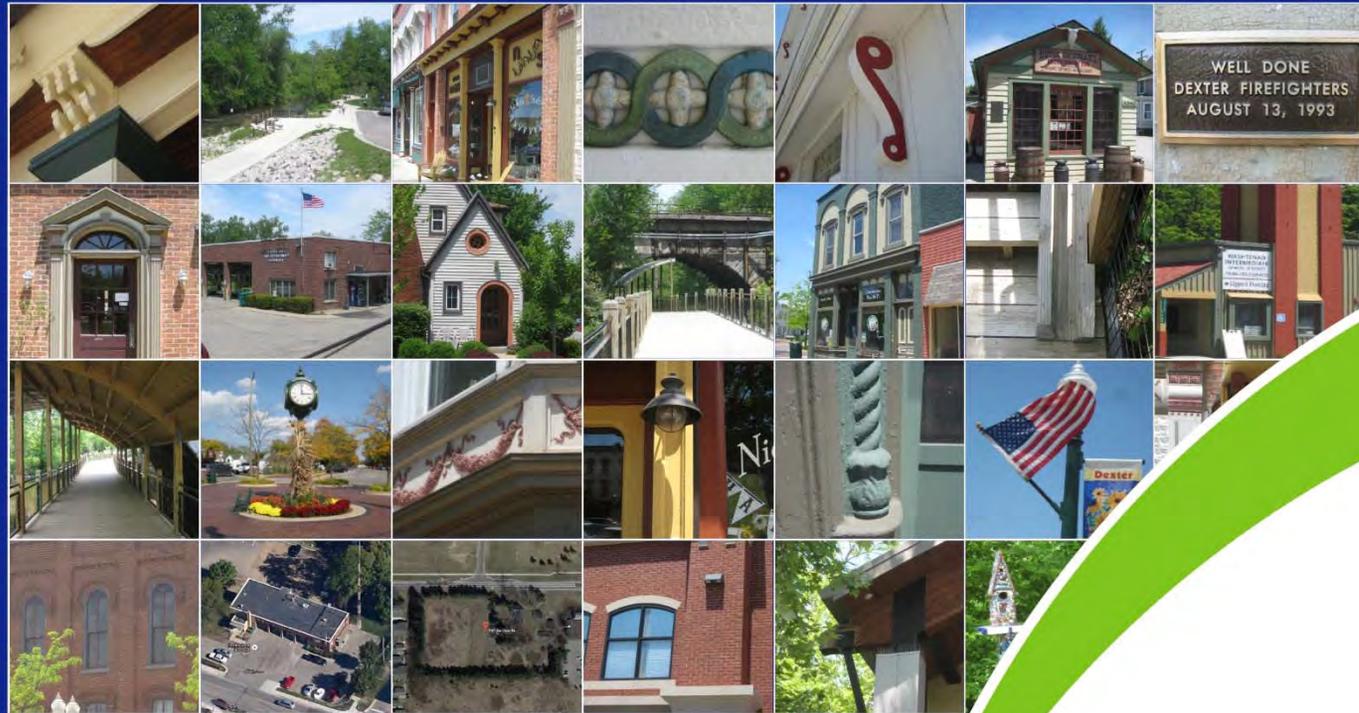




PARTNERS in Architecture, PLC
Architecture Planning Interior Architecture Sustainable Design

Facilities Assessment



Public Forum

February 28, 2015

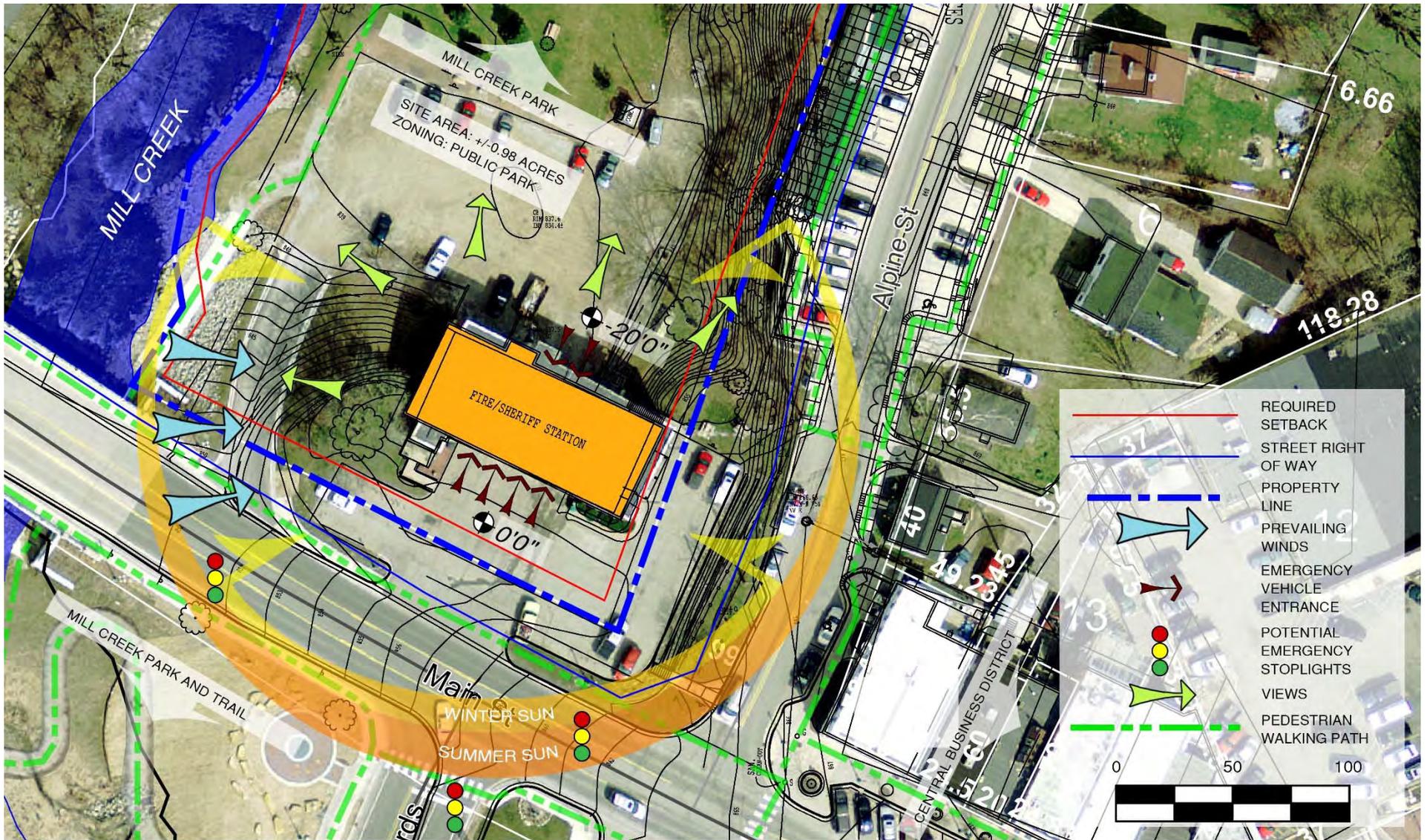


The City of Dexter

Progress Overview

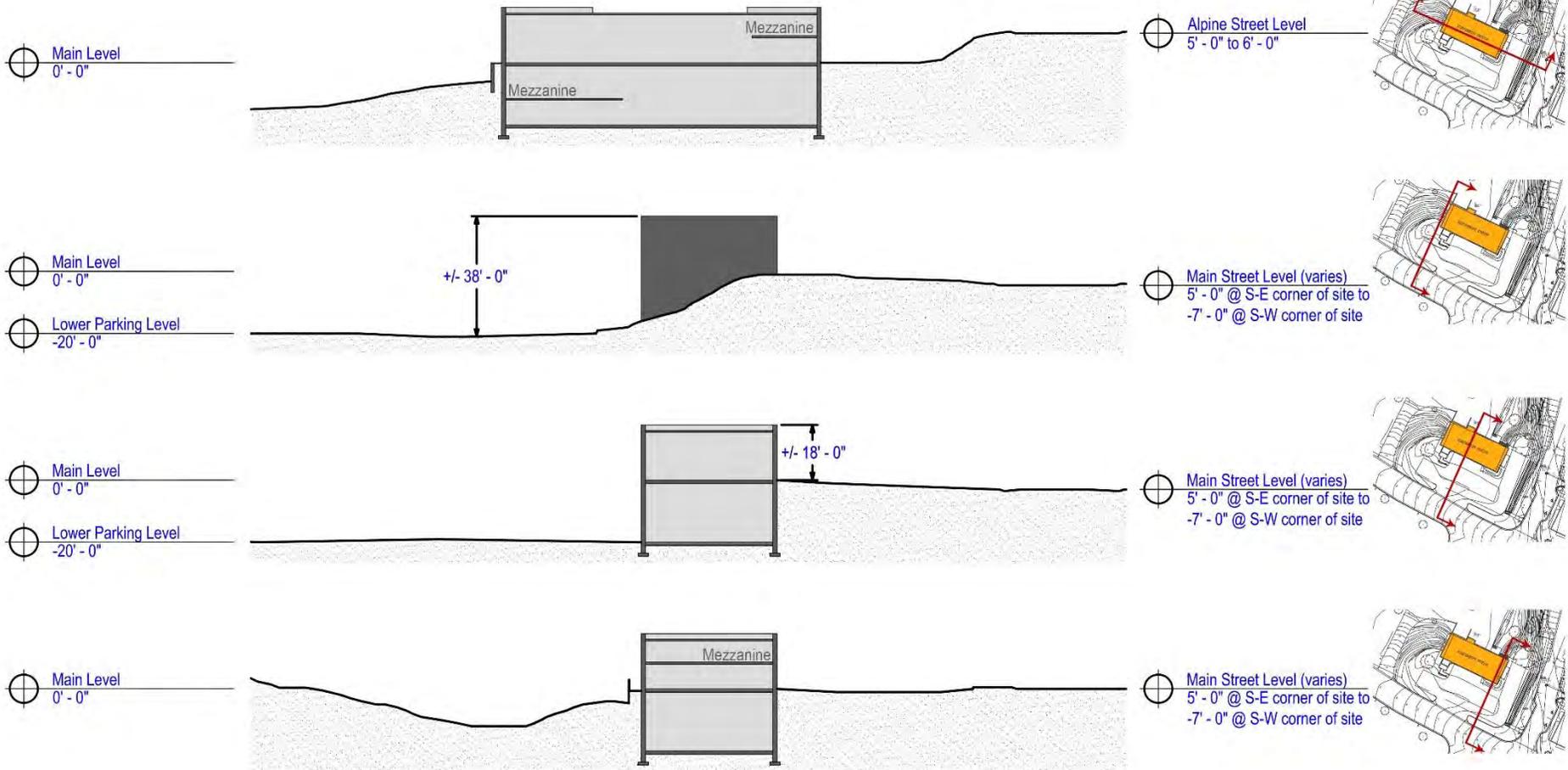
- I. BACKGROUND OVERVIEW
- II. SITE ANALYSIS
- II. FACILITY ASSESSMENT
 - a. Current Fire Station
 - b. Current City Offices
- III. PROGRAMING NEEDS ANALYSIS
- II. CONCEPT SCHEME EXPLORATION
- III. BUDGET OPTIONS
- IV. QUESTIONS

The City of Dexter – Facilities Assessment Public Forum

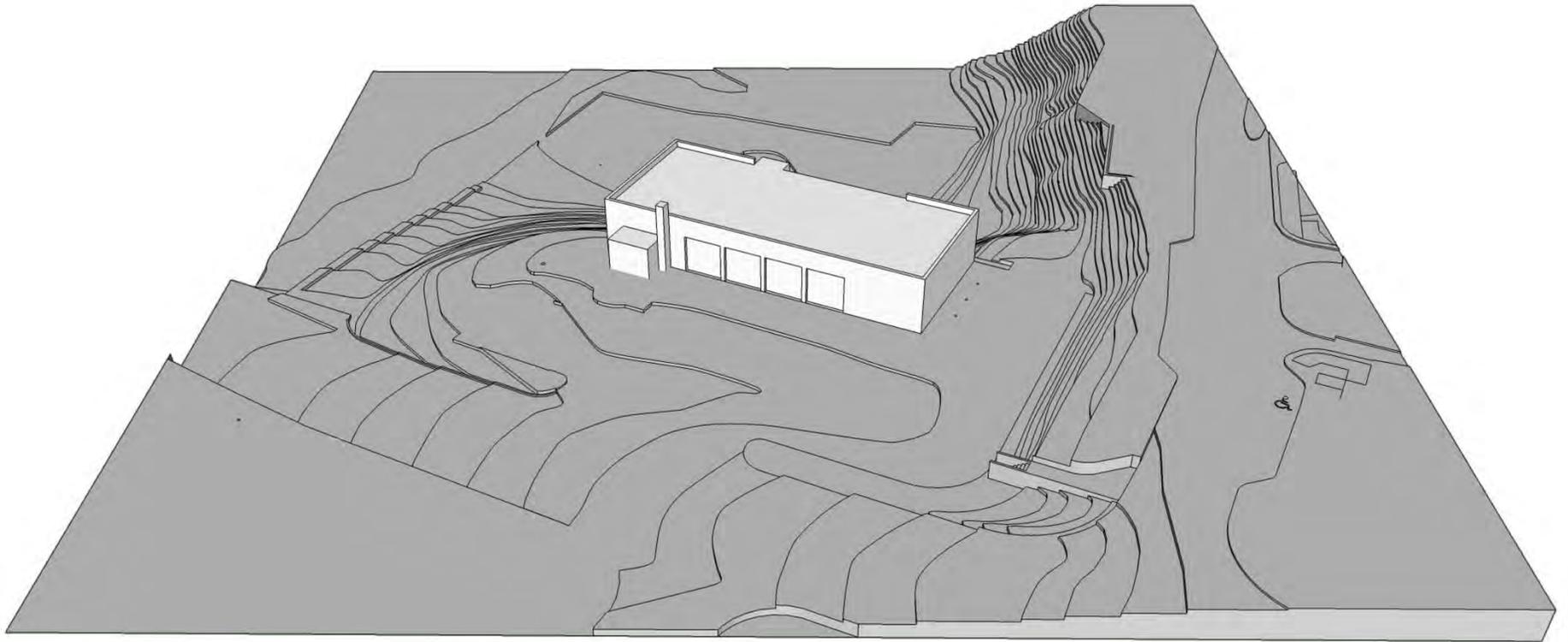


8140 Main Street – Existing Site Plan Analysis

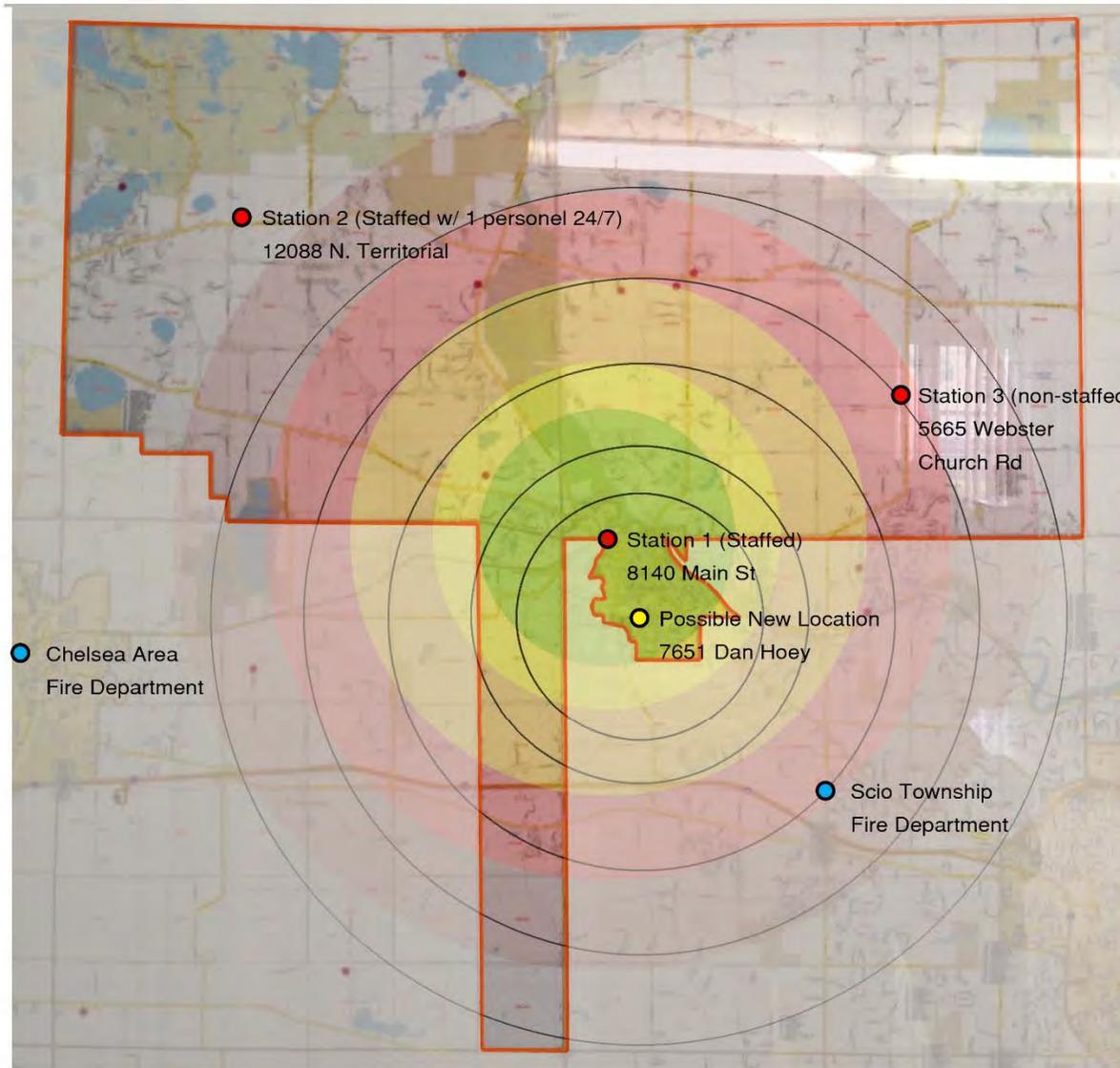
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RESPONSE TIME CONSIDERATIONS:

