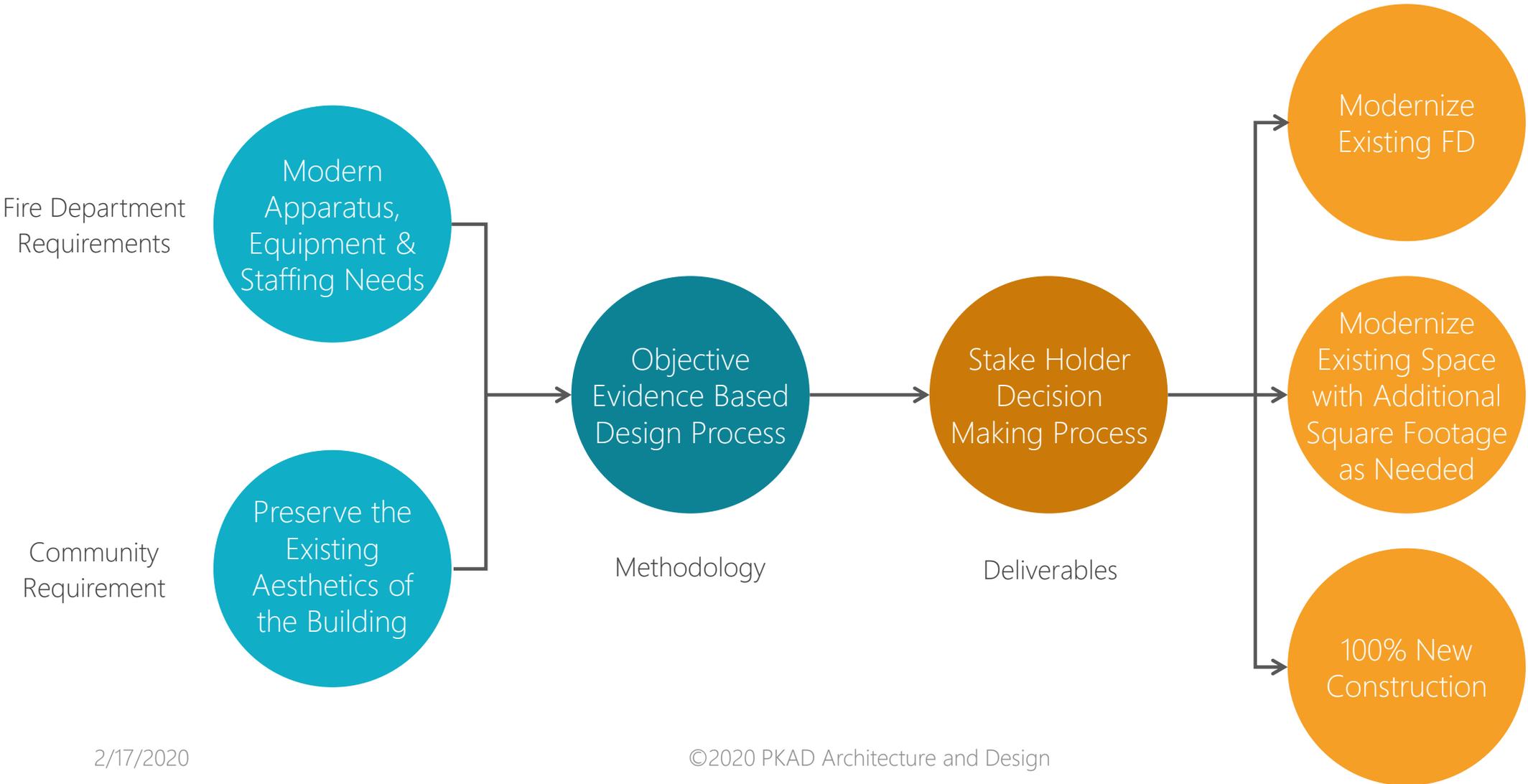


# GCFD Feasibility Study: Programing and Conceptual Design Presentation

# Mission & Purpose

Provide the Garden City Community with a Fire House that:

