



**PARTNERS in Architecture, PLC**  
Architecture Planning Interior Architecture Sustainable Design

# Facilities Assessment



## Public Forum

April 25, 2015



**The City of Dexter**

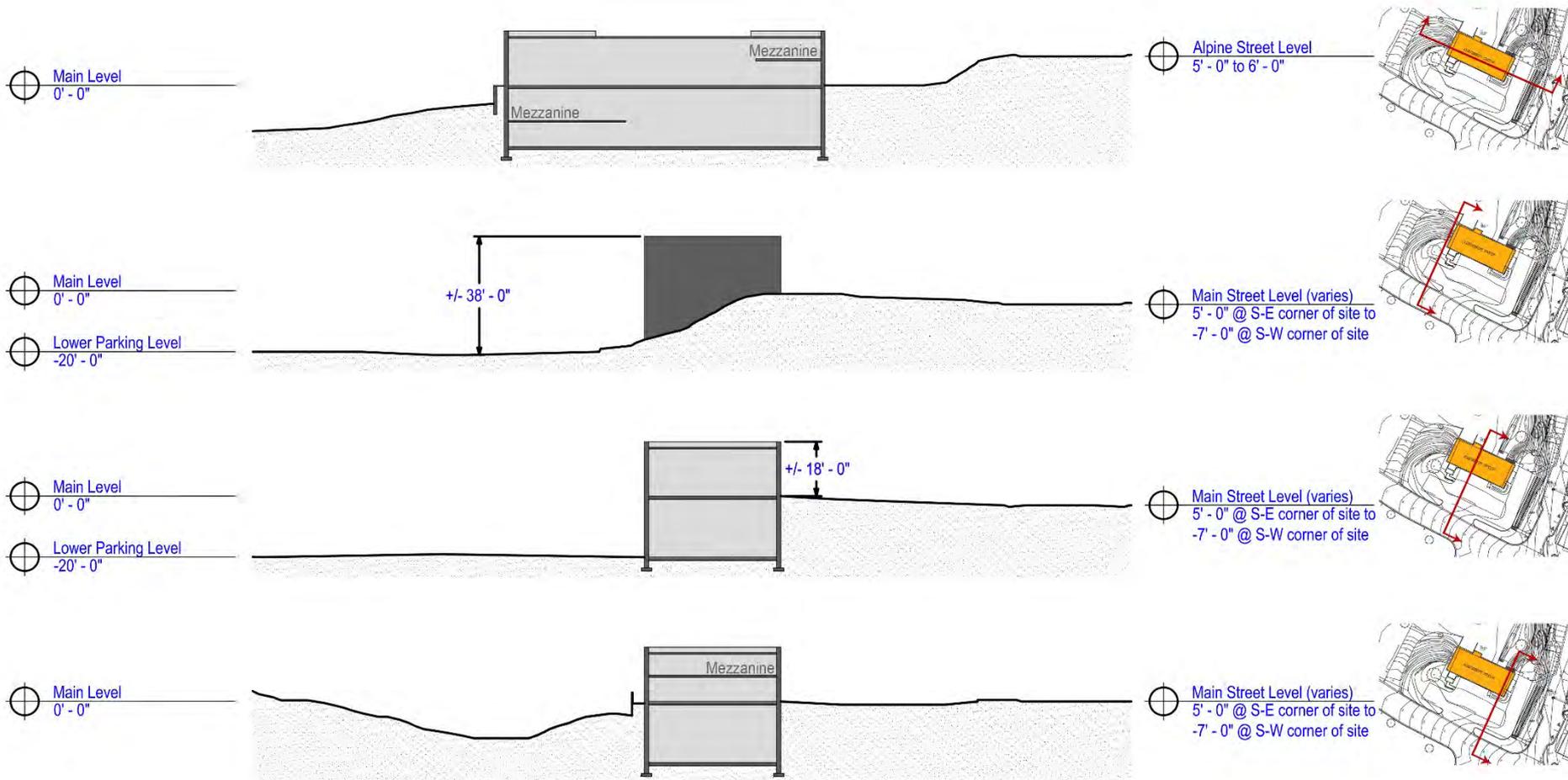
# Progress Overview

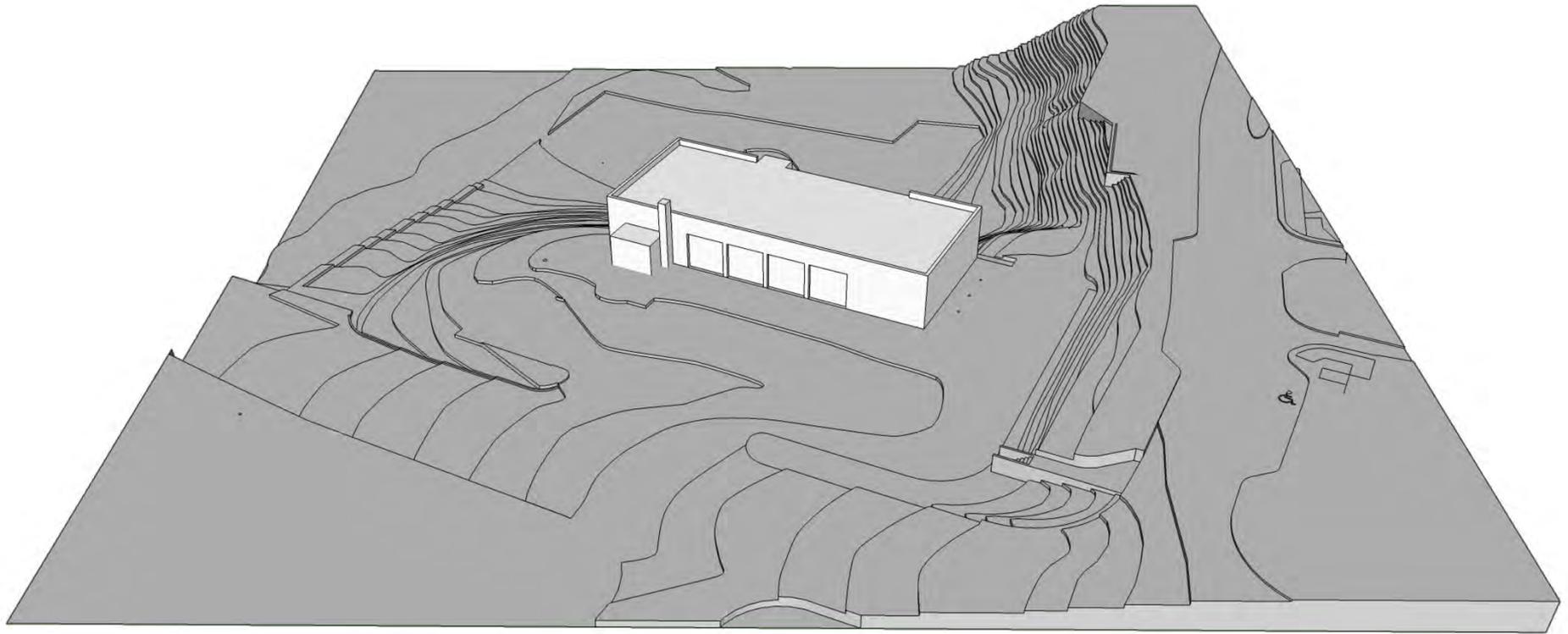
- I. BACKGROUND OVERVIEW
- II. SITE ANALYSIS
- III. FACILITY ASSESSMENT
  - a. Current Fire Station
  - b. Current City Offices
- IV. PROGRAMING NEEDS ASSESSMENT
- V. CONCEPT SCHEME EXPLORATION
- VI. CONCEPTUAL COST COMPARISONS
- VII. QUESTIONS – NEXT STEPS





# The City of Dexter – Facilities Assessment Public Forum

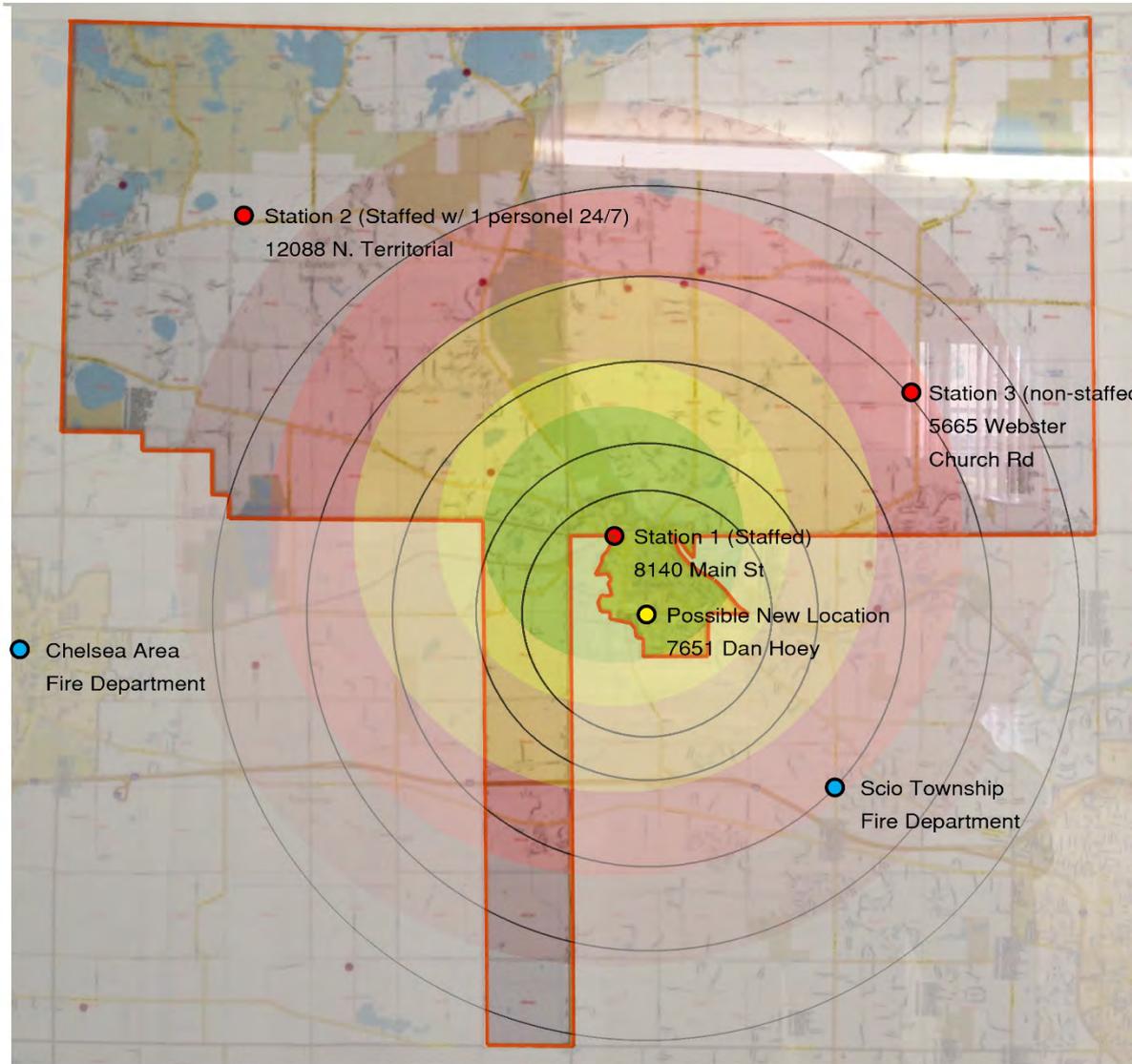




8140 Main Street – Existing 3D Site Model Analysis



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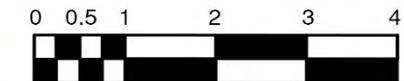


## RESPONSE TIME CONSIDERATIONS:



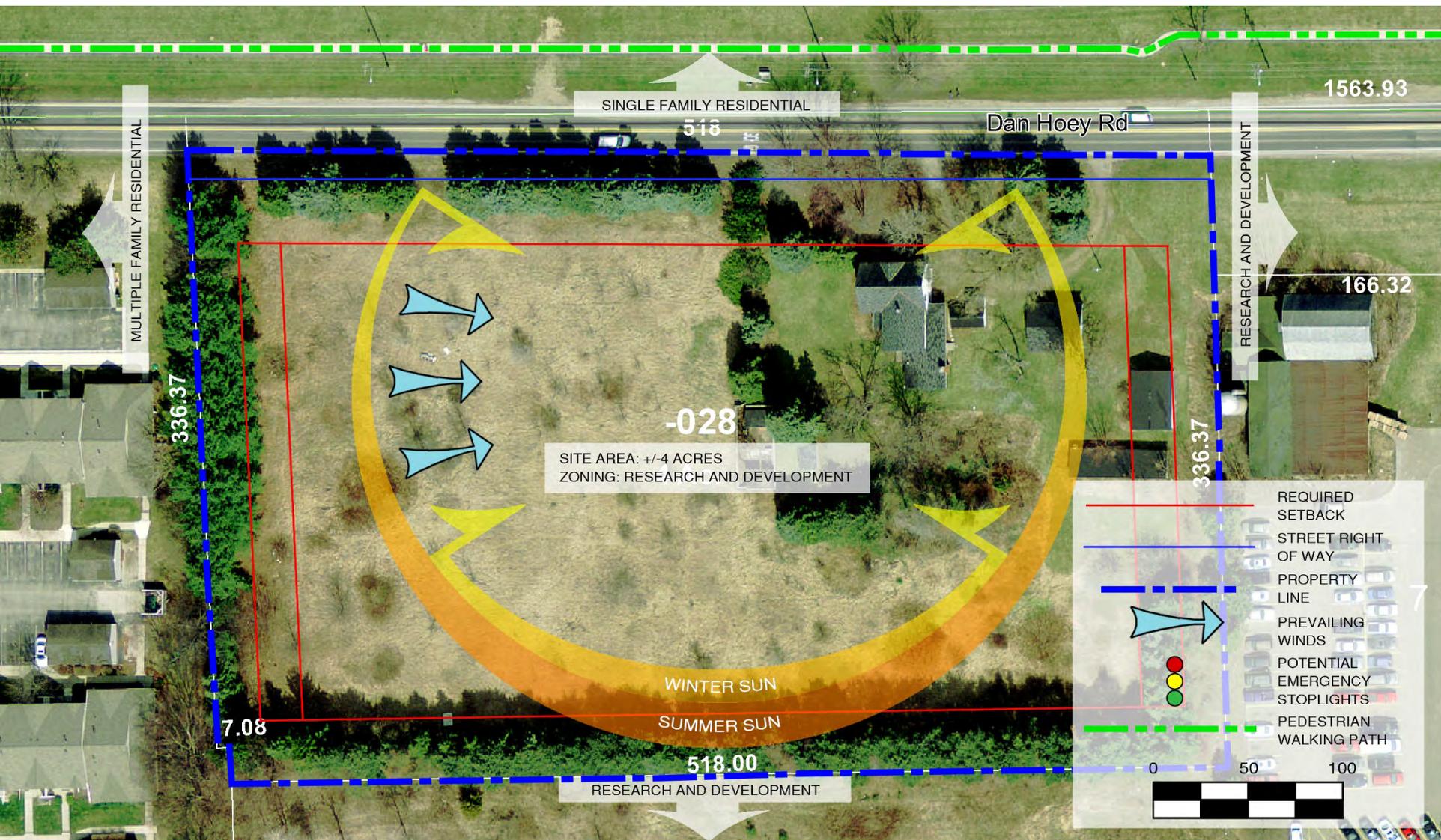
Response time considerations provided by ISO, a leading source of information about risk supported by many federal, state and logical agencies.

