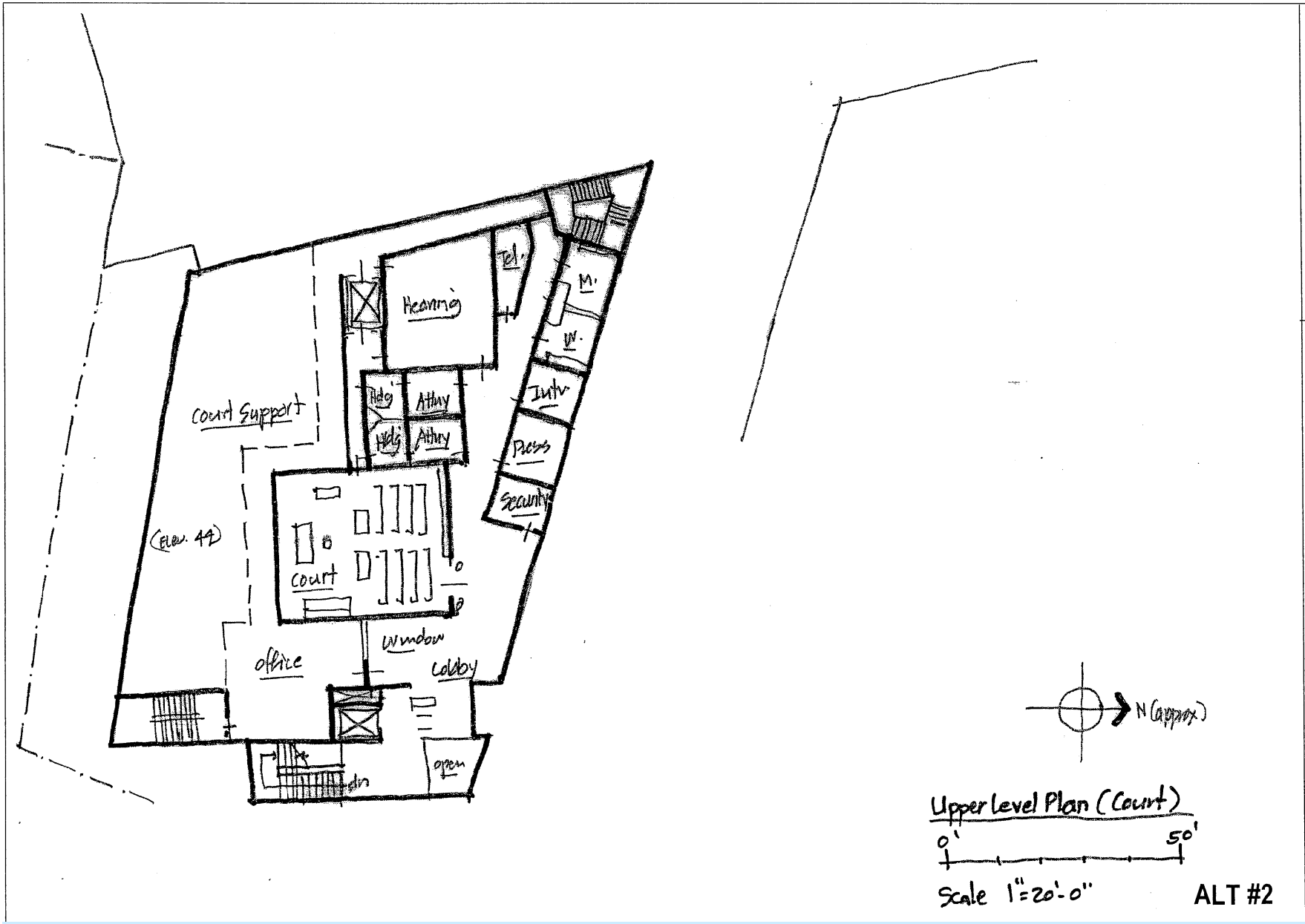
8



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City Hall Site
1037
Boston Post Road
New Building
3 Story

FLOOR PLAN
UPPER LEVEL

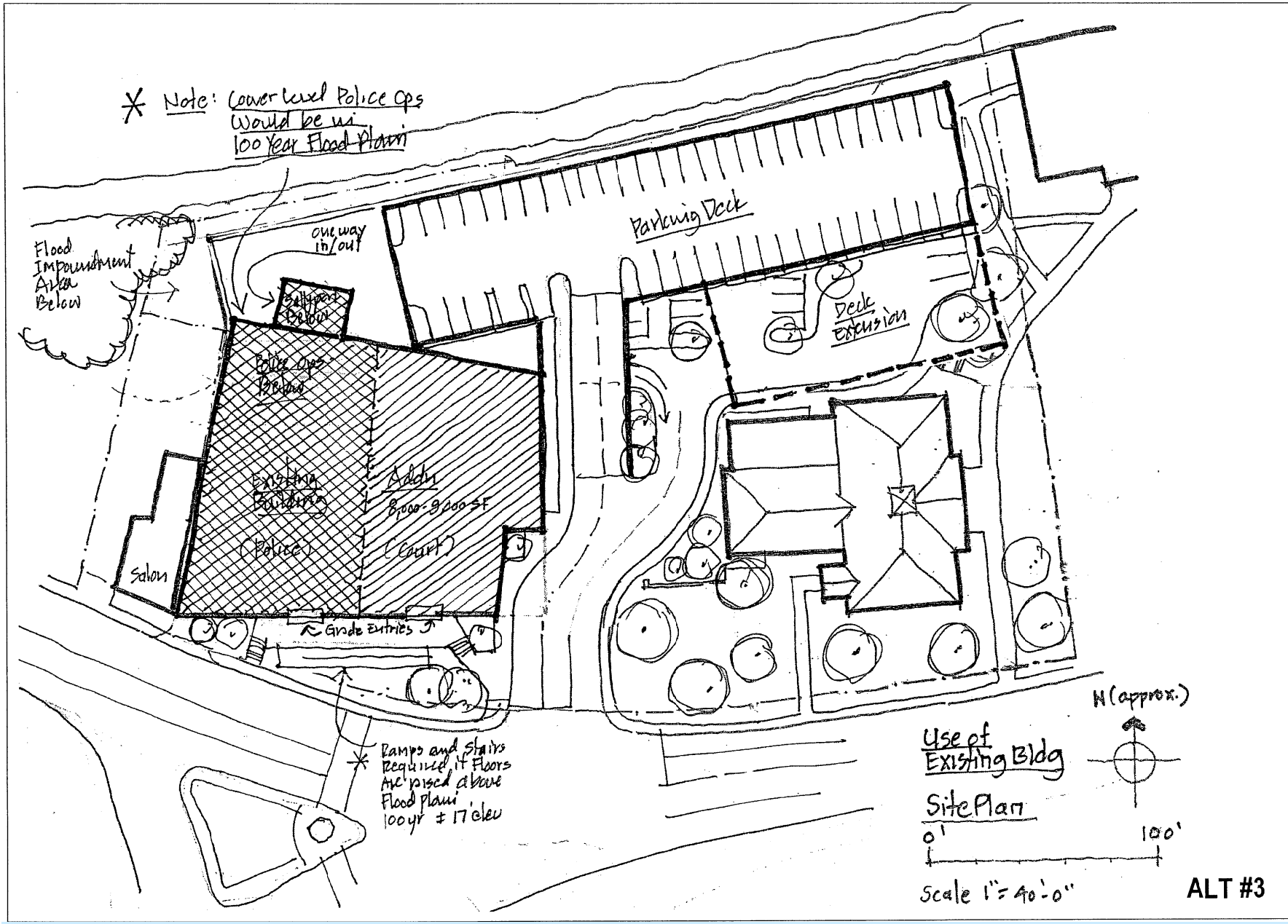
DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: 1"=20'-0"

9

ALTERNATIVE No. 3 NARRATIVE (- Sketch 10)

This concept envisions the use of 1037 Boston Post Road, the present Lester's Building for Police functions with the addition of approximately 9,000 for the Courts, resulting in a total floor area of 29,000 square feet. . By doing this the lower level housing Police operations would be in the flood plain and require special diking or water proofing protection measures. Parking for Police vehicles would also be in the flood plain and require similar special treatment at great expense. A total of 99 parking spaces would be provided, where 100 spaces currently exist on the City Hall/Rye Free Reading Room/Lester's properties.

Although depicted here for study purposes, this is not considered to be a viable option.



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City Hall Site
1037
Boston Post Road
Renovate Ex Building
w/ Addition
1 1/2 Story
SITE PLAN
MAIN LEVEL

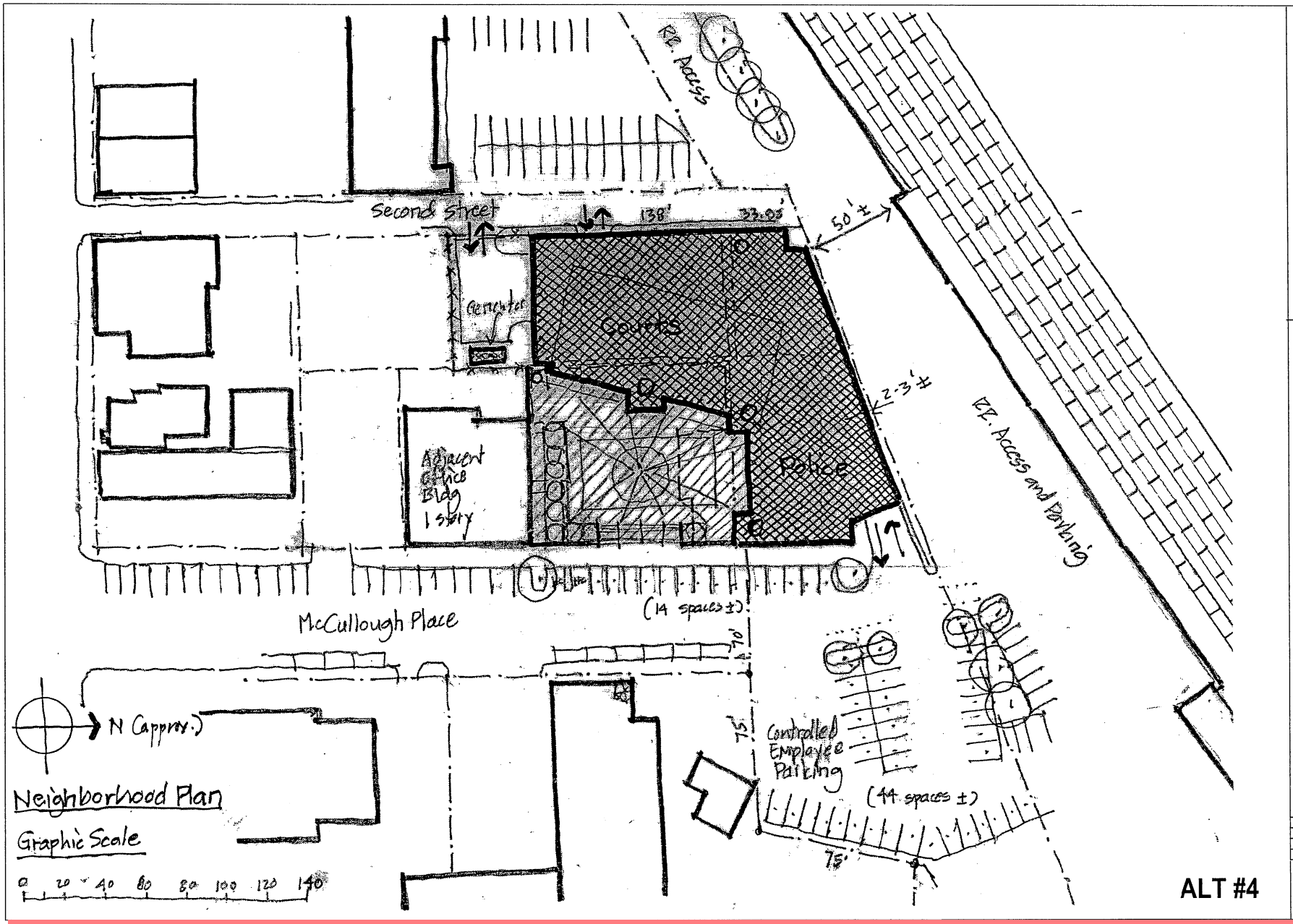
DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: 1" = 40'-0"

10

ALTERNATIVE No. 4 NARRATIVE (- Sketches 11-14)

This approach requires the acquisition of the property on Second Street, (a.k.a. “Ganz Building”), directly behind the current Police Headquarters/Court Facility. This building as part of Phase I would be demolished and a new Police/Court facility built as a wrap-around (“outside the box” so to speak) that would utilize the cleared site and the current Police parking area on City-owned property to the north. The new building would be 1½-stories with Police/Court functions having street presence and access at the Main level and Police operations on a lower level. Once the wrap-around building is completed, the existing Police Headquarters/Court Building would be demolished and a lower level Police vehicle parking, street level entry plaza, and completion of front entries for both Police and Courts would be constructed as Phase II. Existing street and City-owned parking would remain for staff and visitors.

During construction, arrangements would have to be made for displaced Police vehicle parking along the north side of the building. Since the new structure would be built almost to the property line, street and MTA property, construction easements would be required and likely modification of the MTA parking lot “road”. Additionally, the lower level Police vehicle parking garage under the entry plaza and a portion of the building would have to be set at elevation 42’ or lower, thus potentially requiring extensive rock removal. If the Main level is set at a higher elevation than say 54’, split level entry or other access complications may result.