1. Meets Modern Standards
2. Maintains the Integrity of the Aesthetics & Historical Appeal of Steward Ave.





# MODERNIZE THE EXISTING STATION



2.9 Cost Estimate

Repairs: 2.26 Million  
 Upgrades/Abatement/: 1.30 Million  
 Waterproofing

---

Total for Repairs only. 3.56 Million

GCFD Firehouse #2 Preliminary Cost Estimate*	
Scope of Work Item	Amount
<b>2.1 National, State &amp; Local Codes</b>	
a. Fire Sprinkling & Fire Rating	\$ 4,100
b. Egress	\$ 130,200
c. Mechanical	\$ 37,000
d. Electrical	\$ 15,600
e. Plumbing	\$ 45,100
<b>National, State &amp; Local Codes TOTAL</b>	<b>\$ 231,900</b>
<b>2.2 ADA Compliance</b>	
a. Interior Ramps	\$ 37,500
First Floor Bathroom	\$ 75,600
* See Alternative for Second Floor Bathroom	
<b>ADA Compliance TOTAL</b>	<b>\$ 163,100</b>
<b>2.3 Tower Option 1</b>	
a. Tower Roof & Parapet Wall	\$ 140,800
b. Tower Tower Stair & Metal Stair	\$ 129,600
c. Tower Brick & Glass Block	\$ 541,600
<b>Tower Option 1 TOTAL</b>	<b>not included \$ 812,400</b>
<b>2.3 Tower Option 2</b>	
a. Tower Roof & Parapet Wall	\$ 106,200
b. Glass Tower Stair & Metal Stair	\$ 106,700
c. Tower Brick & Glass Block	\$ 299,200
<b>Tower Option 2 TOTAL</b>	<b>\$ 512,100</b>
<b>2.4 Built In Gutters</b>	
a. Copper Line & Cast Stone Gutter	\$ 691,100
b. Scupper & Conductor Head	\$ 26,200
<b>Built In Gutters TOTAL</b>	<b>\$ 677,300</b>
<b>2.5 Facades &amp; Dormers</b>	
a. Brick & Cast Stone	\$ 281,600
b. Windows & Linolea	\$ 389,300
<b>Facades TOTAL</b>	<b>\$ 649,900</b>
<b>2.6 Roofs</b>	
a. Flashing	\$ 19,000
b. Stone Roof	\$ 38,900
<b>Roofs TOTAL</b>	<b>\$ 82,900</b>
<b>Firehouse #2 + Tower Option 2 TOTAL \$ 2,286,300</b>	

\*10% General Conditions, 10% Overhead & Profit, 4% Escalation, & 15% Design Contingency Built In

<b>2.2 ADA Compliance Alternative</b>	
Second Floor Bathroom	\$ 118,400

<b>2.6 Recommended Upgrades</b>	
a. Architectural	\$ 40,000
b. Mechanical	\$ 116,800
c. Electrical + LED Lighting Upgrade	\$ 149,500
e. Plumbing	\$ 65,400
a. Exterior Drainage	\$ 25,000
<b>Recommended Upgrades TOTAL</b>	<b>\$ 400,000</b>