DEXTER AREA FIRE DEPARTMENT SERVICE AREA



## Dexter Area Fire Department Service Area Site Analysis

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## 7651 Dan Hoey – Existing Site Plan Analysis

# III. Facility Assessment Summary

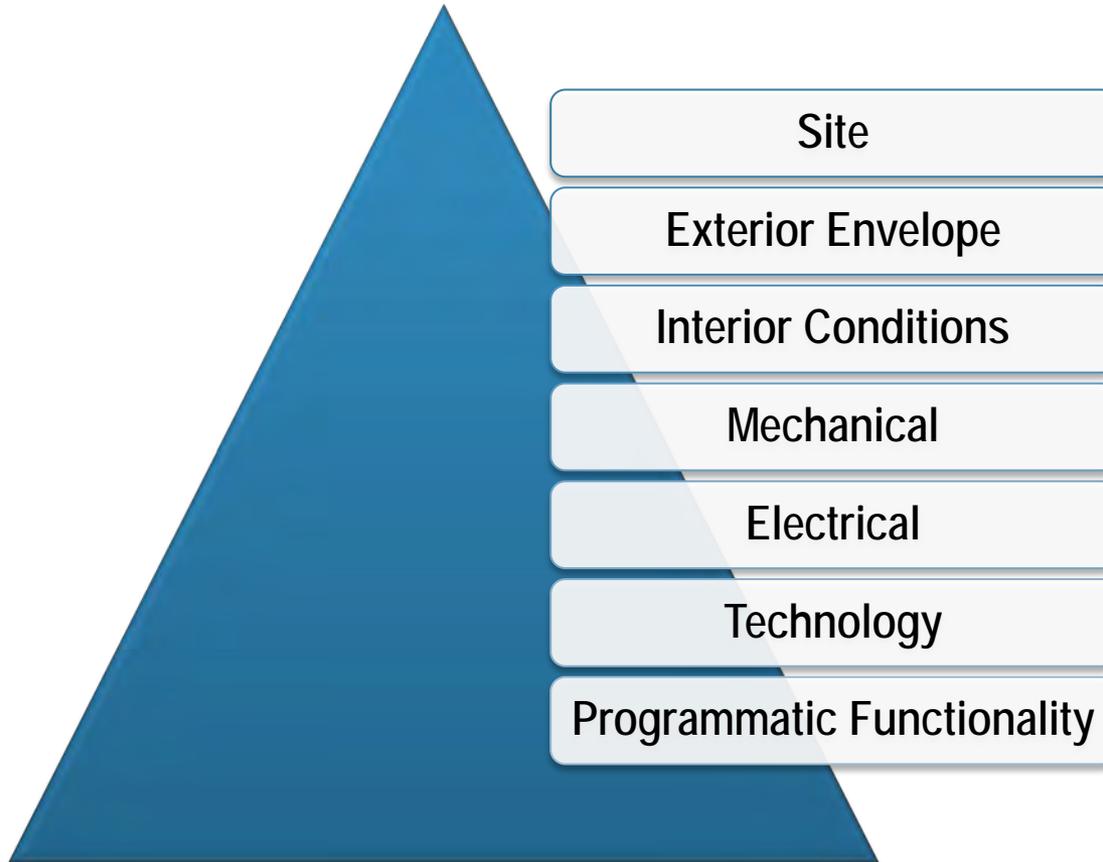
## What is it?

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.



# III. Facility Assessment Summary

What areas will be evaluated?



## III. Facility Assessment Summary

Approximate Building size is 10,300 GSF, 9,420 USF

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 concern for fire vehicles with no control of the adjacent traffic signal.

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

### **INTERIOR CONDITIONS:**

- Structurally the interior is in good condition, overall in good to poor in the basement.
- Code deficiencies and accessibility issues need to be addressed.



## *City of Dexter Building Assessment*

### **8140 Main Building**

#### ***MECHANICAL SYSTEMS:***

- Systems are older, but in functioning, HVAC units do not have outside air ventilation and limited controls.
- Bays have an older gas fired unit heater, it is adequate but has variable temperature and recovery time.
- Bays are served by recirculating air filter units in good condition.
- Water system has issues: meter & backflow preventer, 4" to 2" incoming original steel, no oil interceptor.

#### ***ELECTRICAL SYSTEMS:***

- The building has adequate service for the current operation, and would require upgraded service for renovations.
- Distribution is functional, most is surface mounted and old, replacement parts and breakers are difficult to get.
- Lighting is older technology but functional and does not appear to meet current energy codes.
- Main Level fire alarm system is newer, but distribution and lighting systems should be replaced with renovation.



## ***PROGRAMMATIC FUNCTIONAL / ENVIRONMENT:***

- Fire Station Operations Areas are very limited and generally inadequate for the functions performed.
- Bay Area does not have width necessary to provide standard recommended 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.



## ***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 adequate area.



## *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.
- Toilet facilities are inadequate and when used by public allow access to other areas of office.
- Offices do not provide space for large format training groups or public meetings.
- 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.



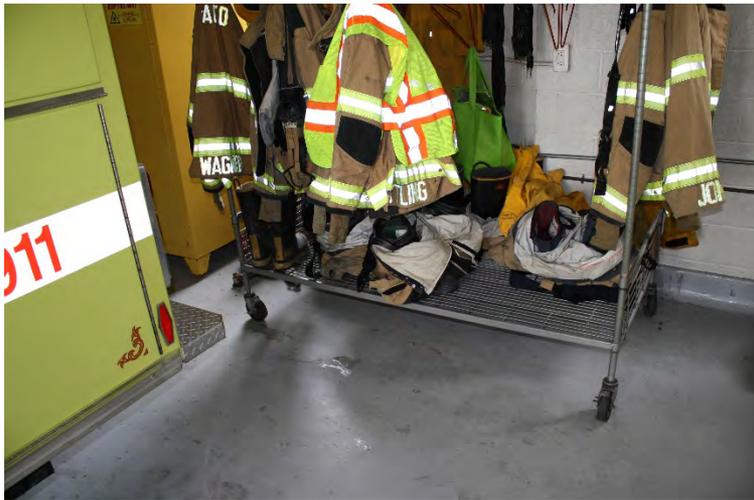
# The City of Dexter – Facilities Assessment Public Forum



## 8140 Site and Building Conditions



# The City of Dexter – Facilities Assessment Public Forum





## 8140 Building Conditions - Fire



# The City of Dexter – Facilities Assessment Public Forum



## 8140 Building Conditions - Fire

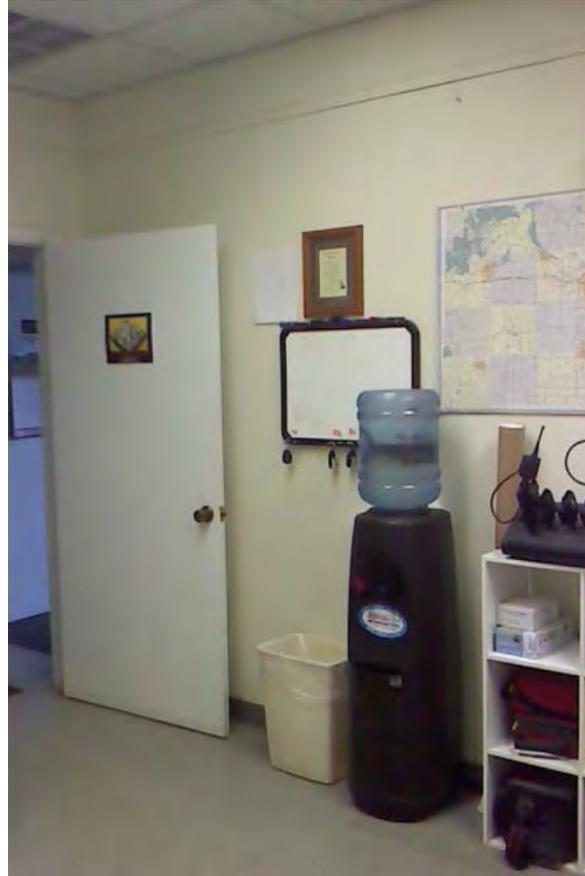




8140 Building Conditions - Sheriff



# The City of Dexter – Facilities Assessment Public Forum



# The City of Dexter – Facilities Assessment Public Forum



Existing City Offices Conditions



# The City of Dexter – Facilities Assessment Public Forum



Existing City Offices Conditions



# The City of Dexter – Facilities Assessment Public Forum



Existing City Offices Conditions

## IV. Programing - Needs Assessment Overview

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.



## V. Concept Scheme Exploration

A-Series - 3 Components - Fire / Sheriff / City Offices

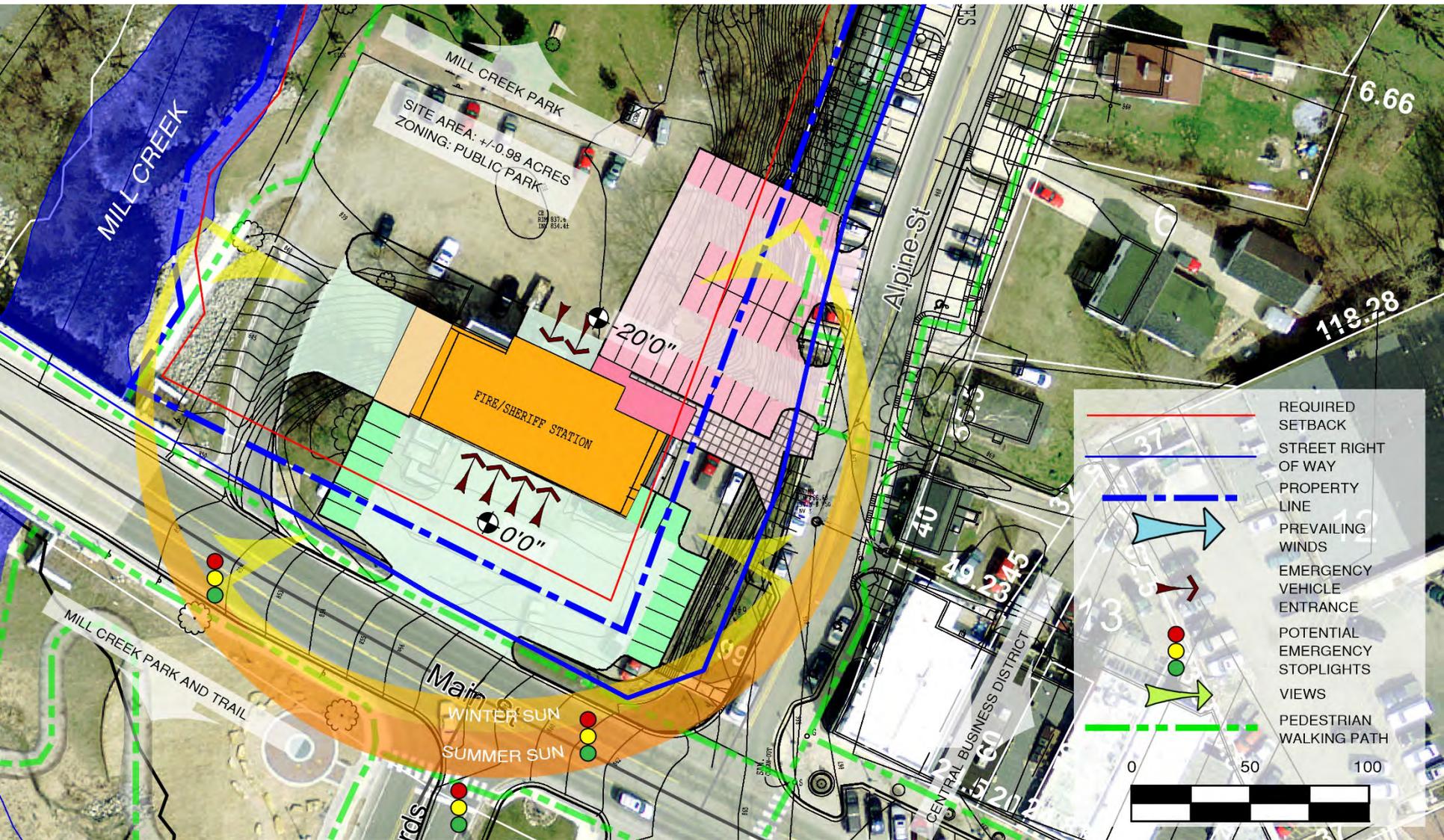
B-Series – 2 of 3 Components - Fire / Sheriff / City Offices

C-Series - Dan Hoey - New Fire Station

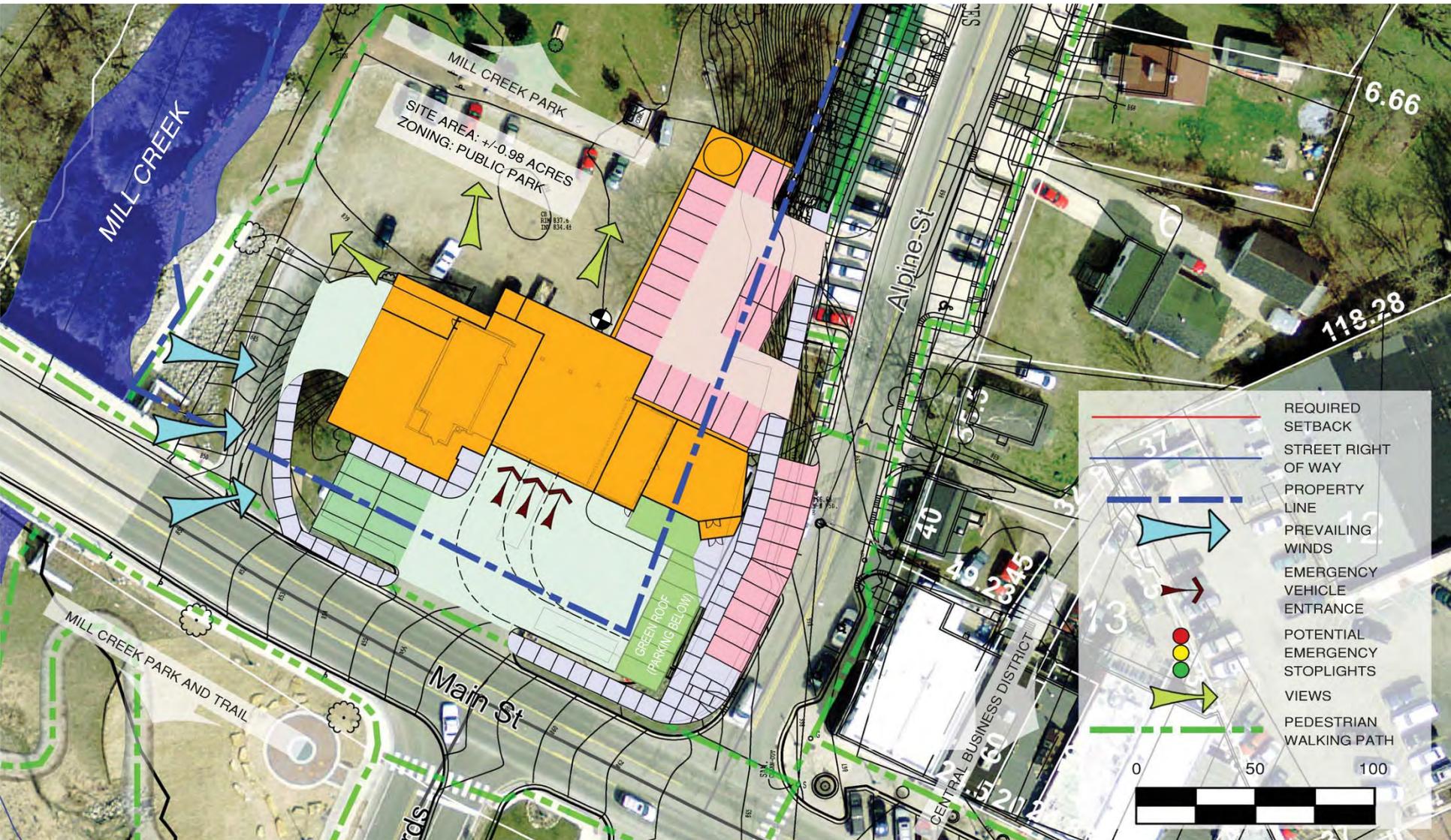
D-Series - Generic City Offices in Lease Space / Other