ALT #4

REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJ ARCHITECTURE
JCJ Architecture, Inc.
38 Prospect Street
Hartford, CT 06103

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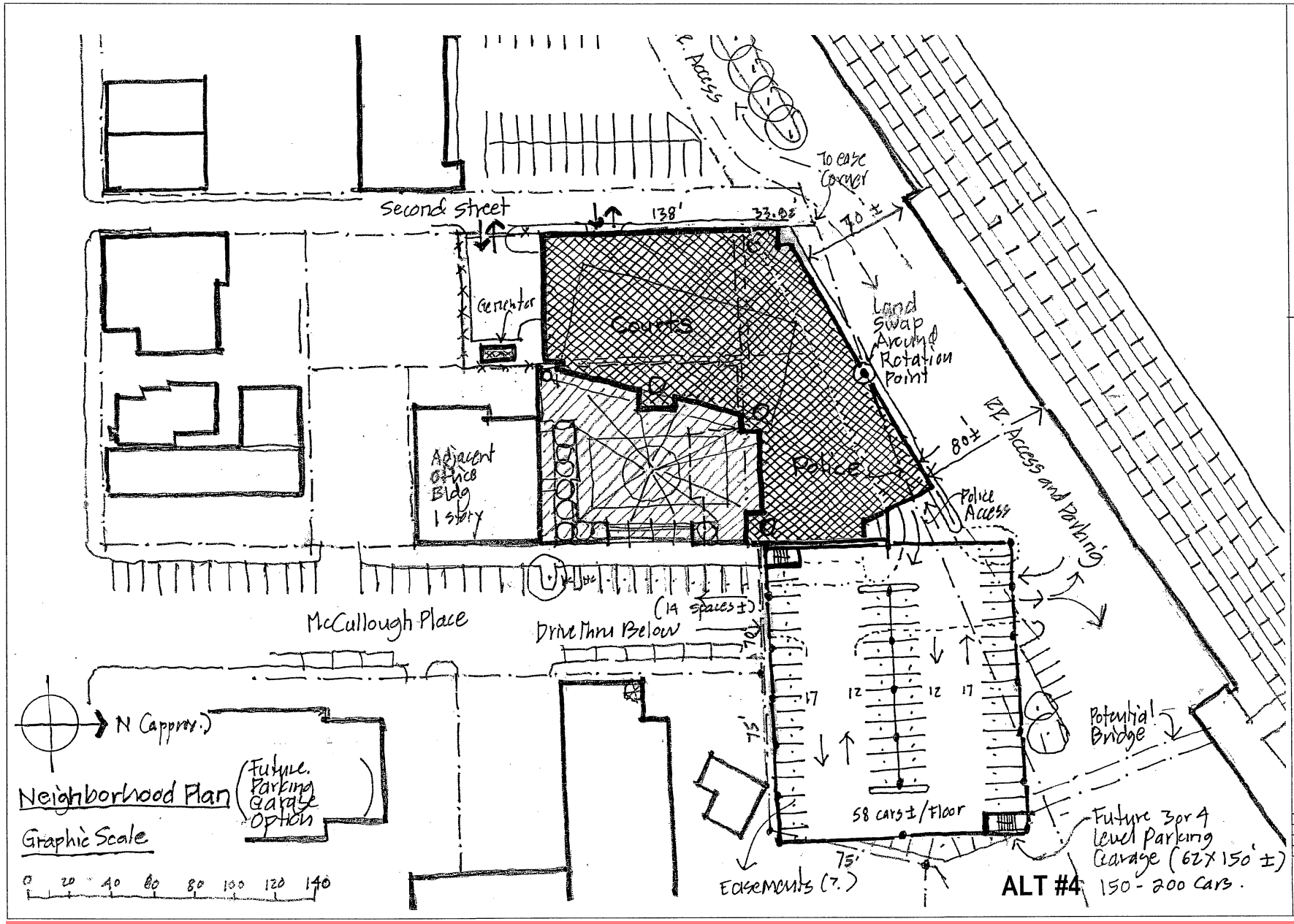
Police/Court Site
McCullough Place

New Building, acquire adj. property 1 1/2 Story

SITE PLAN
MAIN LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: NOT TO SCALE

11



REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJARCHITECTURE
JCJ Architecture, Inc.
38 Prospect Street
Hartford, CT 06103

©2008 JCJ Architecture, Inc.

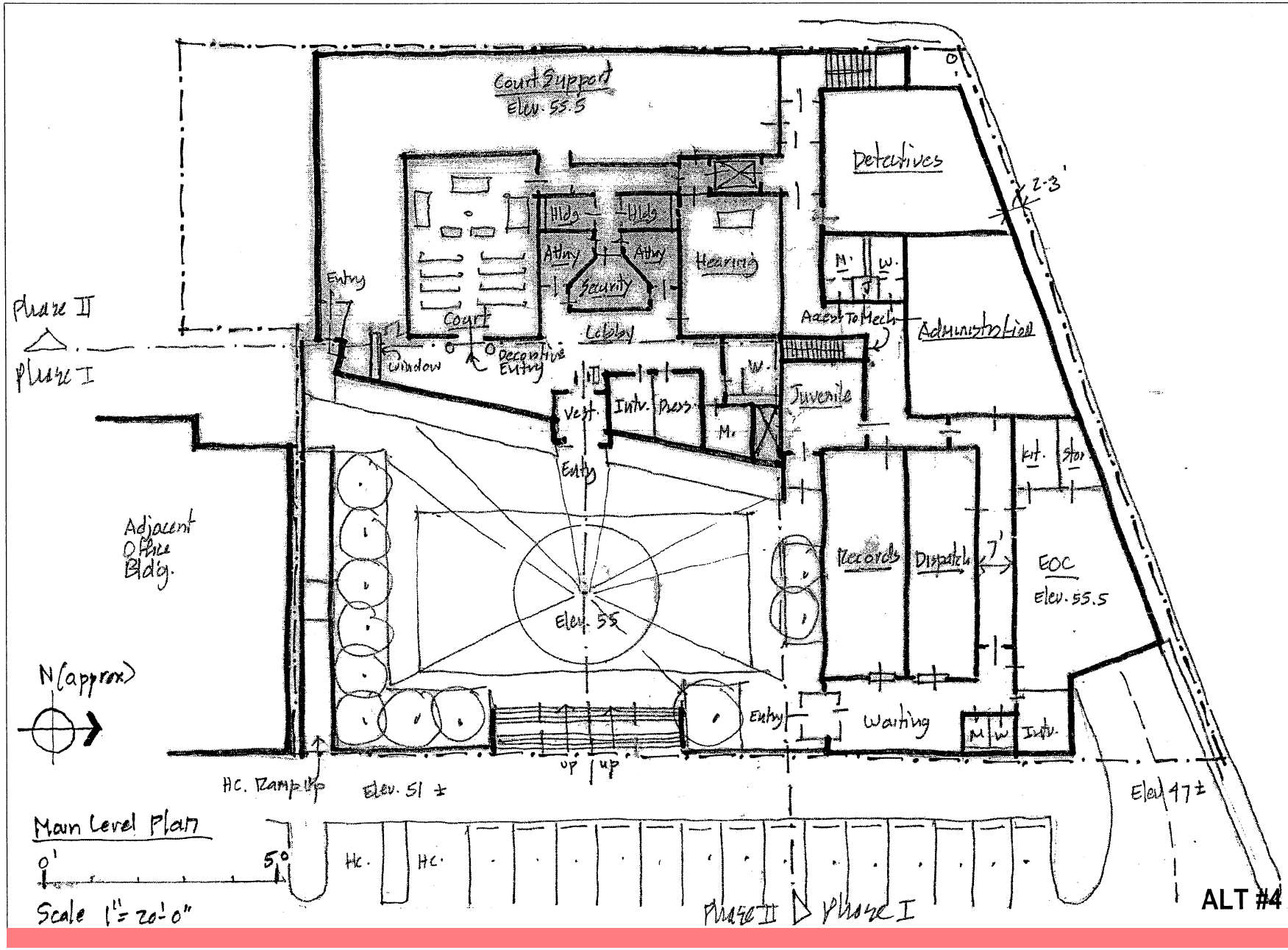
Police/Court Site
McCullough Place

New Building, acquire adj. property
1 1/2 Story

SITE PLAN W/ FUTURE GARAGE

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: NOT TO SCALE

12



REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJ ARCHITECTURE
JCJ Architecture, LLC
38 Prospect Street
Hartford, CT 06103

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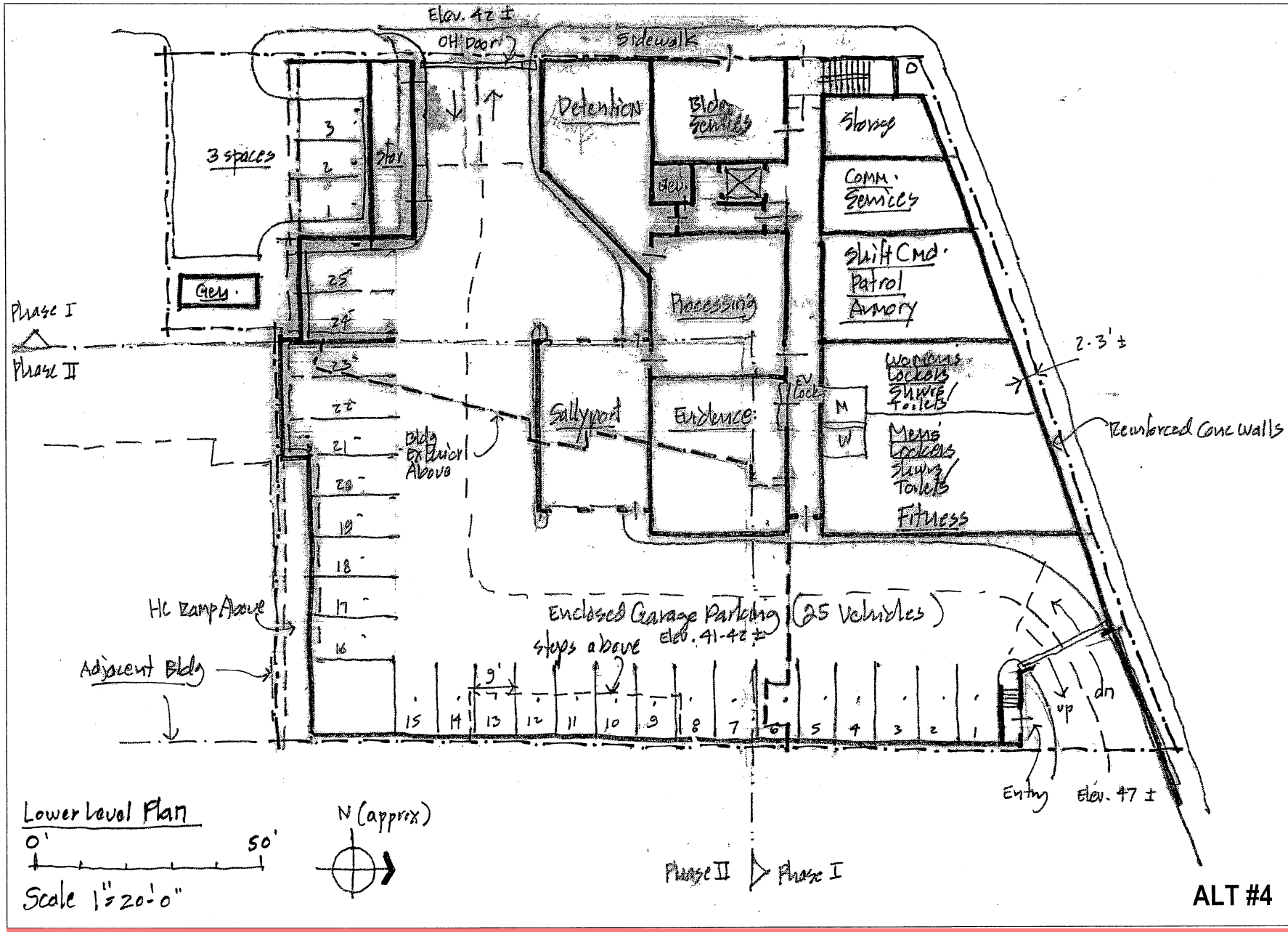
Police/Court Site
McCullough Place

New Building, acquire adj. property
1 1/2 Story
FLOOR PLAN
MAIN LEVEL

DATE: JANUARY 9, 2009
JCB: H08061.00
DRAWN:
SCALE: 1"=20'-0"

13



REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJARCHITECTURE
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38 Prospect Street
Hartford, CT 06103

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Police/Court Site
McCullough Place

New Building, acquire adj. property
1 1/2 Story
FLOOR PLAN
LOWER LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: 1" = 20'-0"

14

ALTERNATIVE No. 5 NARRATIVE (Drawings 15, 19-21)

This alternative envisions the construction of a new 3-story Police/Court Building on City-owned parking areas at the end of McCullough Place. Once the new building is completed, the present Police/Court would be demolished and replaced with an adequate parking deck structure to support all Police/Court parking needs. An impound yard as a cost option could be carved out of the sloped area to the east of the sally port.