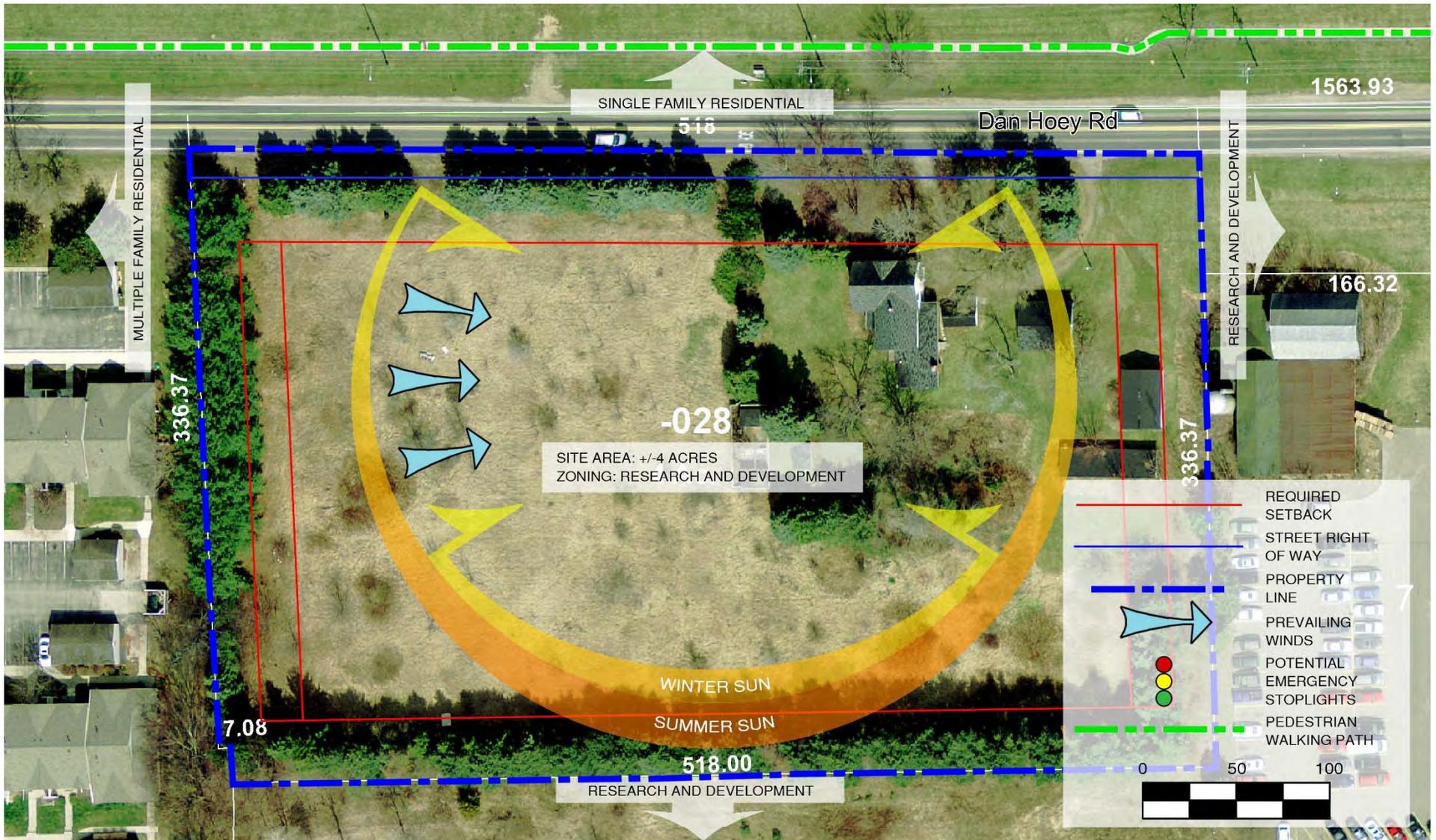


Response time considerations provided by ISO, a leading source of information about risk supported by many federal, state and logical agencies.

DEXTER AREA FIRE DEPARTMENT SERVICE AREA



The City of Dexter – Facilities Assessment Public Forum



7651 Dan Hoey – Existing Site Plan Analysis

I. Facility Assessment Summary

What is it?

The evaluation of an existing building's current condition with the goal of gaining a clear understanding of its physical and operational deficiencies as well as potential opportunities.



I. Facility Assessment Summary

Why is it Important?

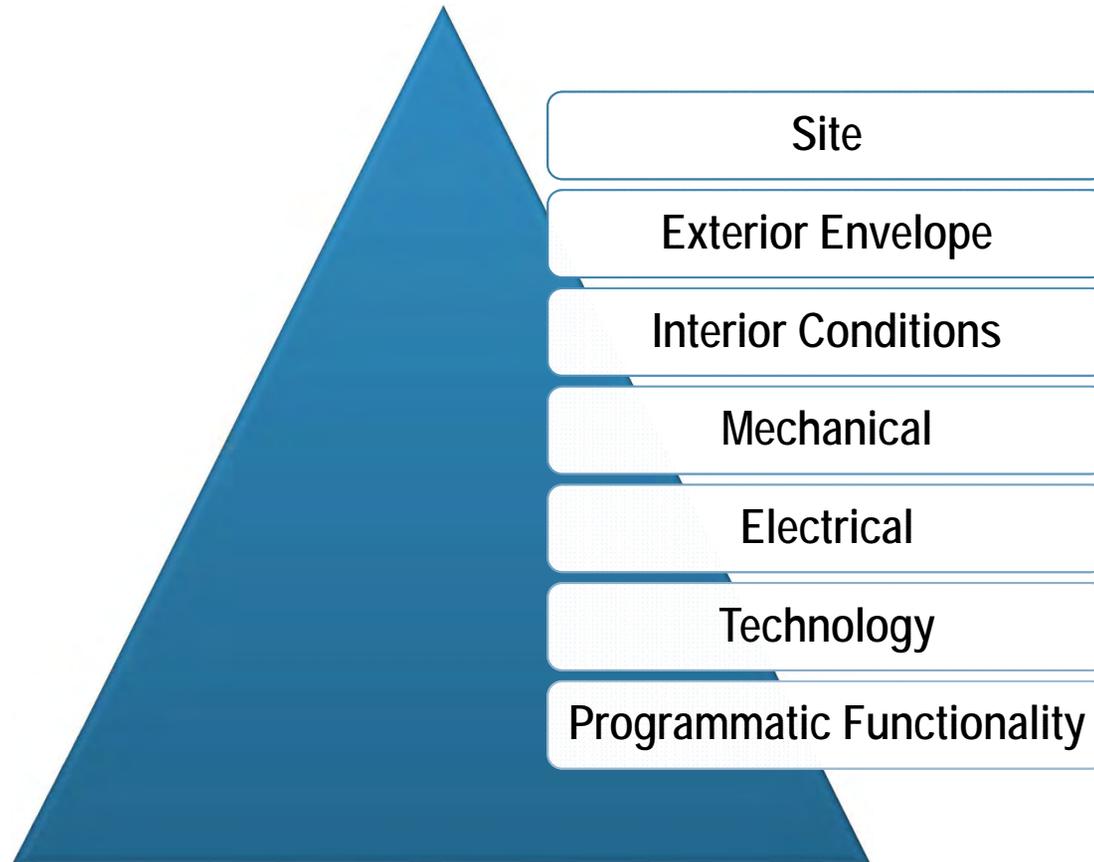
- Starting Point to Identify Needs
- Provides Critical Info to City
- Helps Avoid ill-invested Public \$'s
- Good Practice
- Simplifies Process
- Becomes “Road Map” for Success

**Avoids Investment of
“Good Money After Bad”**



I. Facility Assessment Summary

What areas will be evaluated?



I. Facility Assessment Summary

City of Dexter Building Assessment

8140 Main Building

Fire Station No 1 and Sheriff Substation

8140 Main Street
Dexter, MI 48130



Approximate Building size is 9420 SF - Overall, the building is in fair to good condition

SITE:

- Approximately 55,000 S.F. and slopes approximately 38 feet from high to low.
- The main parking lot is in poor but serviceable condition.
- The rear parking area is gravel in fair condition and accessed by a newer asphalt drive in excellent condition.
- The drive is steep and offers no dedicated pedestrian walk to the lot below.
- The overall traffic pattern presents congested egress for fire vehicles with no control of the adjacent traffic signal.

The City of Dexter – Facilities Assessment Public Forum

City of Dexter Building Assessment

8140 Main Building

EXTERIOR ENVELOPE :The building exterior is in sound condition with some areas needing repair.

- Exterior wall construction appears to be non-insulated masonry with a concrete beam and slab structure.
- The exterior masonry is in very good condition for the age of the construction with very few repairs needed.
- Exterior doors and windows consist of a variety of types, replacement is recommended for security and asset preservation.
- Built-up roof is in fair to poor condition – should be replaced in near term.



The City of Dexter – Facilities Assessment Public Forum

INTERIOR CONDITIONS:

- Structurally the interior wall construction are in good condition.
- The interior of the building is in generally good to fair condition.
- Main Level finishes are in good condition but dated.
- Doors are in good to fair condition and need to be adjusted and refinished with the older doors replaced.
- Epoxy floor finish in the apparatus bay needs some repair.
- Lower level conditions are in fair to poor condition.
- Lower Level garage floor is in poor condition and need to be repaired or replaced.
- Concrete mezzanine areas in Lower Level are in good condition, wood structure should be removed.
- Former power generation should be cleaned ventilated.
- Many areas lack accessibility.
- Sleeping quarters need fire separation wall and egress paths to exits.



The City of Dexter – Facilities Assessment Public Forum

MECHANICAL SYSTEMS:

- HVAC units do not have outside air ventilation.
- Upper level mezzanine is served by window AC unit and wall mounted gas fired heating / cooling unit.
- Systems are older, but in functioning condition with limited control capabilities.
- Bays are served by recirculating air filter units in good condition.
- Bays have an older gas fired unit heater, it is adequate but has variable temperature and recovery time.
- Lower level is served by a furnace and a unit heater in the garage area and are adequate for the current use.
- Building plumbing is a 4" to 2" incoming original steel or galvanized water line. Replacement is recommended.
- Water system does not appear to have a meter or backflow preventer and should be corrected as a priority item.
- Building has newer copper domestic water piping.
- Building is served by two gas fired hot water heaters which are in good condition.
- Apparatus floor drain system does not appear to drain into an oil interceptor. Addition is recommended.



The City of Dexter – Facilities Assessment Public Forum

ELECTRICAL SYSTEMS:

- The building has service which is adequate for the current operation and only support minor renovations to the existing structure.
- The main switchgear room is located in the basement.
- A 100 Amp service feeds the fire station and a 200 amp service feeds the Sheriff area.
- Distribution within the facility is functional and most of the existing work is surface mounted and old.
- Parts for older breakers and panels are difficult to get.
- Emergency power is provided for 100% back up of the facility.
- Lighting is older technology but functional and does not appear to meet current energy codes.
- Main Level fire alarm system is newer, but the lower level does not appear to have adequate signaling devices.
- The existing electrical systems are functional, but older.
- Any renovation should include a complete upgrade of power distribution and lighting systems.
- All new exit lighting should be provided with any renovation.



The City of Dexter – Facilities Assessment Public Forum

PROGRAMMATIC FUNCTIONAL / ENVIRONMENT:

- Fire Station Operations Areas are very limited and generally inadequate for the functions performed.
- Apparatus bay does not have width necessary to provide standard recommend clearances around the vehicles.
- Very little space is available for larger vehicle platforms.
- Fire maintenance and preparedness functions are currently housed in the back of the bay and is too small.
- The available area for turnout gear / deployment is too small.
- The decontamination, fire gear maintenance area and laundering is functionally inadequate.
- Hose maintenance and storage areas are limited and require moving of fire vehicles to perform the work.
- Dorm area separation and egress is not currently code compliant.
- The training, living, record storage and fire inspector office all share a common area and is too small.
- The main level office, kitchen dispatch and communications areas all share a common space at the public entry.



The City of Dexter – Facilities Assessment Public Forum

SHERIFF'S PROGRAMMATIC FUNCTIONAL / ENVIRONMENT:

- Sheriff Substation area is just adequate for the current staffing and will not allow for expansion or added function.
- The current open office area offers only marginal privacy for law enforcement operations and limited security.
- The public has visual access to potentially sensitive information causing interruption.
- Toilet facilities are inadequate and remote from the locker area with no shower facility available.
- There is no separate female locker area available.
- Private interview area available is the sheriff's private office.
- Secure storage for weapons is a weapons locker housed in the locker room area.
- Break room facilities and squad room, and secondary egress path are all the same room.
- There is no adequate storage area for files, evidence, office and maintenance supplies.
- Communications equipment space, including the data server is housed in a small closet area.



The City of Dexter – Facilities Assessment Public Forum

CITY OFFICE'S PROGRAMMATIC FUNCTIONAL / ENVIRONMENT:

- Presentation of City and work environment can be greatly improved as a place of business.
- Office area is just adequate for the current staffing and does not provide for expansion or added function.
- The current open office area offers marginal privacy for general operations and limited security.
- Individual work spaces are cramped and under sized.
- Conference room accommodations are sometimes not adequate for staff operations and public functions.
- The public has access to other office areas when in conference room.
- Offices do not provide space for large format training groups or public meetings.
- Toilet facilities are inadequate and when used by public allow access to other areas of office.
- Storage, technology accommodations, and work room space are inappropriate and inadequate in size.
- Break room area is inadequate in size and accommodation.
- Spaces are generally not code compliant or accessible.



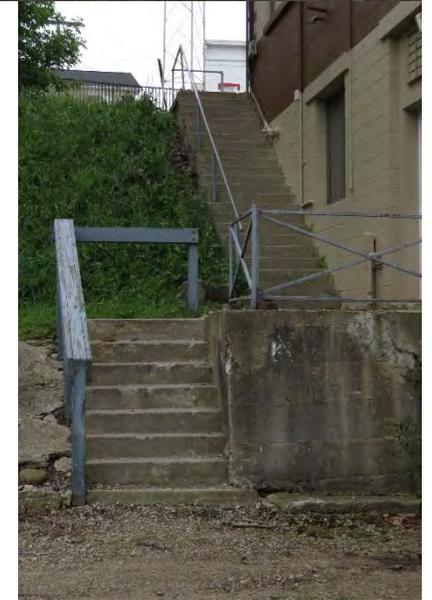
The City of Dexter – Facilities Assessment Public Forum

Village of Dexter Building Assessment Dexter Area Fire Department												
ID	Issues / Description (s)	Recommendation (s)	Accessibility	Security/Safety	Energy/Efficiency	Compliance/Code	Operational Efficiency	Program/Function Support	Asset Preservation	Appearance	Photo	Priority (1,2,3)
\$ 1.01	Upper level asphalt paving is in fair to poor condition. Asphalt paving show elongator cracking and longitudinal splits. The lot appears to be well drained. Subbase failures occurring.	Replace asphalt paving with necessary stone base undercutting.		X						X	X	002, 003, 005,
\$ 1.02	paved site circulation and upper parking area accommodates both sheriff, public, fire vehicle, fire department parking and is inadequate. Deployment of the fire vehicles could be in conflict with onsite circulation.	Reconfigure parking lot and circulation patterns.	X	X			X					002, 003
\$ 1.03	Traffic patterns at the approach is not controlled by a fire department controlled traffic signal. The road is often congested during peak travel times making fire vehicle deployment difficult at times. Adding a signal would likely involve multiple signals in order to clear traffic through the adjacent street.	Install traffic signal control systems and signal locations to aid in clearing surface traffic.		X			X					001, refer to overall site aerial photo
\$ 1.04	The site slopes down a full story on the north side of the building to the lower level garage overhead and main doors. The sloping access drive was recently replaced and is in excellent condition.	No action required.	X	X								007, refer to overall site aerial photo
\$ 1.05	There is no public pedestrian side walk from the site to the lower north side parking area and adjacent park area. there is a barrier free ramp across main street that can access the park and lower lot from a walking path along the river.	Construct switch back ramp and compliant stairs to access building functions.		X			X					Refer to overall site aerial photo
\$ 1.06	The exterior north lot is a gravel lot that serves as access to the building lower level overhead doors and the adjacent park. The lot is well maintained and appears to be well drained.	consider paving lower area to maintain interior environment in garage area.	X				X					007, 015
\$ 2.01	Handrails and guardrails on all site stairs are inadequate and potential hazards for pedestrians.	Replace guard and hand rails for code compliance.	X	X						X		011, 014
2.02	Pedestrian access to the building is across the existing parking lot from the vehicle apron drive or a set of stairs on the south east corner. The lot and main floor elevation is below the main street and public walk elevation.	Construct switch back ramp and compliant stairs to access building functions.	X	X								005,

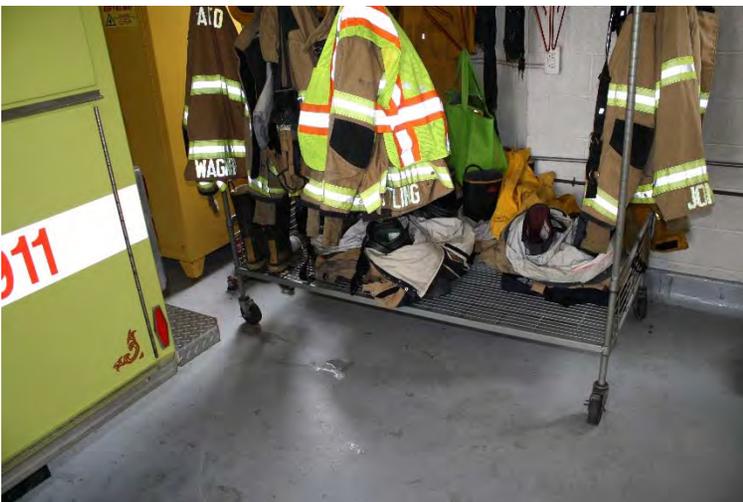
The City of Dexter – Facilities Assessment Public Forum

