



Prepared for:

Town of Rotterdam  
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# TOWN COURT AND POLICE FACILITY FEASIBILITY STUDY

PUBLIC INFORMATIONAL MEETING

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# Introductions and Presentation Outline



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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
- 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.



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

# Preliminary Cost Summary



|                                 | <b>OPTION 1</b><br><b>Existing Building<br/>Renovation &amp; Addition</b> | <b>OPTION 2</b><br><b>Existing Viaport<br/>Renovation &amp; Relocation</b> | <b>OPTION 3</b><br><b>New Construction</b> |
|---------------------------------|---|--|--|
| <b>Capital Cost</b>             | \$31,500,000  | \$27,000,000   | \$28,500,000                               |
| <b>Year 1 Annual<br/>Costs</b>  | \$241,500   | \$279,200  | \$213,200                                  |
| <b>Total Cost – 30<br/>Year</b> | \$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.

The experience to  
**listen**  
The power to  
**solve**<sup>SM</sup>

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