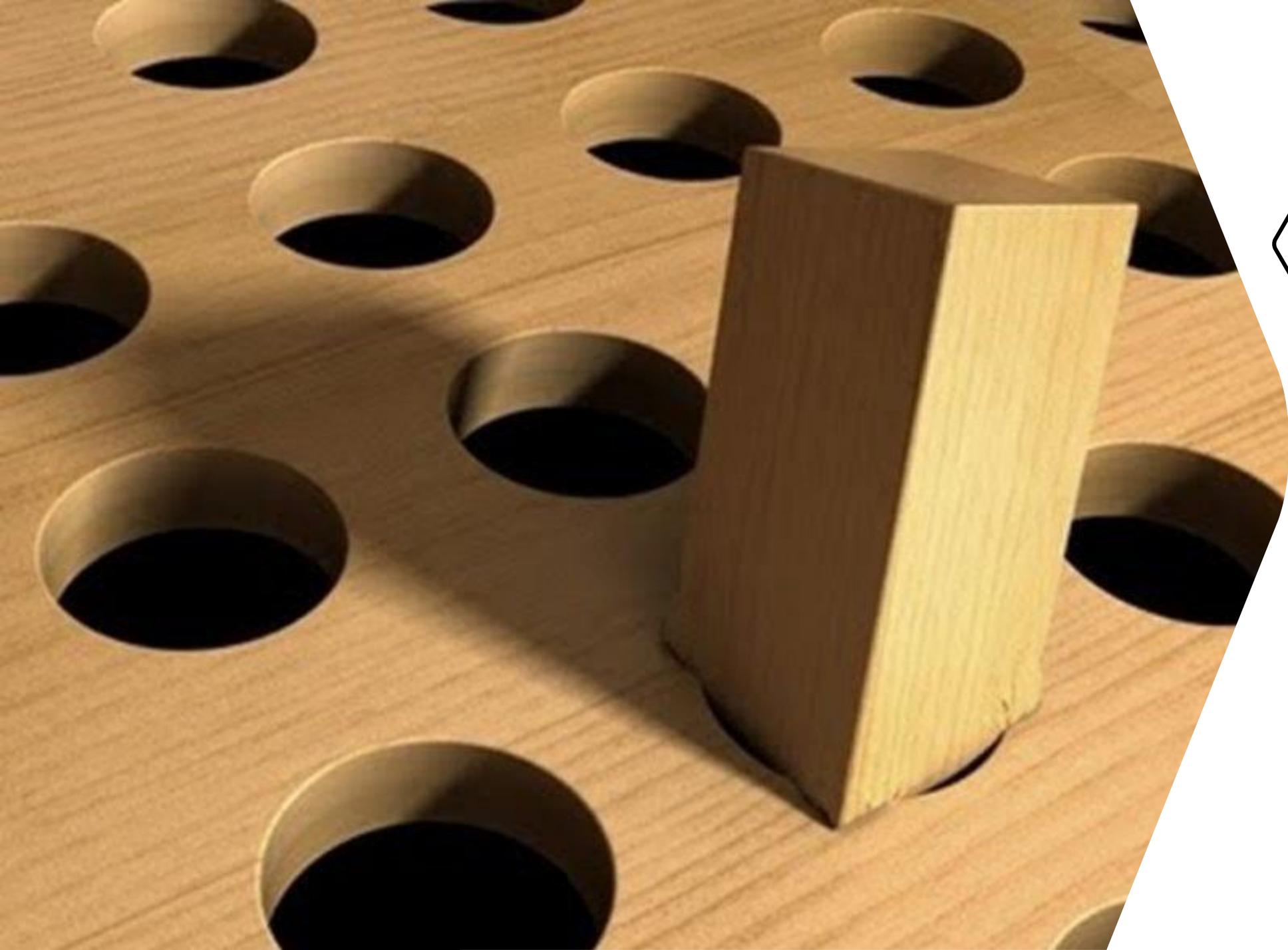
<b>2.6 Program Design Options</b>	
a. Option A	\$ 2,515,600
b. Option B	\$ 3,183,700

<b>Abatement - Continuous Project</b>	
Abatement	\$ 317,200
Air Monitoring	\$ 34,800
<b>Continuous Abatement TOTAL</b>	<b>\$ 352,100</b>

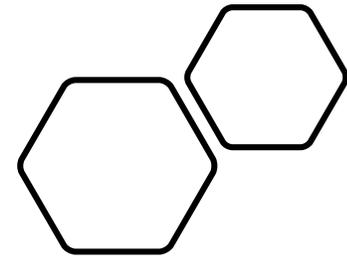
<b>Abatement - Phased Project</b>	
Abatement	\$ 195,400
Air Monitoring	\$ 63,600
<b>Phased Abatement TOTAL</b>	<b>\$ 440,200</b>

<b>Abatement - Exterior Waterproofing</b>	
Abatement	\$ 310,600
Air Monitoring	\$ 25,300
<b>Exterior Waterproofing Abatement TOTAL</b>	<b>\$ 336,900</b>