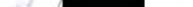


# The City of Dexter – Facilities Assessment Public Forum

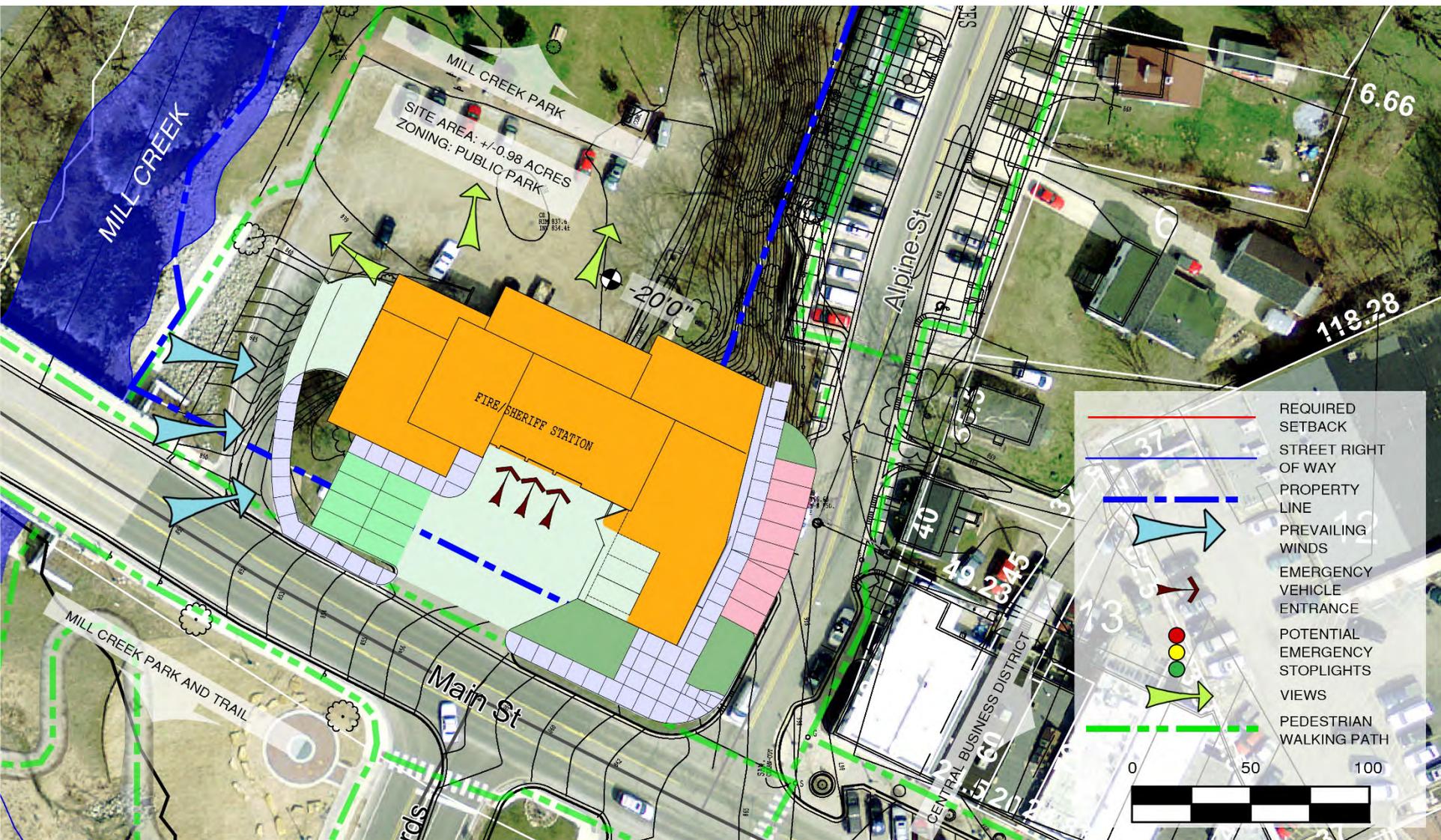


Scheme A1 Site Plan Concept



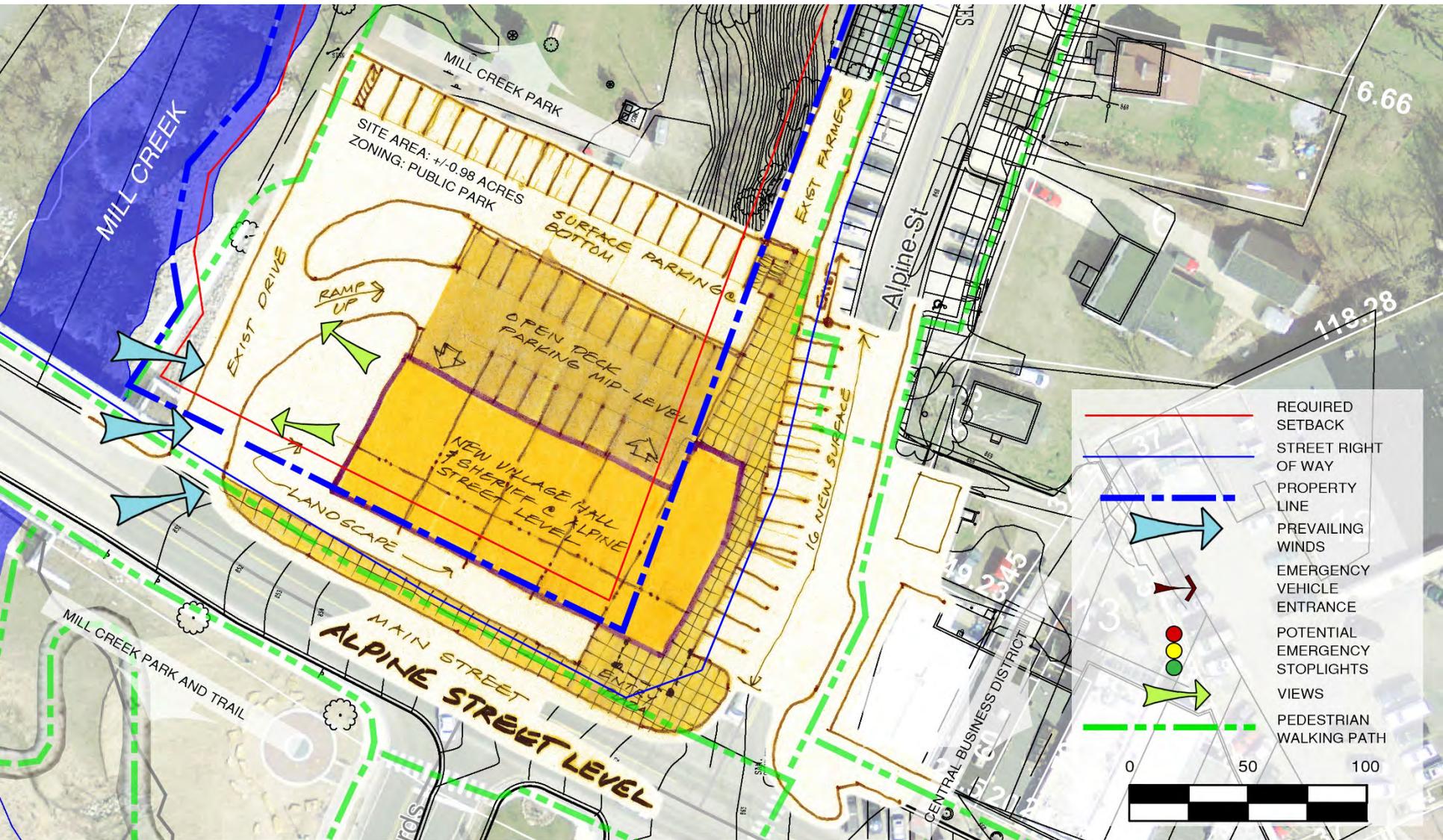
-  REQUIRED SETBACK
-  STREET RIGHT OF WAY
-  PROPERTY LINE
-  PREVAILING WINDS
-  EMERGENCY VEHICLE ENTRANCE
-  POTENTIAL EMERGENCY STOPLIGHTS
-  VIEWS
-  PEDESTRIAN WALKING PATH