Village of Dexter Building Assessment Dexter Area Fire Department													
IC	ID	Issues / Description (s)	Recommendation (s)	Accessibility	Security/Safety	Energy Efficiency	Code/Code Req.	Operational Efficiency	Program/Function Support	Cost/Presentation	Appearance	Photo	Priority (1,2,3)
	11.04	Electrical area lacks service clearance at panels and disconnects.	Adjust electrical layout if and when electrical systems are changed or upgraded.									098,	
	11.05	Fire alarm system does not have adequate coverage on lower level.	Upgrade fire alarm system.										
	11.06	Lower level Storage rooms are not properly separated.	Upgrade partitions and doors.									092, 098, 095, 102,	
	11.07	Lower level lighting and lighting control is not adequate or code compliant.	Upgrade lighting in all areas.									091,	
	11.08	Lower level power generation area has standing water and no visible means of ladder access from recessed floor elevation. No guard rail at upper mezzanine opening to this area.	Add egress ladder and guard rail at mezzanine opening.									118,	
	11.09	opening to power generation areas exists without door and adequate lighting in area.	Add door, ventilation, and lighting in areas.									112,	
IC Egress Routes													
	12.01	Fire Station upper area has one egress path through an un enclosed stair.	Add a second means of egress with a fire rated enclosed stair or emergency exterior fire escape.									028,	
	12.02	Fire Station office area has one egress door.	Consider a second egress door.									016, 019,	
	12.03	Lower level has one main door for egress. Area requires two exists.	Add a second egress door to the exterior.									107,	
	12.04	Lower level mezzanine has one egress point and requires two.	Add second egress stair from west mezzanine.									110,	
IC Corridor Protection													
	13.01	Not Applicable. No corridors exist.											
IC Enclosed Stairs													
	14.01	Not applicable. No enclosed stairs exist.											
STRUCTURE													

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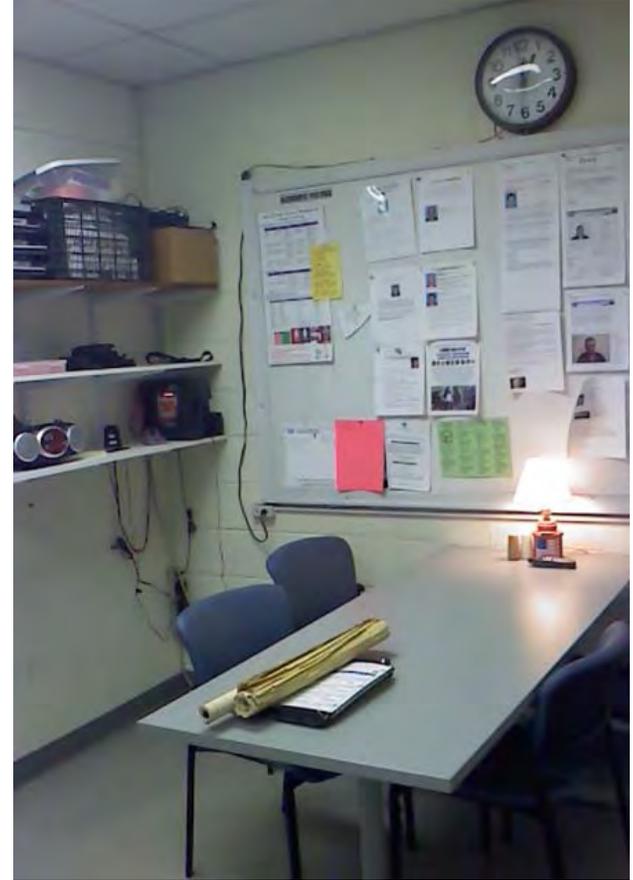
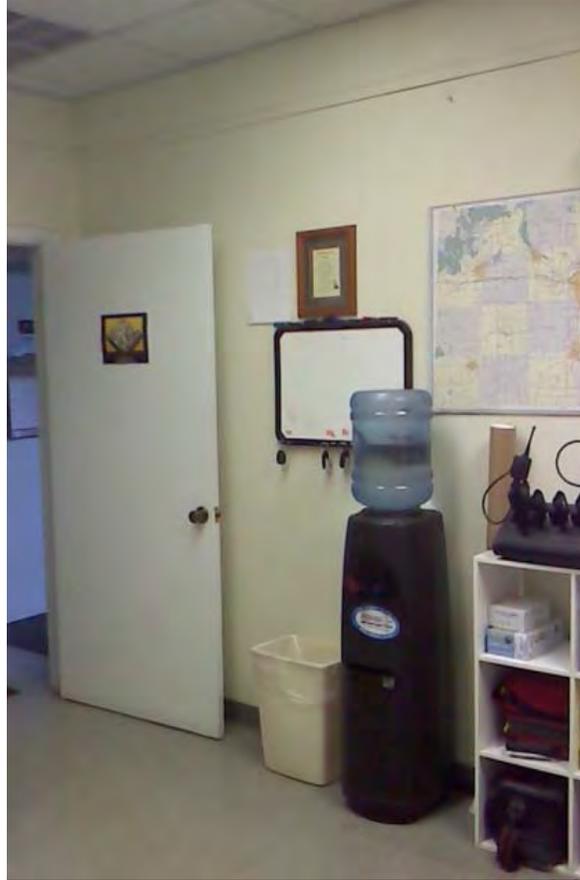


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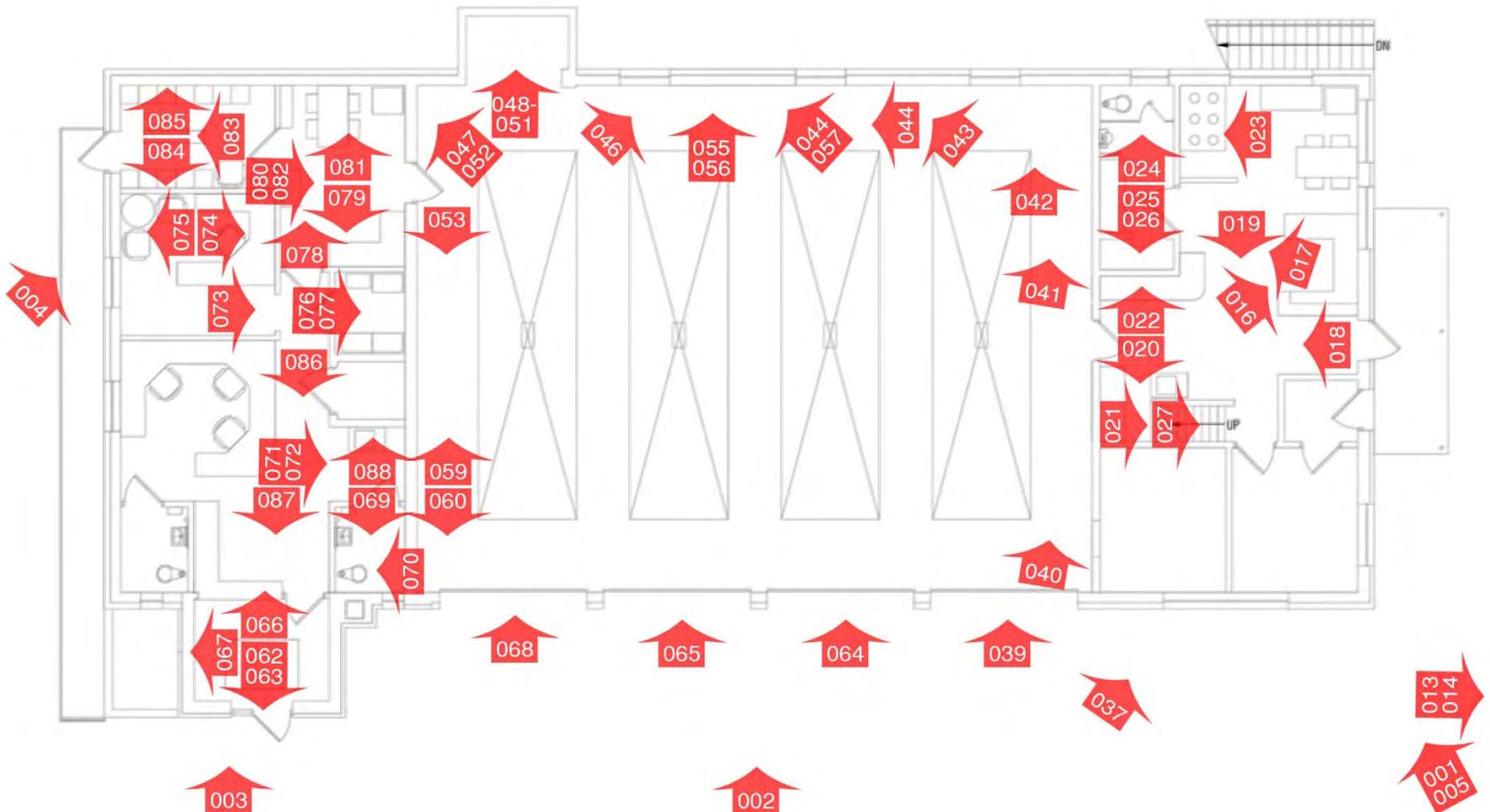


8140 Building Conditions - Sheriff

The City of Dexter – Facilities Assessment Public Forum

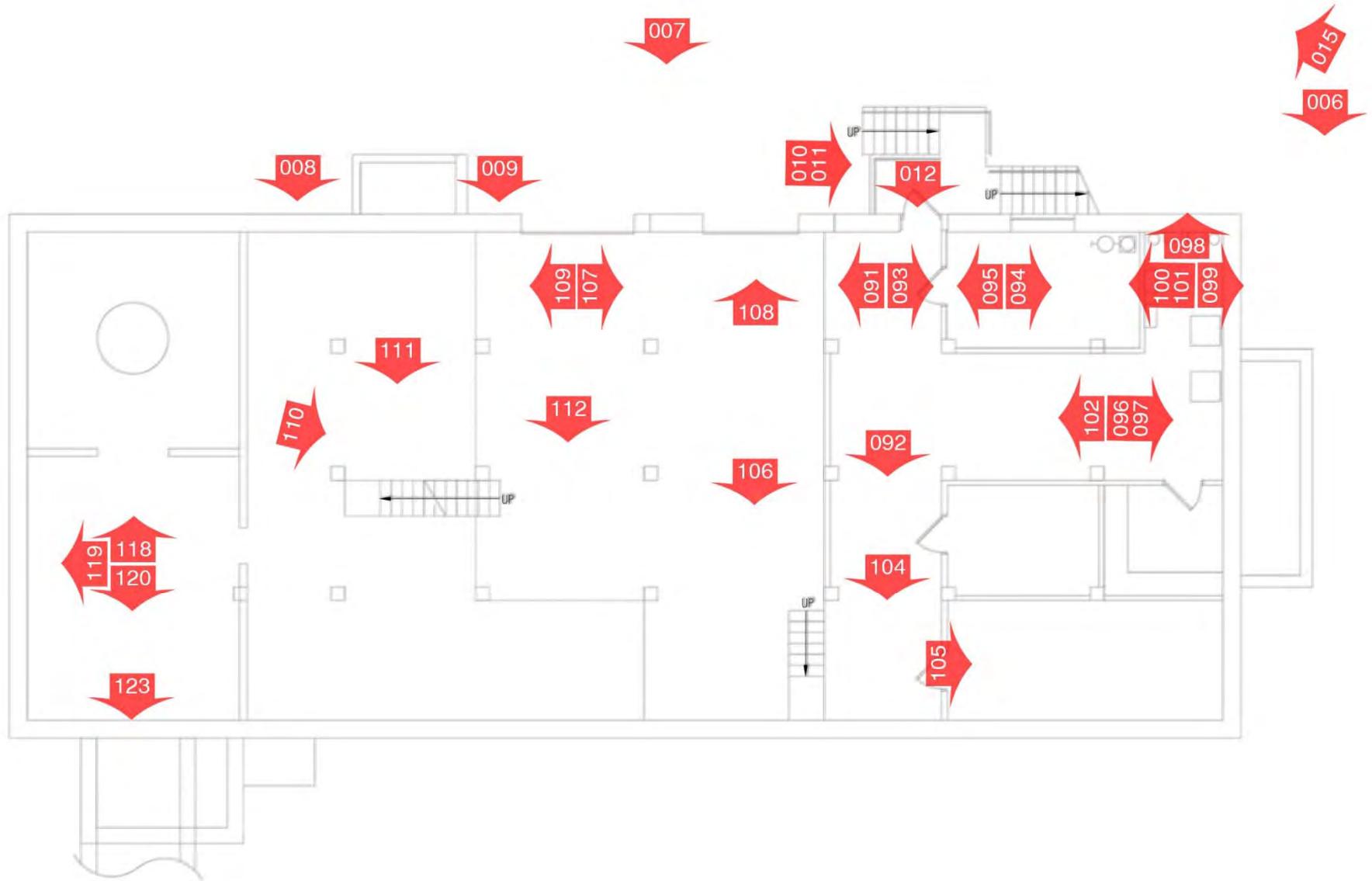


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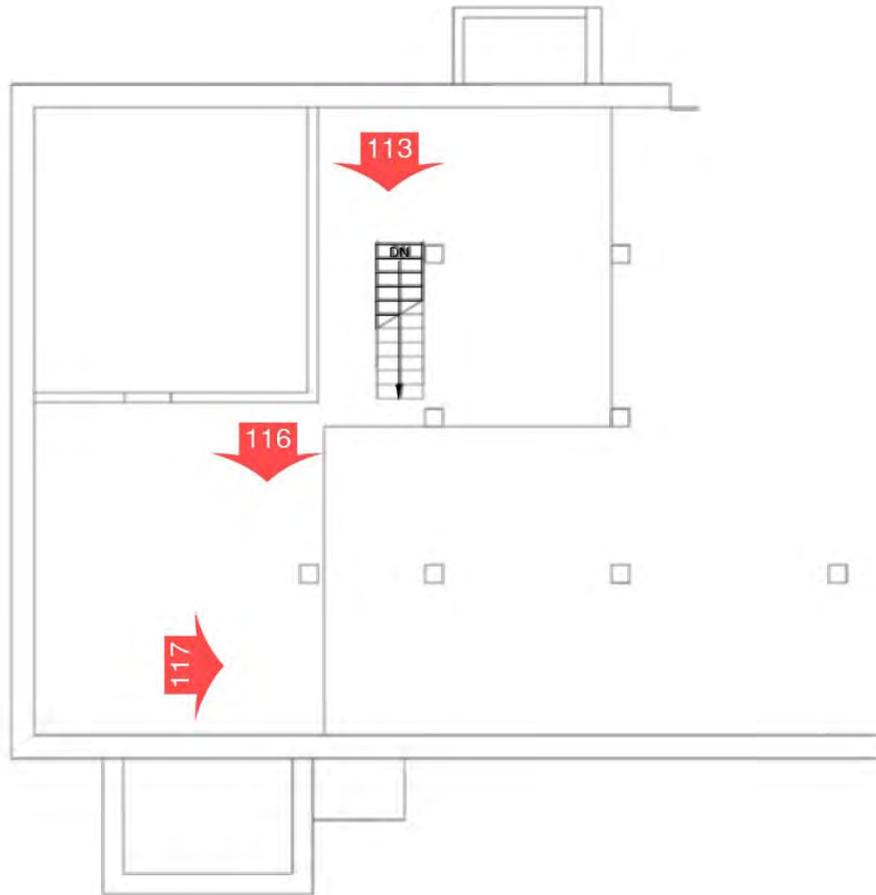
8140 Main Street – Main Level Photo Index Plan

The City of Dexter – Facilities Assessment Public Forum

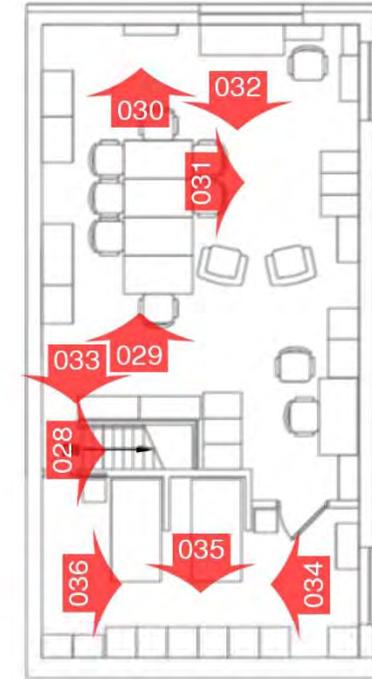


8140 Main Street – Lower Level Photo Index Plan

The City of Dexter – Facilities Assessment Public Forum



LOWER LEVEL MEZZANINE



UPPER LEVEL MEZZANINE



The City of Dexter – Facilities Assessment Public Forum

Village of Dexter
Main Fire Station & Sheriff Sub-Station
Facility Assessment
8140 Main Street



001



002



003

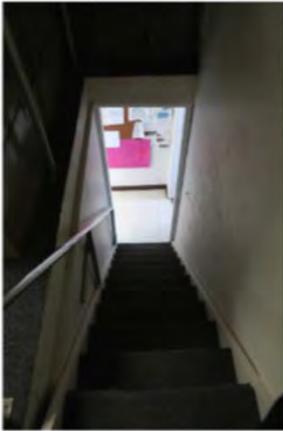


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The City of Dexter – Facilities Assessment Public Forum

Village of Dexter
Main Fire Station & Sheriff Sub-Station
Facility Assessment
8140 Main Street



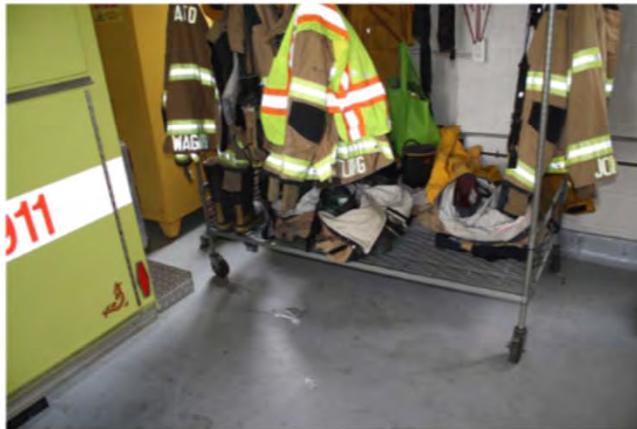
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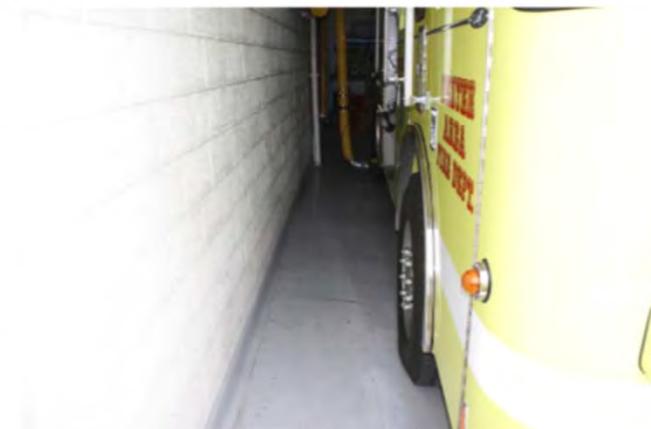
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069