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# THE CRUX OF THE MATTER

2/17/2020

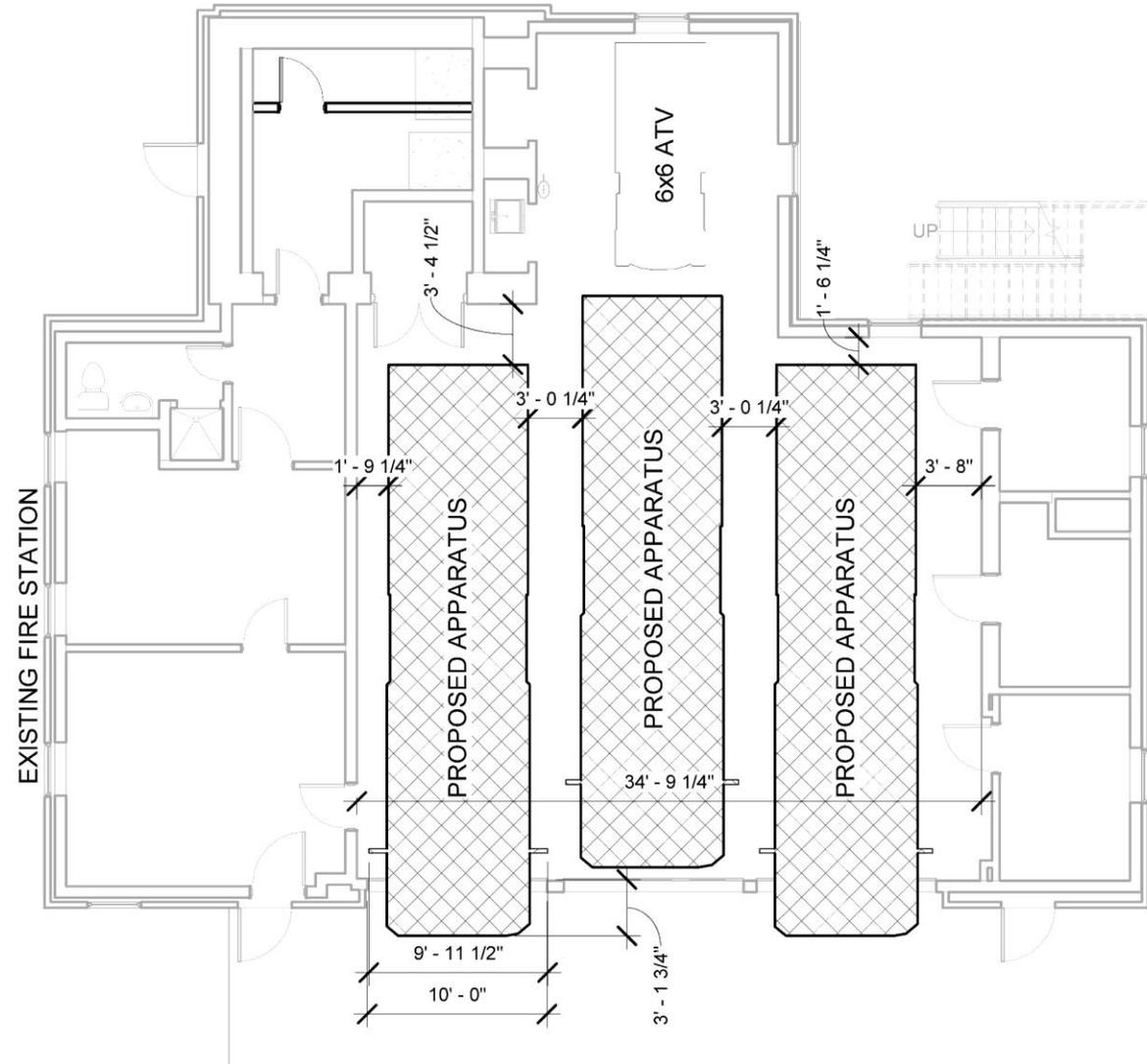
# Stewart Ave Station #2 Then & Now

1930's



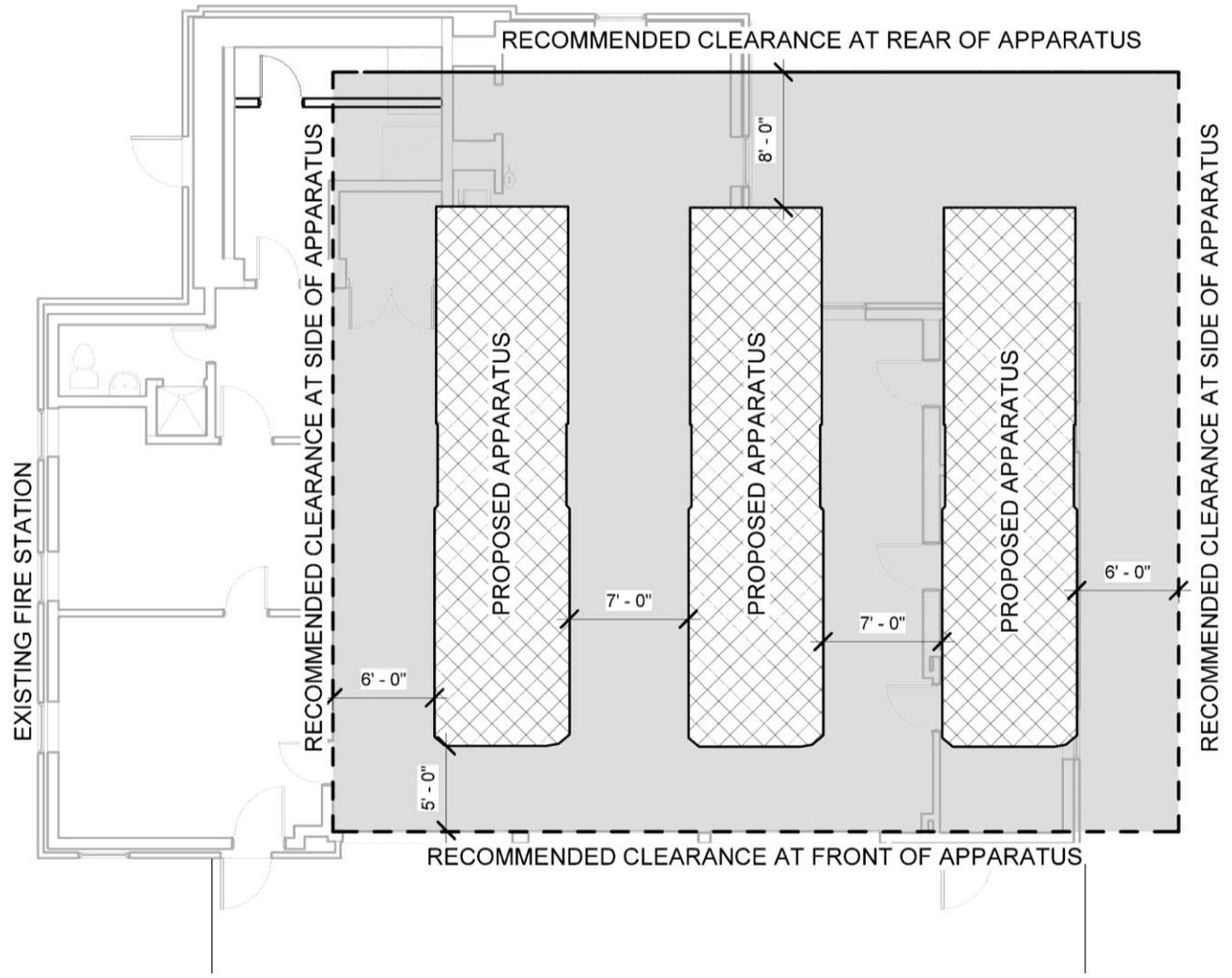
2020





## GCFD Virtual Tour of Existing Issues





2.9 Cost Estimate

Repairs: 2.26 Million  
 Upgrades/Abatement/: 1.30 Million  
 Waterproofing

Total for Repairs only. 3.56 million

Option A: 2.2 million  
 Option B: 3.16 million  
 Rough cost 1700 – 2250/sq foot

Total for Repair/Expand:  
 5.76 million – 6.72 Million

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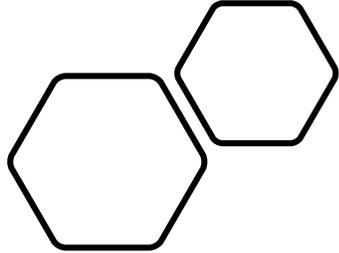
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<b>Abatement - Continuous Project</b>	
Abatement	\$ 317,200
Air Monitoring	\$ 34,800
<b>Continuous Abatement TOTAL</b>	<b>\$ 352,100</b>

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Abatement	\$ 190,400
Air Monitoring	\$ 63,600
<b>Phased Abatement TOTAL</b>	<b>\$ 440,200</b>