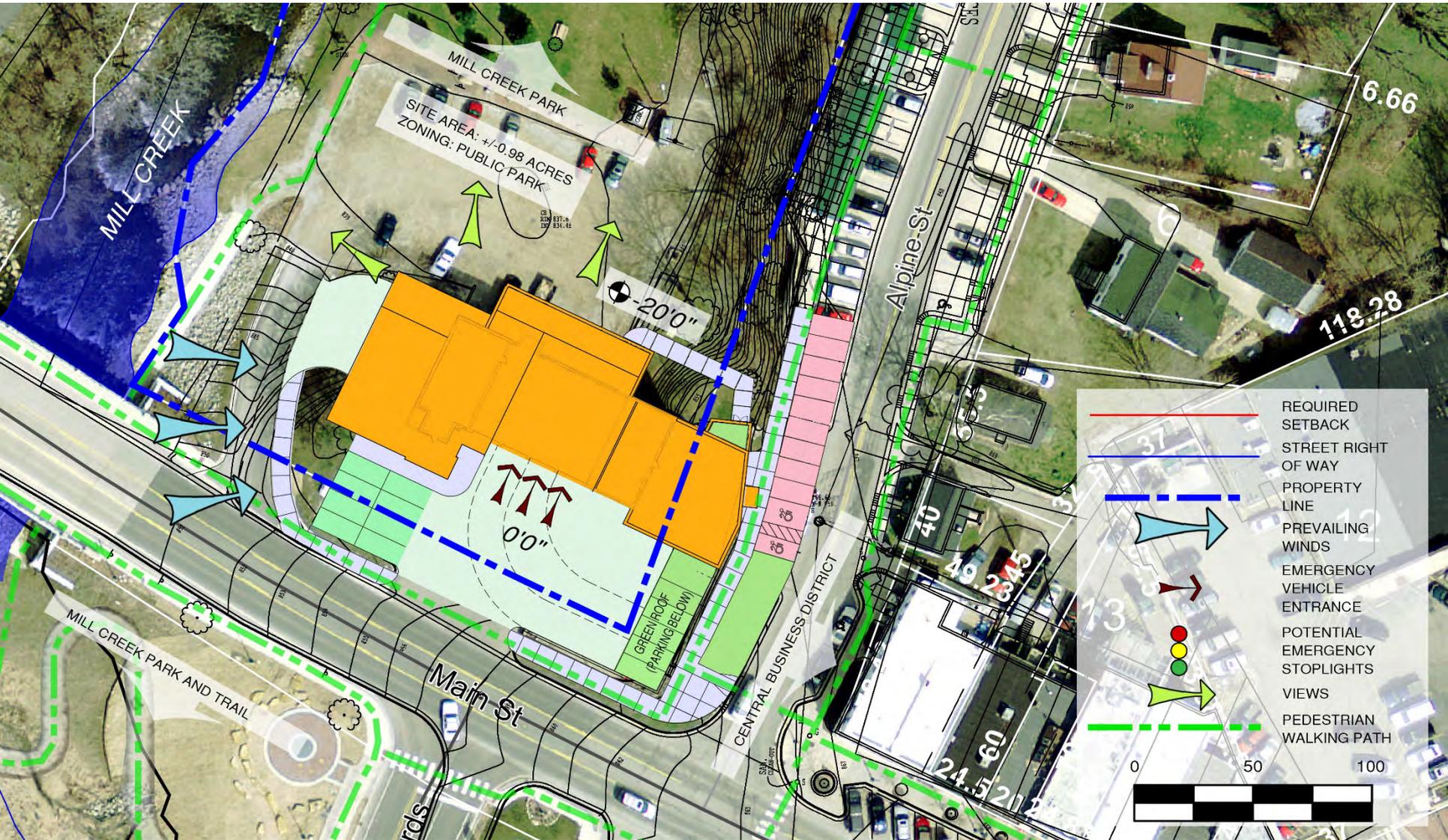
Scheme A2 Site Plan Concept



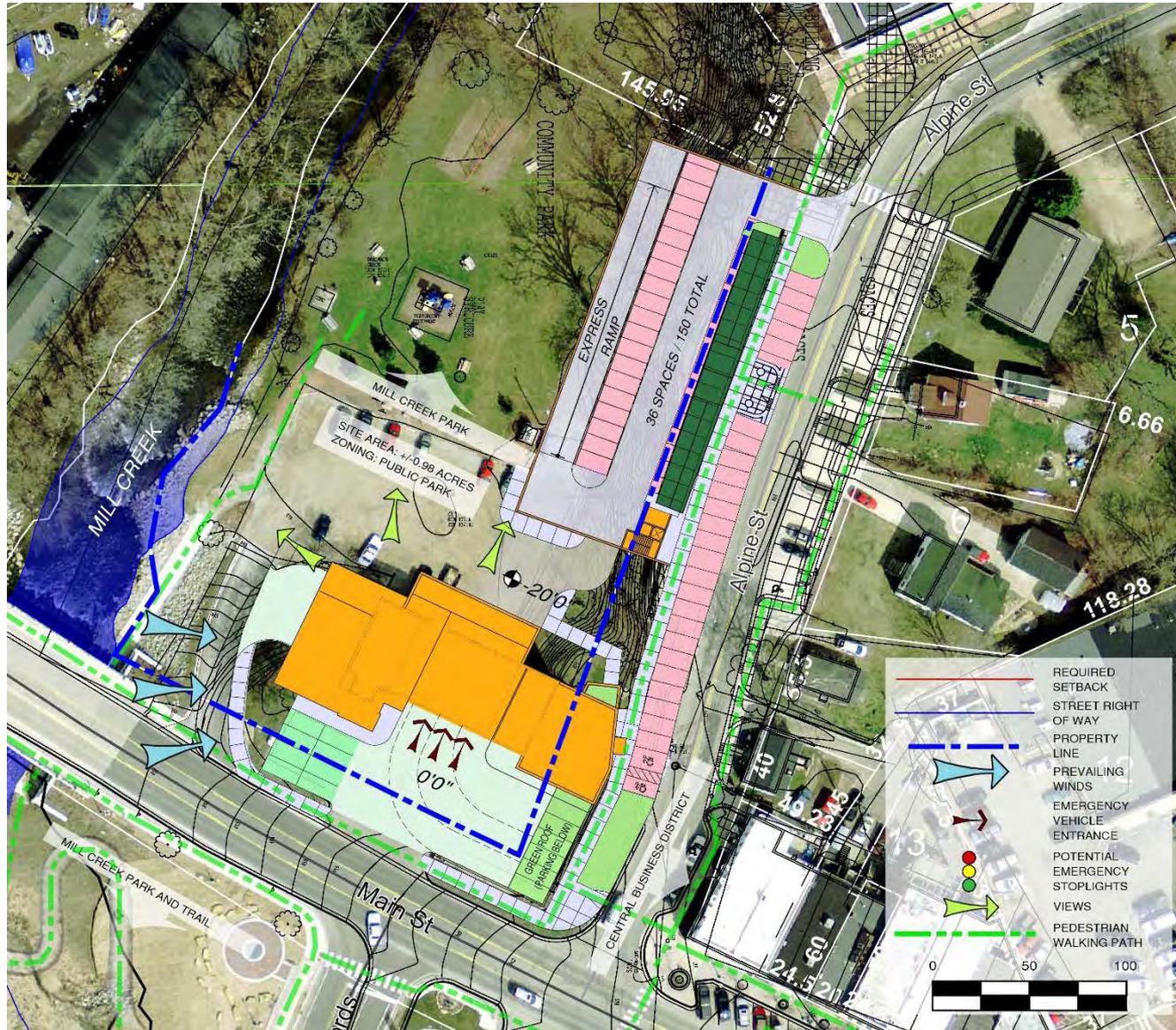
## Scheme A3 Site Plan Concept





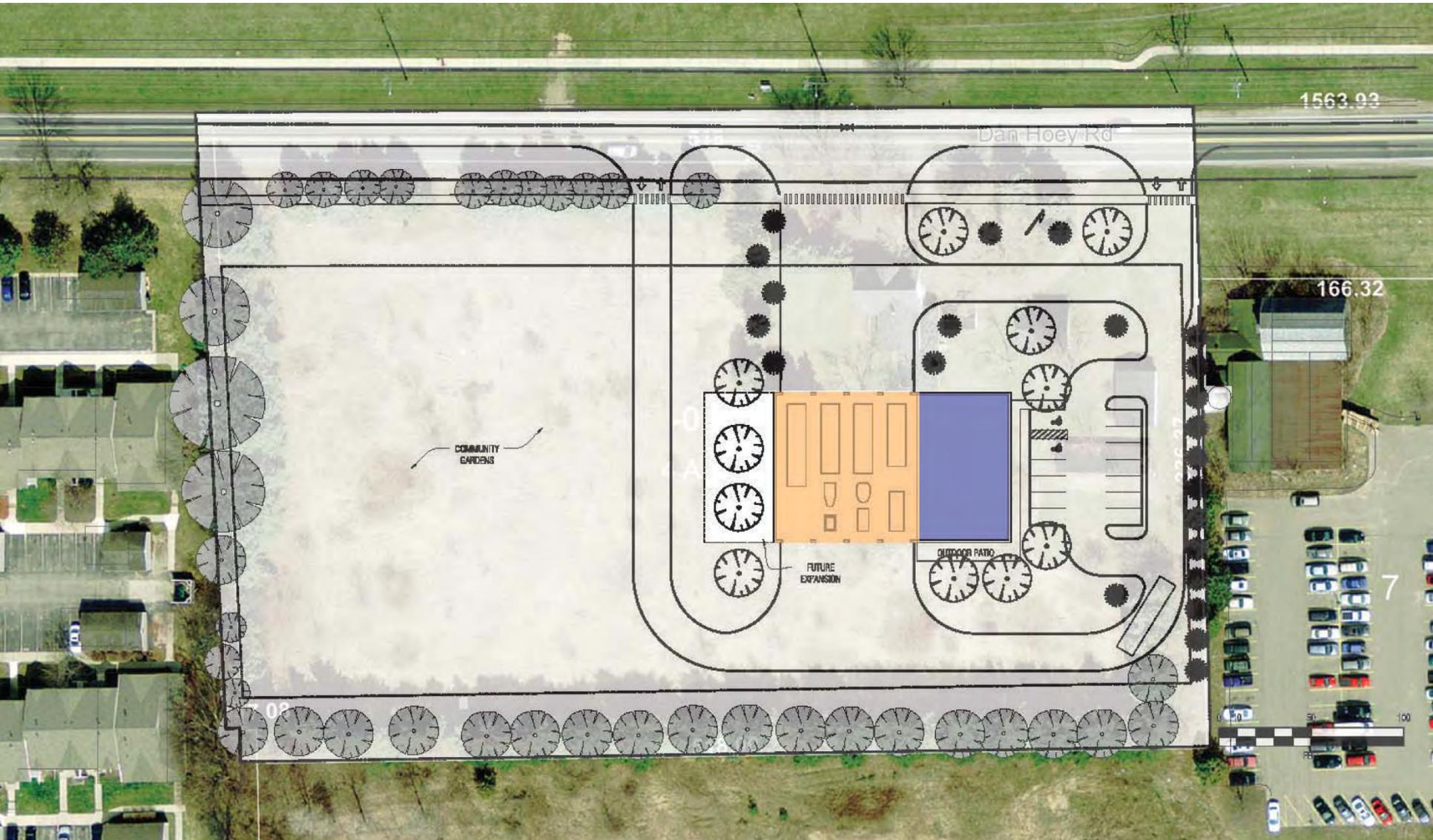


## Scheme B3 Site Plan Analysis



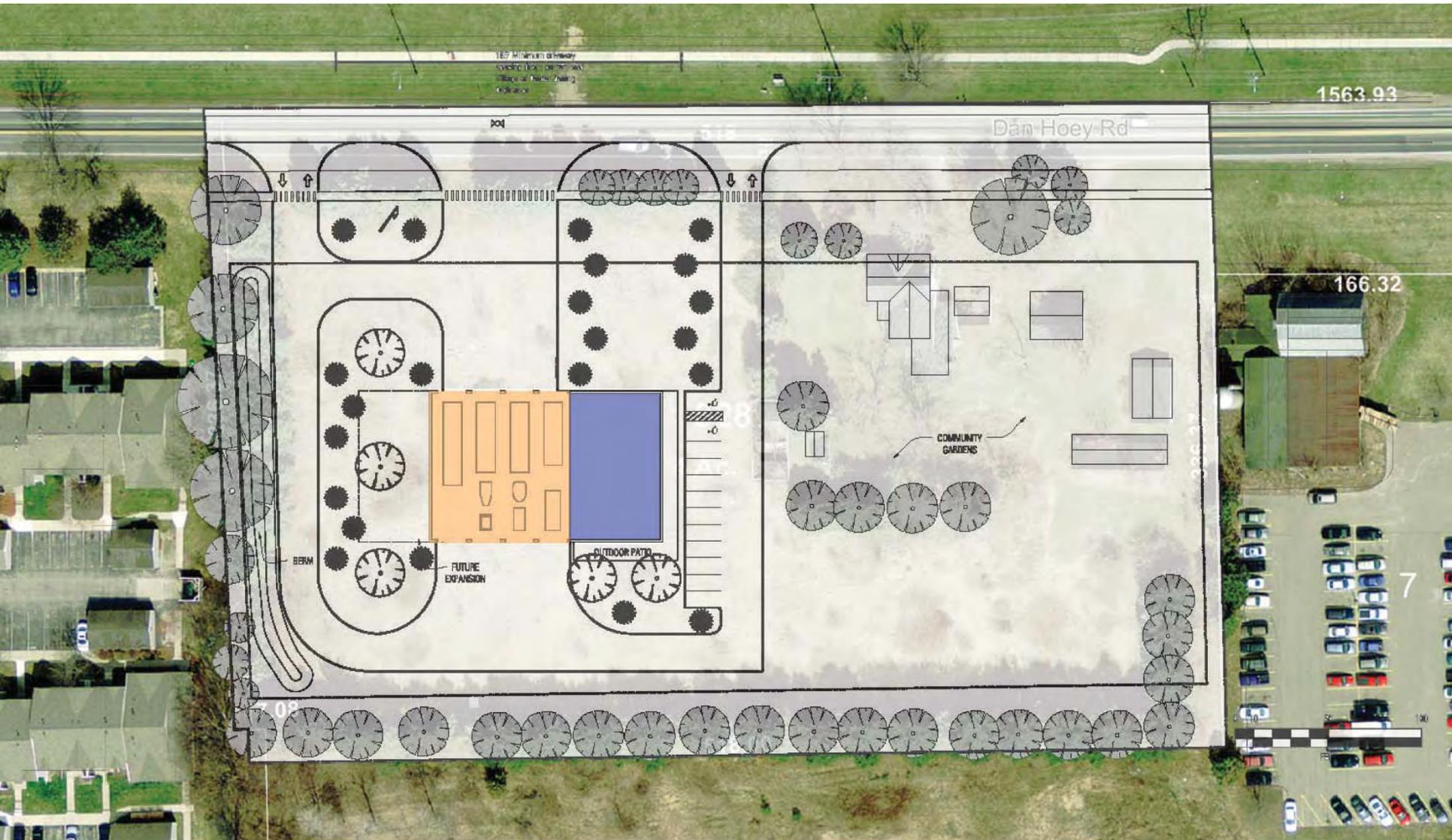
**Scheme B3.1 Site Plan Analysis w/ Parking Deck**





Scheme C1 Site Plan





Scheme C2 Site Plan



## VI. Conceptual Cost Comparisons

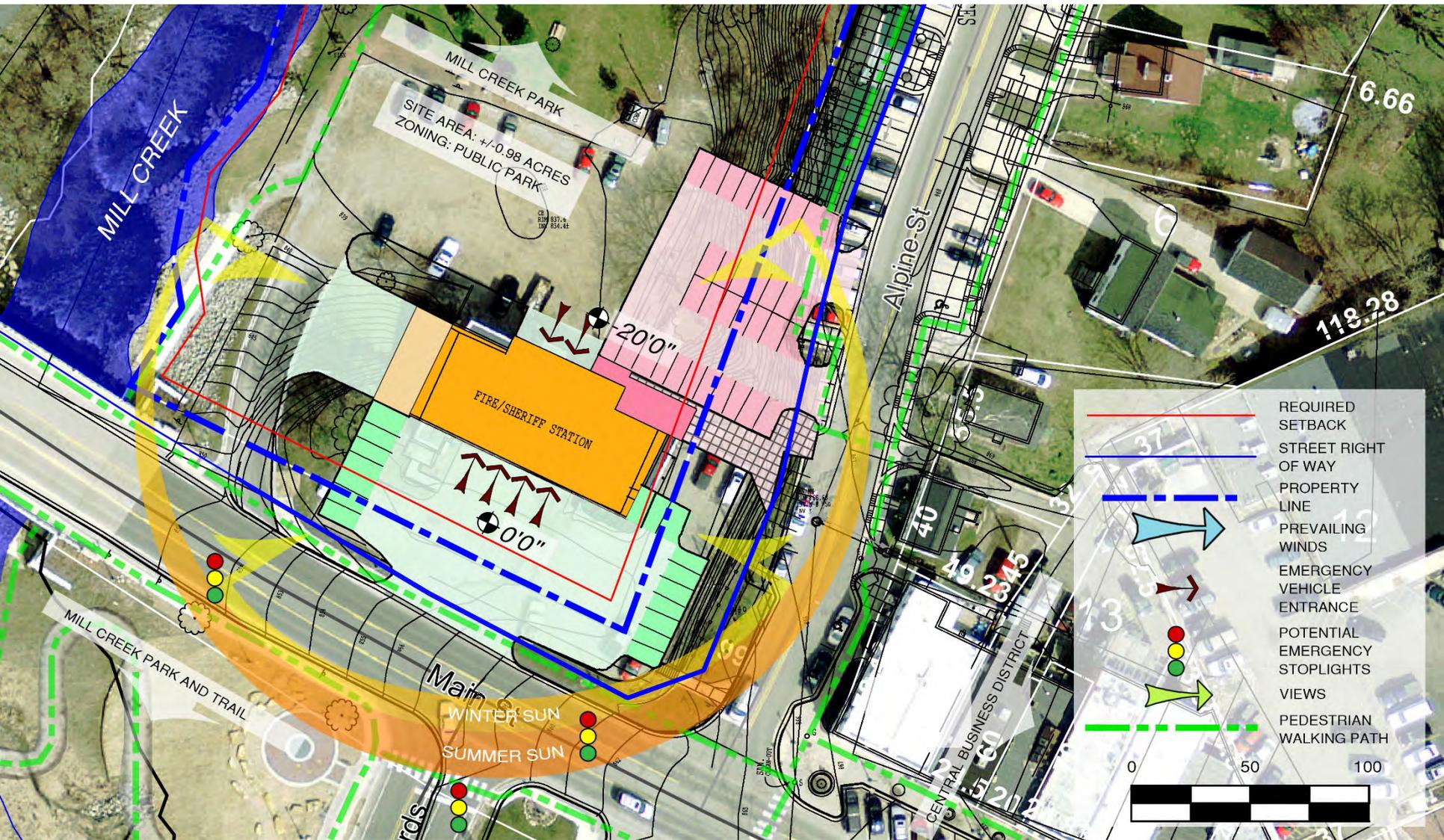
Concept	S.F.	Cost Estimate.
Concept A1	21,500	\$6,050,000
Concept A2	28,900	\$7,450,000
Concept A3	24,700	\$5,850,000
Concept B1 – City / Sheriff	12,300	\$2,580,000
Concept B2 – City / Sheriff	11,000	\$5,450,000
Concept B3 – Fire / Sheriff	21,800	\$4,670,000
Concept C1 / C2	12,500	\$3,650,000
Concept D1	7,000	\$740,000
Concept D2	7,000	\$785,000



