



Prepared for:

Town of Rotterdam
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Rotterdam, New York 12306



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TOWN COURT AND POLICE FACILITY FEASIBILITY STUDY

Introductions and Presentation Outline



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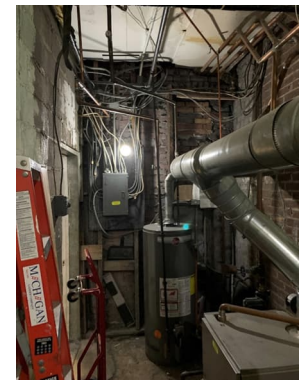
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- Project Needs
- Option – 1 Existing Building Renovation/Addition
- Option – 2 Existing Viaport Renovation/Addition & Relocation
- Option – 3 New Construction & Relocation
- Option Comparison
- Cost Analysis Summary
- Questions and Discussion

Project Needs

Critical Deficient items identified in the Feasibility Study:

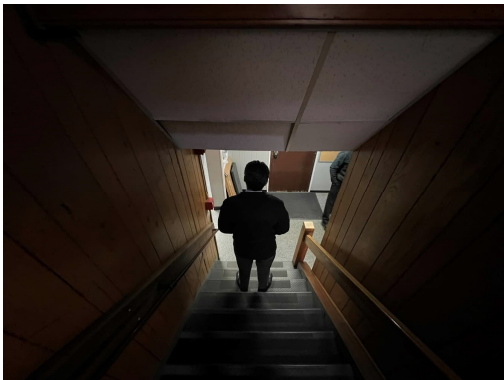
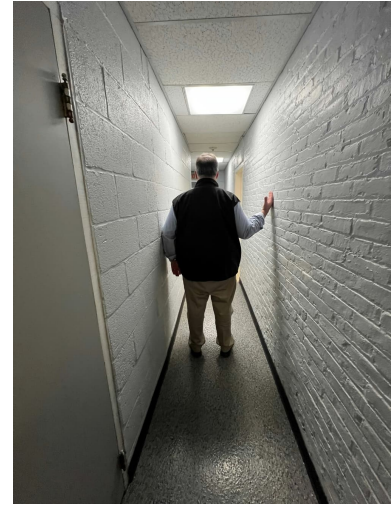
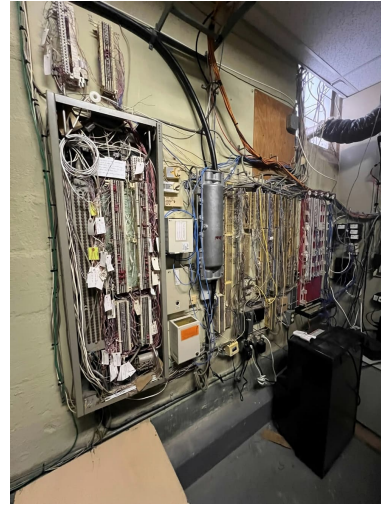
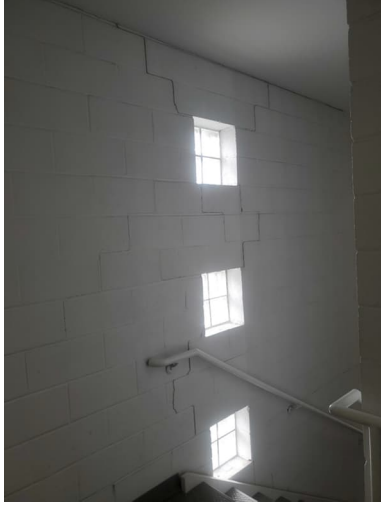
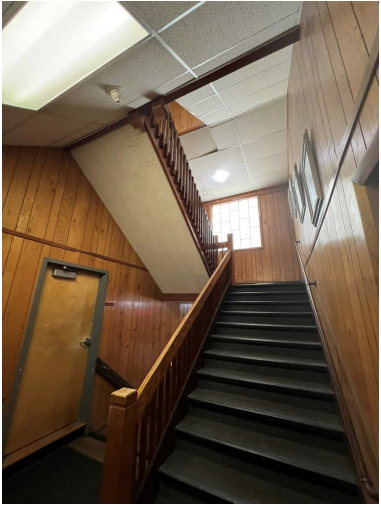
- Existing building is difficult to modify to meet current building code requirements for a Type IV Essential Needs Facility, especially for a building built in the 1920's.
- Life Safety Systems and Means of Egress are inadequate for building use and function. Thus existing building is not ADA compliant.
- Building envelope components do not meet current energy code requirements and would be difficult to achieve.
- The existing 14,000 sf building is not large enough to accommodate the current program needs of the Town Court & Police. The program need is approximately 39,500 sf.
- Staff workspace is inadequate and over-crowded; separate secure workspace is needed.
- The existing building site is too small to accommodate future expansion with adequate parking.
- Building mechanical, electrical and plumbing systems are past their useful life, and are not efficient. Do to space limitation and building configuration it would be difficult to upgrade these systems.