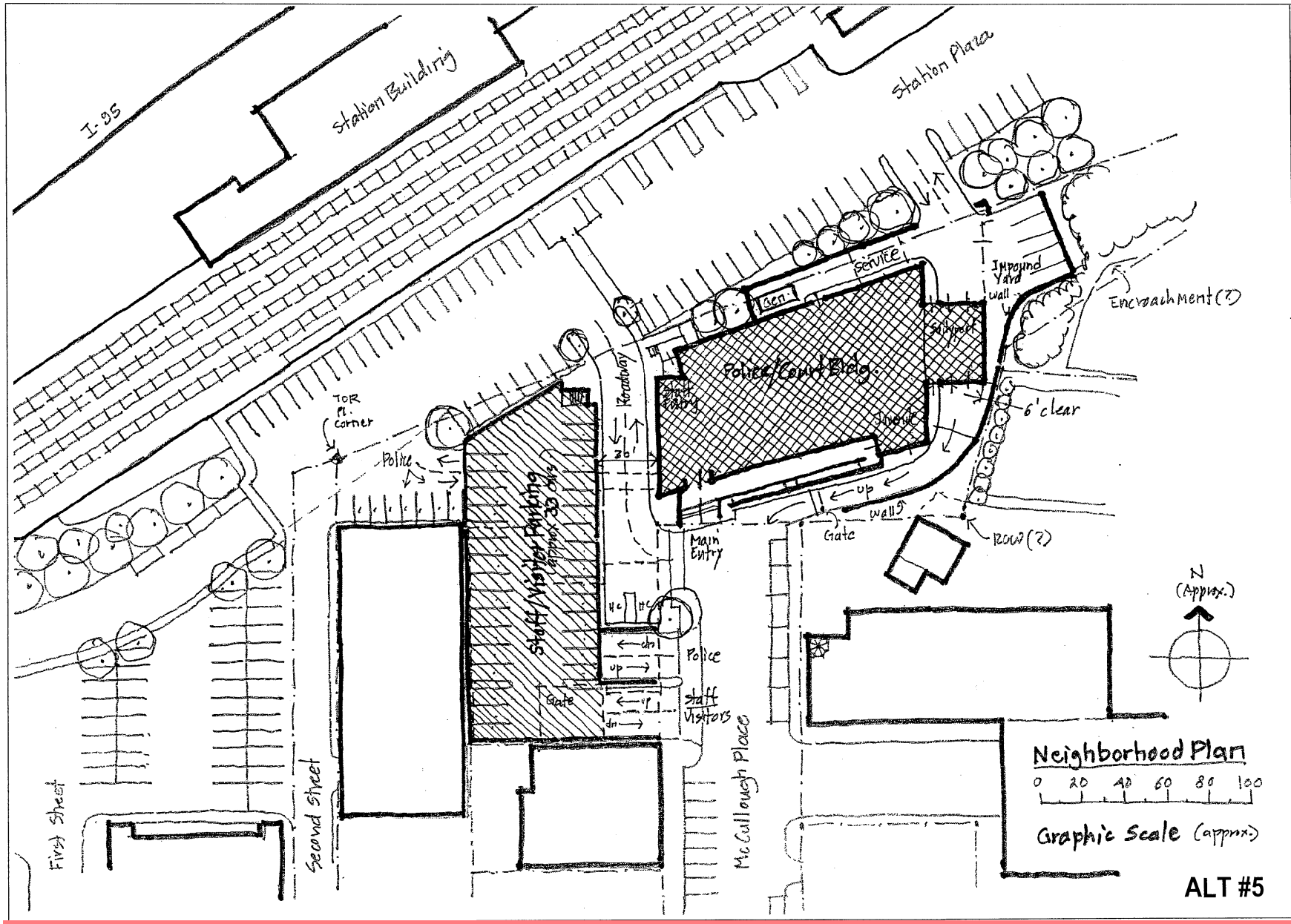
Because of the use of the current City-owned parking area and the 3-story design concept, the acquisition of additional property would not be required. If a roadway is extended through McCullough Place to the MTA parking area, site constraints would still require adjacent construction easements. Since the parking deck is separate from the building, there would be greater flexibility in setting floor elevations to avoid or reduce the potential for rock removal.

It would also be possible as depicted in Alternative No. 5 Drawing 17 to construct additional deck parking in a very cost efficient manner if the adjacent property on Second Street were to be acquired. Depending on the height of the parking structure and number of decks constructed, approximately 150-200 spaces could be provided for commuter and transient parking for the area. This would provide a great opportunity to masterplan this section of the CBD for additional development providing an economic generator for the City of Rye.

ALTERNATIVE No. 5 NARRATIVE (Drawings 16-18)

This design concept is basically the same as outlined above except that a walkway and not a roadway connects the end of McCullough Place to the Railroad Station. This is an important design consideration given that it allows greater flexibility in siting the building, allowing it to be moved further away from the eastern sloped boundary and closer to the parking deck. This also provides greater flexibility in setting grades and thus reduces excavation and retaining wall costs. In addition, it is possible to locate the building away from the MTA property line thus reducing the need for critical easements. The site plan for the new Police/Court Building and parking decks is consistent with the MTA's master plan for parking and access improvements at the Railroad Station.

Appropriate traffic analysis would need to be conducted to assess the potential traffic impact of this alternative.



REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJARCHITECTURE
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38 Prospect Street
Hartford, CT 06103

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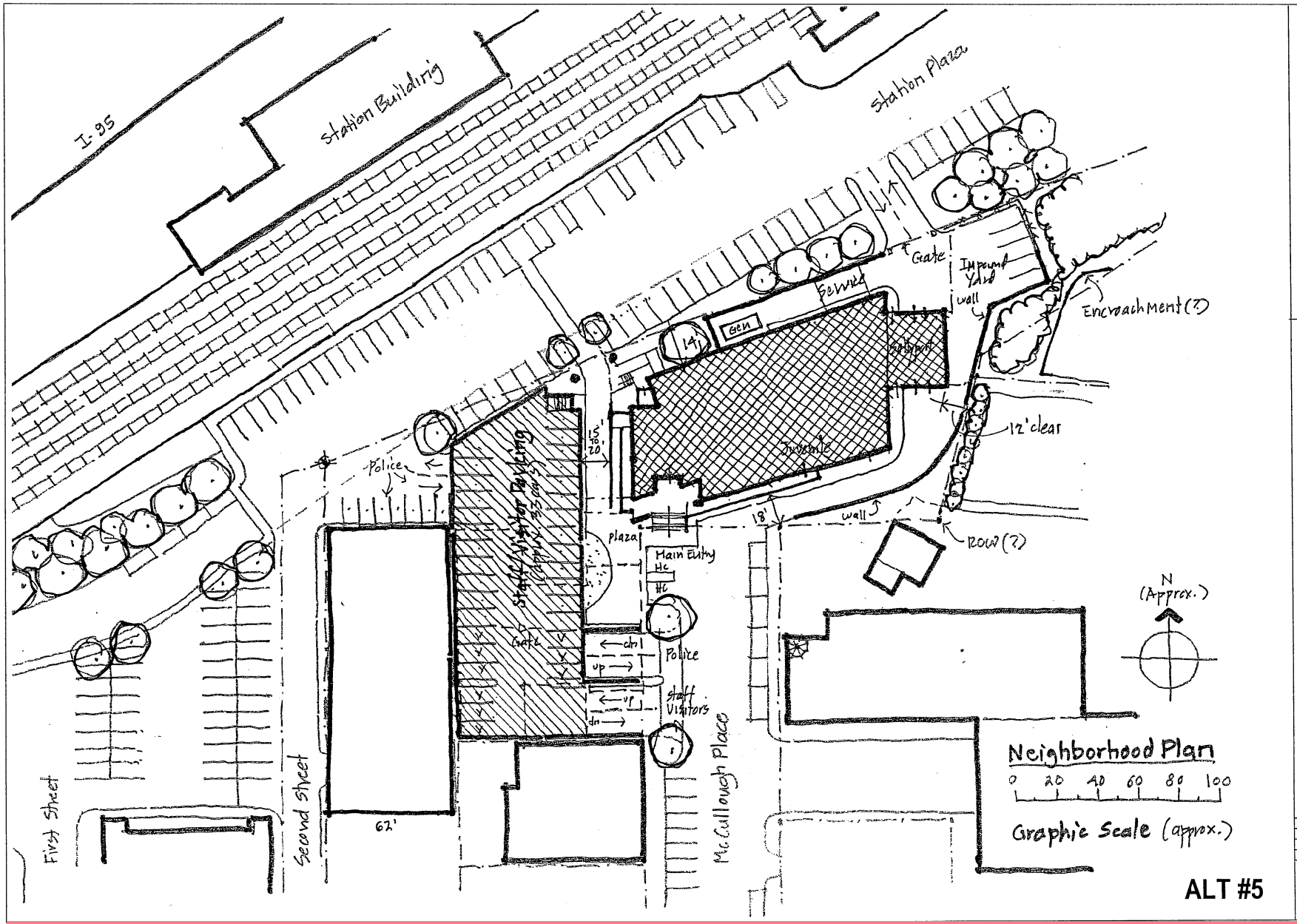
Police/Court Site
McCullough Place

New Building, w/ city property
3 Story
SITE PLAN
MAIN LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: NOT TO SCALE

15



REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJARCHITECTURE

JCJ Architecture, Inc.
38 Prospect Street
Hartford, CT 06103

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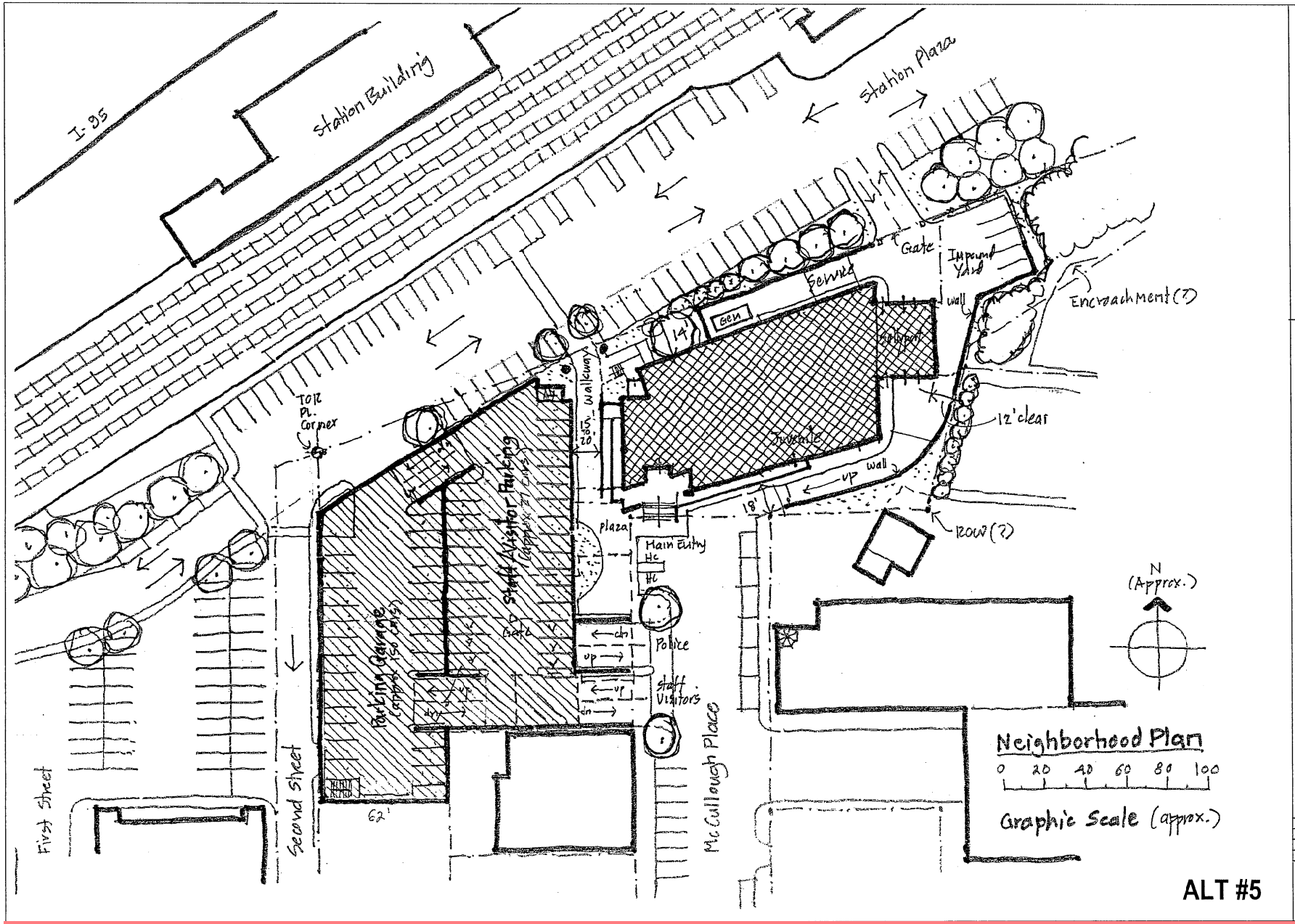
Police/Court Site
McCullough Place