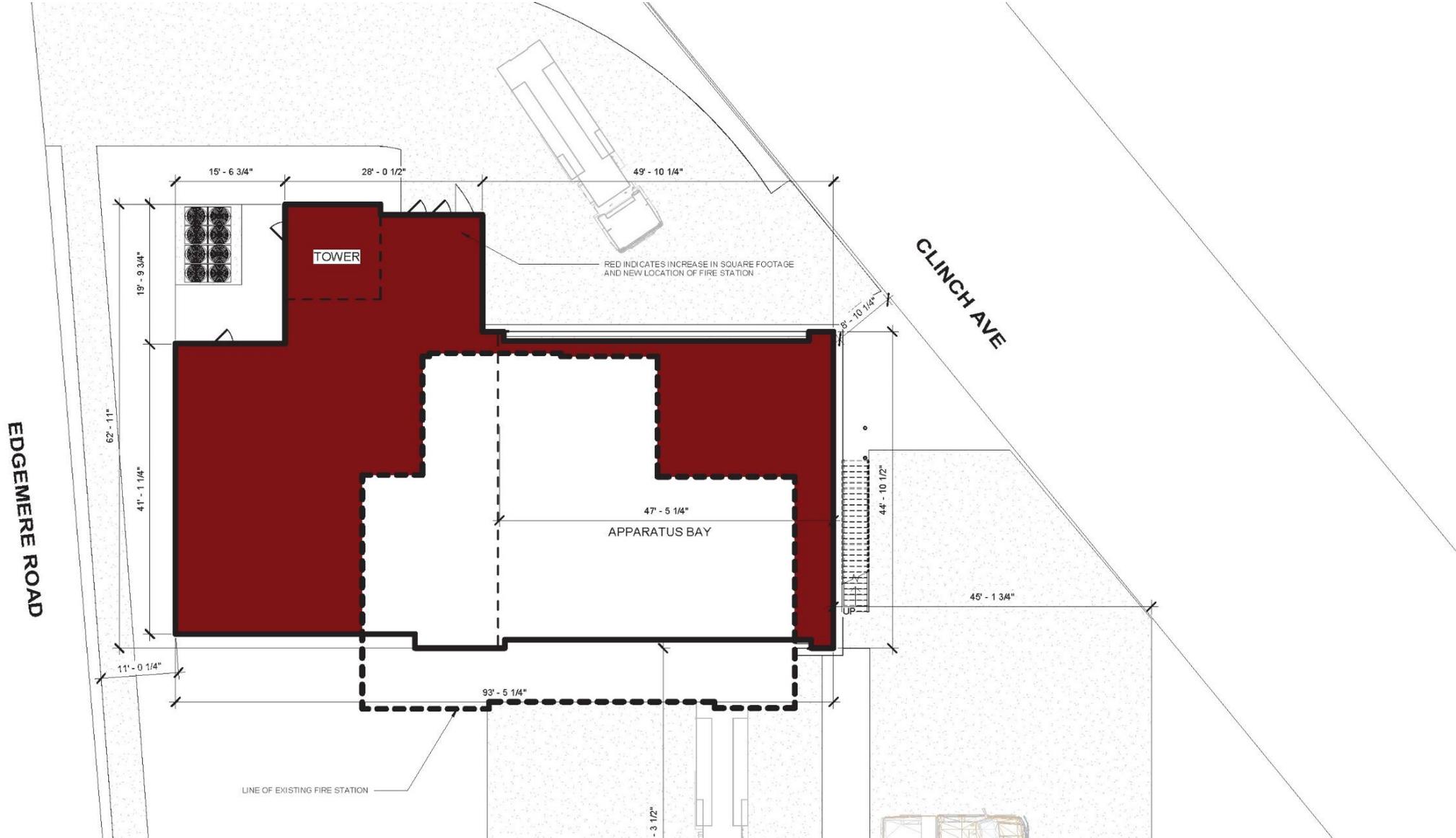
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Abatement	\$ 310,600
Air Monitoring	\$ 25,300
<b>Exterior Waterproofing Abatement TOTAL</b>	<b>\$ 336,900</b>