045



059



The City of Dexter – Facilities Assessment Public Forum

Village of Dexter
Main Fire Station & Sheriff Sub-Station
Facility Assessment
8140 Main Street



119



110



112



107

8140 Main Street – Photo Sheets Examples

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Existing City Offices Conditions

The City of Dexter – Facilities Assessment Public Forum

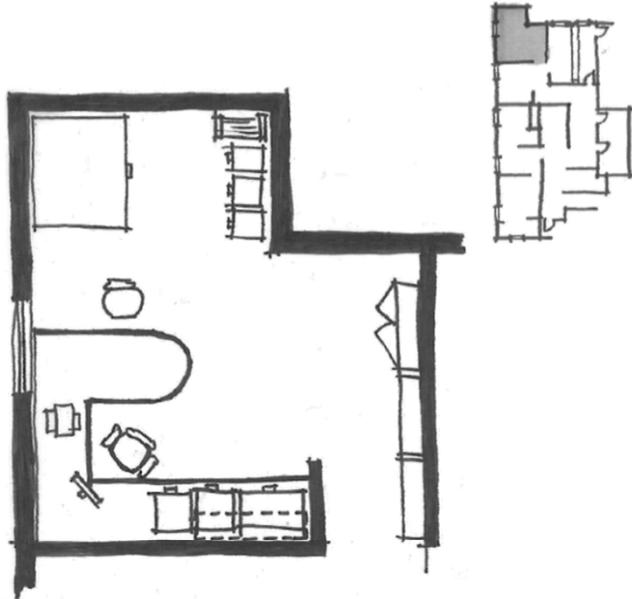


The City of Dexter – Facilities Assessment Public Forum



Programing - Needs Assessment Overview

The City of Dexter – Facilities Assessment Public Forum

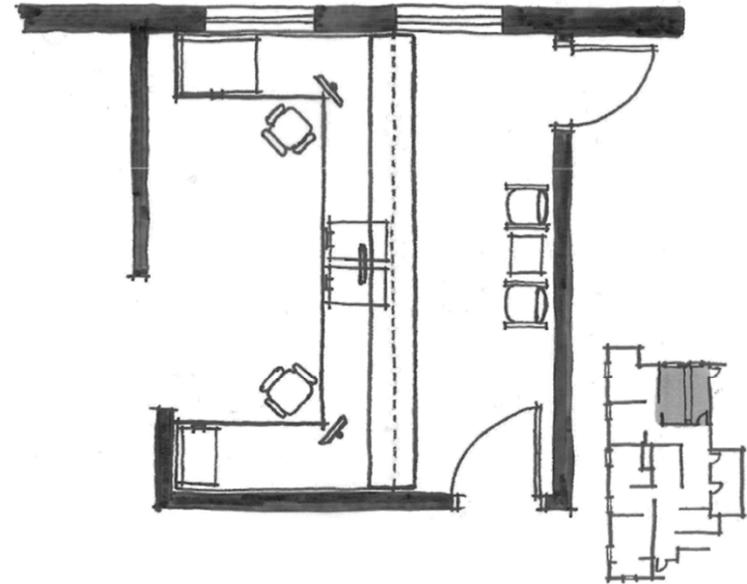


Community Development Manager's Office

- Size: 11'-0" x 10'-6"
- Furniture and Equipment:
- a. Computers: One (1)
 - b. Printers: One (1)
 - c. Work Stations: One (1) 10'-0" x 11'-0" U-shaped station with upper shelf and rounded meeting area
 - d. Task Chairs: One (1)
 - e. Side Chair: One (1)
 - f. Storage: Two (2) under desk two or three-drawer file cabinets
One (1) under desk two-drawer lateral file cabinet
One (1) lockable tall shelf
One (1) open tall shelf

Drawing Storage

- Size: 6'-0" x 9'-0"
- Furniture and Equipment:
- a. Storage: One (1) hanging file
One (1) flat file
Three (3) 4-drawer tall file cabinets



Reception

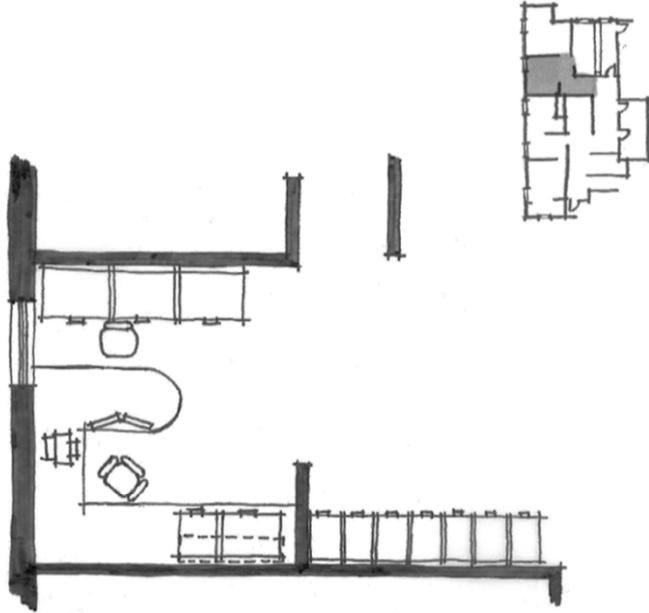
- Size: 9'-0" x 17'-0"
- Furniture and Equipment:
- a. Computers: Three (3)
 - b. Work stations: Two (2) 8x8 L-shaped
 - c. Task Chairs: Two (2)
 - d. Storage: Three (3) under desk three-drawer file cabinets
One (1) under desk two-drawer lateral file cabinet

Lobby

- Size: 3'-6" x 17'
- Furniture and Equipment:
- a. Side chair: Two (2)
 - b. Coffee table: One (1)
 - c. Fire Extinguisher: One (1)

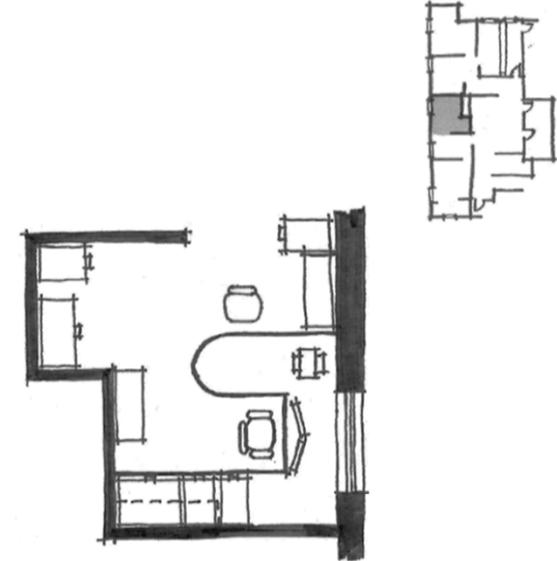


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Clerk's Office

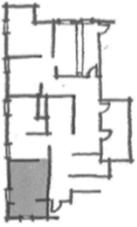
- Size: 10'-6" x 12'-0"
- Furniture and equipment:
- a. Computers: One (1)
 - b. Printers: One (1)
 - c. Work Stations: One (1) 10'-0" x 8'-0" U-shaped with upper shelf and rounded meeting area
 - d. Task Chair: One (1)
 - e. Side Chair: One (1)
 - f. Storage: One (1) under desk three-drawer file cabinet
One (1) under desk two-drawer lateral file cabinet
Three (3) short two-drawer lateral file cabinets



Treasurer/Finance Director

- Size: 12'-0" x 11'-6"
- Furniture and Equipment:
- a. Computers: One (1)
 - b. Printers: One (1)
 - c. Work Stations: One (1) 10'-0" x 11'-0" U-shaped station with upper shelf and rounded meeting area
 - d. Task Chair: One (1)
 - e. Storage: One (1) under desk three drawer file cabinet
One (1) under desk three drawer lateral file cabinet
One (1) short open shelf
One (1) medium height open shelf
One (1) tall four-drawer lateral file Cabinet
One (1) tall four-drawer file cabinet
One (1) tabletop safe

The City of Dexter – Facilities Assessment Public Forum

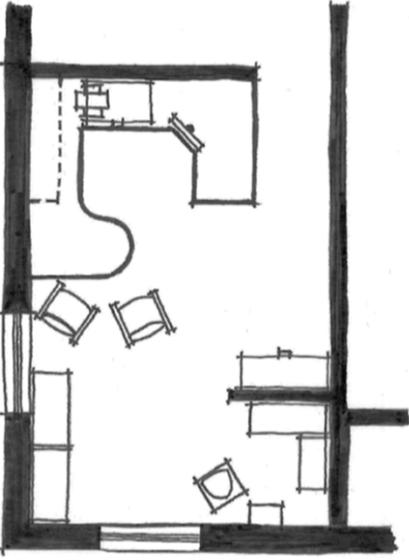


Village Manager

Size: 12'-0" x 13'-0"

Furniture and Equipment:

- a. Computers: One (1)
- b. Printers: One (1)
- c. Work Stations: One (1) 10'-0" x 11'-0" U-shaped station with upper shelf and rounded meeting area
- d. Task Chair: One (1)
- e. Side Chair: Two (2)
- f. Storage: One (1) under desk three-drawer file cabinet
One (1) under desk two-drawer lateral file cabinet
Two (2) tall open shelves
One (1) tall four-drawer lateral file cabinet

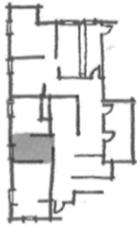
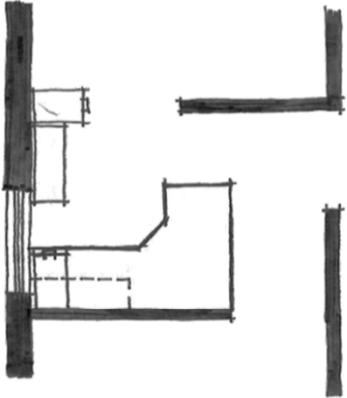


Server room

Size: 12'-0" x 5'-0"

Furniture and Equipment:

- a. Server: One (1)
- b. Rolling cart computer: One (1)
- c. Tall 2' open shelf: One (1)
- d. Tall 3' open shelf: One (1)

Village Assistant Manager

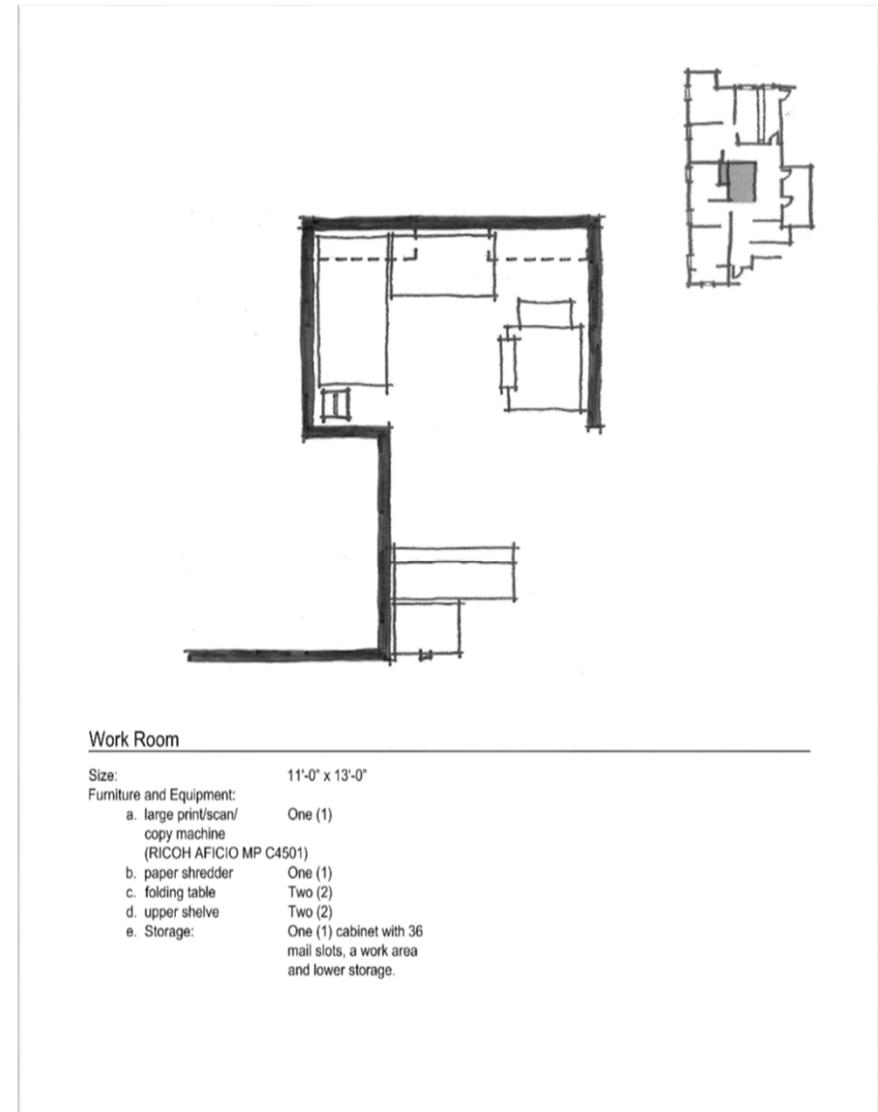
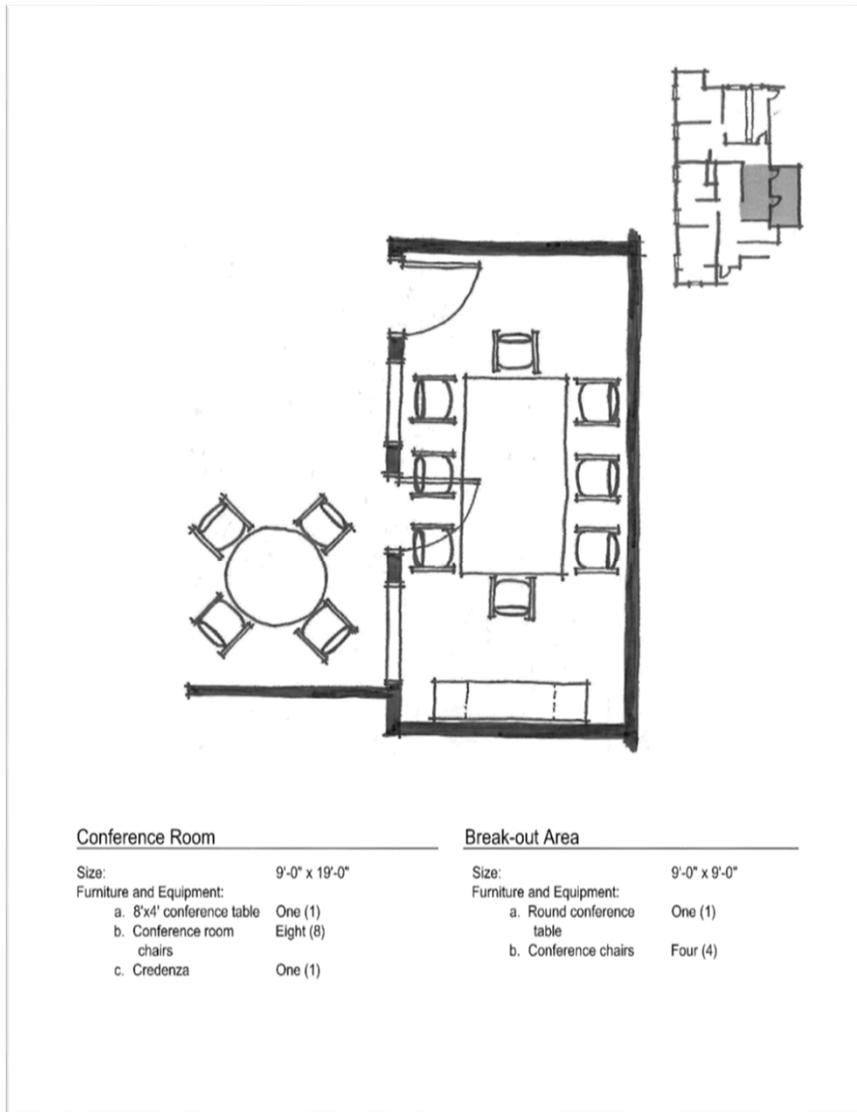
Size: 12'-0" x 8'-0"

Windows: One (1)