New Building,
w/ city property
3 Story

ALT. SITE PLAN
MAIN LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: NOT TO SCALE

16



ALT #5

REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJ ARCHITECTURE
JCJ Architecture, Inc.
30 Property Spain
Hartford, CT 06103

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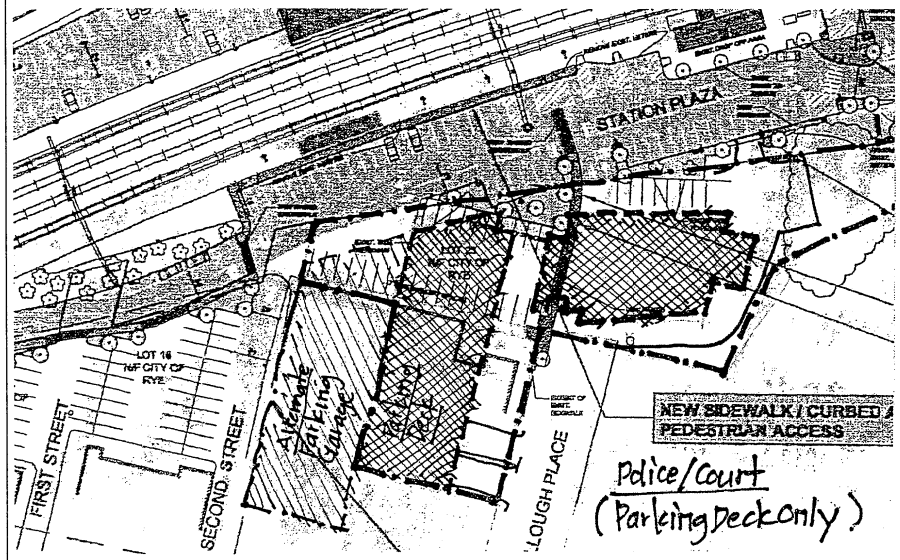
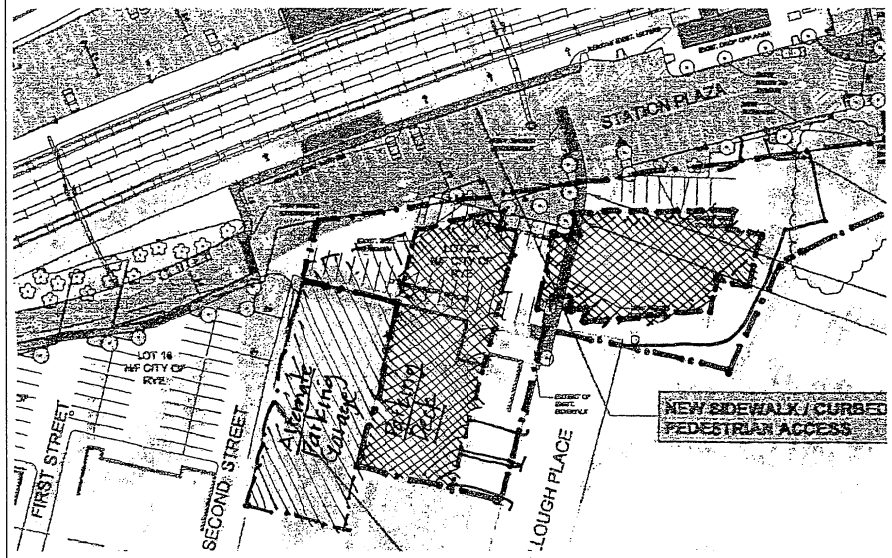
Police/Court Site
McCullough Place

New Building, w/ city property
3 Story
ALT. SITE PLAN W/FUTURE GARAGE

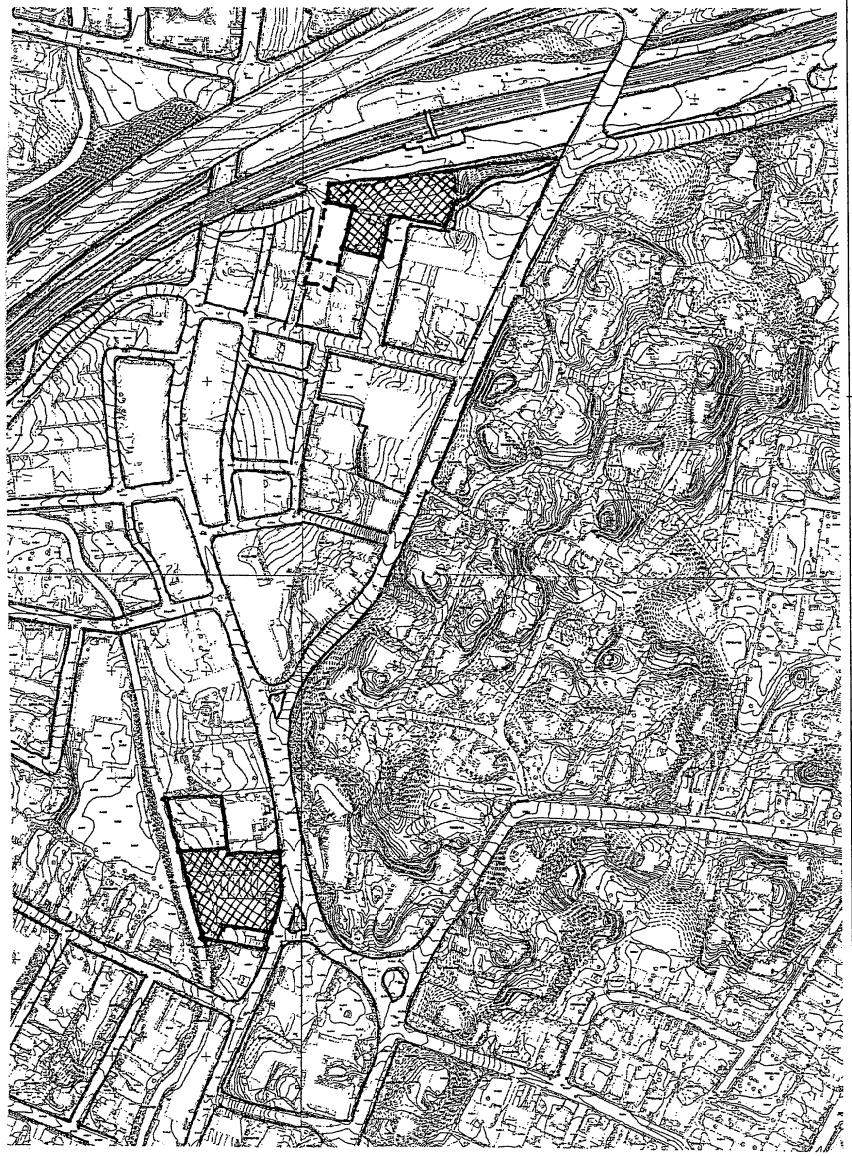
DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: NOT TO SCALE

17





Alternate Parking Garage



Village Plan

ALT #5

REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJ ARCHITECTURE

JCJ Architecture, LLC
38 Prospect Street
Hartford, CT 06103

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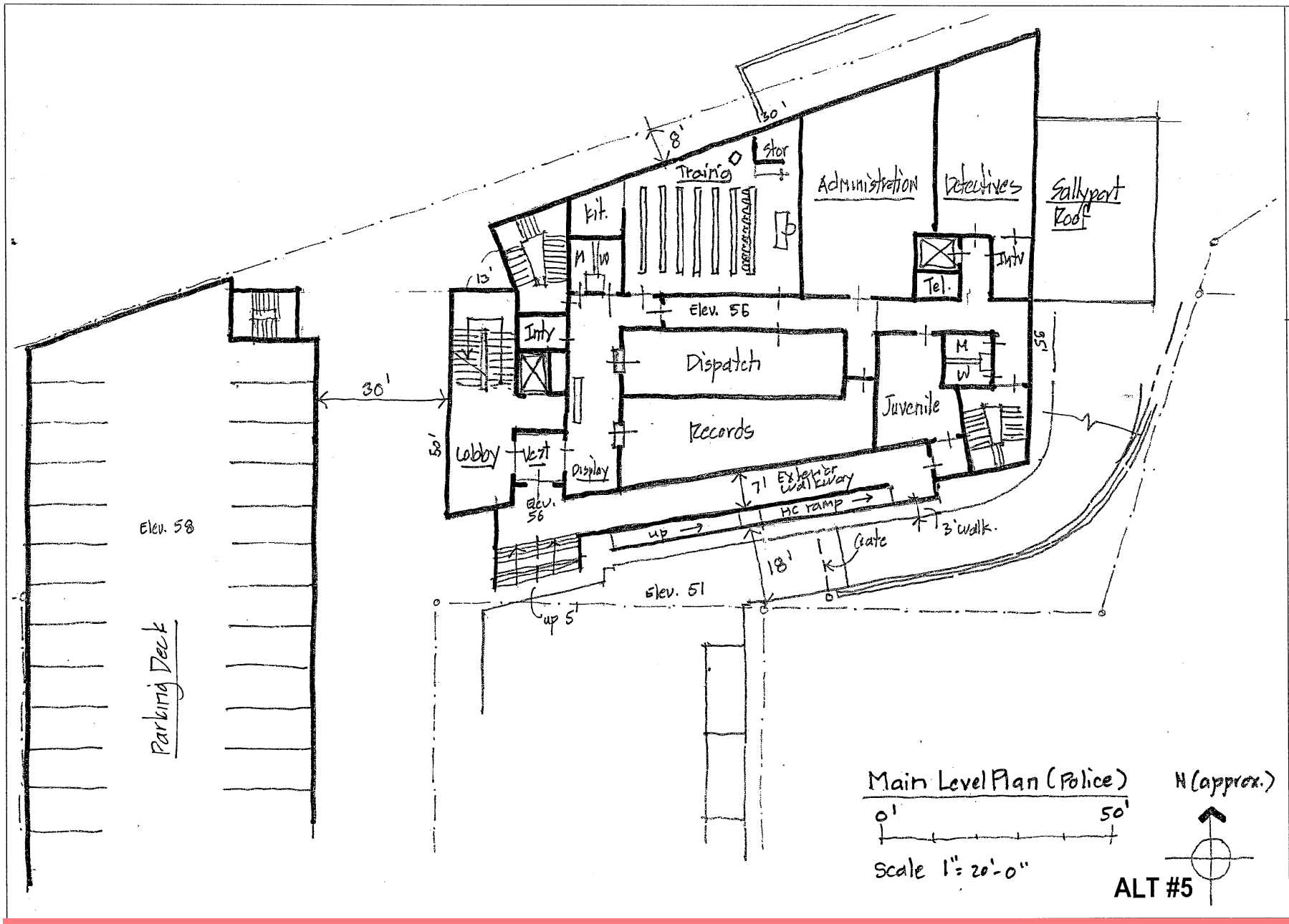
Police/Court Site
McCullough Place

New Building, w/ city property
3 Story
SITE LOCATIONS

DATE: JANUARY 14, 2009
JOB: H08061.00
DRAWN:
SCALE: NOT TO SCALE

18



REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

JCJARCHITECTURE

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38 Prospect Street
Hartford, CT 06103

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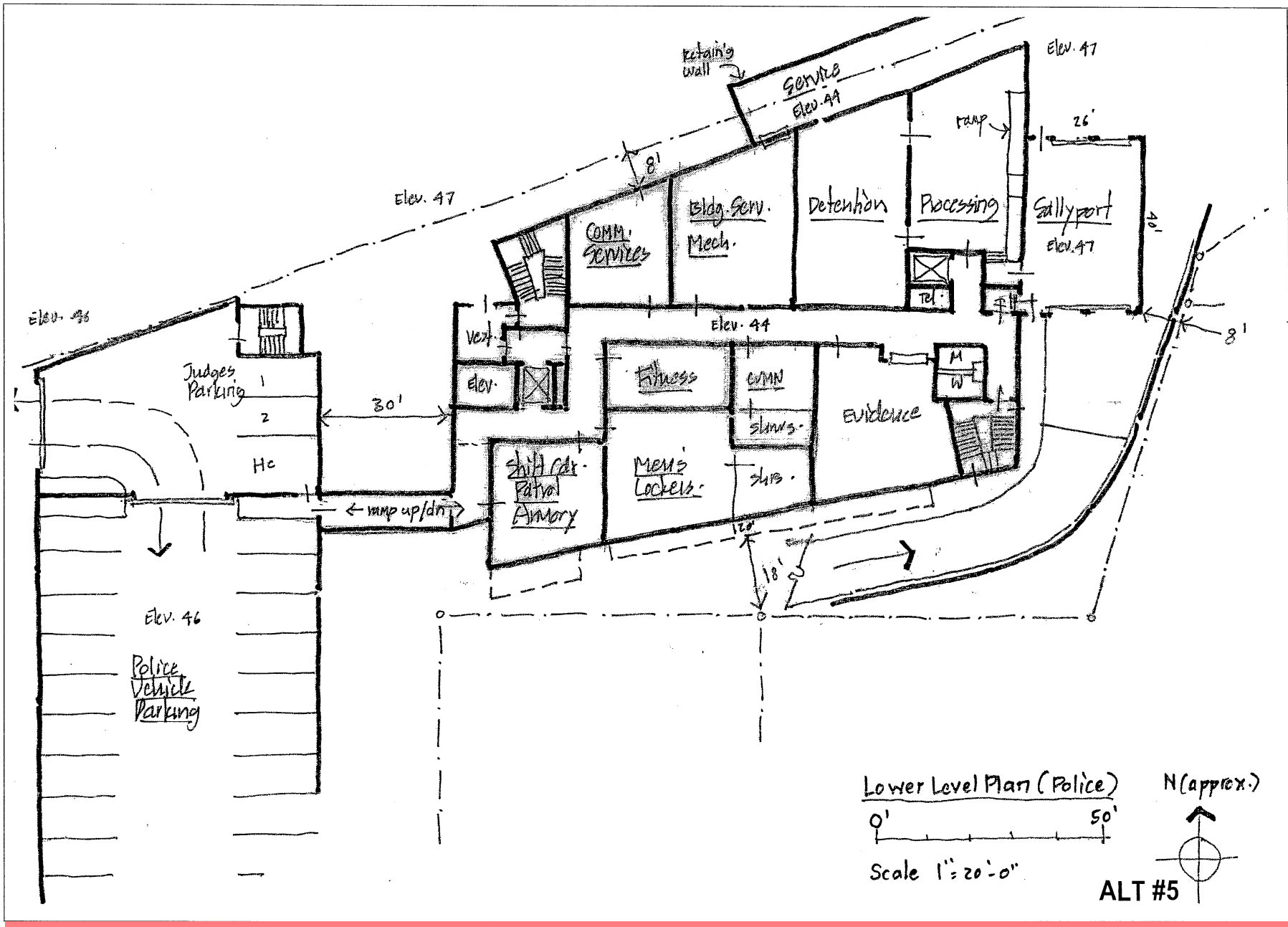
Police/Court Site
McCullough Place