# COMMERCIAL RENOVATION VS NEW CONSTRUCTION

2/17/2020



# Existing vs Proposed

Existing East Side Elevation



Proposed East Side Elevation



# Existing vs Proposed

Existing North Side Elevation



Proposed North Side Elevation



# Existing vs Proposed

Existing West Side Elevation



Proposed West Side Elevation



# Existing vs Proposed

Existing South Side Elevation



Proposed South Side Elevation





*Summary*





MIDDLE ISLAND FD:  
28,000 SQ FT NEW CONSTRUCTION.  
7 BAY MAIN HQ WITH BASEMENT  
UNDER ADMINISTRATIVE SECTION

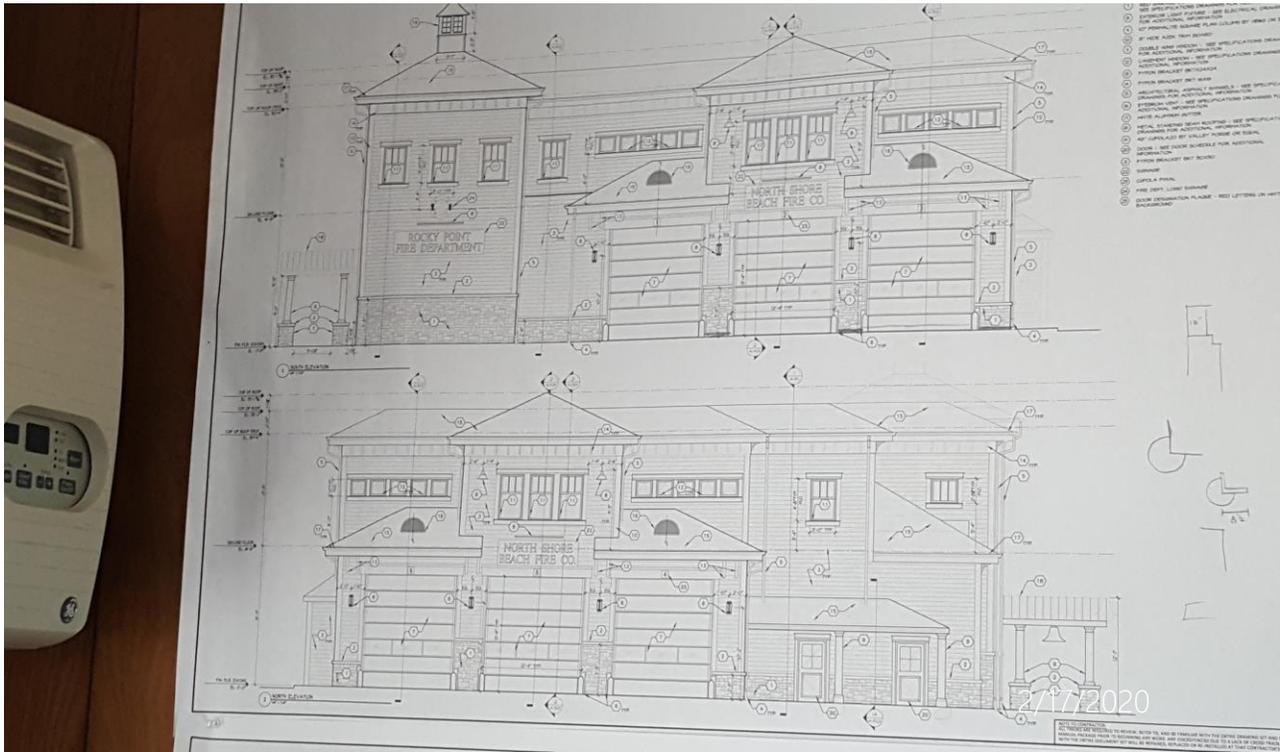
15.8 MILLION.  
CONSTRUCTED AT  
\$564/SQ FT





ROCKY POINT FD:  
11,500 SQ FT NEW  
CONSTRUCTION. 3 BAY  
SUBSTATION  
NO BASEMENT

7 – 8 MILLION.  
COST OF CONSTRUCTION  
RANGE:  
\$606.00 - \$692.00 SQ FT



**YOU ARE HERE:**  
Mid-Phase of  
Schematic Design

Soft numbers for Budgeting  
6.35 – 7.8+ Million

### Design Development

To include typical construction detail, diagrammatic layouts of structure & building systems (MEPs) and include major materials and establish the quality levels