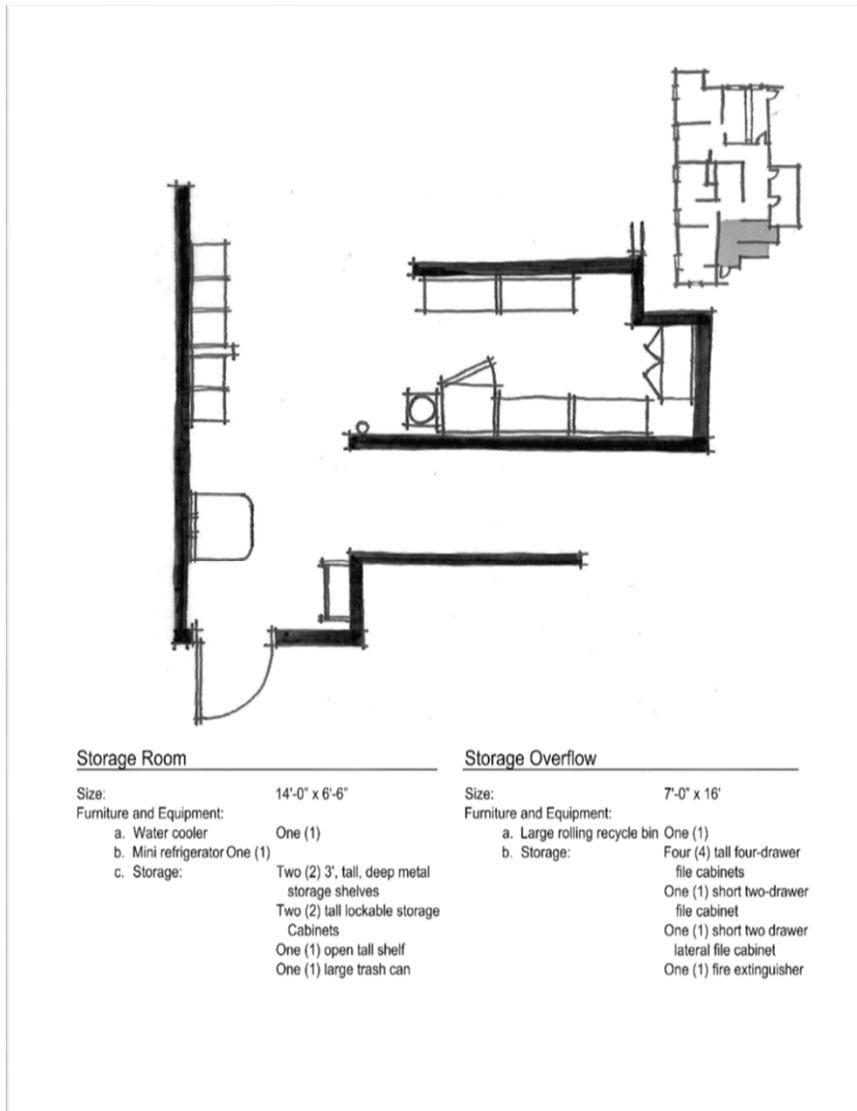
Furniture and Equipment:

- a. Computers: One (1) laptop
- b. Printers: One (1)
- c. Work Stations: One (1) 4'-0" x 8'-0" L-shaped with upper shelf
- d. Task Chair: One (1)
- e. Storage: One (1) under desk two-drawer file cabinet
One (1) short open shelf
One (1) tall four-drawer file cabinet

The City of Dexter – Facilities Assessment Public Forum



The City of Dexter – Facilities Assessment Public Forum



The City of Dexter – Facilities Assessment Public Forum

Space	Qty.	Room / Work Area (Sq. Ft.)	Current Space	Total Area (Sq. Ft.)	
Dexter Village Hall				5,590	
Public Areas				2,450	Remarks
Vestibule	1	90		90	
Lobby	1	200	62	300	
Restrooms	2	200	200	400	Staff use also
Public Service Counters / Reception	1	200	153	200	
Council Chambers / Community Room (w/ A/V closet & vestibule) (Shared)	1	1200	0	1200	
Conference Room	1	260	171	260	
Administrative Areas				2,000	Remarks
Treasurer / Finance Director	1	140	138	140	
Administrative Assistant	1	140	0	140	
Billing Clerk	1	140	126	140	
Assessor	1	140	0	140	
Community Development	1	140	116	140	
Drawing area	1	100	54	100	
Building Official - Inspectors	1		0		Spare - expansion office
Council Office	1	140	0	140	Spare - expansion office
Assistant Village Manager	1	180	96	180	
Village Manager	1	210	156	210	
Document Storage	1	130	80	130	
Staff break-out area	1	180	81	180	
Work Room / General Storage / Supplies	1	160	143	160	
Break Room	1	200	0	200	
Building Support Spaces				1,140	Remarks
Stair(s)	2	200		400	
Elevator	2	60		120	
Elevator Machine Room	1	60		60	
Tele. Data / MDF	1	60		60	
Mechanical / Electrical Service Areas	1	160		160	
Housekeeping	1	40		40	
Archive Storage	1	300		300	
Circulation Spaces at 25%				1,398	
TOTAL USABLE AREA				5,590	
GROSS FLOOR AREA				6,988	

City of Dexter Office Program

The City of Dexter – Facilities Assessment Public Forum

Space	Qty.	Area of Room Type (Sq. Ft.)	UFC Recommended (Sq. Ft.)	Total Area (Sq. Ft.)	
Village of Dexter Fire Station				12,401	
Maintenance and Apparatus				5,894	Remarks
			876 ea. Medium size truck		Based on (3) med size trucks (10'x38'), (1) rescue truck, jeep, boat and 4x4. Add (1) ladder truck. Option - 4 bays (pull through format is desired)
Apparatus Room/Bays	1	4800		4800	15 people
Personal Protective Equipment (PPE) Gear Storage	1	150	10 pp	150	
Hose Storage (Tower)	1	60	54	60	
SCBA Compressor Room	1	50	50	50	UFC listed per 4 staffed vehicles
SCBA Maintenance	1	144	144	144	UFC listed per 4 staffed vehicles
Protective Clothing Laundry	1	100	100 ea.	100	
Equipment Wash/ Decontamination Room	1	150	150 ea.	150	
Work Room/ Equipment Maintenance	1	120	120 ea.	120	
Vehicle Maintenance Equipment Storage	1	120		120	
EMT Storage (basic first aid supplies)	1	20	12	20	
HASMAT/ CBRNE Equipment Storage	1	60		60	
Spare Gear Storage	1	60		60	
Fire Extinguisher Maintenance and Storage	1	60		60	
Fire Pole	1				If 2 stories
Administration and Training				1,925	Remarks
Watch Desk	1	120	120 ea.	120	Per station
Fire Chief Office	1	180		180	
Chief's Conference Room	1	120		120	
Deputy Chief Office	1	120		120	
Lobby Area	1	100		100	
Inspector Office	1	120		120	
Department Training Room	1	840		840	Could be Multi-Departmental
Public/ Training Restrooms	2	70		140	
Computer Training/ Testing Area	1	80	140	80	Separate Room or Alcov
General Administration Storage	1	80	80	80	Per station
Information Technology (IT) Room	1	25		25	
Residential and Living				1,802	Remarks
Day Room					
- Kitchen					
- Dining					
- Lounge Area					
- Fitness Room					
- Recreation Room					
Dorm Rooms	4	900	80	640	
Bathrooms/ Shower/ Changing (Men & Women)	2	108 ea.	108 ea.	432	
Laundry Room	2	250	250 ea.	500	
	1	80	80 ea.	80	
Outdoor Patio	1	150		150	
Building Support Spaces				300	Remarks
Housekeeping	1	20		20	
Mechanical / Electrical Service Areas	1	120		120	Investigate geothermal - Possible Community Space
Archive Storage	1	160		160	
Vehicle Storage (parking)	1				8+2 Visitors + 8 event = 18 Total
Generator Space					
Circulation Spaces at 25%				2,480	
TOTAL USABLE AREA				9,921	
GROSS FLOOR AREA				12,401	

City of Dexter Fire Station Program

The City of Dexter – Facilities Assessment Public Forum

Space	Qty.	Room / Work Area (Sq. Ft.)	Total Area Per Category (Sq. Ft.)	
Sheriff Substation #3			3,070	
Entry/ Waiting/ Public Areas			260	Remarks
Secure Vestibule	1	70		
Lobby/Waiting/Front Desk	1	120		
Restroom (unisex)	1	70		or use common facility
Office Area			1,980	Remarks
Sargent's Office	1	180		
Administration Open Office	1	240		
Work Room/Special Project Area	1	120		
Interview/ Conference Room	1	120		
Multi-Purpose Room/ Training Room	1	1200		or use common facility
Records Storage	1	120		
Staff Areas			550	Remarks
Female Locker Room	1	80		
Female Toilet Room and Shower	1	70		
Male Locker Room	1	120		
Male Toilet Room and Shower	1	120		Could be Multi-Departmental w/ F.D.
Staff Break Room	1	160		
Evidence & Storage			240	Remarks
Evidence Vault		60		
Storage - Office Area		60		
Equipment Storage		120		
Building Support Spaces			40	Remarks
Tele. Data / MDF		20		Secure from common facility
Housekeeping		20		or use common facility
Mechanical / Electrical Service Areas				or use common facility
Vehicle Storage (Dedicated Parking)				6 Spaces - 3 Covered (personel vehicles are separate)
Circulation Spaces at 30%			921	
TOTAL USABLE AREA			3,070	
			3,991	

Sheriff Substation #3 Program

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Dept.	Existing S.F.	Optimal S.F.	Difference
Village Offices	2,570 S.F.	7,170 S.F.	4,600 S.F.
Dexter Area Fire Department	8,180 S.F.	12,400 S.F.	4,220 S.F.
Sheriff Sub-Station	1,240 S.F.	3,990 S.F.	2,750 S.F.

II. CONCEPTUAL SCHEMES

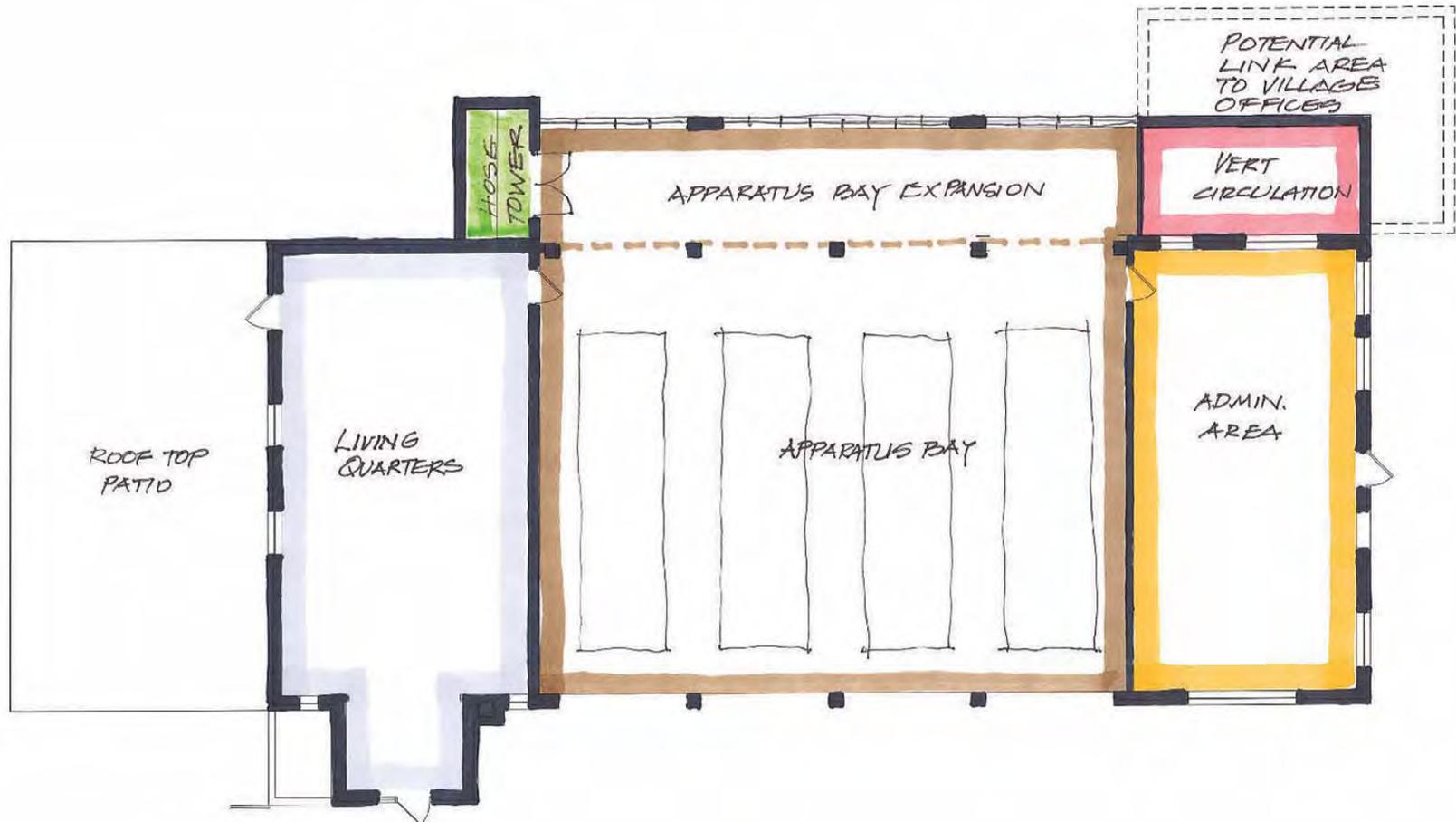
A-Series - 8140 Main St – Fire / Sheriff / City Offices

B-Series - 8140 Main St – Sheriff / City Offices

C-Series - Dan Hoey New Fire Station

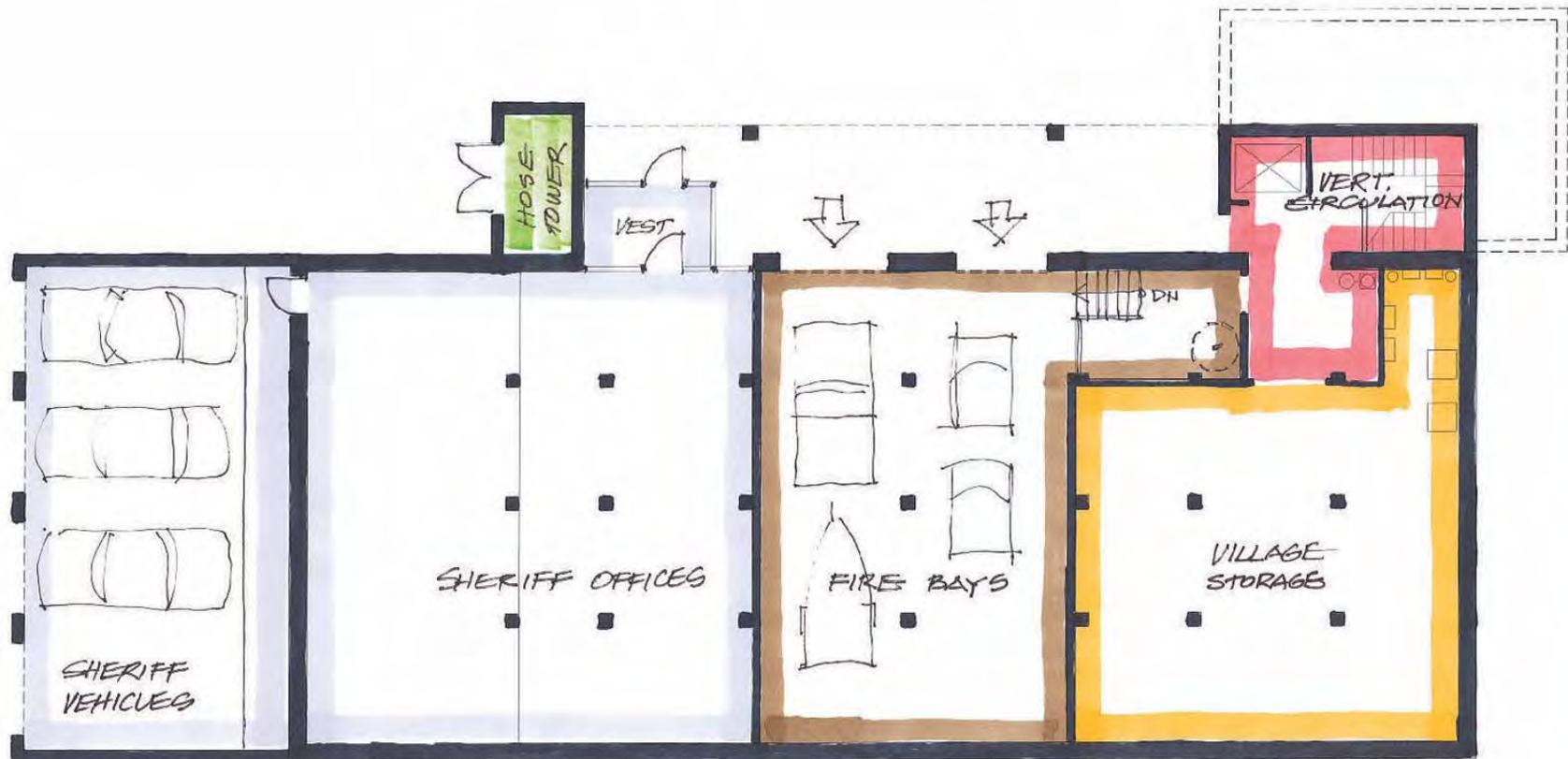
D-Series – Generic City Offices in Lease Space

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Scheme A1 Main Street Level Floor Plan