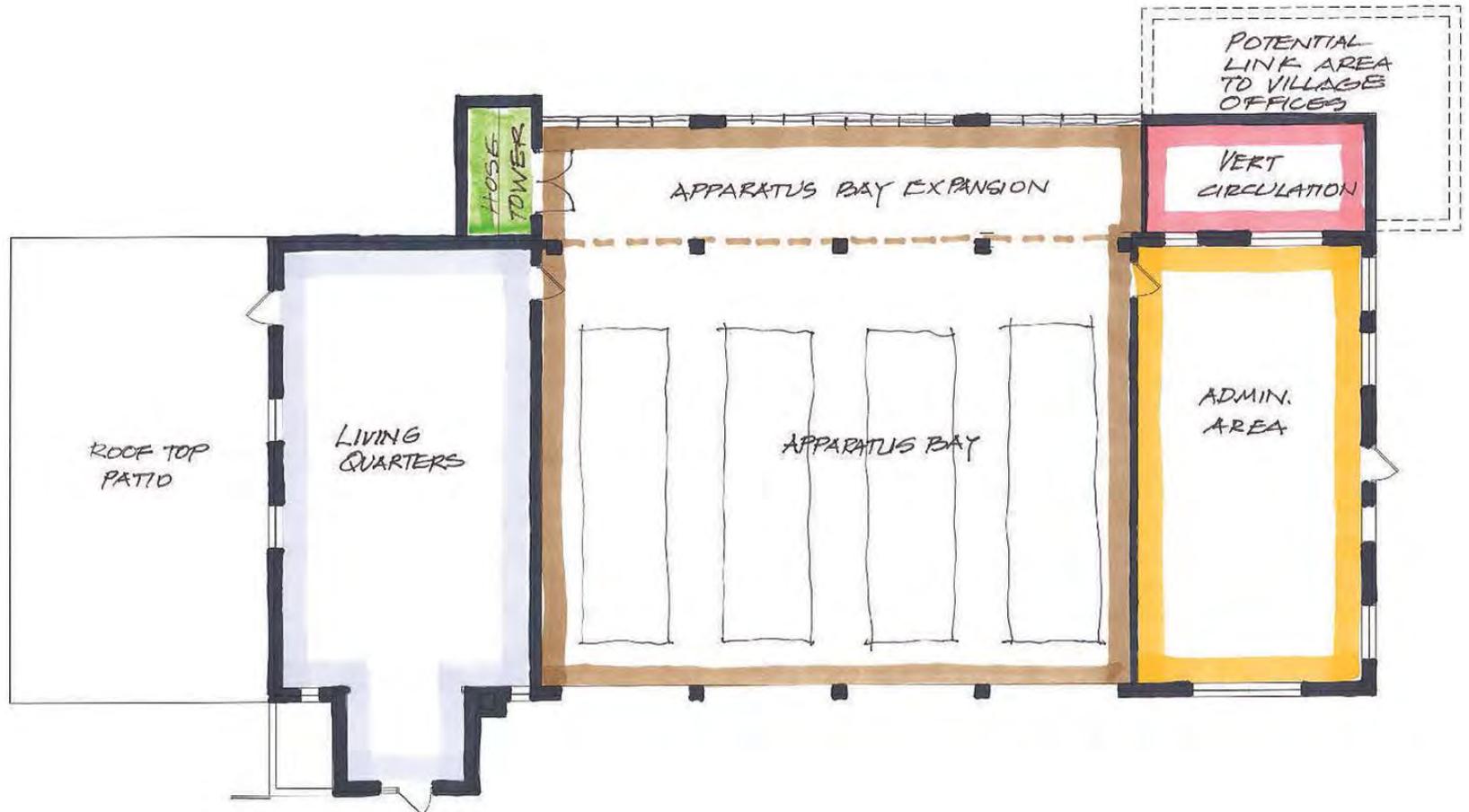
## VII. Questions / Discussion

Stay Tuned for Next Steps

# The City of Dexter – Facilities Assessment Public Forum



Scheme A1 Site Plan Concept



Scheme A1 Main Street Level Floor Plan





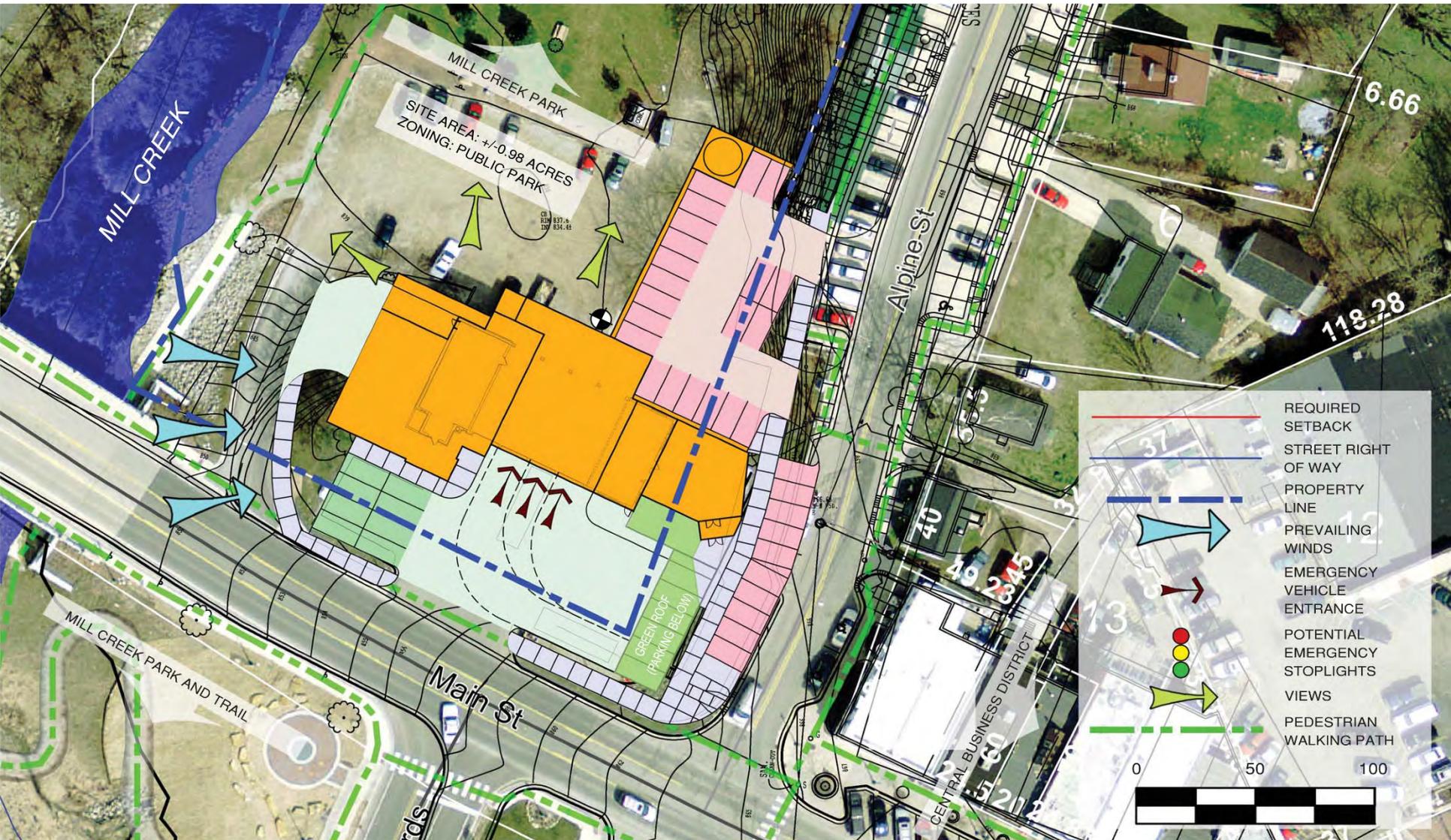
Scheme A1 Park Side Level Floor Plan

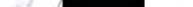




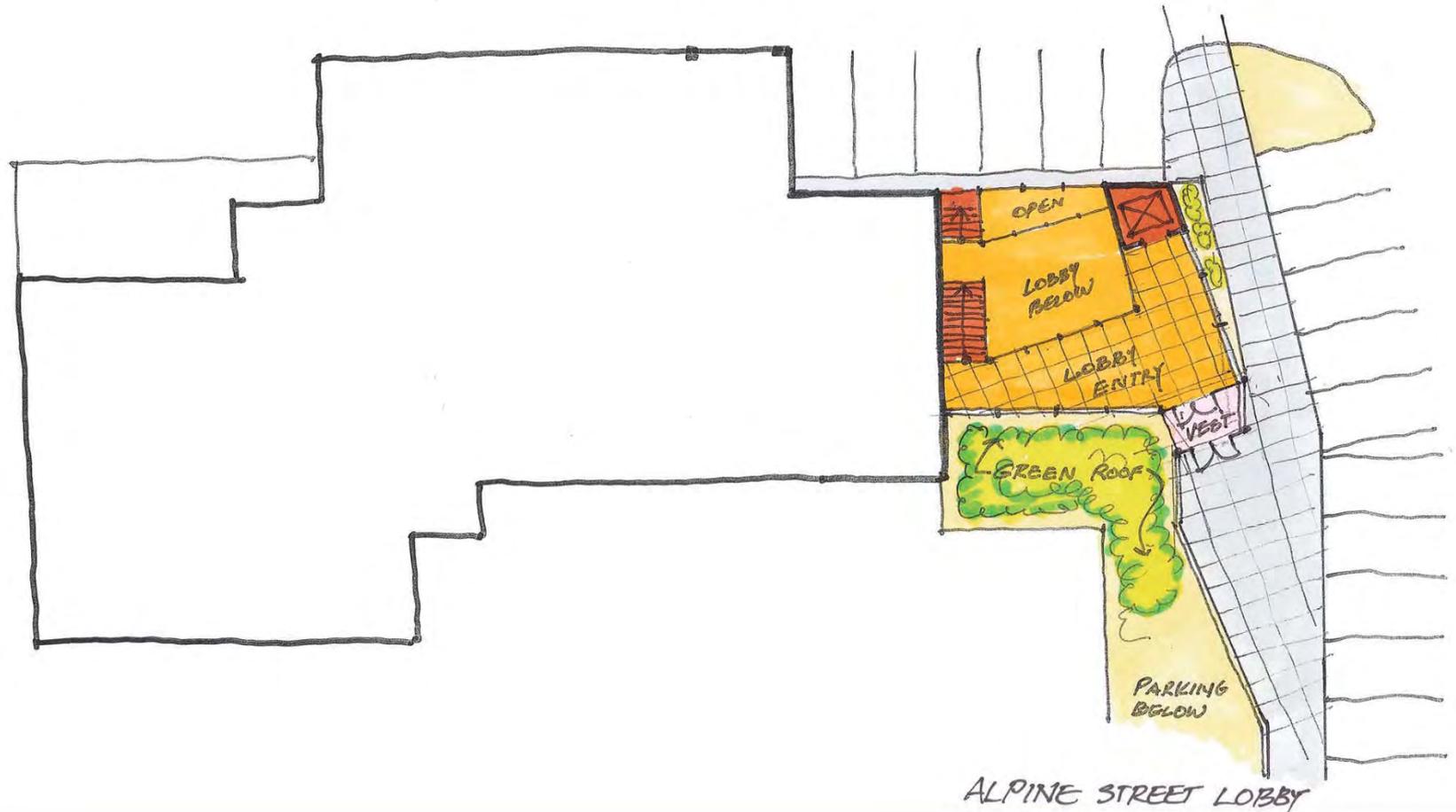
Scheme A1 Mid and Park Side Level Addition Plans





-  REQUIRED SETBACK
-  STREET RIGHT OF WAY
-  PROPERTY LINE
-  PREVAILING WINDS
-  EMERGENCY VEHICLE ENTRANCE
-  POTENTIAL EMERGENCY STOPLIGHTS
-  VIEWS
-  PEDESTRIAN WALKING PATH

Scheme A2 Site Plan Concept



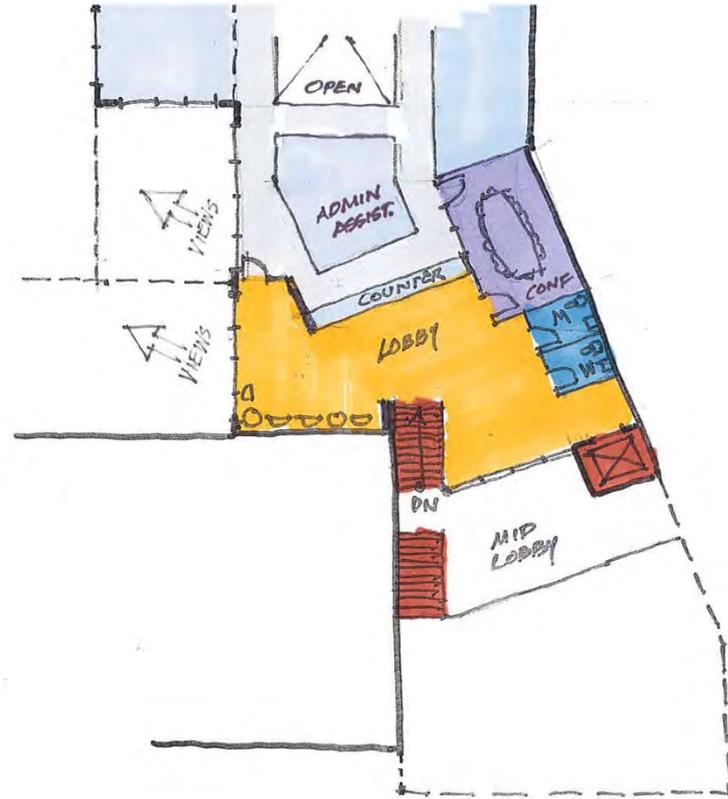
Scheme A2 Alpine Street Level Floor Plan