New Building, w/ city property
3 Story
FLOOR PLAN
MAIN LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: 1" = 20'-0"

19



REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

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Hartford, CT 06103

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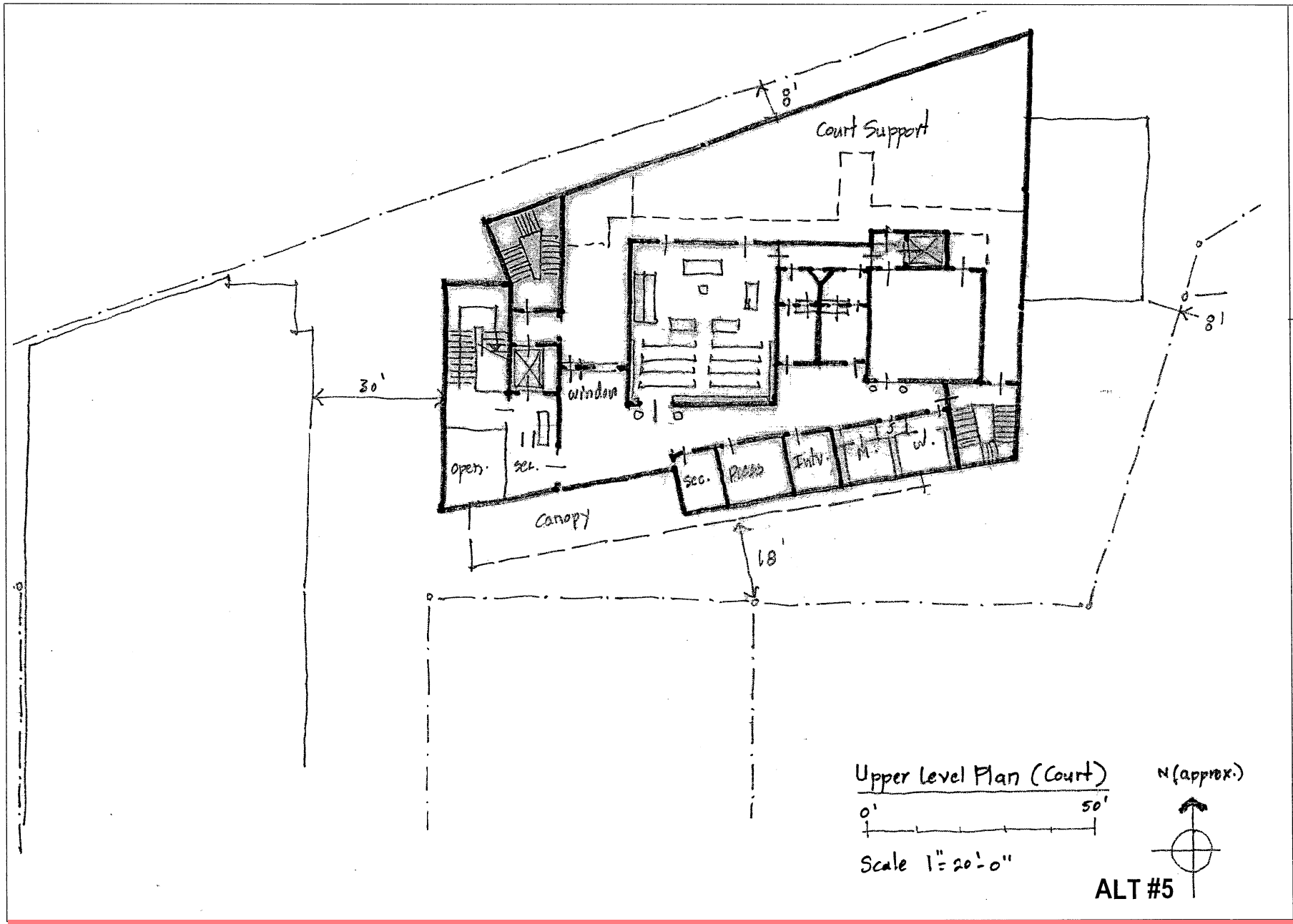
Police/Court Site
McCullough Place

New Building
w/ city property
3 Story
FLOOR PLAN
LOWER LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: 1" = 20'-0"

20



REVISIONS:

POLICE & COURT SITE AND BUILDING ASSESSMENT

City of Rye, New York

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38 Prospect Street
Hartford, CT 06103

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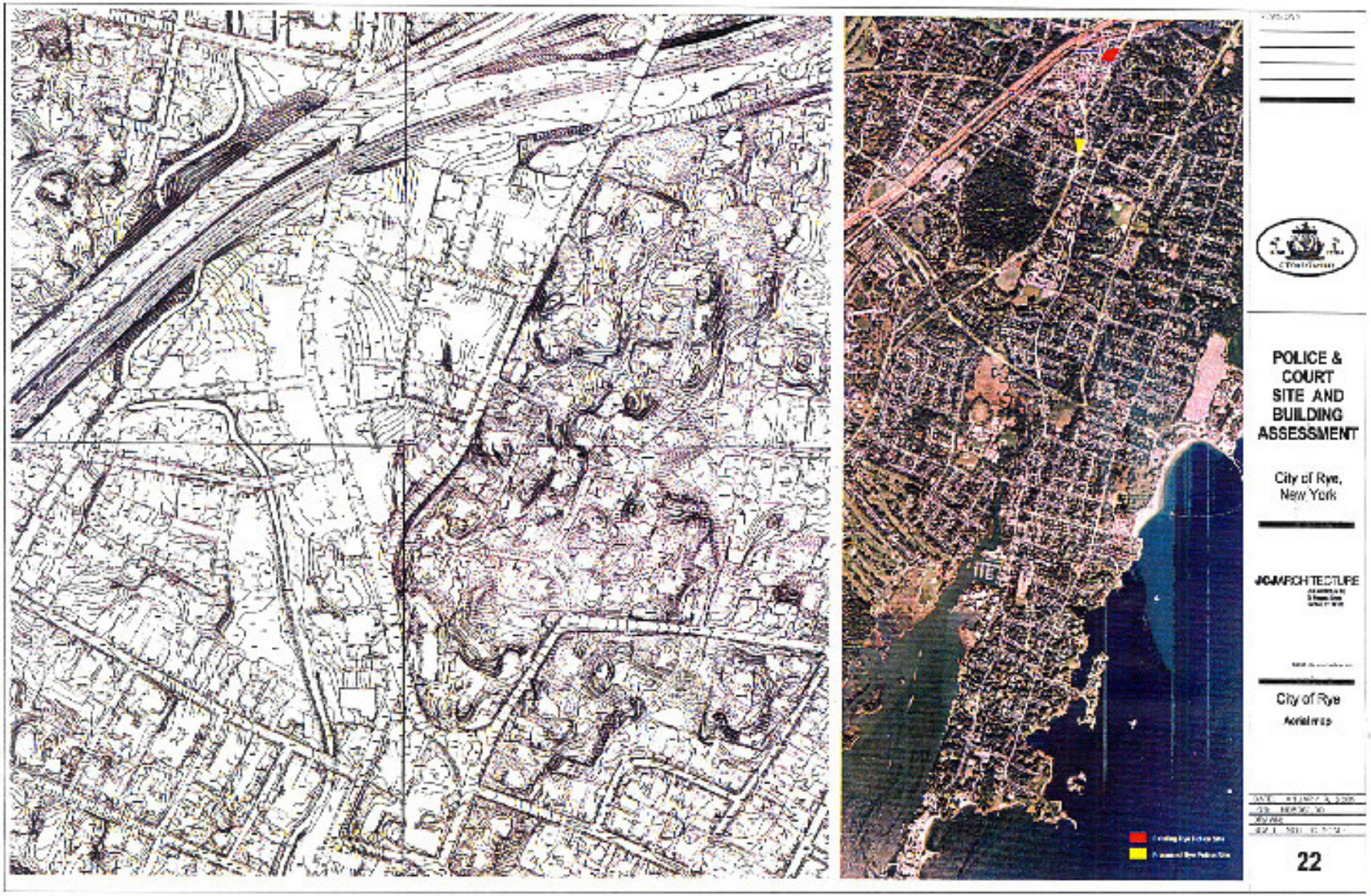
Police/Court Site
McCullough Place

New Building, w/ city property 3 Story
FLOOR PLAN UPPER LEVEL

DATE: JANUARY 9, 2009
JOB: H08061.00
DRAWN:
SCALE: 1" = 20'-0"

21


POLICE &
COURT
SITE AND
BUILDING
ASSESSMENT
City of Rye,
New York
JCJARCHITECTURE
City of Rye
22

ALTERNATIVE No. 6a NARRATIVE (- No Sketches)

The present Police/Court Building would be demolished and a new 2 story structure totaling approximately 19,000 sf would be built to accommodate Police Department's needs. Existing Police and adjacent parking would remain as is and no additional property would be required. In order to permit construction of the new building, the Court would be first relocated to the renovated building at 1037 Boston Post Road at the City Hall site, followed by temporary relocation if the entire Police Department including parking to an alternate location somewhere within the City of Rye. Finding a site for the temporary relocation of the police department will be challenging and have significant cost and operational implications.

ALTERNATIVE No. 6b NARRATIVE (- No Sketches)

This approach envisions the relocation of the Court facilities to the street level floor of the former Lester's building at 1037 Boston Post Road. The lower level would not be utilized since it is within the "flood plain". Parking would remain as currently located. The building would be completely renovated including new mechanical and electrical systems to accommodate the Court's needs.

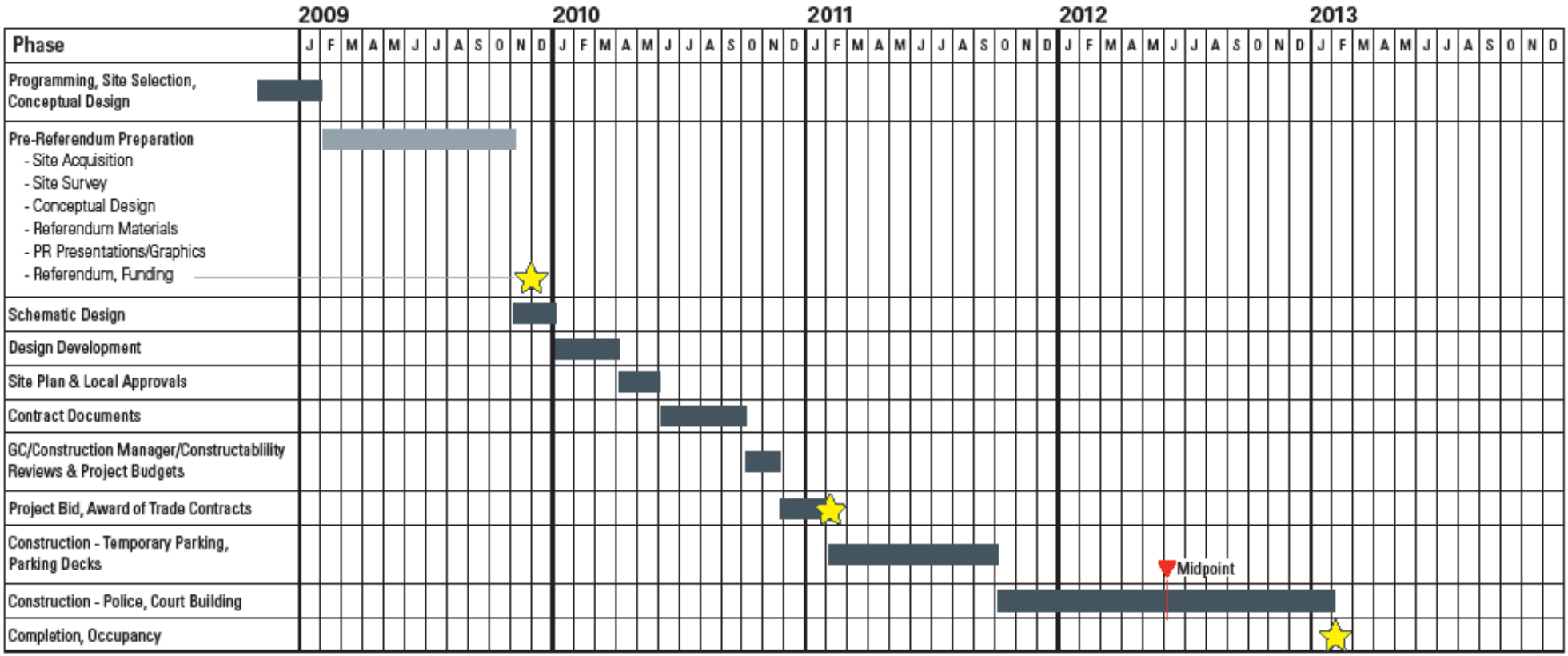
ALTERNATIVE No. 7 NARRATIVE (- No Sketches)

No suitable alternative site has yet been identified within the City of Rye. A hypothetical property would be somewhere in the 1.5-3 acre range, have a slope approximating 12-15”, be well proportioned and have two means of egress at remote locations of the property. A site of less than 1 ½ acres may likely require some structured parking and would have limited set back space. Use of a 3 Story structure would allow for a slightly smaller site or where required parking demand could be satisfied within nearby off-site public parking areas.