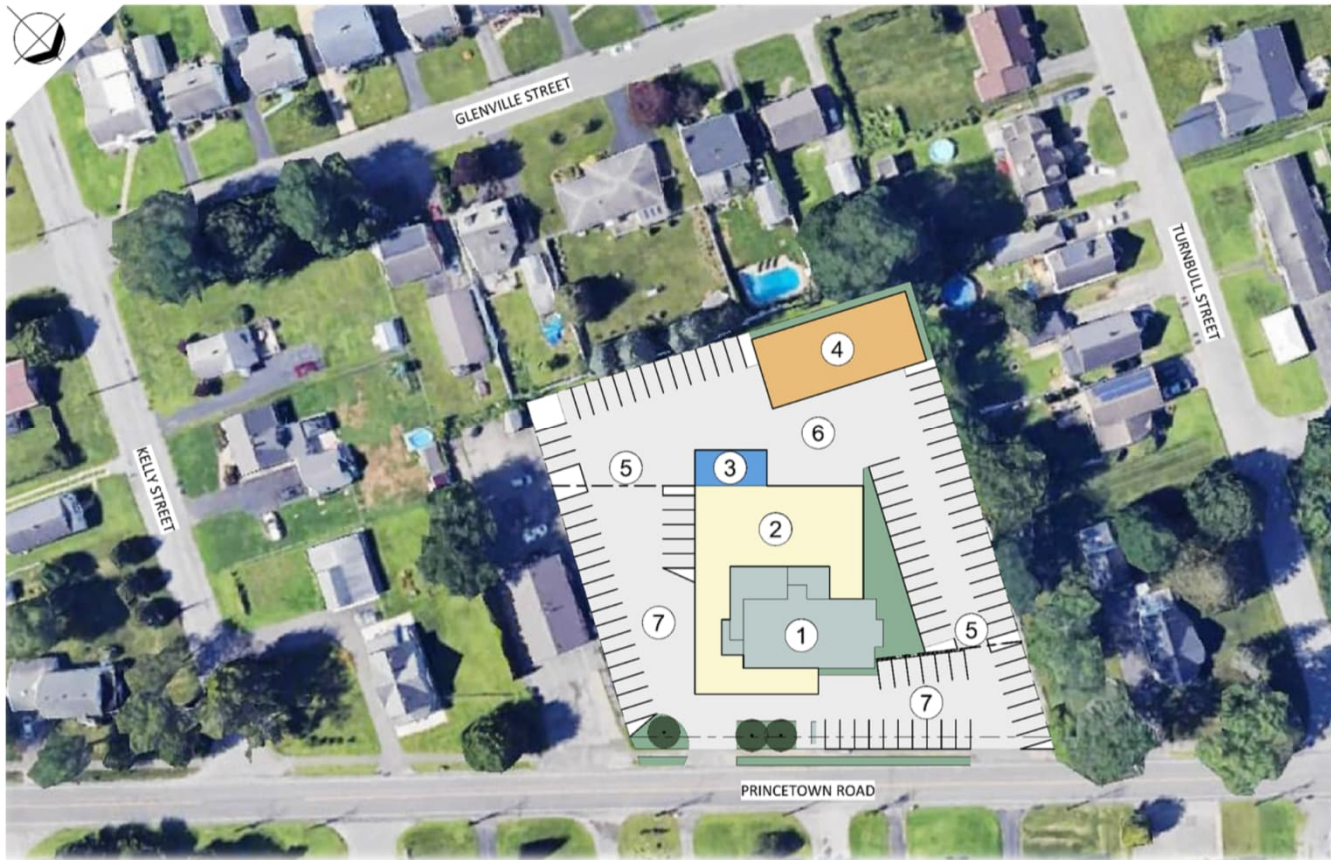
Project Needs – Existing Photo Documentation



Project Needs – Existing Photo Documentation



Option 1 - Existing Building Renovation and Addition



Legend

- ① Existing – Police and Court Building
- ② Building Addition – Police and Court
- ③ Building Addition – Sally Port
- ④ New Construction - Evidence Storage
- ⑤ Security Gate Entrances
- ⑥ Secure Parking – 48 Spots
- ⑦ Public Parking – 44 Spots

Parking Calculations

Government Administration (Table 1)
5 Parking Spaces per 1,000 SF
198 Parking Spaces required
92 Parking Spaces provided