Scheme A2 Main Street Level Floor Plan

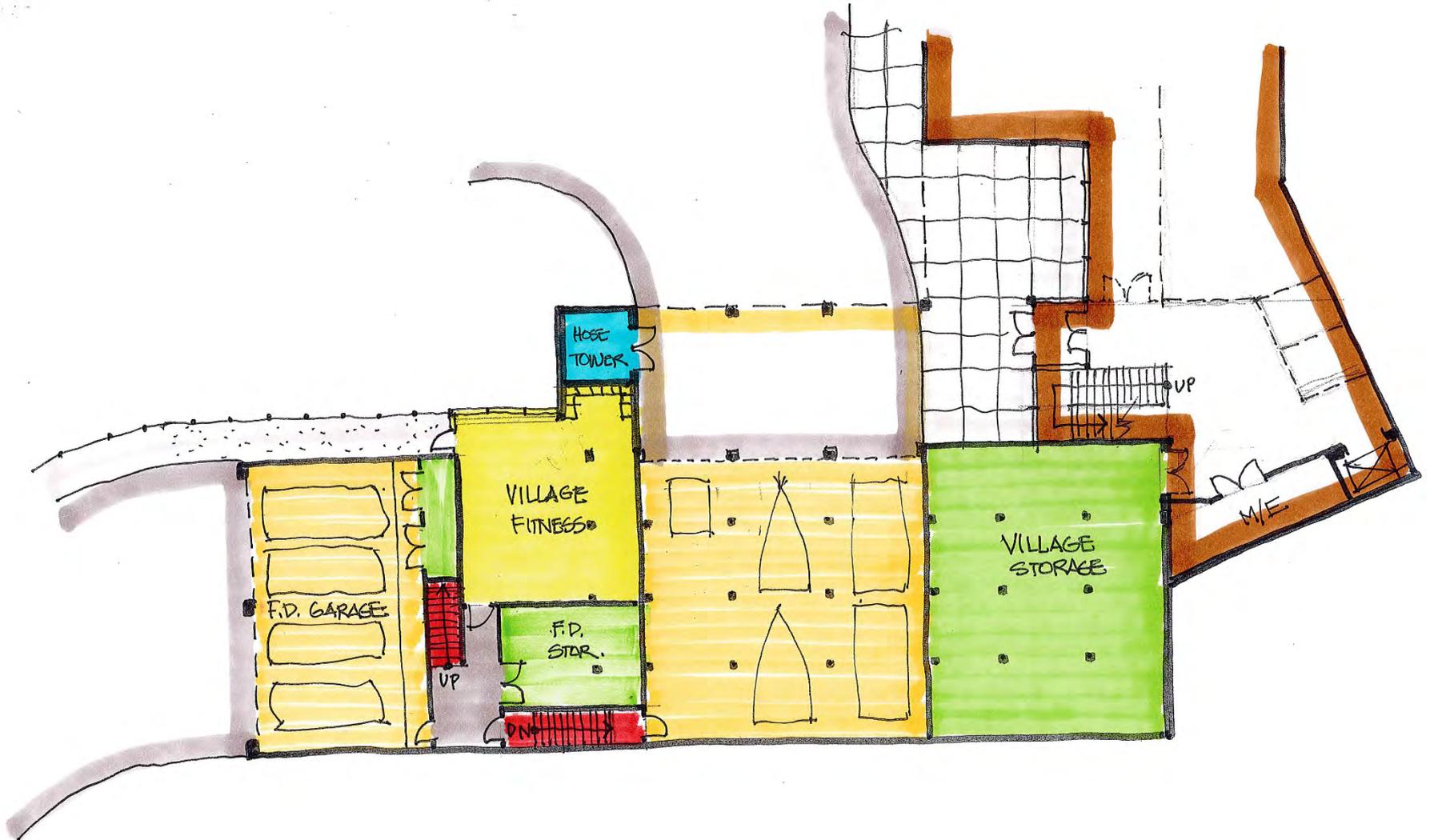




VILLAGE OFFICE LOBBY

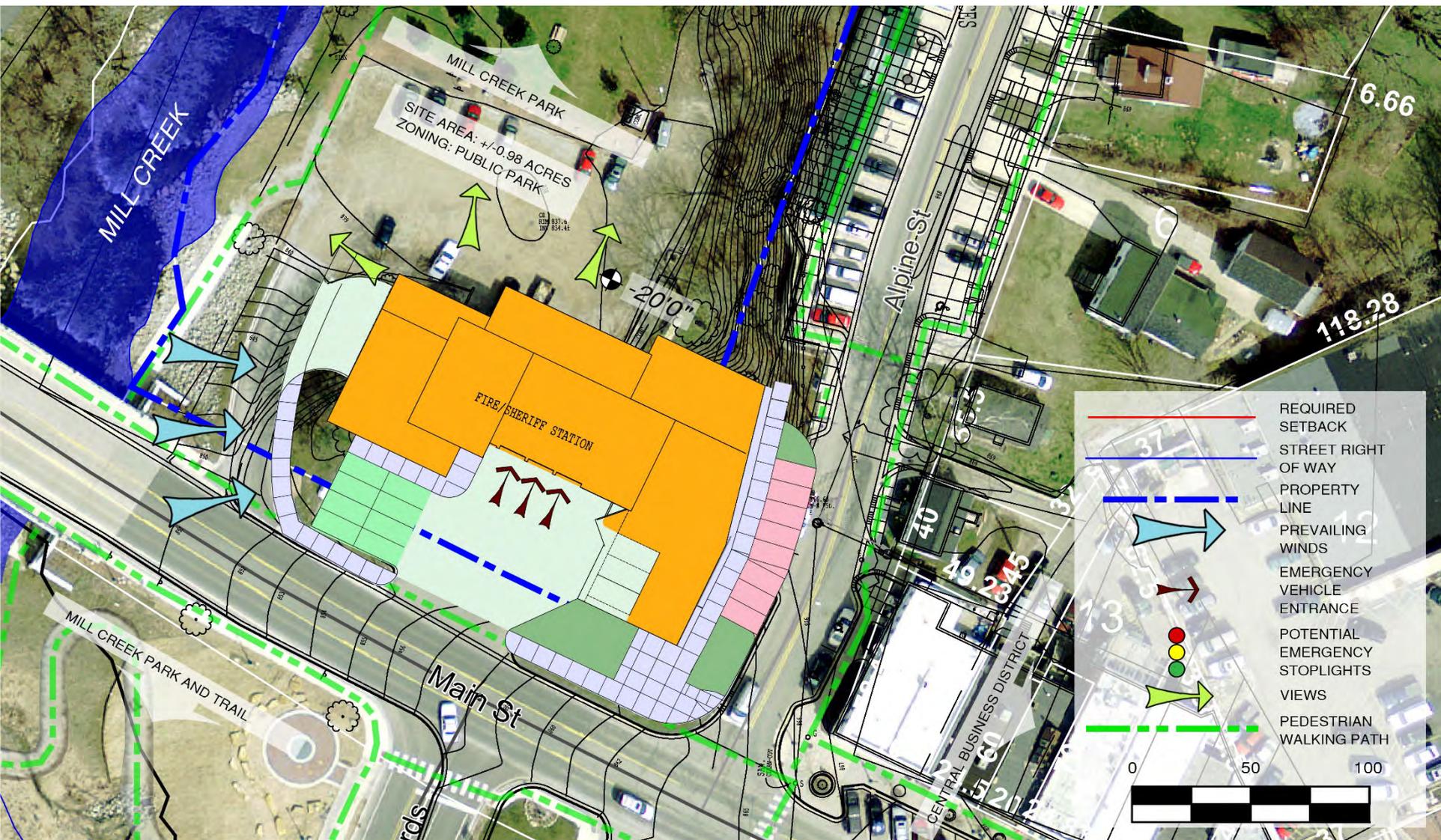
Scheme A2 Mid Level Floor Plan





Scheme A2 Mid / Park Side Level Floor Plan





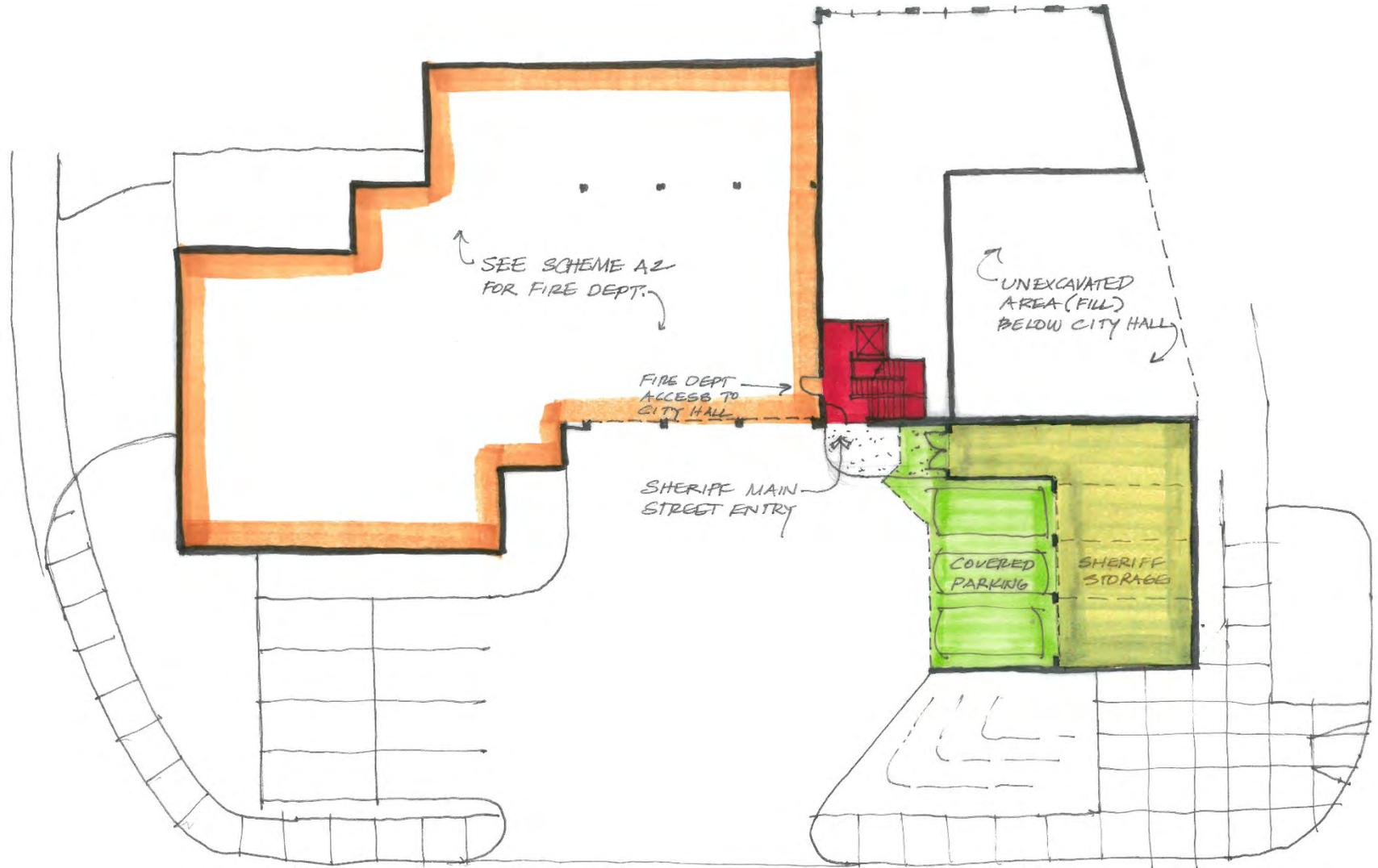
## Scheme A3 Site Plan Concept





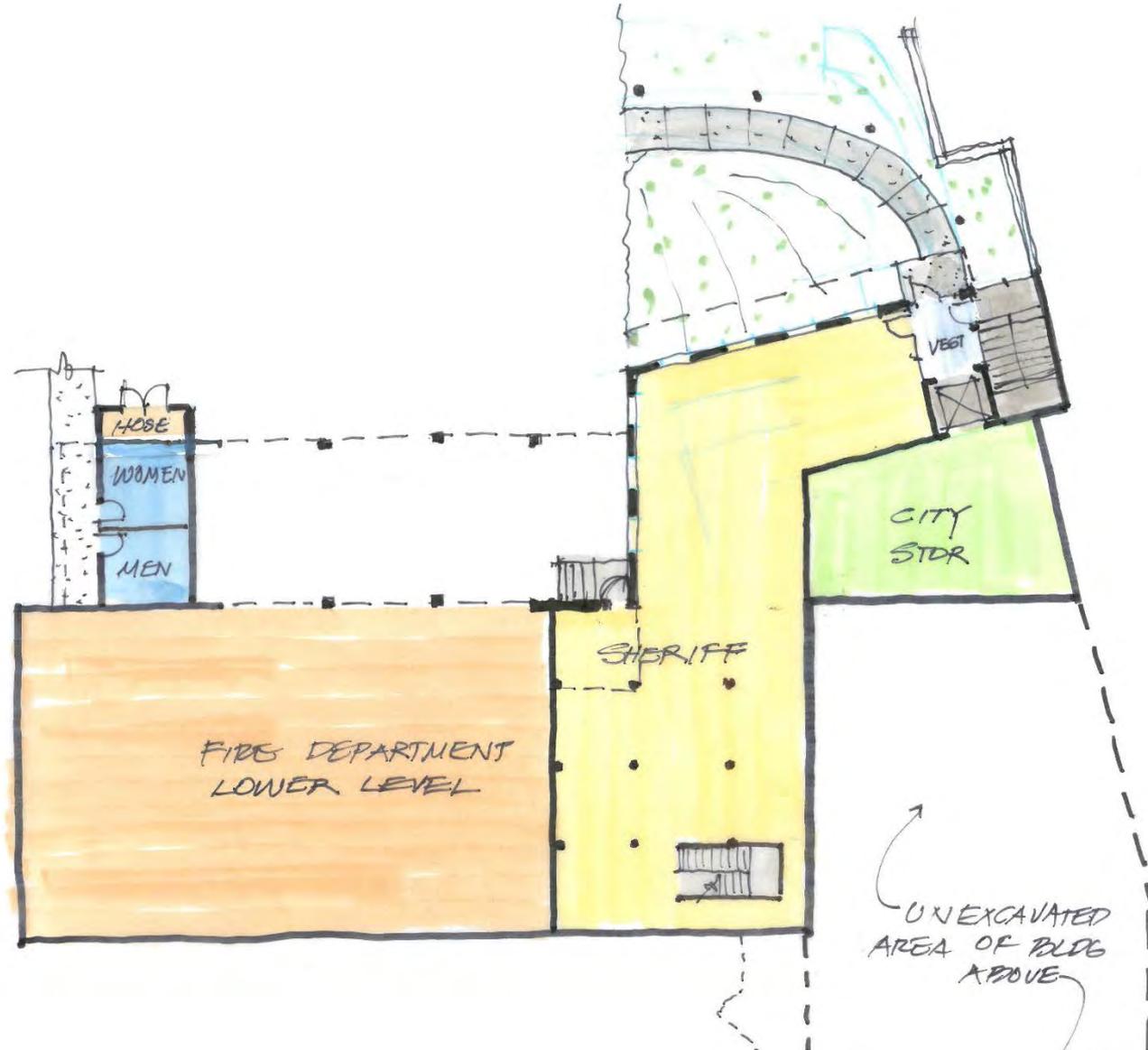
Scheme A3 Alpine Street Level Floor Plan