Proposed New Police, Court Building, Rye, NY

Site Selection Study

Probable Project Schedule - Alternate #1 City Hall Site with Additional Property Required - 1037 Boston Post Road
(1 1/2 story concept)



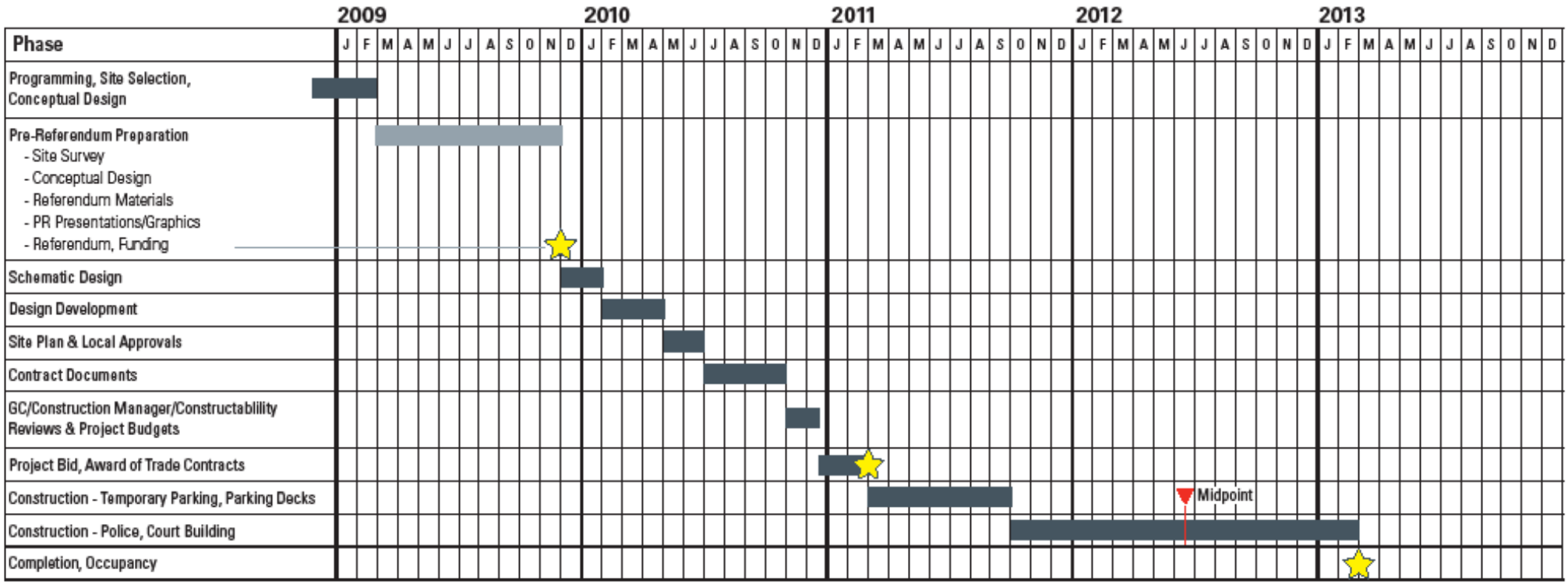
NOTE: does not reflect fast-track construction approach
JCJ Project No.: H08061.00
January 9, 2009

Proposed New Police, Court Building, Rye, NY

Site Selection Study

Probable Project Schedule - Alternate #2 City Hall Site with Town Owned Property Only - 1037 Boston Post Road

(3 story concept)



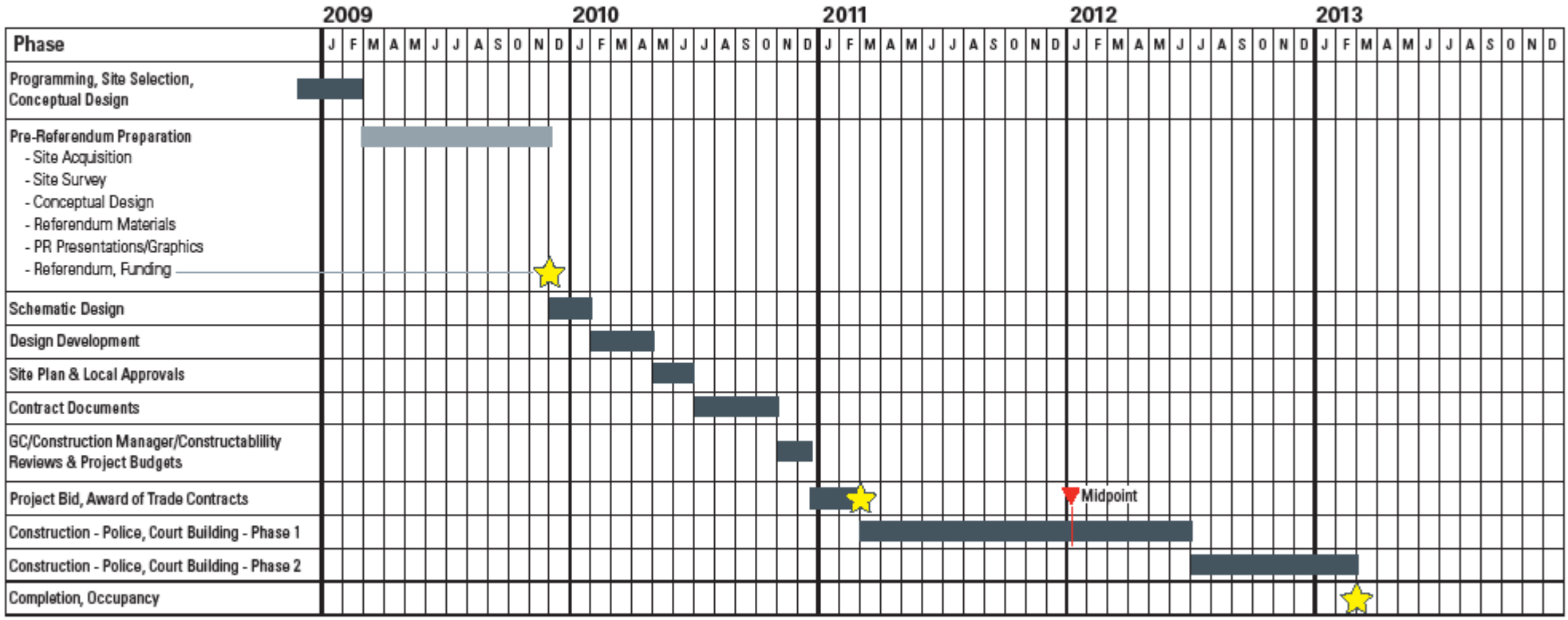
NOTE: does not reflect fast-track construction approach
JCJ Project No.: H08061.00
January 9, 2009

Proposed New Police, Court Building, Rye, NY

Site Selection Study

Probable Project Schedule - Alternate #4 Police Headquarters/Court Site with Additional Property Required - McCullough Place

(1 1/2 story concept)



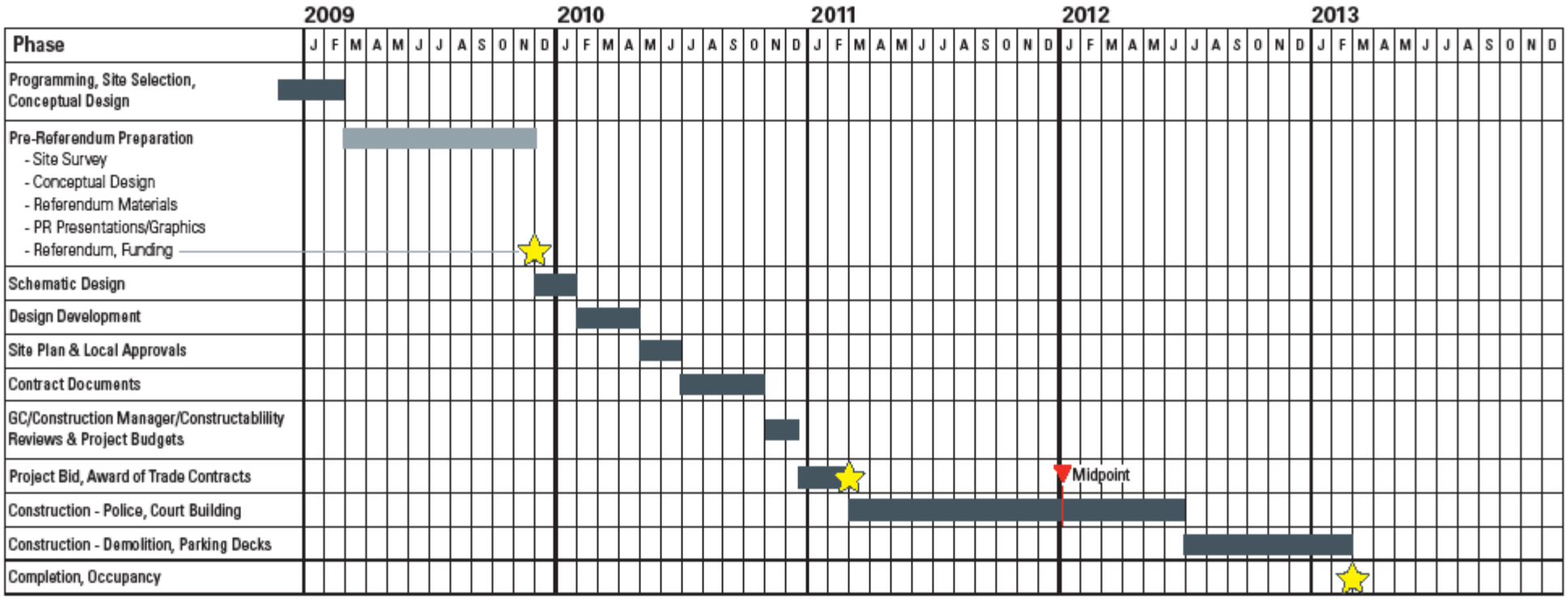
NOTE: does not reflect fast-track construction approach
JCJ Project No.: H08061.00
January 9, 2009

Proposed New Police, Court Building, Rye, NY

Site Selection Study

Probable Project Schedule - Alternate #5 Police Headquarters/Court Site with City Owned Property Only - McCullough Place

(3 story concept)



NOTE: does not reflect fast-track construction approach
JCJ Project No.: H08061.00
January 9, 2009

KAESTLE BOOS 1999 PROGRAM			
POLICE DEPARTMENT			
PUBLIC			310
Vestibule		120	
Department History Displays		60	
Public Toilets		130	
Public Interview			
COMMUNICATIONS CENTER			735
Communications Console Positions		400	
Toilet	2	65	
Kitchenette/Coats/Supplies		100	
Communications / Computer Equipment		120	
E-911 Room		50	
COMMUNITY TRAINING ROOM/ EOC			1060
Classroom / E.O.C.		1000	
Audio-visual/Training Materials Storage		60	
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	

SHIFT COMMAND			216
Patrol Supervisor's Shared Office		200	
Building Accommodation		16	
PATROL FACILITIES			440
Patrol Squad Room	10	300	
Report Preparation		100	
Patrol Supplies		40	
ARMORY/ ARSENAL			100
Armory		80	
Ammunition Storage		20	
ADMINISTRATION			1155
Secretary/ Reception		80	
Work /File Area		120	
Waiting		80	
Coat/Supply Closet		20	
Lieutenant's Office		350	
Commissioner's Office		225	
Commissioner's Toilet		40	
Conference		240	
DETECTIVE BUREAU			985
Detective Squad Room		280	
Detective Secretary		60	
Conference/Team Work		100	
Detective Supervisor's Office		175	
Interview Rooms		200	
Supply/Coat Closet		10	
Equipment Room		60	
File Area		100	

