



SECTION II EXECUTIVE SUMMARY

Lothrop
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EXECUTIVE SUMMARY

Lothrop Associates LLP Architects (LAA) was retained by the Village of Mamaroneck to prepare a Municipal Facilities Needs Assessment report to catalogue deficiencies found at each location. A detailed listing of code and physical condition findings are documented in this report corresponding to each building. We have used a rational hierarchy to prioritize the Opinions listed below. The recommendations, ordered from highest to lowest in importance, address the following: protecting the health, safety and welfare of the public, building maintenance, optimizing function, and building enhancements.

Priority 1; 169 Mount Pleasant Avenue, due to the Police Department’s inherent safety and security needs, sharing their occupancy with the court offices, building department and a historian is highly problematic from a space planning perspective. This arrangement places the public and staff at risk. The space allocated to the police department is severely undersized for the current department needs. Additionally, the existing building has significant code and accessibility issues which need to be addressed. Most important, the inherent security and safety risks resulting from mixing the police department with other functions/departments will be difficult and costly to overcome in the current facility. We have listed our recommendations below (see Options A-D) that could benefit the Village.

Priority 2; The Village can benefit as a whole from consolidating the current distribution of governmental offices. For example, the Village Administrative Offices currently located at 123 Mamaroneck seem isolated from the Village’s other departments located at 169 Mount Pleasant Avenue. If all departments were at one location, employees and staff would benefit from not having to travel between sites when conducting Village business. This would help make daily functions more efficient. Similarly, residents would not be inconvenienced by having to go to different venues in order to interact with multiple Village departments.

Note; Options A through D below combine recommendations for both 169 Mount Pleasant Avenue and 123 Mamaroneck Avenue in order to achieve the greatest benefit for the Village of Mamaroneck.

Option A

- Sell 123 Mamaroneck Avenue and utilize the proceeds to help fund the items listed below.
- Provide a new Police Department and Court with offices on an alternate site.
- Renovate interior of 169 Mount Pleasant Avenue to suit existing offices including 123 Mamaroneck Avenue.
- Add ADA compliant toilets, elevators and new stair.
- Install sprinkler system.

Option B - See attached plan.

- Sell 123 Mamaroneck Avenue and utilize proceeds to help fund items listed below
- Provide a new Police Department abutting the Village Court.
- Add ADA compliant stair and elevator.
- Renovate interior of 169 Mount Pleasant to suit offices currently located in 123 Mamaroneck Avenue and 169 Mount Pleasant Avenue and correct ADA issue; add sprinkler system, and enclosed egress stair.
- Renovate Court.

- Renovate parking; convert into Village Green.
- Construct secure police parking with staff parking above.

Option C

169 Mount Pleasant Avenue

- Add ADA compliant public elevator near entrance.
- Add ADA compliant stair.
- Renovate interior; trade location of detectives and court/violations offices.
- Add ADA compliant toilets for both genders; by removing the existing small stair and abutting toilets.
- Provide Police Department with a small addition for locker rooms for both genders.
- Replace and reposition doors to met ADA requirements.
- Renovate Police Department.
- Provide an addition to Police Department for Male & Female locker/changing rooms.
- Add a sprinkler system to building.

123 Mamaroneck Avenue

- Make the ADA toilet room and drinking fountain compliant.
- Modify corridor to Break Room to be less than 50 feet long.
- Add emergency lighting.
- Reconstruct public counters and the public computer terminal to make them ADA compliant and to limit the public's view of the employee work surfaces.
- Add a janitor's closet with slop sink and shelving.
- Construct acoustic partitions throughout.
- Balance existing HVAC system.

Option D

- Sell both 123 Mamaroneck Avenue and 169 Mount Pleasant Avenue and utilize proceeds to help fund item below.
- Acquire land on an alternate site; build new Government Facility to house offices from both locations and include separate Police Department.

Option E

- Sell both 123 Mamaroneck Avenue and 169 Mount Pleasant Avenue, proceeds to help fund item below.
- Demolish two story parking facility on Village owned Hunter Lot.
- Build a new Government Facility on the Hunter Lot for offices from 123 Mamaroneck Avenue and 169 Mount Pleasant Avenue and a separate Police Department with parking structure. Parking capacity to match current parking structure plus spaces required for new Government Facility.

Option F

- Sell 123 Mamaroneck Avenue proceeds to help fund item below.
- Demolish parking facility on Village owned Hunter Lot.

- Build new Public Safety Building on Hunter Lot for Court, Court Offices, and Police Department including parking structure. Parking capacity to match current parking structure plus those required for Public Safety Building.
- Renovate 169 Mount Pleasant to accommodate offices from; 123 Mamaroneck Avenue, DPW, Parks and Recreation Departments, Building Department and Remote Storage.
- Add ADA compliant toilets, elevator and a new stair.

Priority 3; The DPW site consists of three structures; a Transfer Station, Garage, and a Garage/Offices. The site is undersized for the current operations. The structural integrity of the transfer station roof may have been compromised when modifications were made. This is of great concern; a structural engineer should assess the remaining roof of transfer station.