Scheme A3 Main Street Level Floor Plan

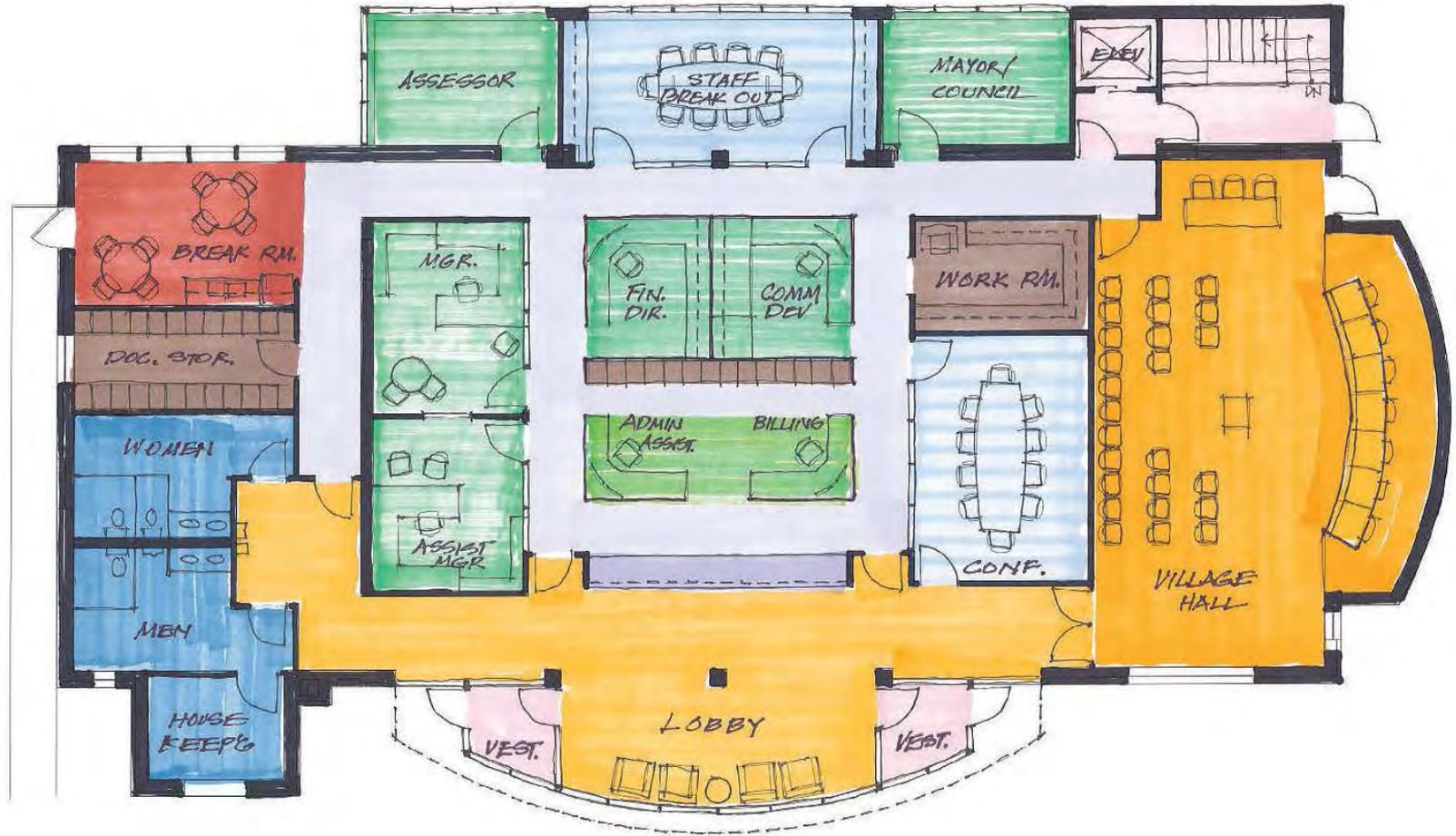




Scheme A3 Park Side Level Floor Plan

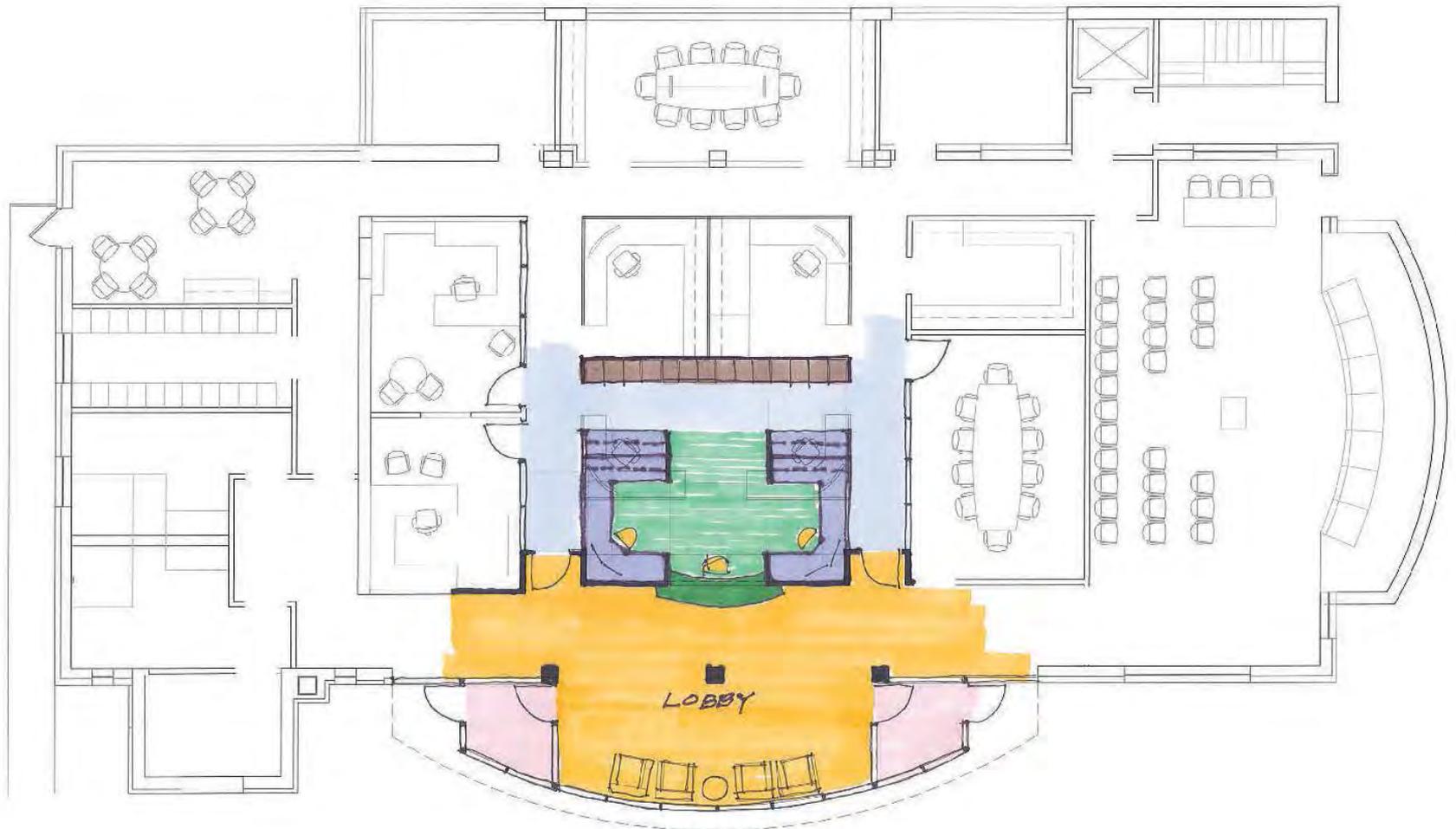






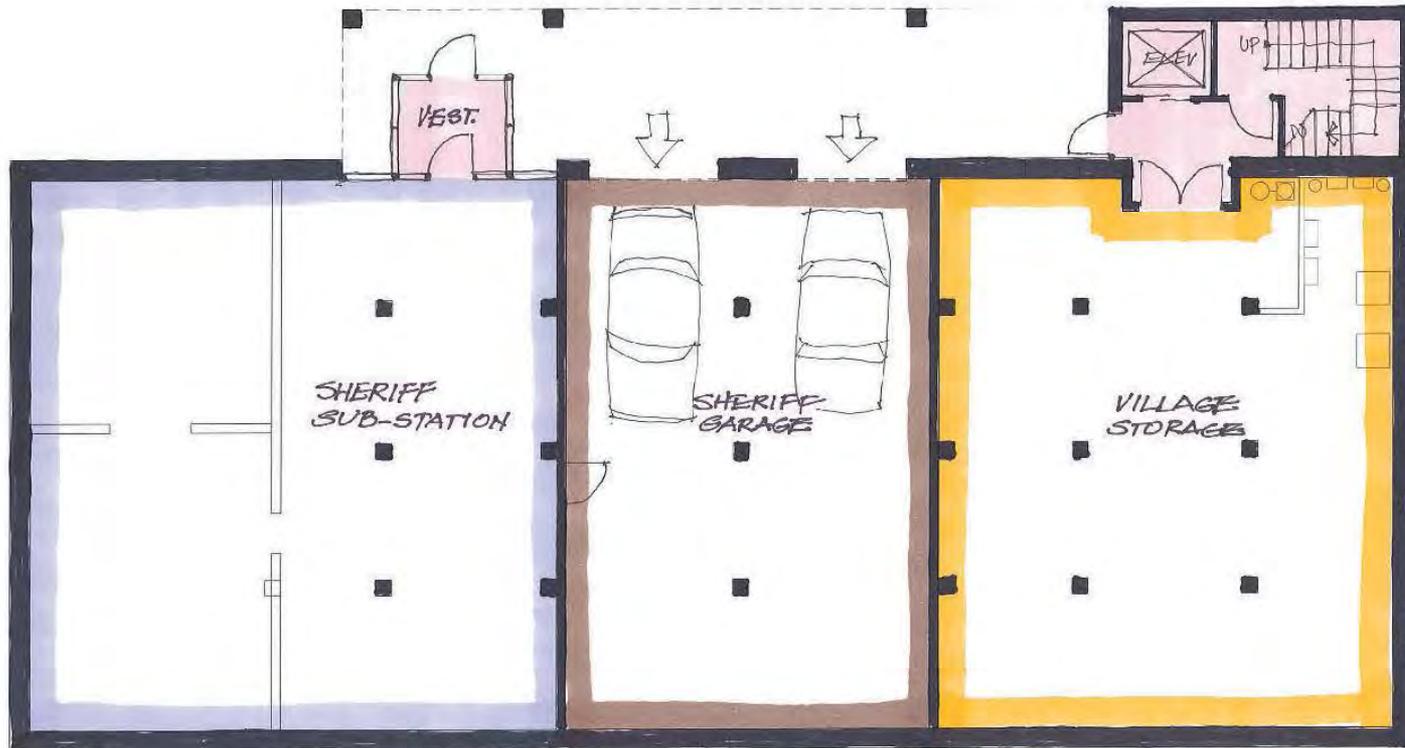
Scheme B1 Main Street Level Floor Plan





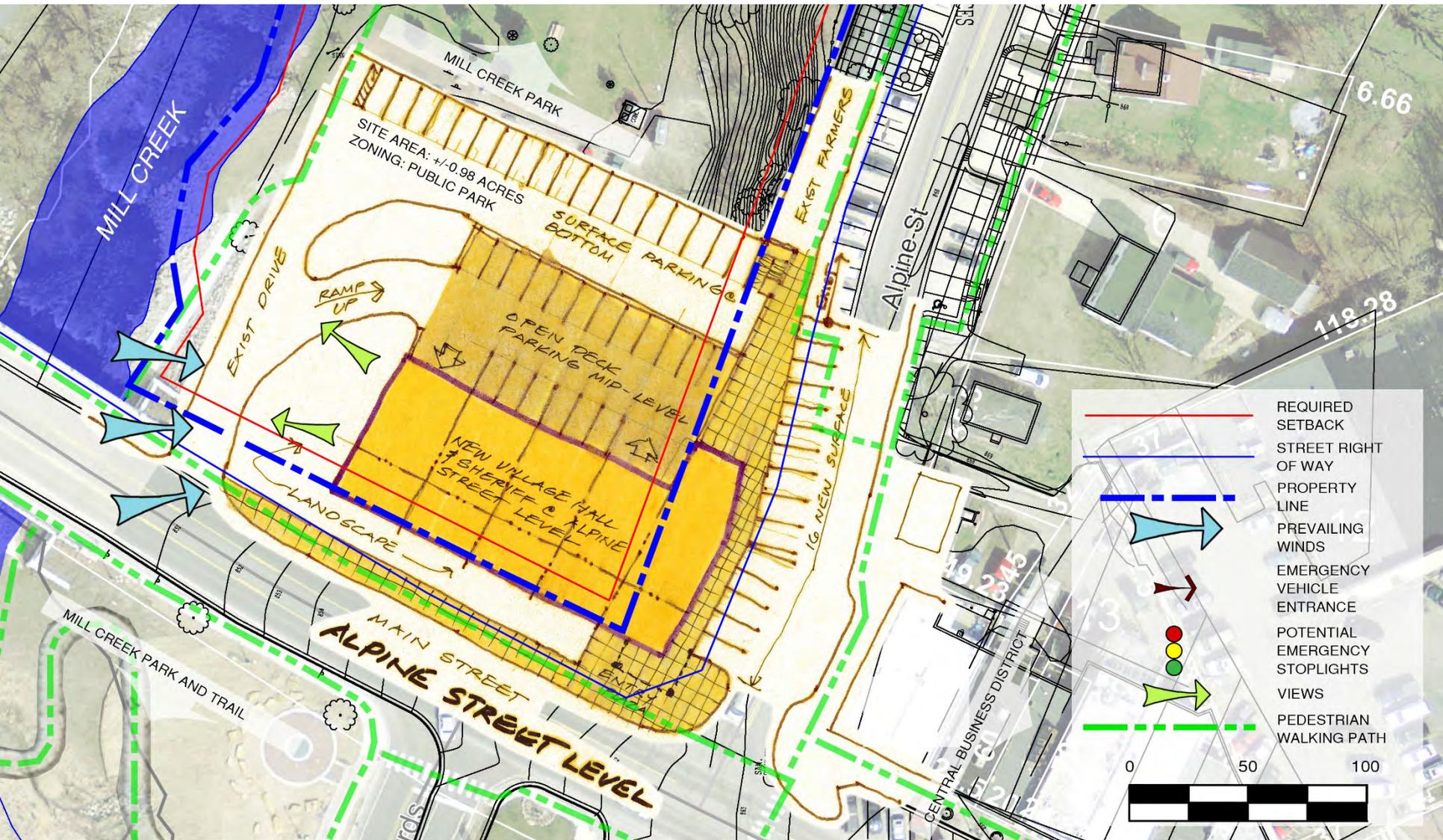
Scheme B1 Alternate Main Street Level Floor Plan