1999 KAESTLE BOOS PROGRAM CONTINUED

JUVENILE DIVISION			265
Juvenile Office		140	
File Area		60	
Toilet		65	
EVIDENCE AND PROPERTY			1100
Processing/ Laboratory		120	
Dark Room		120	
Evidence Storage		400	
Drugs/Weapons/valuables		60	
Builk Evidence/ Found Property		400	
SALLY PORT			560
Sally Port	1	500	
Road Supply Storage		60	
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**	
DETENTION AREA			1040
Female Cells	2	260	
Male Cells	6	780	
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	

1999 KAESTLE BOOS PROGRAM CONTINUED

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	
VEHICLE MAINTENANCE			420
Impound Bay/ Overflow Sally Port	1	420	
Vehicle Storage			
BUILDING SERVICES			450
Janitor Closets	2	100	
Boiler Room		250	
Electrical Room		100	
MISCELLANEOUS TOILETS			130
NET AREA TOTALS			13201
NET TO GROSS AREA ADJUSTMENT (net area x 1.3)			3960
VERTICAL CIRCULATION			1100
Stair Tower (2 floors)	2	900	
Elevator (2 floors)		160	
Elevator Machine Room		40	
PISTOL RANGE (4 position/25 yard)			3380
POLICE TOTAL AREA (GSF) =			21641

1999 KAESTLE BOOS PROGRAM CONTINUED

COURT			
PUBLIC			510
Lobby/Reception/ Waiting		300	
Vestibule		80	
Public Toilets		130	
CLERKS 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	
COURT FACILITIES			2510
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	

1999 KAESTLE BOOS PROGRAM CONTINUED

STAFF SERVICES			290
Lunch Room		160	
Staff Toilets		130	
STORAGE			80
General Storage		80	
BUILDING SERVICES			290
Janitor Closets	1	30	
Boiler Room		180	
Electrical Room		80	
NET AREA TOTALS			4370
NET TO GROSS AREA ADJUSTMENT (net area x 1.3)			1311
		COURT TOTAL AREA (GSF)=	5681
TOTAL POLICE + COURT GROSS AREA =			27322

1999 KAESTLE BOOS PROGRAM - END

REBANKS 2007 PROGRAM			
POLICE DEPARTMENT			
PUBLIC			275
Vestibule		60	
Department History Displays			
Public Toilets (Single)		70	
PUBLIC INTERVIEW		120	
Internal Circulation x 1.10%			25
COMMUNICATIONS CENTER			795
Communications Console Positions		400	
Toilet	2	65	
Kitchenette/Coats/Supplies/Lockers		150	
Communications / Computer Equipment		120	
E-911 Room			
Front Desk Area		60	
Internal Circulation x 1.25%			199
COMMUNITY TRAINING ROOM/ EOC			1060
Classroom / E.O.C.		1000	
Audio-visual/Training Materials Storage		60	
Internal Circulation x 1.0%			0
RECORDS/DATA PROCESSING			788
Public Information Counter		25	
Police Information Counter		25	
Records Staff Work Area	1	80	
File Area		100	
Central Photocopy		90	
Computer Room		80	
Building Accommodation		100	

Department Supplies		20	
Sergeant's Office	1	100	
Resource	1	10	
Internal Circulation x 1.25%			158
SHIFT COMMAND			494
Patrol Supervisor's Shared Office(6-9)		225	
Operations Lieutenant	1	150	
Coat/Supply Closet		20	
Internal Circulation x 1.25%			99
PATROL FACILITIES			725
Patrol Squad Room(25-35)		360	
Report Preparation		100	
Patrol Supplies		40	
Interview Room		80	
Internal Circulation x 1.25%			145
ARMORY/ ARSENAL			100
Armory		80	
Ammunition Storage			
Internal Circulation x 1.25%			20
ADMINISTRATION			1207
Secretary/ Reception	1	100	
Work /File Area		100	
Waiting		50	
Coat/Supply Closet		20	
Lieutenant's Office	1	150	
Commissioner's Office	1	225	
Commissioner's Toilet		80	
Conference		240	
Internal Circulation x 1.25%			242

2007 REBANKS PROGRAM CONTINUED

DETECTIVE BUREAU			1163
Detective Squad Room (2-3)		300	
Detective Secretary	1	80	
Conference/Team Work		150	
Detective Supervisor's Office	1	150	
Interview Rooms	1	90	
Supply/Coat Closet			
Equipment Room(Monitoring,Recording)		50	
File Area		80	
Resource Area		10	
Secure Storage		20	
Internal Circulation x 1.25%			233
JUVENILE DIVISION			330
Juvenile Office		120	
File Area		80	
Toilet		0	
Soft Interview		**100**	
Internal Circulation x 1.10%			30
EVIDENCE AND PROPERTY			1166
Processing/ Laboratory		150	
Dark Room			
Evidence Storage		400	
Drugs/Weapons/valuables		60	
Builk Evidence/ Found Property (incl in total)		400	
Evidence Intake		50	
Internal Circulation x 1.10%			106
SALLY PORT			500
Sally Port	1	500	
Road Supply Storage			
Internal Circulation x 1.0%			
PRISONER PROCESSING/ BOOKING			905
Internal Circulation (Booking/Monitoring)		160	
Temporary Holding Enclosure		100	

2007 REBANKS PROGRAM CONTINUED

Prisoner Processing		120	
Toilet/ Shower		90	
Custodial			
Matron's Room	1	80	
Interview Room		100	
Prisoner Property		10	
Storage		10	
Internal Circulation x 1.35%			235
DETENTION AREA			756
Female Cells(70 sf)	2	140	
Male Cells(70 sf)	6	420	
Internal Circulation x 1.35%			196
STAFF SERVICES			2095
Male Lockers(40-50)	40	600	
Male Civilian Lockers	?	40	
2nd Male toilets		150	
Female Lockers (10-15)	5	75	
Female Civilian Lockers	?	40	
Female Toilets/Showers		210	
2nd Female toilets		70	
Fitness Center		750	
Internal Circulation x 1.10%			
Break Room		160	
Internal Circulation x 1.0%			
COMMUNITY SERVICES			550
D.A.R.E. Office	1	150	
D.A.R.E. Storage			
Auxiliary Police (16-20)		150	
School Crossing Guard		80	
P.B.A. Office		60	
Bicycle Patrol			
Internal Circulation x 1.25%			110

2007 REBANKS PROGRAM CONTINUED

VEHICLE MAINTENANCE			420
Impound Bay/ Overflow Sally Port	1	420	
Vehicle Storage			
BUILDING SERVICES			670
Janitor Closets	2	120	
Boiler Room			
Electrical Room			
Building Storage		400	
Secure Archive Storage (100-150)		150	
MISCELLANEOUS TOILETS			
POLICE GARAGE			1330
Impound Garage		400	
Large Evidence		400	
Equipment Storage		250	
Bicycle team	1	80	
Bicycle Storage		200	
NET TO GROSS AREA TOTALS			15329
VERTICAL CIRCULATION			1100
Stair Tower (2 floors)	2	900	
Elevator (2 floors)		160	
Elevator Machine Room		40	
PISTOL RANGE (4 position/25 yard)			
POLICE TOTAL AREA (GSF) =			16429

2007 REBANKS PROGRAM CONTINUED

COURT			
PUBLIC			777
Lobby/Reception/ Waiting		300	
Vestibule			
Security Screening	1	80	
Workroom	2?	100	
Meeting Room	1	120	
Public Toilets(70 sf ea)		140	
Internal Circulation x 1.05%			37
CLERKS OFFICE			1475
Public Window		50	
Waiting			
General Office Workstations(4-6)	4	600	
File Area		100	
Copy/Microfiche Area		80	
Coat Closet		10	
Supply Closet		10	
Chief Clerk's Office	1	180	
Coordinator Office	1	150	
Internal Circulation x 1.25%			295
COURT FACILITIES			3443
Court Room	100	1800	
Court Officer		100	
Conference/ Jury Room	8	360	
Coat Closet			
Toilet Room		80	
Judges Chambers	1	240	
Prisoner Holding(180 sf ea)	2	360	
Prisoner Toilet	1	70	
Prisoner/ Counsel	1	120	
Internal Circulation x 1.10%			313

2007 REBANKS PROGRAM CONTINUED

STAFF SERVICES			506
Lunch Room		160	
Staff Toilets(150 sf ea)	2	300	
Internal Circulation x 1.10%			46
STORAGE			220
General Storage		200	
Internal Circulation x 1.10%			20
BUILDING SERVICES			340
Janitor Closets	1	80	
Boiler Room		180	
Electrical Room		80	
NET TO GROSS AREA TOTALS			6761
		COURT TOTAL AREA (GSF)=	6761
TOTAL POLICE + COURT GROSS AREA =			23190

2007 REBANKS PROGRAM END

MEETING MINUTES

SITE EVALUATION MATRIX							
EVALUATION CRITERIA	**CITY HALL SITE**			**POLICE HQ SITE**		**CITY HALL/ POLICE HQ SPLIT**	**SITE TBD**
	New bldg w/salon	New bldg	Ex bldg w/addition	New bldg w/bldg acquisition	New bldg w/only city property	Renov Lester's, New PD HQ, temp reloc.	
	ALT. #1	**ALT. #2**	**ALT. #3**	**ALT. #4**	**ALT. #5**	**ALT. #6**	**ALT. #7**
COSTS							
Building Construction (Including soft costs)	$22,495,000	$23,495,000	$20,295,000	$20,095,000	$23,495,000	$24,492,000	$17,205,000
Property Acquisition*	$7,400,000	$6,200,000	$6,200,000	$3,200,000	-	$6,200,000	TBD
ANITICIPATED BUILDING REVENUE							
Sell existing Police HQ*	$3,200,000	$3,200,000	$3,200,000	-	-	-	$3,200,000
TOTAL ESTIMATED COSTS	$26,695,000	$26,495,000	$23,295,000.00	$23,295,000	$23,495,000.00	$30,692,000.00	$14,005,000
							Does not include property Acquisition
OTHER COSTS (Not Quantified)							
Loss of Property Tax	YES	YES	YES	YES	NO	YES	-
Increased Operational costs	NO	NO	NO	NO	NO	YES	-
Significant cost for Temporary Relocation of Police Department	-	-	-	-	-	YES	
SITE CHARACTERISTICS							
Property Size (Acres)	0.82 acres	0.68 acres	0.68 acres	1.1 acres	0.89 acres	1.11 acres	2-3 acres
Parking Net Gain/Loss	7 additional	19 additional	1 less	3 less	17 less (unless build future parking garage Sketch 17)	Gain at BPR site	
Surface Parking Spaces	46 public/court, 25 police vehicles	46 public/court, 25 police	including 25 police, 27 public/court	58 public/court. 28 police	40	42(BPR) 44(PD)	
Structured Parking Spaces	36 public/ court	48 public/court	47	-	33	-	
Topography/Slope	Parking within Flood Plain	Parking within Flood Plain	Lower Level Building Within Flood Plain				
Easements	yes	-					
Opportunity for future growth	no	no	no	yes	yes	yes	
Land Use Compatibility	GOOD	GOOD	GOOD	BEST	BEST	GOOD	
BUILDING CHARACTERISTICS							
Building Size	27,000 sf	29, 000 sf	29, 000 sf	27,000 sf	29, 000 sf	18,880 sf at Police HQ,, 9,500 sf at City Hall Site (Excludes basement)	27,000 sf
Number of Stories	1 1/2 story	3 story	3 story	1 1/2 story	3 story	varies	1 1/2 - 3 story
TRAFFIC IMPACT							
Proximity to Central Business District	GOOD	GOOD	GOOD	BEST	BEST	POOR	
Public Transportation	POOR	POOR	POOR	BEST	BEST	POOR	
Two Street Access/ potential blockage	POOR	POOR	POOR	GOOD	GOOD	POOR/GOOD	
Accommodate Change of Shift Traffic	POOR	GOOD	POOR	POOR	POOR	POOR/GOOD	
Discrete Prisoner Transport To Court	GOOD	GOOD	GOOD	GOOD	GOOD	POOR	

COMPARISON OF ALTERNATIVES

Evaluation Criteria	ALT.# 1	ALT.# 2	ALT.# 3	ALT.# 4	ALT. #5	ALT. #6	ALT. #7
SITE COST CONSIDERATIONS							
Requires/Avoids final acquisition payment of $5.0M by 5/2010 for 1037 BPR /Lester's property							TBD
Requires/Avoids purchase of adjacent 1031 BPR/ Salon property (Tax Assessor estimated value of $1.2M)							TBD
Requires/Avoids purchase of Second Street (a.k.a. "Ganz Building") property (Tax Assessor estimated value of $3,2M)							TBD
Existing Police/Court Building Could not/Could be sold to offset costs (Tax Assessor estimated value of $3.2M)							TBD
Results in/Avoids loss of taxable property and o/or business relocation							TBD
Abandons/Capitalizes on recent investment in police station improvements							TBD
SITE CONSIDERATIONS							
**** Does Not/Does locate police facility within flood plain**							TBD
Does Not/Does provide multiple road access points for police station							TBD
Does Not/Does provide opportunity for future building or structured parking expansion on City owned property							TBD
Does Not/Does retain "historical" character/familiarity of existing police building							TBD
Does Not/Does allow for less costly building treatments to fit in with existing surrounding architecture (i.e. City Hall, etc.)							TBD
Does Not/Does provide access to CBD and public transportation							TBD
CONSTRUCTION CONSIDERATIONS							
**** Requires/Avoids unknown cost and operational impacts for the temporary relocation of police or court operation**							TBD
Requires/Avoids structured parking to meet anticipated parking demand							TBD
Requires/Avoids building and parking construction measures to address flooding and flood mitigation requirements							TBD
Requires/Avoids or Reduces construction disruptions at City Hall and Police/Court Site							TBD
Requires/Avoids construction disruptions at City Hall and Police/Court parking lots							TBD
Requires/Avoids excavation and potential rock removal to construct new building							TBD
Requires/Avoids three story rather than 1 1/2 story building							
PARKING CONSIDERATIONS							
**** Does/Does Not result in adverse parking impacts to City Hall and Police/Court Site**							TBD
Does/Does Not result in loss of commuter parking areas							TBD
Does/Does Not provide secured and segregated parking for Police/Court							TBD
POST CONSTRUCTION OPERATIONAL CONSIDERATIONS							
**** Does Not/Does retain Police/Court in same building providing security benefits and operational cost efficiencies**							TBD
Does Not/Does provide sallyport with discreet prisoner transport							TBD
Does Not/Does combine Police/Court functions with City Hall							TBD