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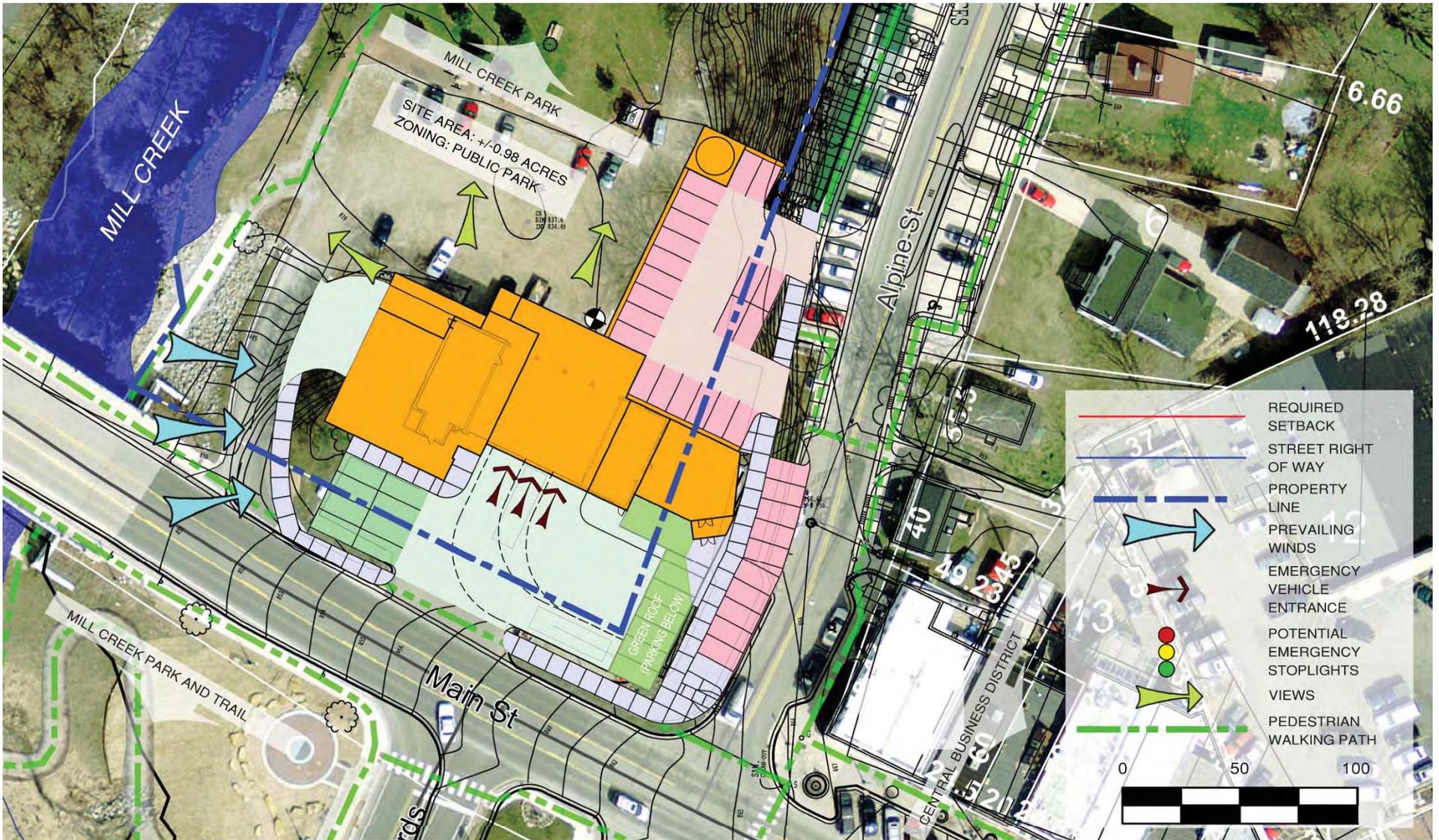
Scheme A1 Park Side Level Floor Plan

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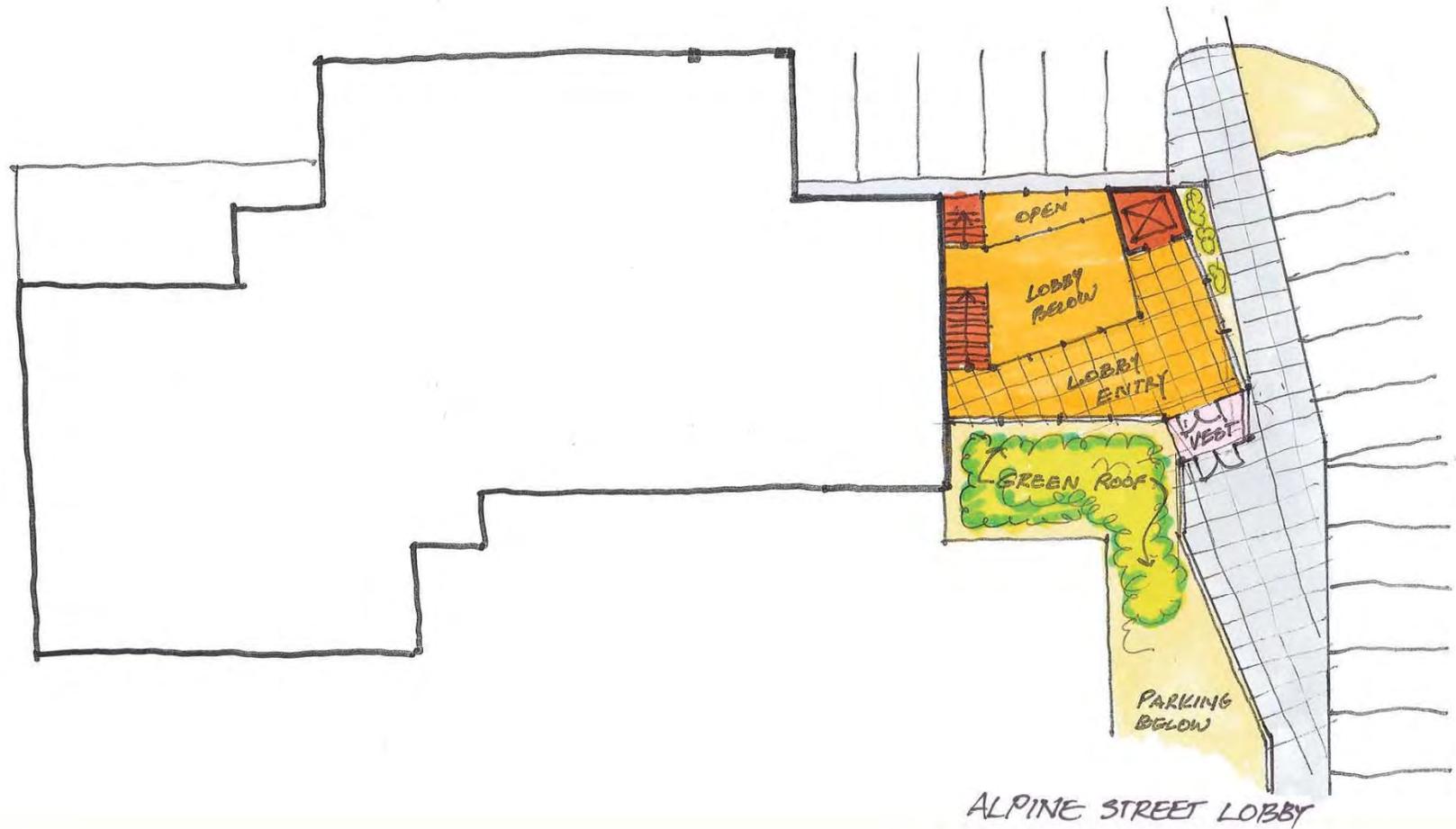
Scheme A1 Mid and Park Side Level Addition Plans

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Scheme A2 Site Plan Analysis

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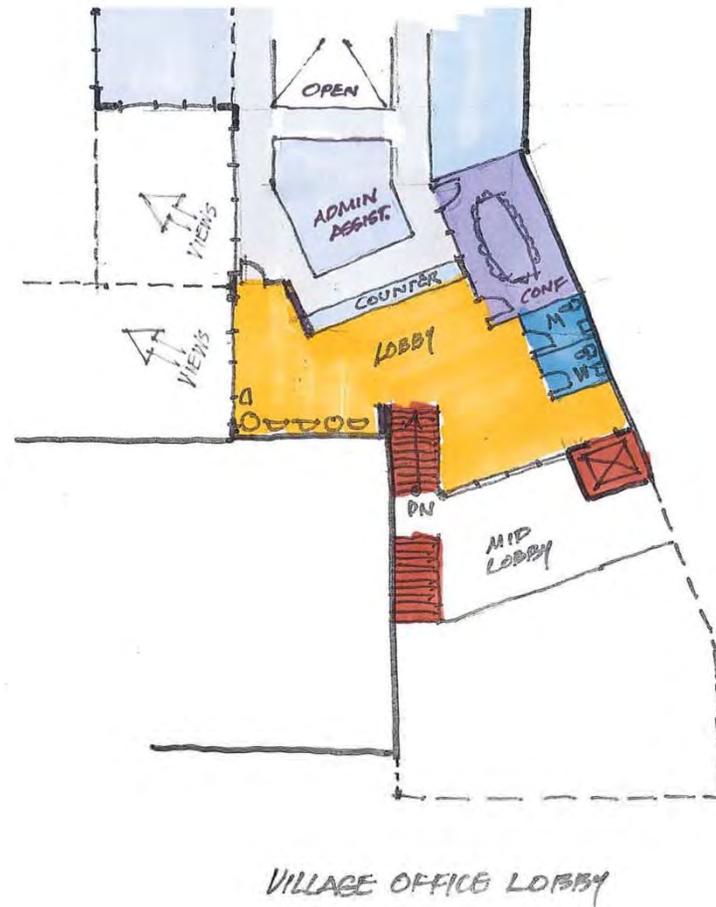
Scheme A2 Alpine Street Level Floor Plan

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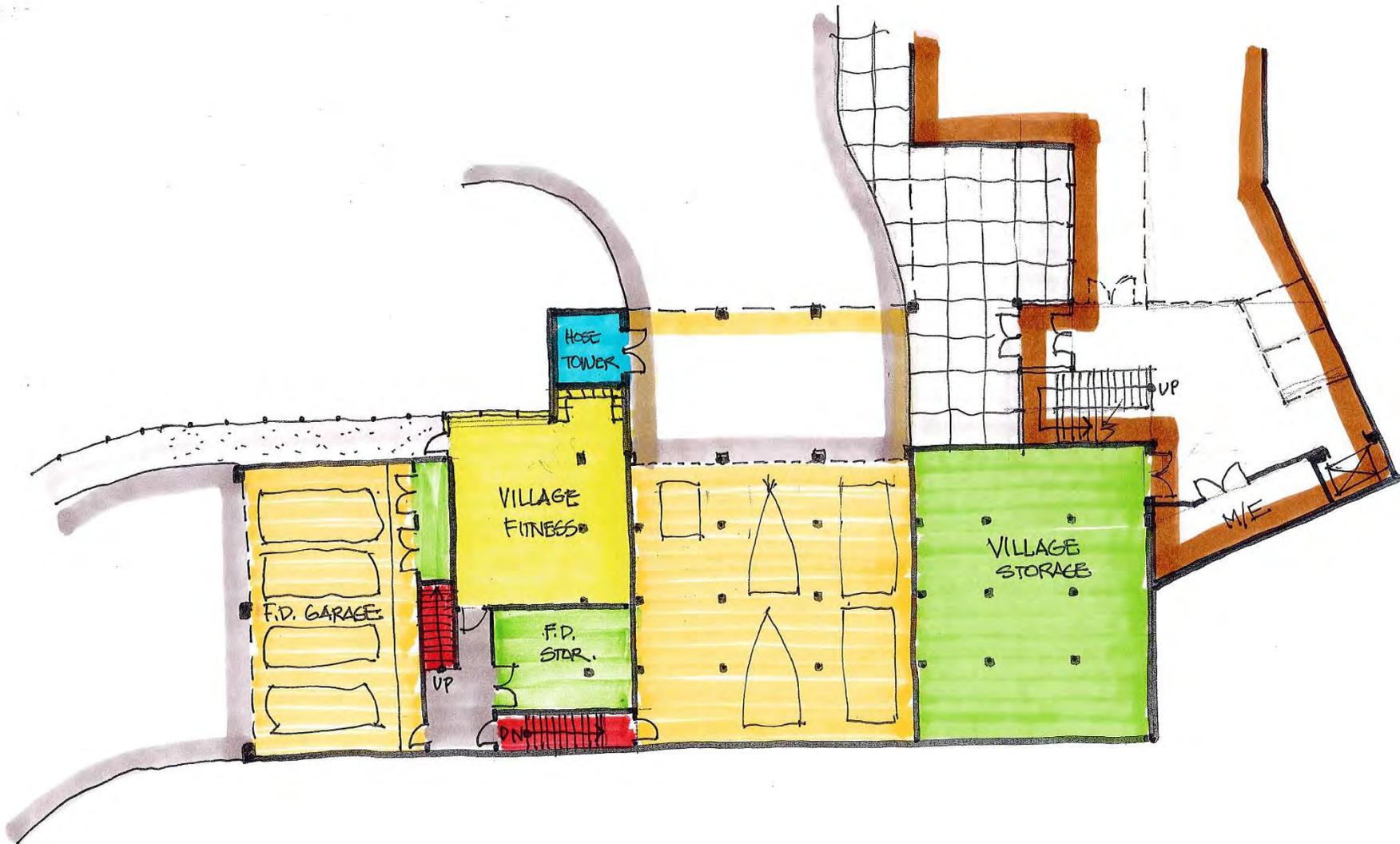
Scheme A2 Main Street Level Floor Plan

The City of Dexter – Facilities Assessment Public Forum



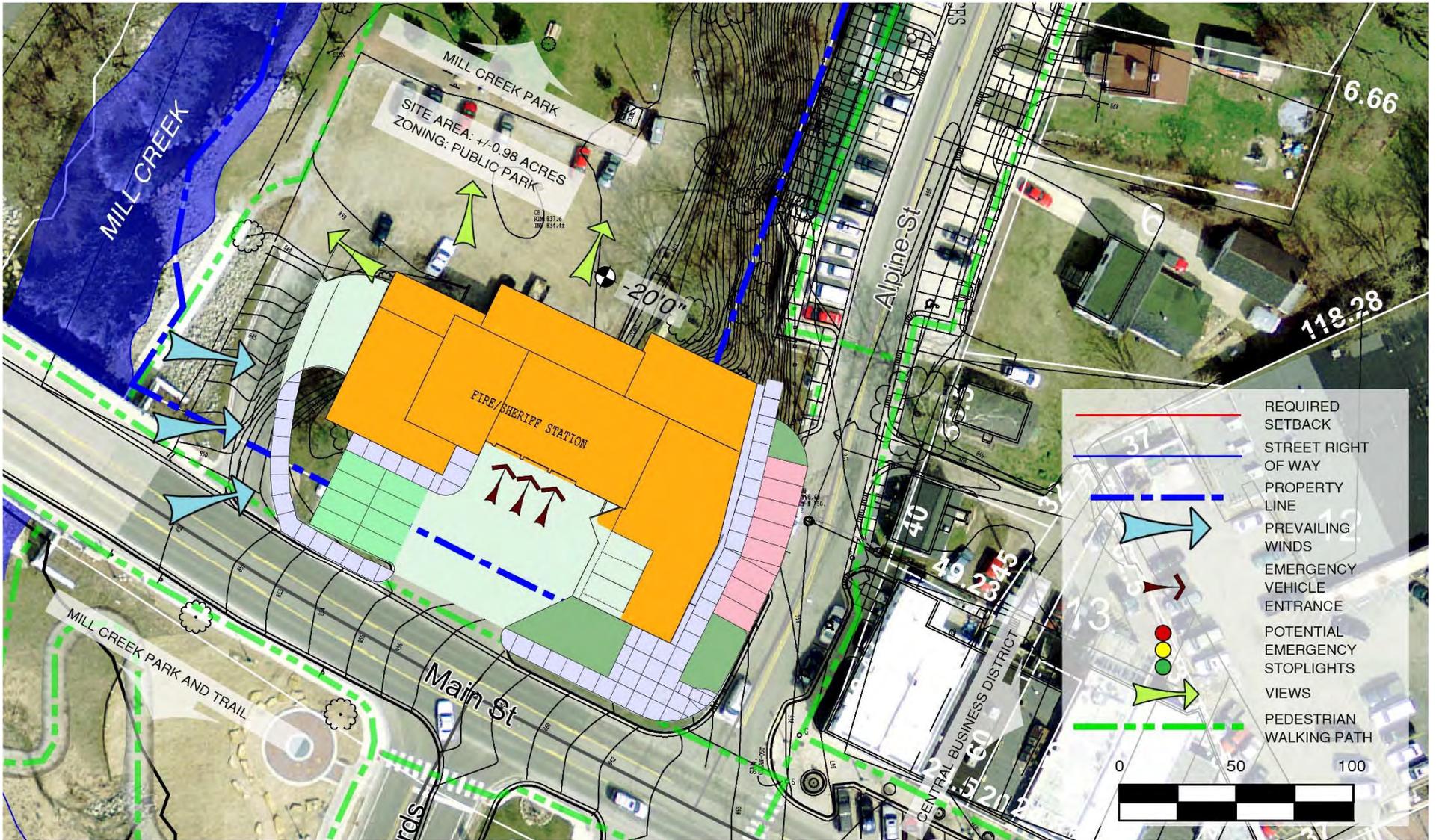
VILLAGE OFFICE LOBBY

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Scheme A2 Mid / Park Side Level Floor Plan