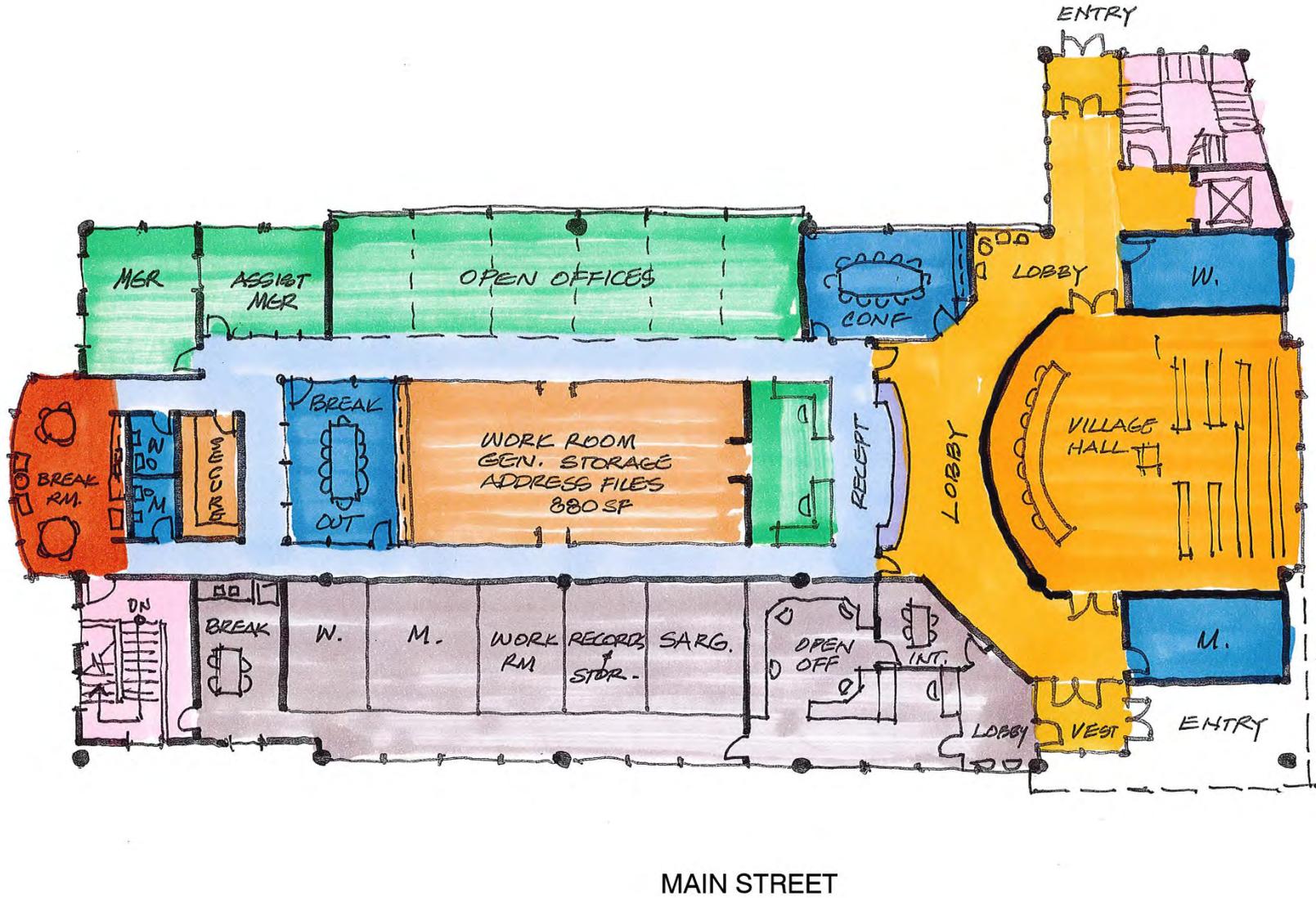


Scheme B1 Park Side Level Floor Plan





Scheme B2 Site Plan Concept

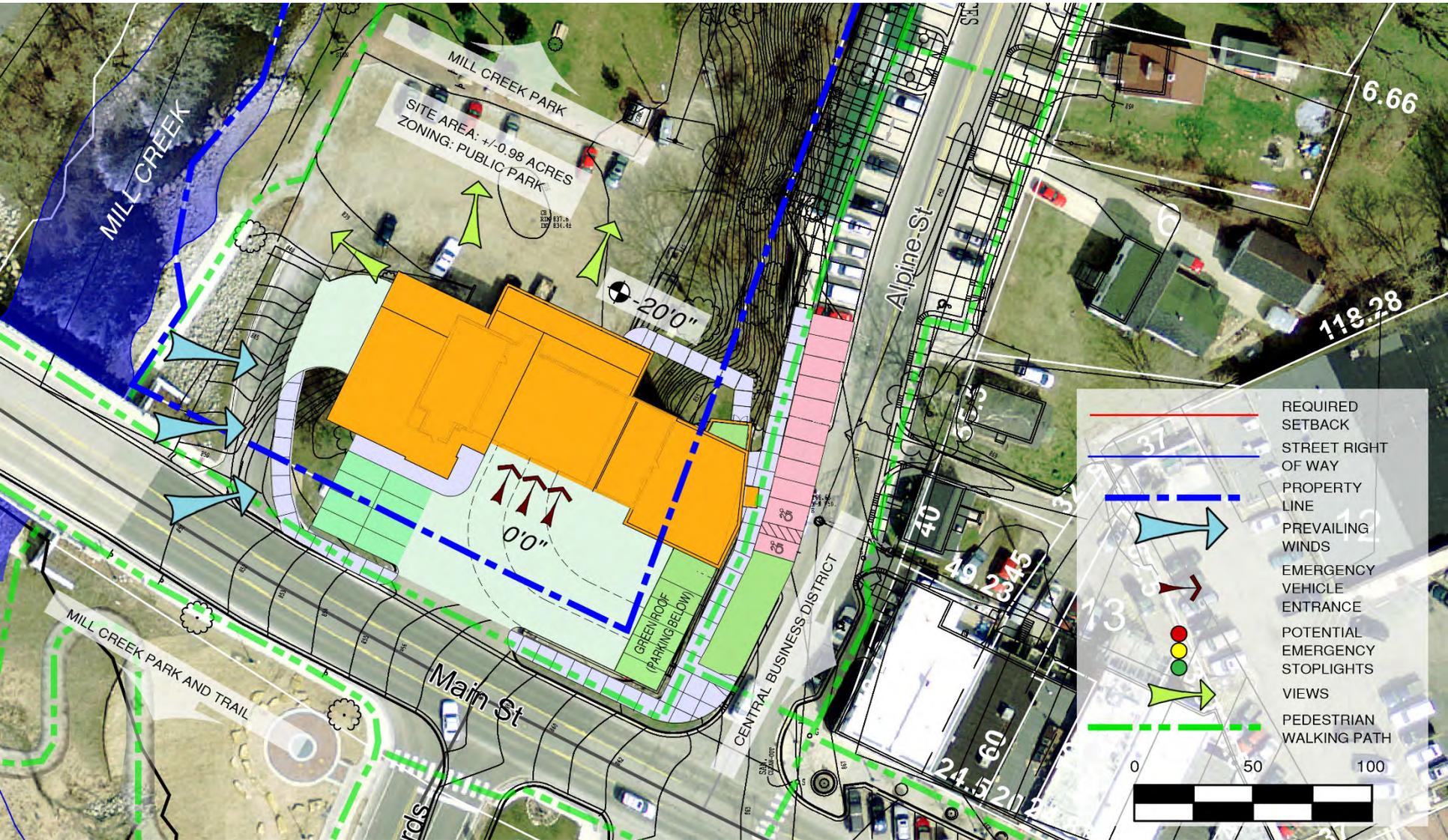


Scheme B2 Alpine / Main Street Level Floor Plan

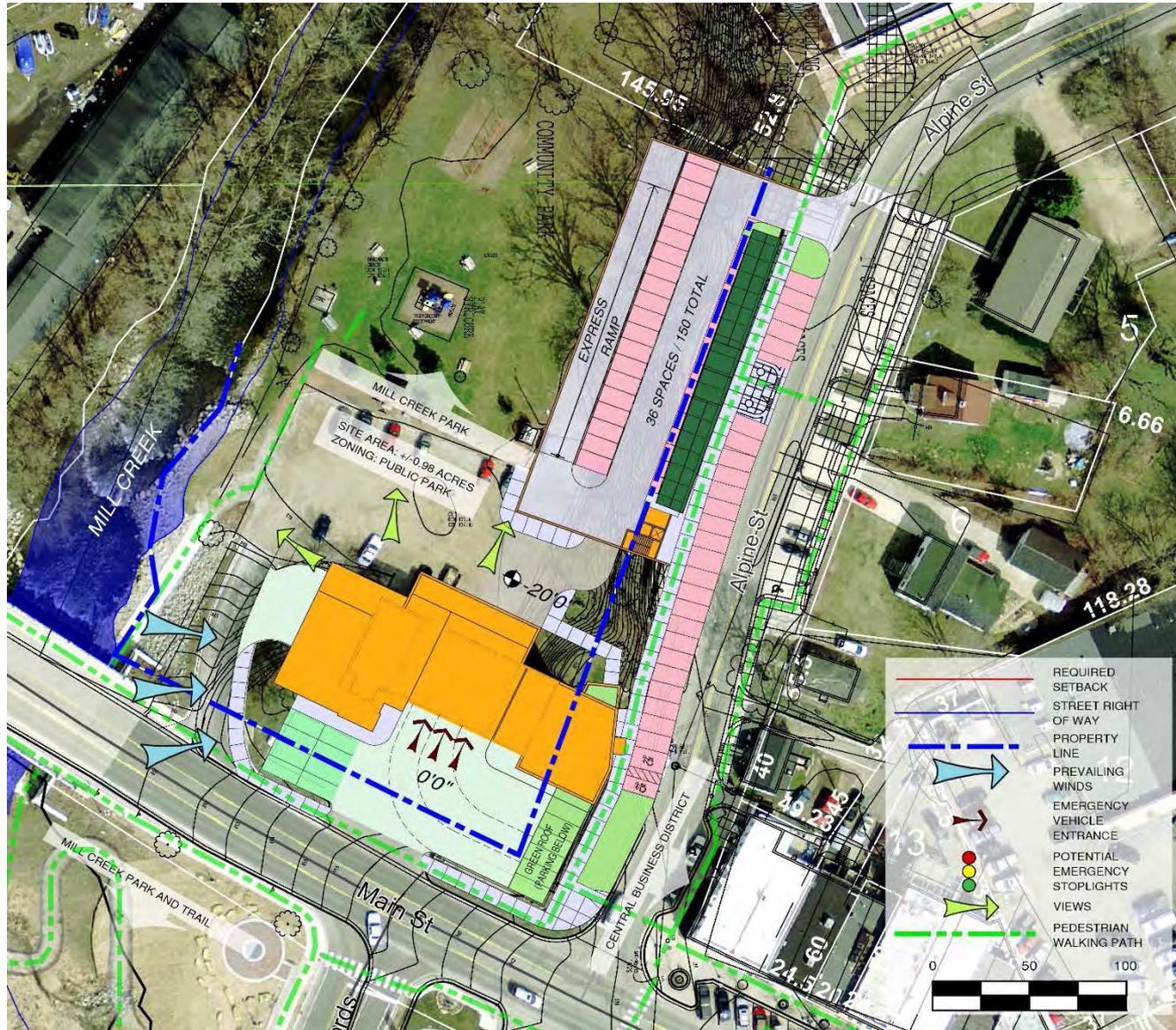


Scheme B2 Lower Parking Deck Levels

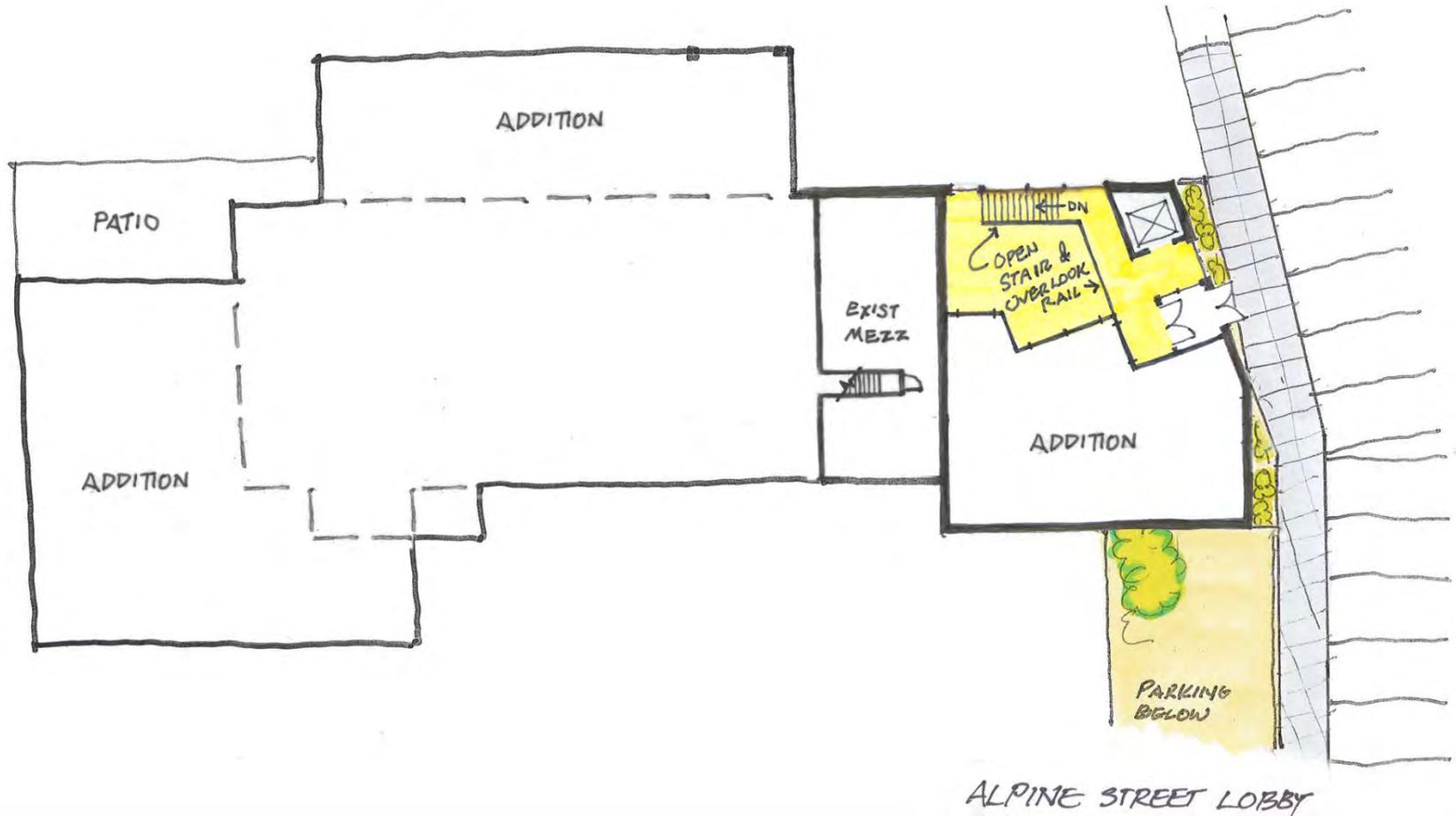




## Scheme B3 Site Plan Analysis



## Scheme B3.1 Site Plan Analysis w/ Parking Deck



Scheme B3 Alpine Street Level Floor Plan





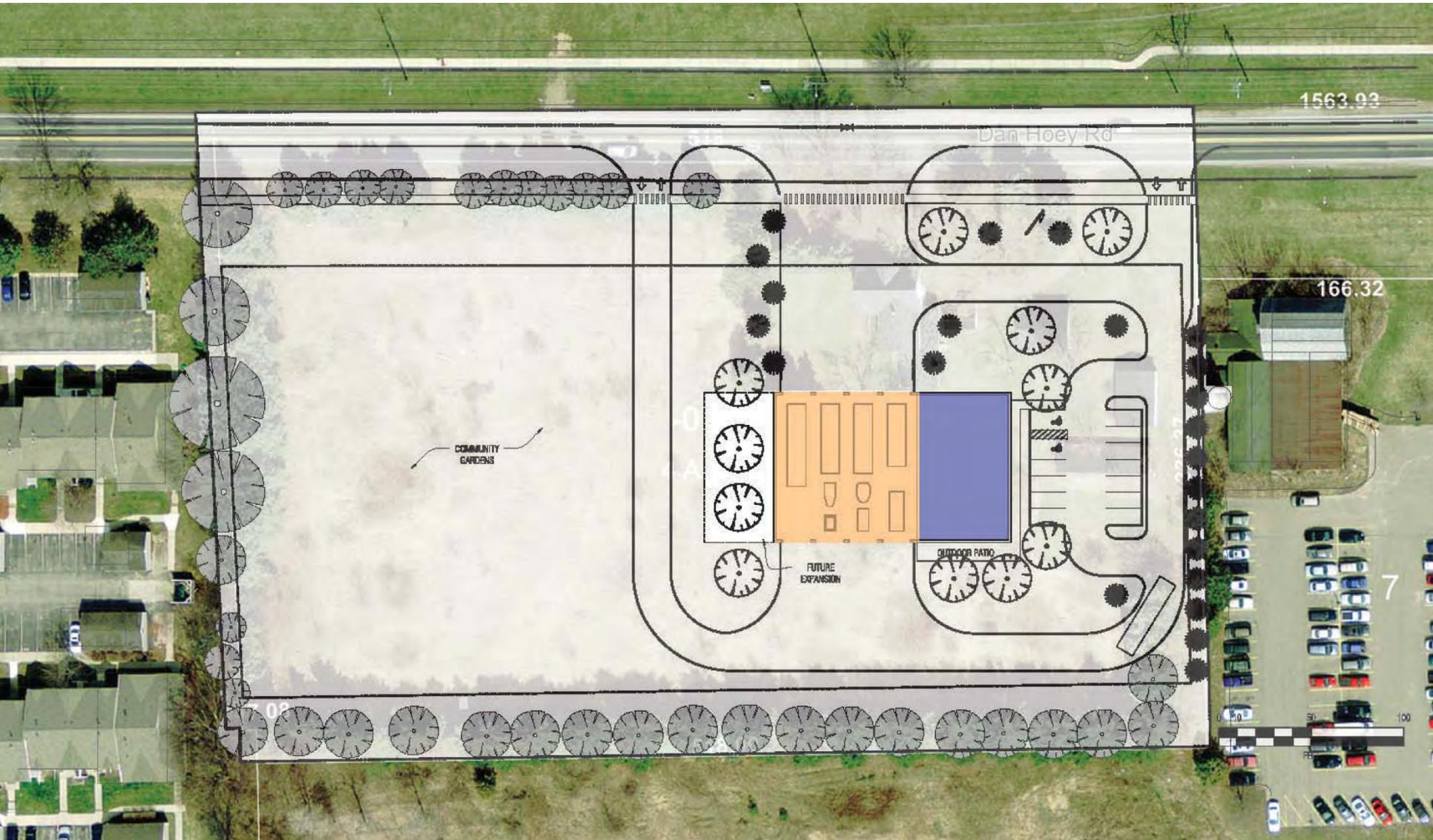
Scheme B3 Main Street Level Floor Plan





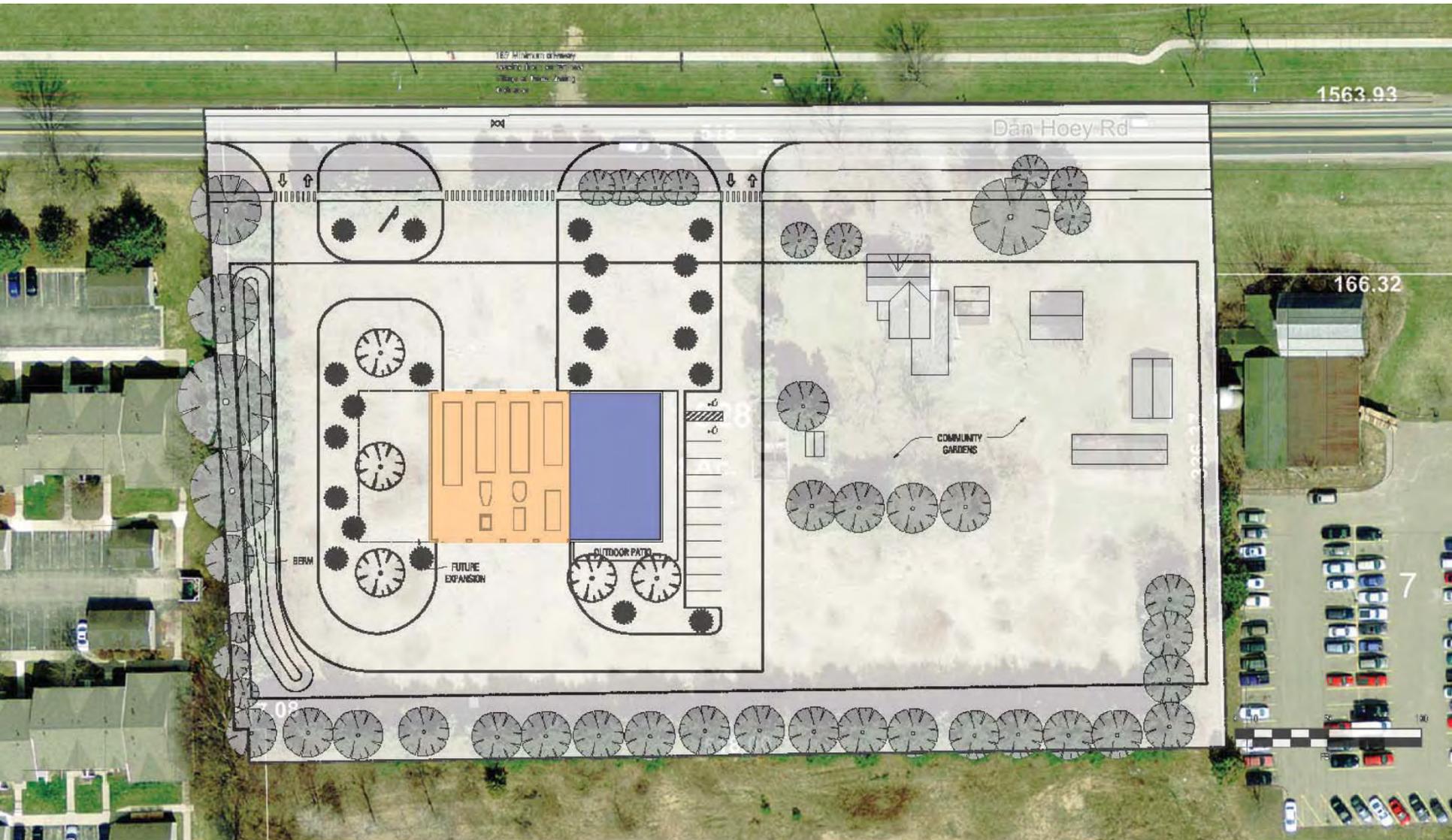
Scheme B3 Mid / Park Side Level Floor Plan





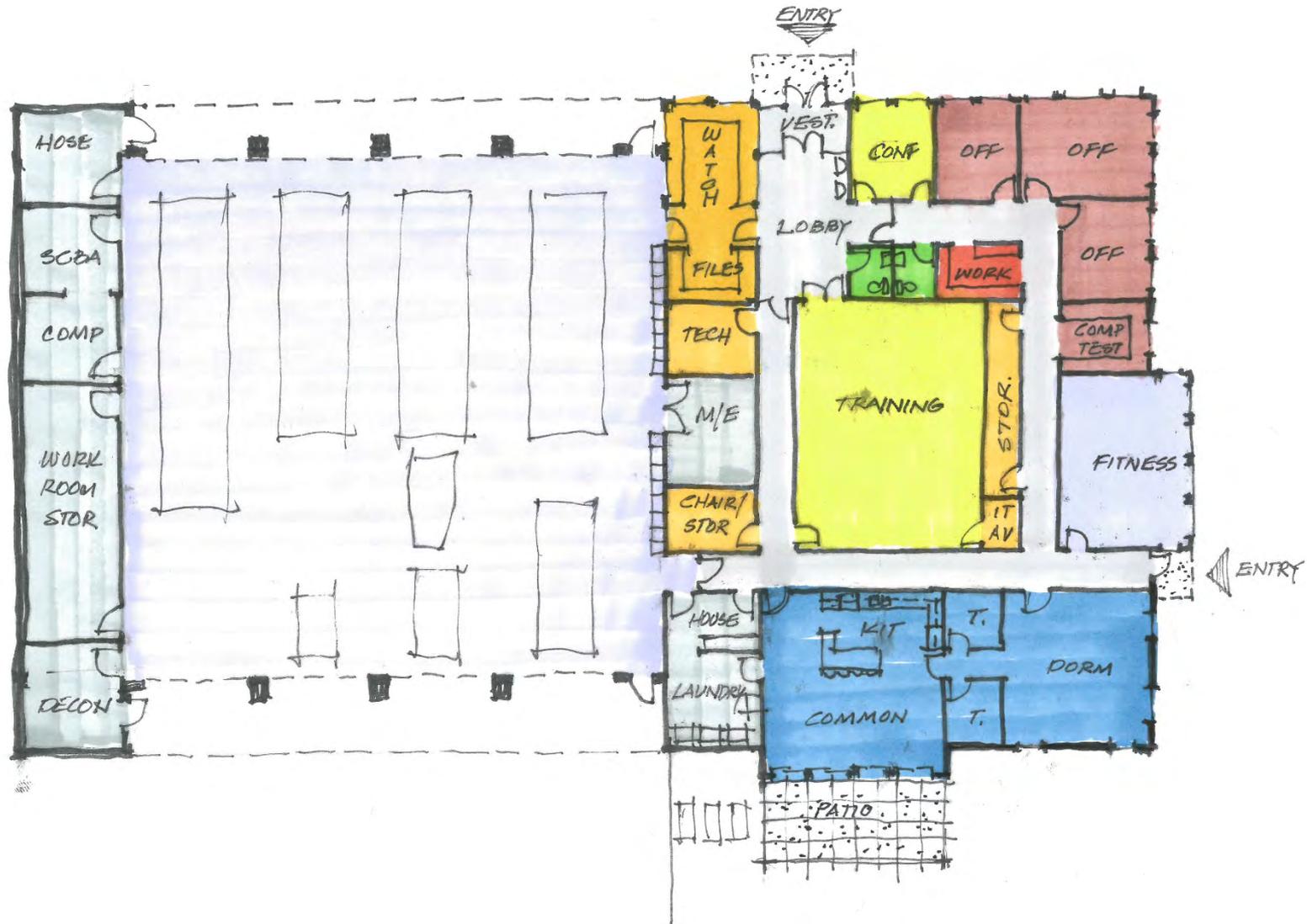
Scheme C1 Site Plan





Scheme C2 Site Plan





Conceptual Fire Station Plan Layout