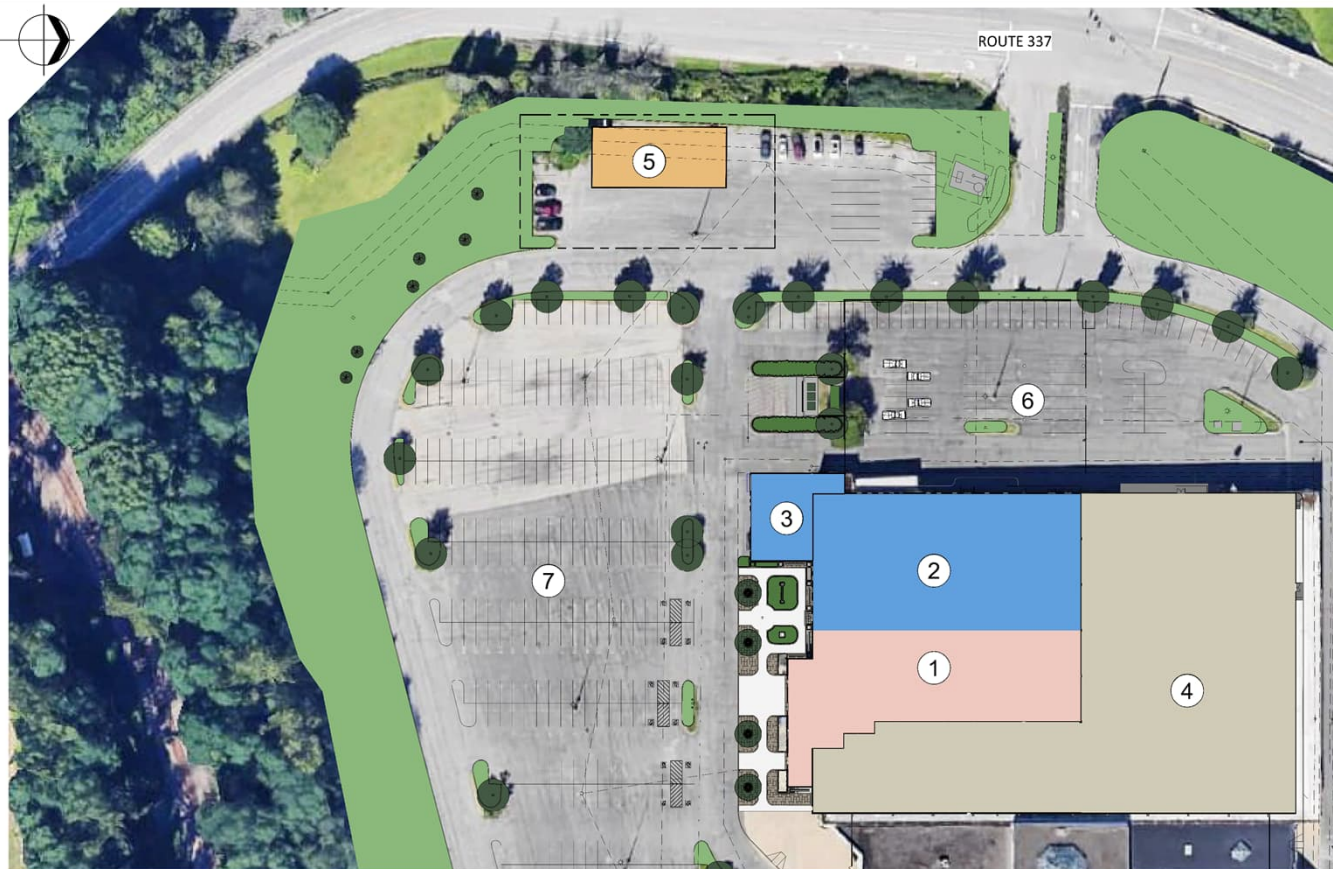
Pros

- Property Owned by the Town
- Centrally located

Cons

- Relocation logistics to accommodate construction sequencing
- Limited expansion opportunity
- Inadequate parking
- Challenges to upgrade to an Essential Need Facility
- Multistory Facility; vertical circulation and proper egress will be difficult to address

Option 2 - Existing Viaport Renovation & Relocation



Legend

- ① Renovation – Courts
- ② Renovation – Police
- ③ Addition – Sally Port
- ④ Future Expansion
- ⑤ New Construction – Evidence Storage
- ⑥ Secure Parking – 47 Spots
- ⑦ Public Parking – 150+ Spots