NOTES:

Alt.1: New Police/Court at 1037 BPR and adjacent 1-31 (a.k.a. "Salon") property
Alt.2: New Police/Court at 1037 BPR
Alt.3: Addition to 1037 BPR for Police/Court Building
Alt.4: New Police/Court Building at existing McCullough Place site & adjacent Second St (a.k.a. "Ganz") property
Alt.5 : New Police/Court Building at existing McCullough place site & adjacent City owned parking lots
Alt.6 : Split- Police in New Building at McCullough Place site & Court at Renovated 1037 BPR sit
Alt.7 : Site To Be Determined

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October 31, 2008

PROJECT: City of Rye Police and Court Feasibility Study
JCJ Project # H08061.00

PURPOSE: Preliminary Feasibility Study Meeting with City Council

PRESENT:

Christian K. Miller, City Planner	City of Rye, NY
Mayor Steven Otis	City of Rye, NY
George Pratt	City of Rye, NY
Catherine Parker	City of Rye, NY
Joe Sack	City of Rye, NY
Mack Cunningham	City of Rye, NY
Andy Ball	City of Rye, NY
Paul Shew	City of Rye, NY
Peter Stevens	JCJ
Dave Jepson	JCJ
Susan Sclafani	JCJ

This meeting was held October 27 at City Hall, Mayor's Conference Room.

DESCRIPTION

Meeting with members of the City Council regarding programming issues and the feasibility study:

JCJ presented a site selection matrix for discussion of features to be weighted when evaluating sites

- Mayor Otis
  - Identified Functionality as feature to weigh
  - Square footage requirements
  - ADA/Safety issues as it relates to the Courts specifically if facilities are to be separated.
  - If considering Parking garage as part of project, it should be solely to house police vehicles and not be accessible by public
  - Approach MTA for funding, but beware of "devil's bargain".
- George Pratt
  - Sited Traffic as it relates to the existing and multiple sites shall be weighted. If Site 1037 Boston Post Road is recommended, the city will bear the burden of the traffic rework
  - Indicated that the public perception is that the Police want "new toys".
  - Regarding the acquisition of the 1037 Boston Post Road property, the City Council promised the voters that there will be a presentation which makes recommendation which have costs associated with it for the election in November 2009.
  - Consider that State will absorb some of the costs for the new or renovated facility

    - Need a "safe & appropriate " facility, sensitive to fiscal environment, but can be defended even if the recommendation is "more costly"
    - Unpopular Public Works property option was brought to table for consideration, amongst many others, including Ford Dealership
    - Opinion was that public will come to election questioning why a certain property was not considered.
    - Provide a fair evaluation (pros and cons) of all options to the committee
- Joe Sack
    - Concern with Disbrow location and proximity to residential area.
    - Requested summary of other stakeholder meetings
    - Consider thruway property, Rye Arts Center, Biltmore Motor Sites
    - CBD Location seems more appropriate location, refer to recent Town of Harrison Police Department plans.
- Andy Ball
    - Take into consideration the $1M that was put into the renovations for the Police Station.
    - Consider approaching MTA regarding sharing in cost if it means keeping the facility where it is.
    - Facility should remain downtown
- Catherine Parker
    - Cost of project is the greatest concern.
    - Why not Disbrow park? Sotheby's lease, consider feasibility of this site.
- Mack Cunningham
    - There was public criticism of the cost of Milton Firehouse.
    - Concern with 1037 BPR Flood Zone
    - Public expects a facility to accommodate community needs for the next 50-75 years.
- General
    - Be prepared to site differences and defend recommendation
    - Find out downside to not meeting OCA requirements. Does it mean no funding?
    - With the economy the way that it is, perhaps more sites will become available.
    - Concern with 1037 BPR Flood Zone

These notes represent our summary of this meeting, and will become part of the project record and form the basis upon which we will proceed. If any participant in the meeting wishes to comment or modify these minutes, please notify the undersigned prior to the next scheduled meeting.

JCJ Architecture
Susan Sclafani,
Project Manager

cc: Attendees
Rye Team Members
File H08061.00.18.5

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October 31, 2008

PROJECT: City of Rye Police and Court Feasibility Study
JCJ Project # H08061.00

PURPOSE: Preliminary Program Meetings-Court Facilities

PRESENT:

Christian K. Miller, City Planner	City of Rye, NY
Steve Otis, Mayor	City of Rye, NY
Judge Peter Lane	City of Rye, NY
Judge Richard Runes	City of Rye, NY
Tomme Berg, OCA Executive Director	Ninth District
Tonia Cipriano, City Court Chief Clerk	City of Rye, NY
O. Paul Shew, City Manager	City of Rye, NY
Peter Stevens	JCJ
Dave Jepson	JCJ
Susan Sclafani	JCJ

This meeting was held October 27 at City Hall, Mayor's Conference Room.

DESCRIPTION

Meeting with members of the Court Facility and OCA representative regarding programming issues:

- Provided listing of spaces for discussion (see attached)
- Separating Court and Police into separate facilities is not a good idea
  - Security issues/ Courts like having police in building in case of an incident
  - Much paper is transferred from Police to Courts, separation would be inconvenient
  - Police and Courts interact throughout the day
  - Incarcerated defendants need police escort(s), from facility to court as sheriffs and corrections officers are not utilized in Rye.
  - Perceived public safety with facilities combined. Many defendant utilize train and location is convenient presently
  - Courts have arraignments 24/7 and require police presence. There are no court officers available after business hours, so police support is required. Fingerprinting must be done prior to setting up trial.
  - There are approximately 4,000 cases /year. State of NY police have contributed to case loads.

- Existing office facilities are woefully inadequate
  - There are no jury rooms or staff rooms
  - There are no locker facilities for court officers
  - Security and privacy is inadequate
  - Ideal would be for 8-10 court officers. Presently have (2).
  - Chief Clerk and (3) assistant clerks
  - No jury deliberation room exists as space is now used for storage
  - No waiting area for defendants, no private meeting spaces for attorneys and

clients
  - Two courtrooms are required- (1) large 1200 sf, (1) hearing Room 300-600 sf with bench and jury box. There shall be seating for (10) observers, 2-3 rows of seating
  - Youthful offenders are tried in Judge's Chambers, not in courtroom.
  - There shall be separate facilities for Juveniles

- Separate entry required for Court facilities
  - Present operational problem as no court holding facilities , separate from police holding cells
  - It was noted that a robbing room shall be provided only if the judge's chambers and conference room is not immediately located behind the courtrooms. This room is used for informal conferences
- Parking requirements:
  - Separate and secure parking for Judges and Staff of the court. There shall be reserved parking designated for Chief Clerk and Security Officer
  - Provide sufficient parking for visitors and attorneys.

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Susan Sclafani,
Project Manager

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October 31, 2008

PROJECT: City of Rye Police and Court Feasibility Study
JCJ Project # H08061.00

PURPOSE: Preliminary Program Meetings-Police Union Facilities

PRESENT:

Christian K. Miller, City Planner	City of Rye, NY
Franco Compagnone	Rye Police Union
Tim Chittenden	Rye Police Union
Michael Kenny	Rye Police Union
Lou Olivier	Rye Police Union
John Hannah	Rye Police Union
Peter Stevens	JCJ
Dave Jepson	JCJ
Susan Sclafani	JCJ

This meeting was held October 27 at City Hall, Mayor's Conference Room.

DESCRIPTION

Meeting with members of the Police Department Union regarding programming issues:

- Discussion regarding deficiencies within existing police station
  - Training facilities non existent
  - Need an EOC to accommodate 15 people
  - Fitness center is in basement, cannot use some recently purchased equipment because of crowding and headroom.
  - Absence of sallyport
  - Police Vehicle storage nonexistent on premises
  - Absence of interview rooms for public/officer use
  - Male and Female locker rooms are inadequate.
  - Police Department used to occupy entire building.
  - Insufficient resources and infrastructure for technology within the building
- Security
  - Serious security threat is existing/ no outer perimeter is identified
- Location within Community
  - Ideally located so that do not get stuck in "village". Midland Street is a good route to skirt around downtown area.
  - 3 time a day sirens/light testing occurs- watch residential opportunities
  - Police Union feels that 1057 Boston Post road location would be good location as it is not hindered by village traffic
  - Existing location at Railroad station is good in the fact that defendants arrive to police station directly. Metro North uses Rye PD because of its proximity to depot.
- Public Space
  - Provide informal intake area within public lobby
  - Provide information kiosk for public access

- Patrol Facilities
  - No Roll call room is existing
  - Need to isolate light duty officer at Main desk away for prisoner processing area
- Detectives Facilities
  - Proper Evidence Storage is required for accreditation
  - Fire arm storage

- Court
  - Holding facilities in court area shall accommodate 4 people.
  - Separate or controllable elevator shall be provided if Courts are on floor other than PD Detention area for ease of moving prisoners
- Parking
  - There was a study done 15 or so years ago utilizing adjacent building for parking
  - Presently officers park cars wherever they can find spaces, there is no secured parking available for personal or patrol cars.

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Susan Sclafani,
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October 31, 2008

PROJECT: City of Rye Police and Court Feasibility Study
JCJ Project # H08061.00

PURPOSE: Preliminary Program Meetings-Police Facilities

PRESENT:

Christian K. Miller, City Planner	City of Rye, NY
Commissioner William R. Connors	Rye PD
Sgt Nicholas J. Groglio, IT	Rye PD
Gail Klepps, Senior Office Asst	Rye PD
Peter Stevens	JCJ
Dave Jepson	JCJ
Susan Sclafani	JCJ

This meeting was held October 27 at Police Headquarters

DESCRIPTION

Meeting with members of the Police Department regarding programming issues:

- 40 Sworn Officers 16 civilian employees including two parking, 3-5 seasonal constables for bay patrol, 8 crossing guards
- Commissioner stated that staffing is projected to be stable, with not much growth anticipated Department has actually decreased in staff over the last 30 years
- Rye Police have jurisdiction over City of Rye ,including Ryetown Park, but excluding Playland Park Amusement Park which is covered by the county. Each Tuesday, PD transports detainees at County Jail and brings to Court for processing
- Crime consists of primarily burglaries, 15-25 year, down from 50+
- There has been a recent $1M upgrade to facility to address mold and HVAC issues, but is predominantly cosmetic. Diesel generator was relocated outside as part of this renovation
- Police serve as a “Transport Agency” to the Courts.
    - In most violation cases, prisoner is released or transported to County jail
    - Minimal handling of defendants in police station.
    - Police stay with suspect when bring them to court, even though court officer has jurisdiction
    - Judges presently use Police entrance to avoid coming through public lobby
- Detention Facilities
    - Provide a separate Juvenile holding cell. Now use a holding room within Detectives
- Patrol Facilities
    - No pistol range is required
    - Outbuilding required for police vehicles and other equipment
    - Evidence Vehicle Processing Bay required, now use DPW space, with limited security
    - Presently fuel police vehicles at DPW.
    - Officer use bicycle storage required, now in plastic shed

- Technical support space (i.e. data closets, etc.) should be doubled and centralized
- Presently , there is no dedicated E/911 room
- Training facility is lacking- must go offsite

- Records
  - Archives located in attic. Destroy as becomes obsolete.
  - Kiosk for public access of records in lobby
- Parking
  - Egress Difficulties- rush hour, beginning at 4:00
  - Presently (9) designated spaces on the side of the building and a few at the front.

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JCJ Architecture
Susan Sclafani,
Project Manager

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Rye Team Members
File H08061.00.18.5

Rye City Court

Proposed

Entry/Security Area:	1
Public Toilets:	2
Waiting Area:	1
Courtroom:	2
Holding Cells w/ attorney area:	2
Jury Room:	2
Drug Court Office w/toilet:	1
Interview Room/ Witness Room:	1
Conference Room/ Library:	1
Chambers w/toilet:	2
Chief Clerk Office:	1
Back Office	1
Court Attorney Office:	1
Staff Toilets:	2
Storage Area:	2
Secured Storage:	1
Staff Room:	1
Security Office:	1
Security Locker w/toilet:	2
Staff Parking	