The City of Dexter – Facilities Assessment Public Forum



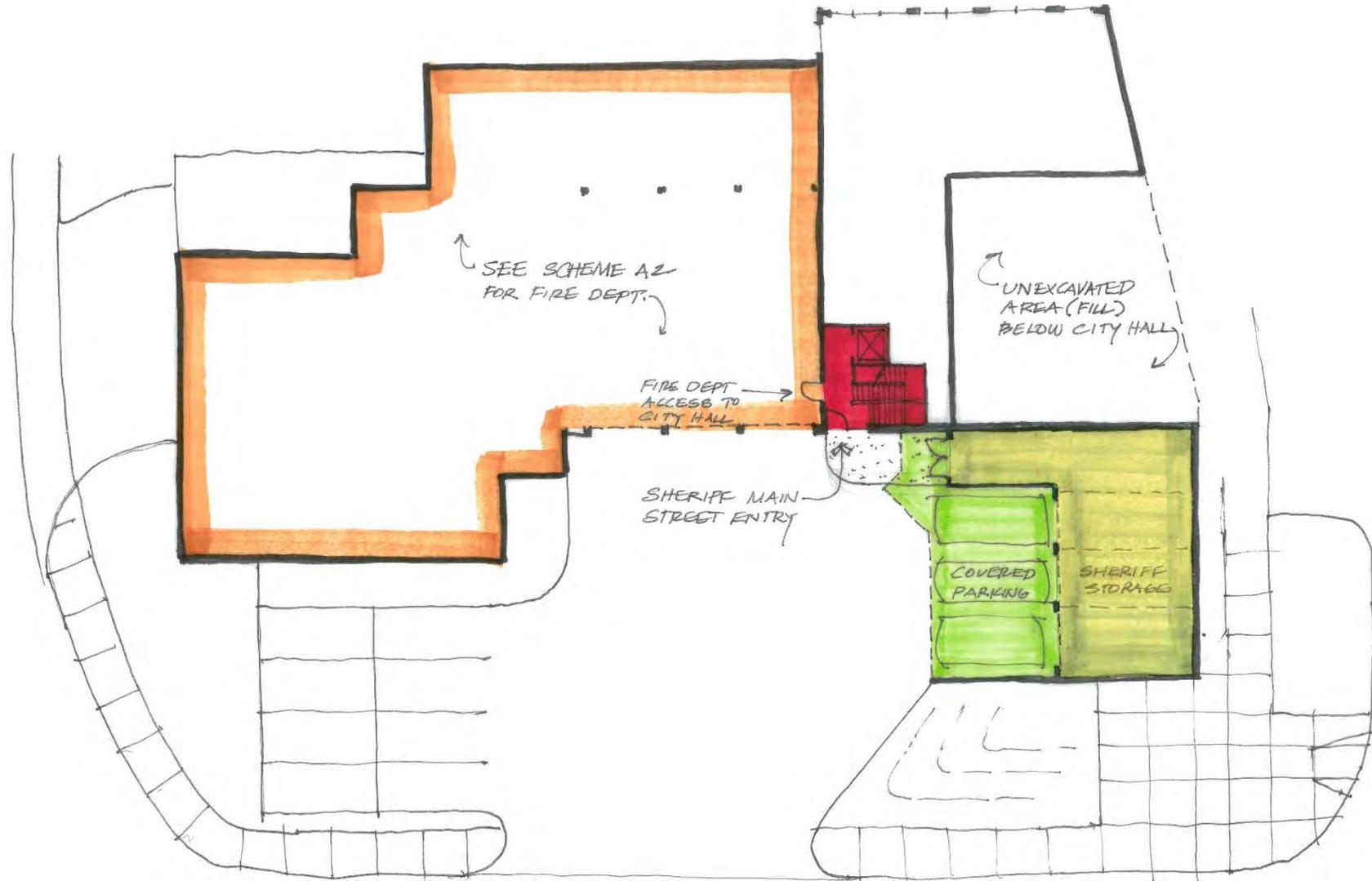
Scheme A3 Site Analysis Plan

The City of Dexter – Facilities Assessment Public Forum



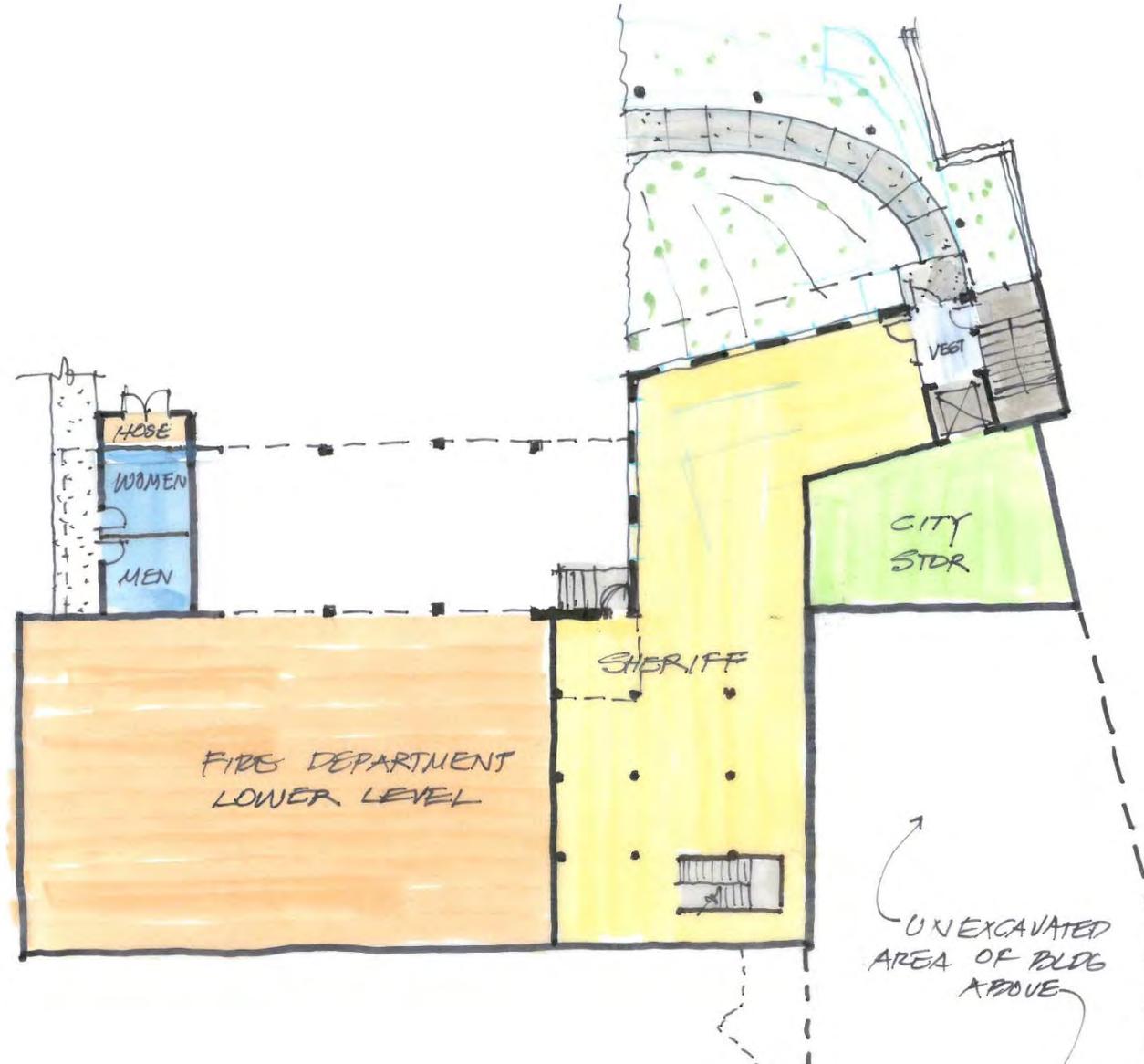
Scheme A3 Alpine Street Level Floor Plan

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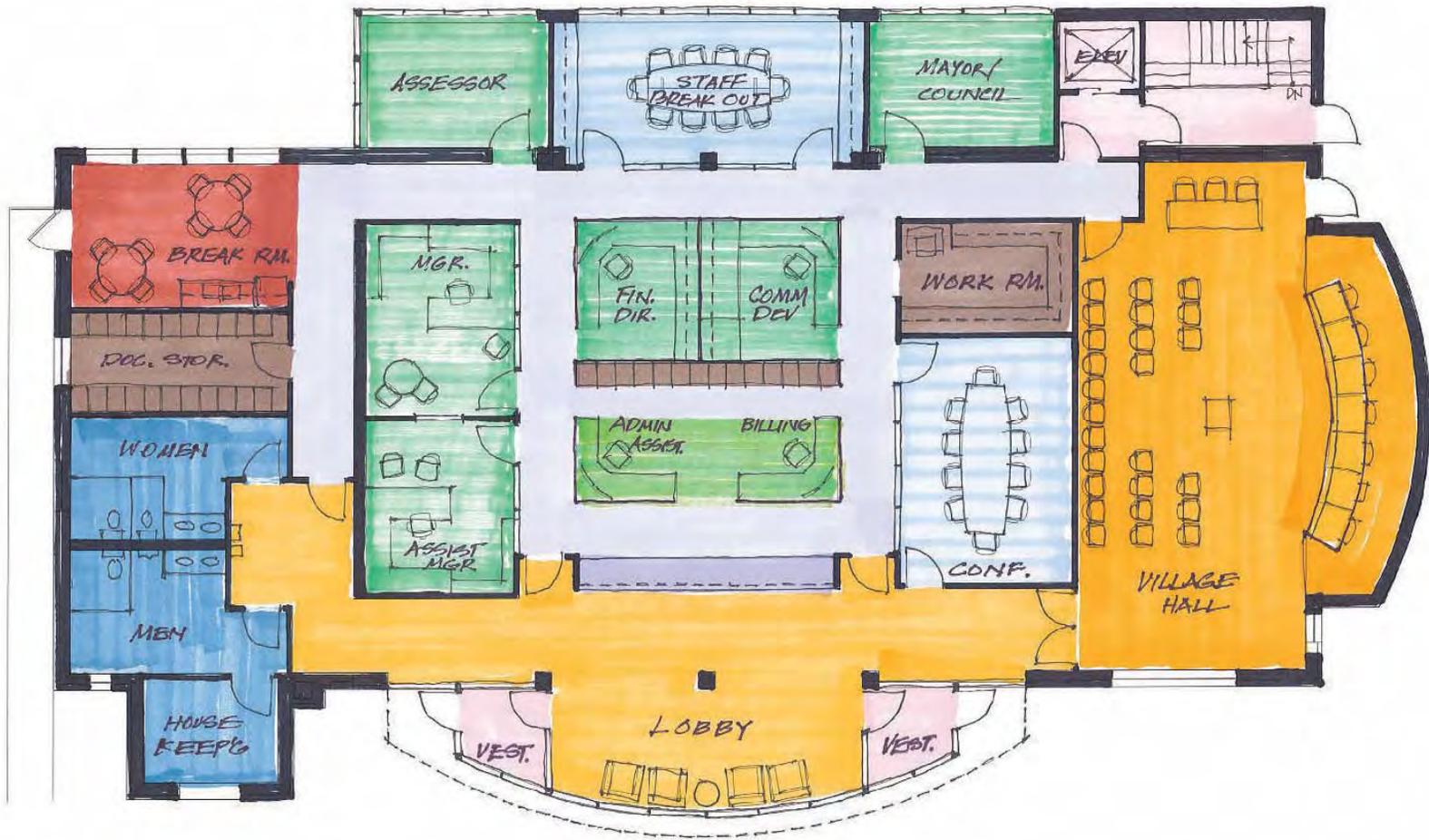
Scheme A3 Main Street Level Floor Plan

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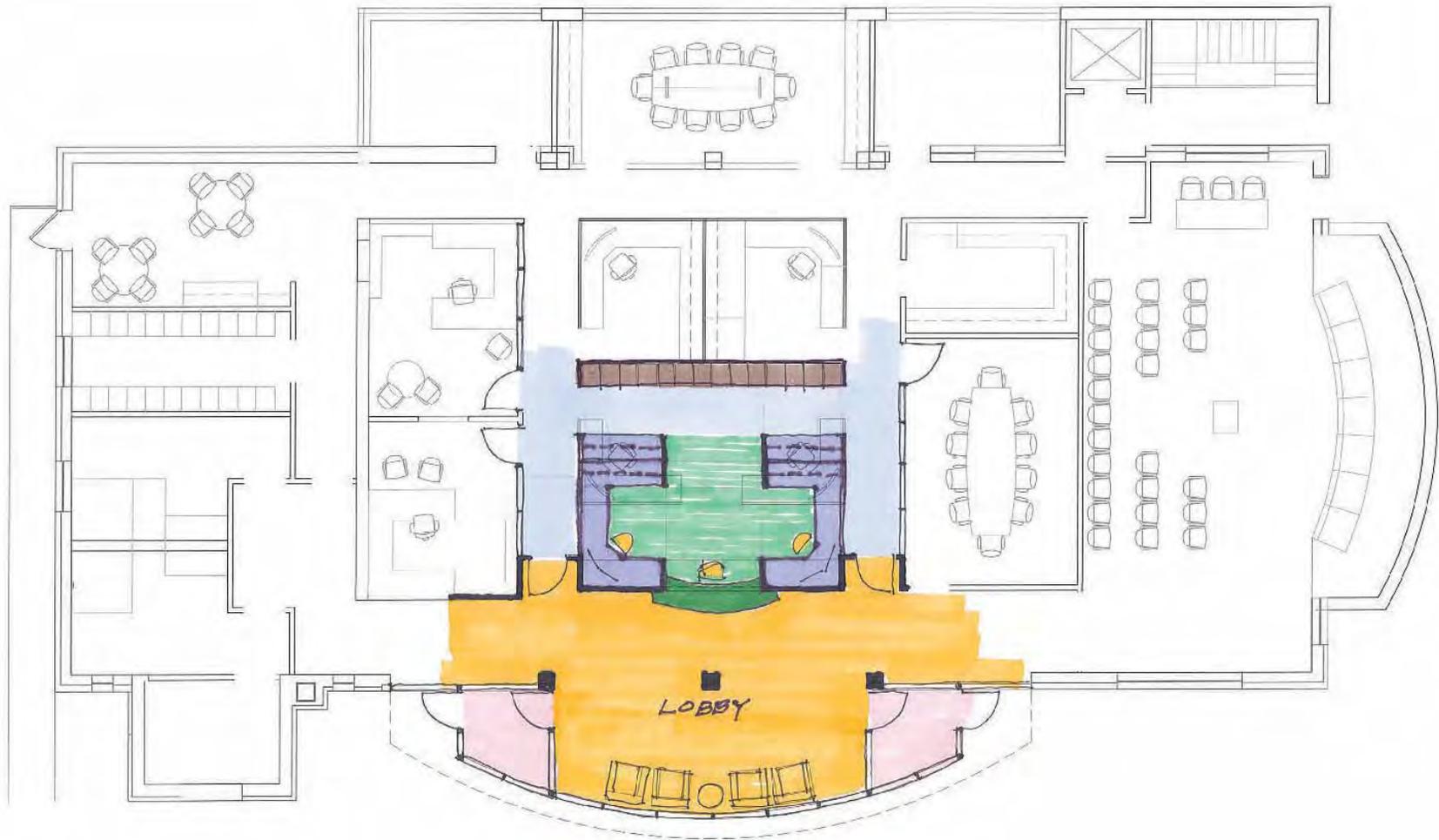
Scheme A3 Park Side Level Floor Plan

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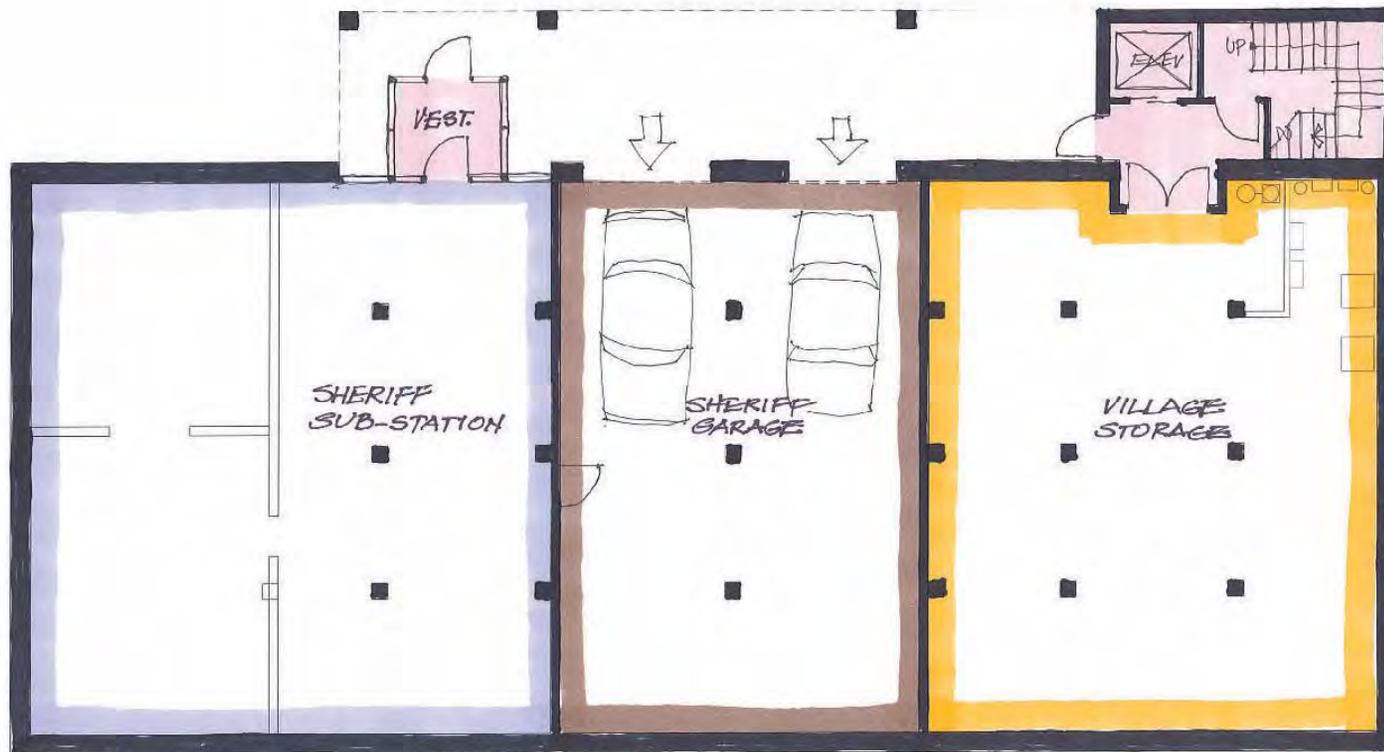