Parking Calculations

Government Administration (Table 1)
5 Parking Spaces per 1,000 SF

198 Parking Spaces required

Pros

- Expansion opportunities available
- Adequate parking
- Single Story Facility

Cons

- Building would have to be purchased by the Town
- Surrounding property would still be owned by the landlord and leased by the Town
- Not Centrally located
- Facility located in Aquifer District

Option 3 - New Construction



Legend

- ① New Construction – Courts
- ② New Construction – Police
- ③ New Construction – Evidence Storage
- ④ Existing Water Tower – Future Expansion
- ⑤ New Green Space
- ⑥ Parking – 90 Spots
- ⑦ Parking – 118 Spots
- ⑧ Industrial Park Open Space

Parking Calculations

Government Administration (Table 1)
5 Parking Spaces per 1,000 SF

198 Parking Spaces required

208 Parking Spaces provided

Pros

- Centrally located
- Expansion opportunities available
- Adequate parking
- Single Story Facility

Cons

- Property would have to be purchased by the Town

Surrounding Businesses:

- | | | |
|--|-----------------------|-----------|
| A. NYS Dept. of Environmental Conservation | E. McDonalds | I. Subway |
| B. Rotterdam Branch Library | F. Gas Station | J. Dunkin |
| C. Little Scholars Learning Center | G. Lucia Two-Go Pizza | |
| D. Tops American Grill, Bakery & Bar | H. Aldi | |

Option 3 – Conceptual Rendering



SOUTH EAST PERSPECTIVE VIEW

Option Comparison



Project Scope	OPTION 1 Existing Building Renovation & Addition	OPTION 2 Existing Viaport Renovation & Relocation	OPTION 3 New Construction
Logistics	Relocation Needed to Renovate	Move In at Completion	Move In at Completion
Occupied Space (Program Need)	14,100 SF (Plus 25,400 SF Addition)	39,500 SF	39,500 SF
Essential Needs Facility	Upgrades needed to meet Risk Category IV (difficult to achieve)	Upgrades needed to meet Risk Category IV	Would be Designed to meet Risk Category IV
Parking	Inadequate	Adequate Available	Adequate Available
Meeting Space	Inadequate present; Adequate future	Adequate Available	Adequate Available
Audio/Video	Upgrade	Adequate Available	Adequate Available
Location in Town	Central/West	West	Central
Access Roads	Local – Princetown Road	Local - West Campbell/I-890	Local – Duanesburg Road
Structure	Block/Brick	Block/Paint	Block/Brick
Expansion Potential	Very Limited	Yes – 87,500 SF Available	Yes
Lot Coverage	Yes	Yes	Yes
Greenspace	No	No	Yes
Vertical Access	3 Floors/Non compliant Elevator currently; future would be compliant	At Grade	At Grade
Accessibility	Currently Non compliant Elevator/Doors/Restrooms; future would be ADA compliant	At Grade	At Grade
Natural Lighting & Ventilation (Windows)	Yes	Limited	Yes
Adjacent Site/Building Control	N/A	Building No Site No – controlled by landlord	N/A
Located in Aquifer District	No	Yes	No

Cost Analysis Summary



	OPTION 1 Existing Building Renovation & Addition	OPTION 2 Existing Viaport Renovation & Relocation	OPTION 3 New Construction
Capital Cost	\$31,500,000	\$27,000,000	\$28,500,000
Year 1 Annual Costs	\$241,500	\$279,200	\$213,200
Total Cost – 30 Year	\$67,500,000	\$62,700,000	\$60,900,000

Based on the Feasibility Study and the Options identified it appears that Option 3 is the most viable solution.

Cost to a typical property owner for a \$200,000 home is \$128/yr.

Option 3 – Due Diligence since 1st Informational Meeting

Phase I Environmental Site Assessment (ESA) Conclusions

- Low Level petroleum impacts were reported to be present during a tank removal at Maple Pine Manor.
- The Spill Case was closed by NYSDEC but classified as not meeting cleanup standards.
- Potential that contamination had migrated to the subject property by shallow groundwater transportation or along subsurface utility trenches.

Hazardous Material Inspection

- Four suspect materials sampled for asbestos were found to contain asbestos.
- One suspect material sampled for lead-based paint was found to contain lead-based paint.
- No visible caulk was identified to contain PCB.

Phase II Environmental Site Assessment (ESA) Conclusions

- Contaminants in groundwater are not present.
- The recognized environmental condition (REC) associated with potentially impacted groundwater and/or indoor air quality has been evaluated, and no longer appears to be an environmental concern at the property.
- Further investigation does not appear to be needed.

State Environmental Quality Review (SEQR)

- Completed negative declaration

The experience to
listen
The power to
solveSM

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