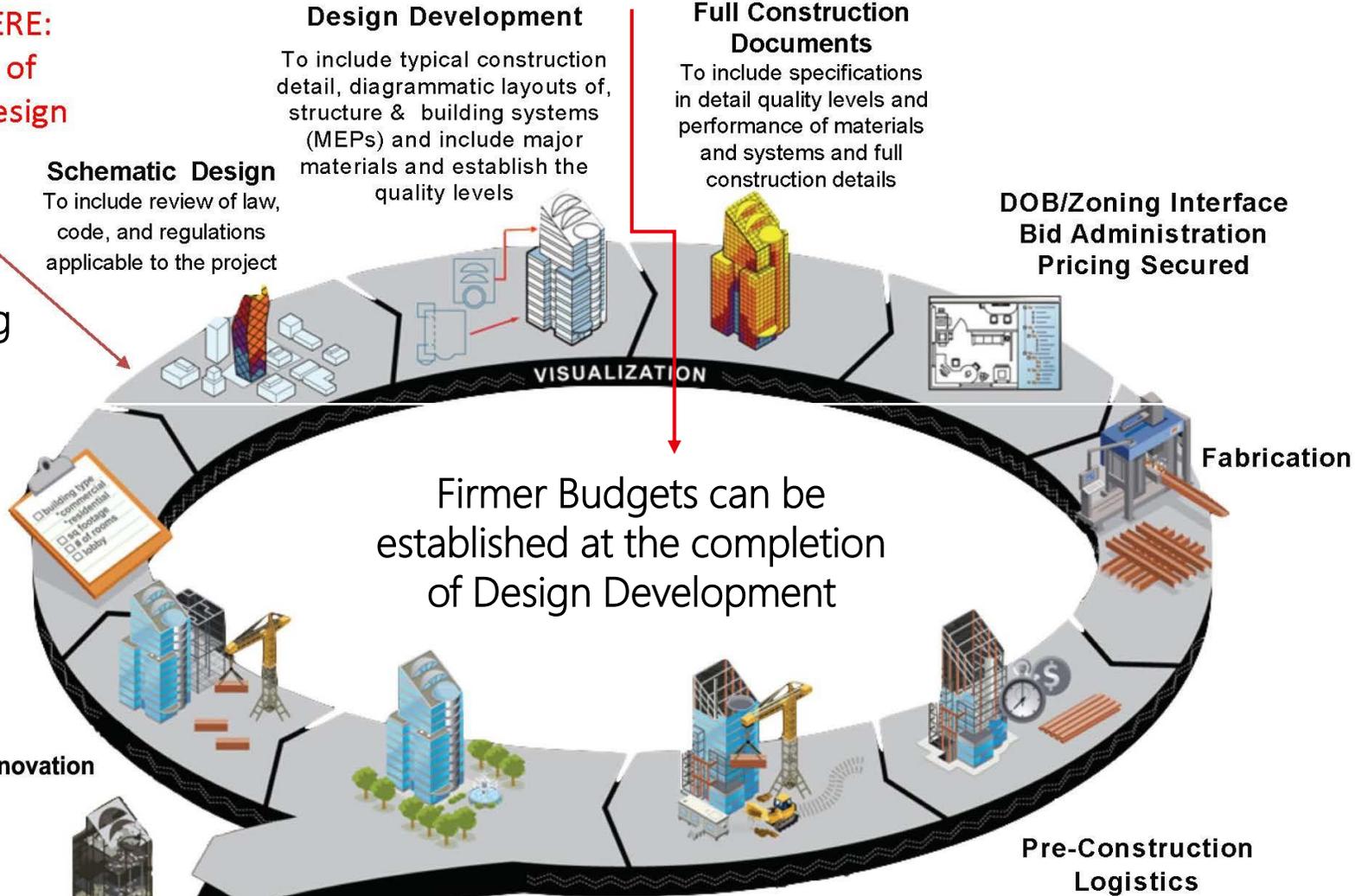
### Full Construction Documents

To include specifications in detail quality levels and performance of materials and systems and full construction details

### Schematic Design

To include review of law, code, and regulations applicable to the project

**DOB/Zoning Interface  
Bid Administration  
Pricing Secured**



Firm Budgets can be established at the completion of Design Development

### Programming



### Renovation



### Demolition

### Operation and Maintenance

### Construction

To include progress meetings, process change orders & request for payments. Also to include as built documents & benchmark Lidar scanning for operations and maintenance

### Pre-Construction Logistics

To include material submittal & shop drawing review

### Fabrication



# A.E.C. CYCLE

MISSION AND PUPPOSE		MODERNIZE	MODERNIZE & EXPAND	NEW CONSTRUCTION
MEET MODERN STANDARDS				
	CODE COMPLIANCE	??	??	✓
	HOUSE MODERN APPARATUS & EQUIPMENT	X	X	✓
	STAFFING NEEDS	X	??	✓
PRESERVE THE HISTORICAL APPEAL OF STEWART AVE		✓	X	✓
SOFT BUDGETS (IN MILLIONS)		3.56	5.76 - 6.72	6.35 - 7.8+

# Recap



**Thank You**