Scheme B1 Main Street Level Floor Plan

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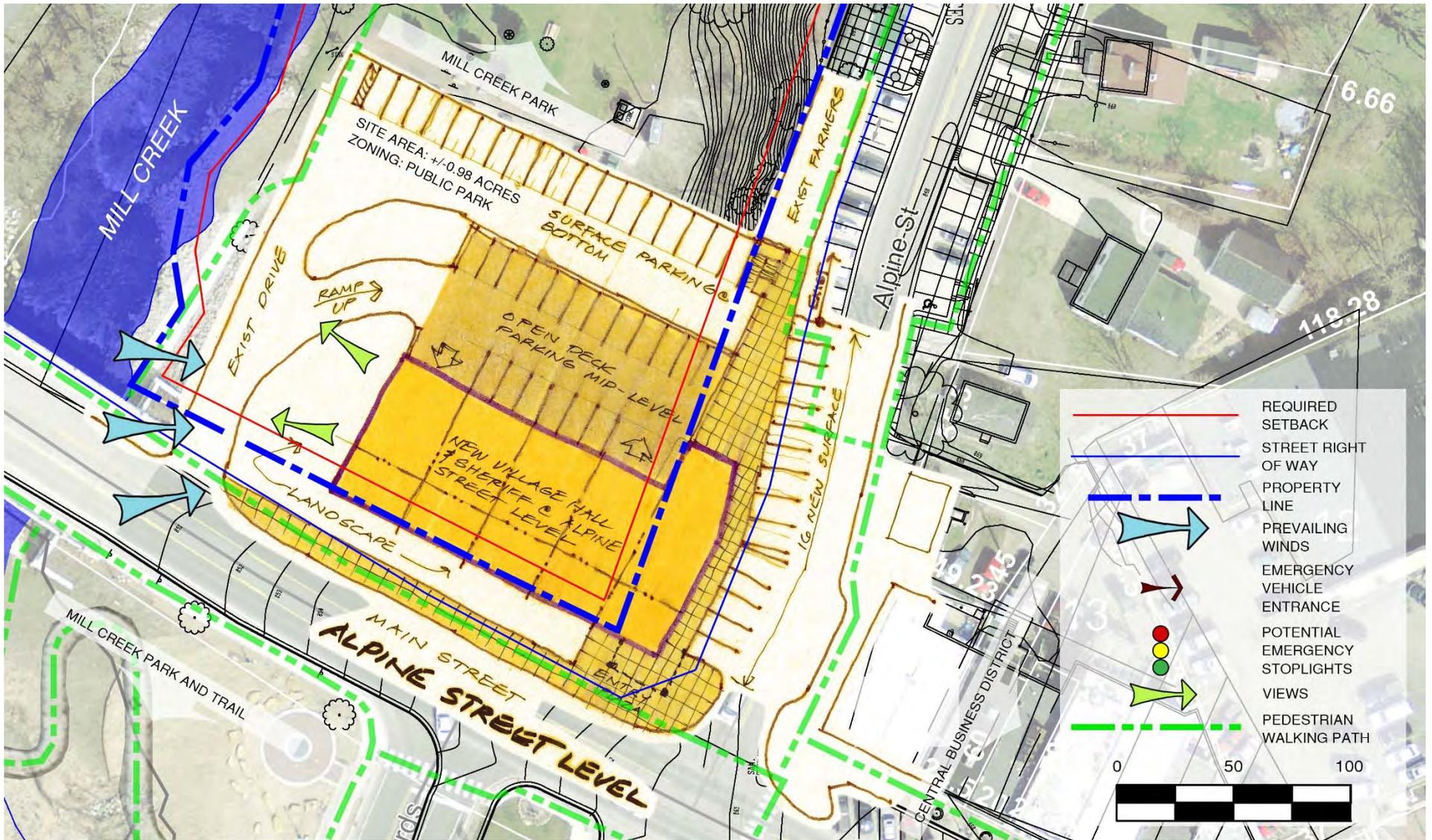


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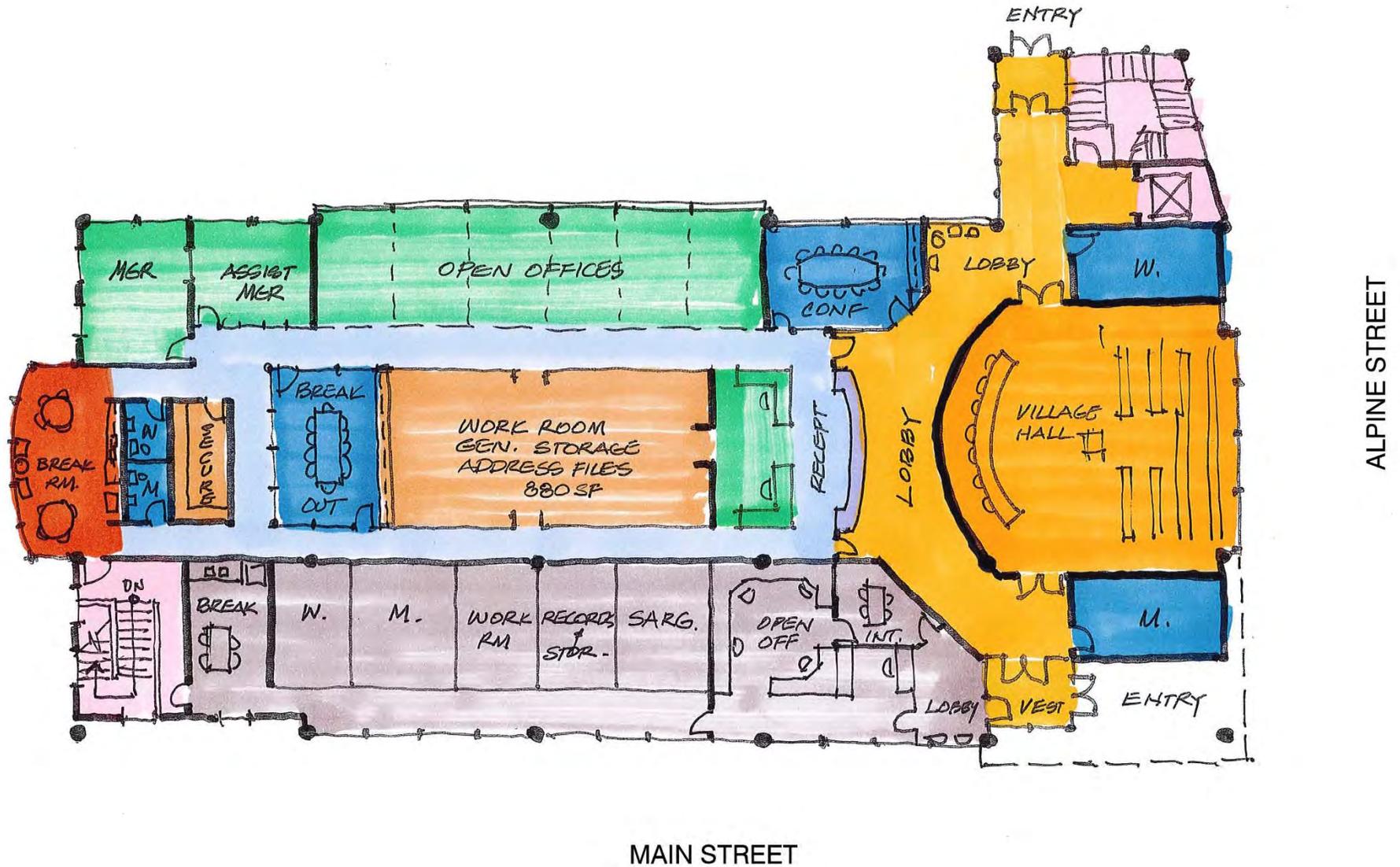
Scheme B1 Park Side Level Floor Plan

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Scheme B2 Site Plan Analysis

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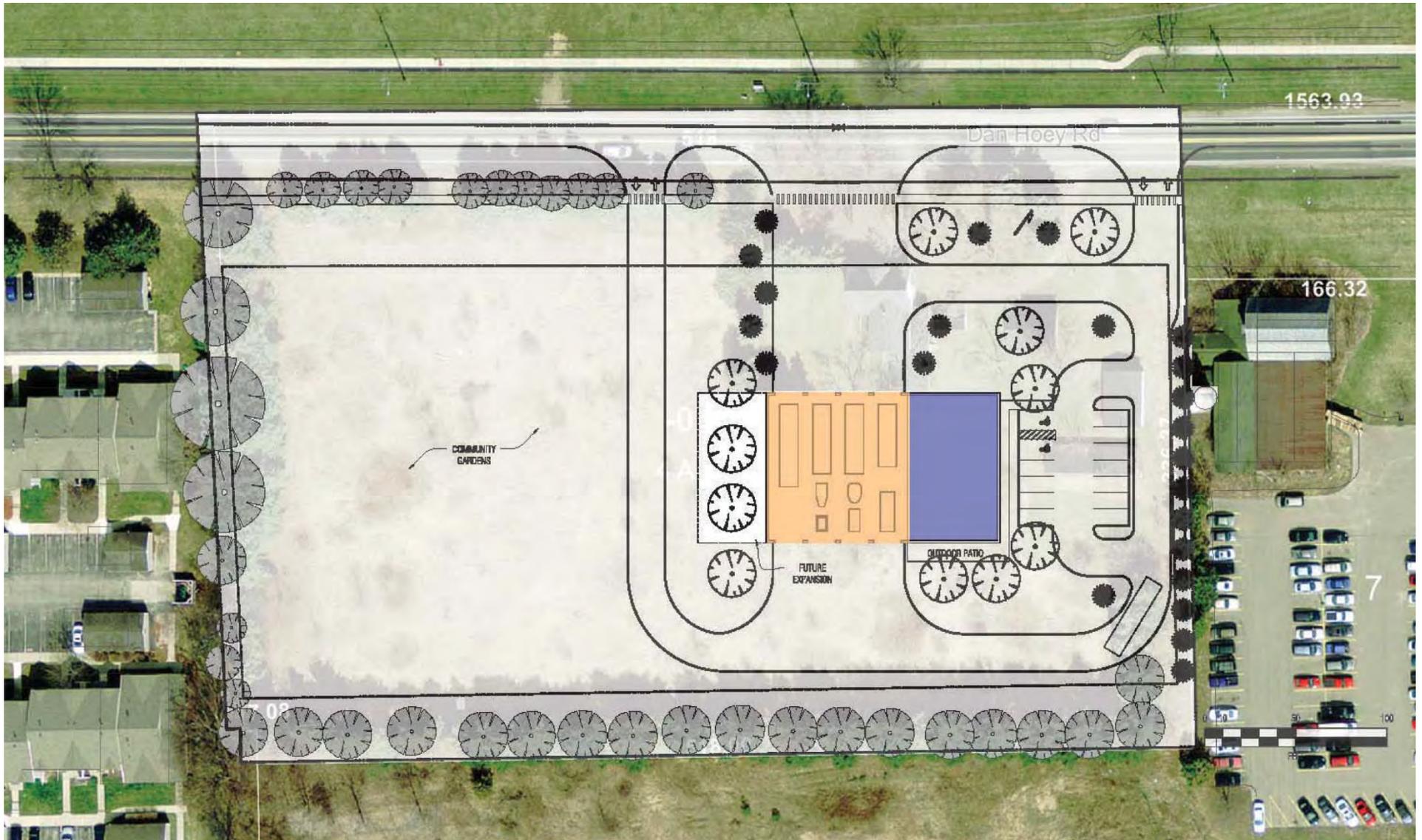
Scheme B2 Alpine / Main Street Level Floor Plan

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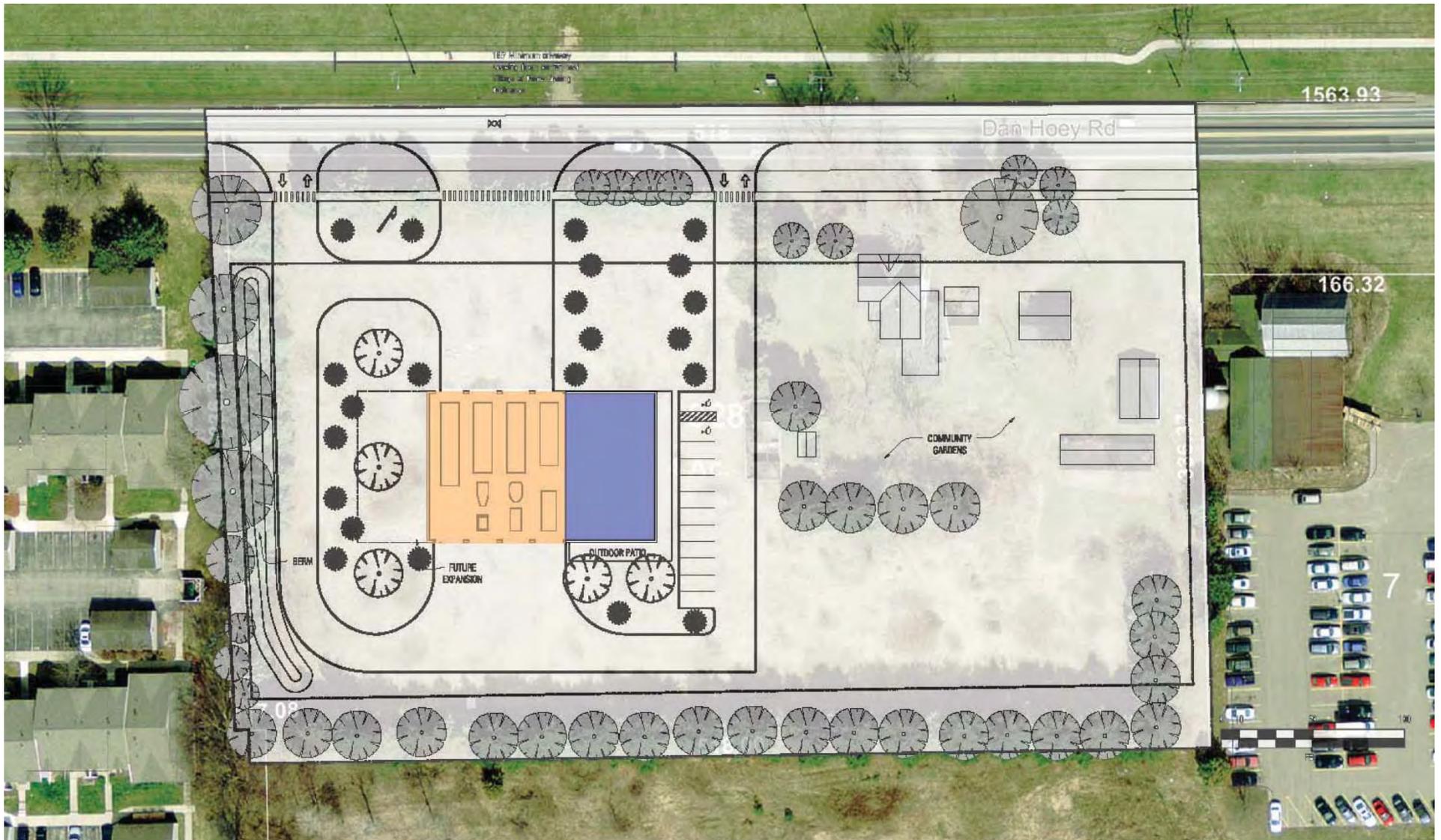
Scheme B2 Lower Parking Deck Levels

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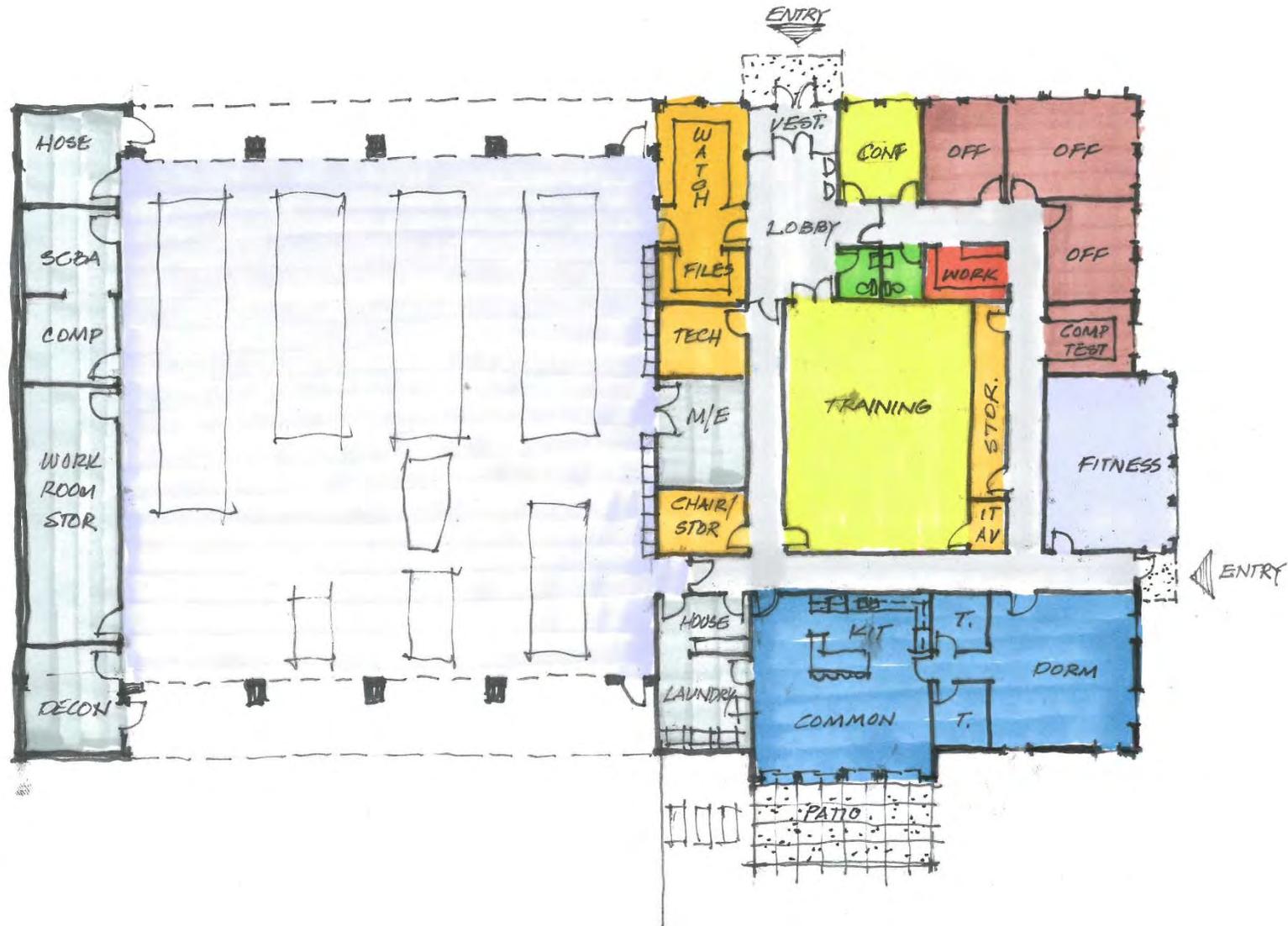
Scheme C1 Site Plan

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Scheme C2 Site Plan

The City of Dexter – Facilities Assessment Public Forum



Conceptual Fire Station Plan Layout

The City of Dexter – Facilities Assessment Public Forum

Concept	S.F.	Cost Estimate.
Concept A1	19,500	\$5,600,000
Concept A2	28,900	\$7,450,000
Concept A3	24,700	\$5,850,000
Concept B1	11,425	\$2,580,000
Concept B2	11,000	\$5,450,000
Concept C1 / C2	12,500	\$3,650,000
Concept D1	7,000	\$740,000
Concept D2	7,000	\$785,000

Questions / Discussion