We believe there is great opportunity for the Village in considering a concept that would relocate the DPW Garage and DPW Transfer station to another site (location to be determined). The new site can be designed to allow for proper truck maneuvers within a streamlined operation of vehicular and user flow minimizing crossover of patterns while still incorporating functional adjacencies. Currently the sites are awkwardly separated by another property owner. The truck maneuvers for the Transfer station are strained. In general the site is landlocked with no room for expansion. Our recommendations are listed below.

Option A

- Provide a new facility on an alternate site.

Option B

Garage/Offices

- Renovate existing space on the ground floor for large vehicle maintenance
- Enlarge public entrance to provide an elevator and code compliant stair.
- Reconfigure auto parts storage to improve efficiency.
- Renovate upper level; provide elevator, and ADA compliant toilets and shower facilities
- Add single user toilet down stairs
- Add exhaust extraction system for vehicles
- Add a large vehicle lift. Note; roof structure will limit its capacity to approx. three feet.

Garage

- Add sprinkler system to existing storage Garage.
- Relocate recycling yard.
- Add a new large vehicle garage in the recycling yard.

Transfer Station

- Provide new roof structure and raise walls for Transfer Station

Option C

Garage/Offices

- Renovate existing space on the ground floor for large vehicle maintenance
- Enlarge public entrance to provide an elevator and code compliant stair.
- Reconfigure auto parts storage to improve efficiency.
- Renovate upper level; provide elevator, and ADA compliant toilets and shower facilities

- Add single user toilet down stairs
- Add exhaust extraction system for vehicles

Garage

- Add sprinkler system to existing storage Garage and another.
- Relocate recycling yard.
- Add a new large vehicle garage in the recycling yard.

Transfer Station

- Remove structure and upper portion of ramp.
- Provide widen ramps on column structure, use ground level for staff parking.
- Provide two lane transfer station with staggered compactor below.

Priority 4; The Harbor Island structures include; the Coast Guard, Police and Senior’s buildings and the Pavilion. Harbor Island has its own unique characteristics. For generations it has provided unparalleled access to public waterfront space and use of large green recreational spaces. The challenge is not only in maintaining the existing facilities, but also planning for their future use. This would enable them to continue providing the expected level of enjoyment for current residents and future generations which has always been the hallmark of this Village gem.

The three separate structures at the south end of the park that house the; Coast Guard, Police and Senior’s activities need repair. Rather than having three separate facilities, a site plan study can be done that relocates the functions into one new facility while still incorporating the functional benefits that exist by being in close proximity to the waterfront. Combining these functions would create more pedestrian friendly pathways and uses along the waterfront. A single structure with two stories can accommodate the senior activities on the main level with eye level views of the surrounding environs while also providing for easy access. The Police and Coast Guard can be located on the upper level offering a better vantage point to observe the marina and park spaces.

Note; Options A and B combine recommendations for the; Police, Coast Guard, and Senior’s buildings in order to achieve the greatest benefit to the Village of Mamaroneck.

Option A

Police, Coast Guard and Senior’s buildings

- Remove Police, Coast Guard and Senior’s buildings.
- Provide a new two story building for Police, Coast Guard and Senior’s.
- Reinstate landscaping on old building sites to embellish the pedestrian pathway.

Option B

Police, Coast Guard and Senior’s buildings

- Replace the roofs.
- Provide ADA ramps on the Coast Guard and Police buildings.
- Add ADA compliant male and female toilet facilities either in the Senior’s building or in a separate structure to serve all three buildings. We understand toilets exist in the Harbor Master’s Building, which may reduce some need.

Option A

Pavilion

- Add sprinkler system.
- Add exterior doors.
- Replace and reposition doors along ADA access routes.
- Add toilets.
- Add storage.
- Add to and renovate the interior to provide new Lifeguard Office/ First Aid Room, Toilets and Storage. Or provide new Life Guard building with toilets and storage next to the beach.

EXECUTIVE SUMMARY: OPINION OF PROBABLE COSTS

Priority 1 and 2 - 169 MOUNT PLEASANT AVENUE

| | |
|----------------|--------------|
| Option A..... | \$9,210,000 |
| Option B..... | \$9,320,000 |
| Option C..... | \$1,431,000 |
| Option D | \$12,500,000 |
| Option E | \$16,960,000 |
| Option F | \$14,570,000 |

Priority 2 - 123 MAMARONECK AVENUE, VILLAGE HALL

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|---------------|---------------|
| Option A..... | (\$1,000,000) |
| Option B..... | \$132,500 |

Priority 3 - 313 FAYETTE AVENUE, DPW - GARAGE, GARAGE/OFFICE & TRANSFER STATION

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|---------------|--------------|
| Option A..... | \$12,800,000 |
| Option B..... | \$2,309,500 |
| Option C..... | \$1,990,000 |

Priority 4 -HARBOR ISLAND – PAVILION

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|---------------|-----------|
| Option A..... | \$335,000 |
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Priority 4 -HARBOR ISLAND – POLICE, COAST GUARD & SENIOR BUILDINGS

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|---------------|-----------|
| Option A..... | \$605,000 |
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Priority 4 -HARBOR ISLAND – POLICE BUILDING

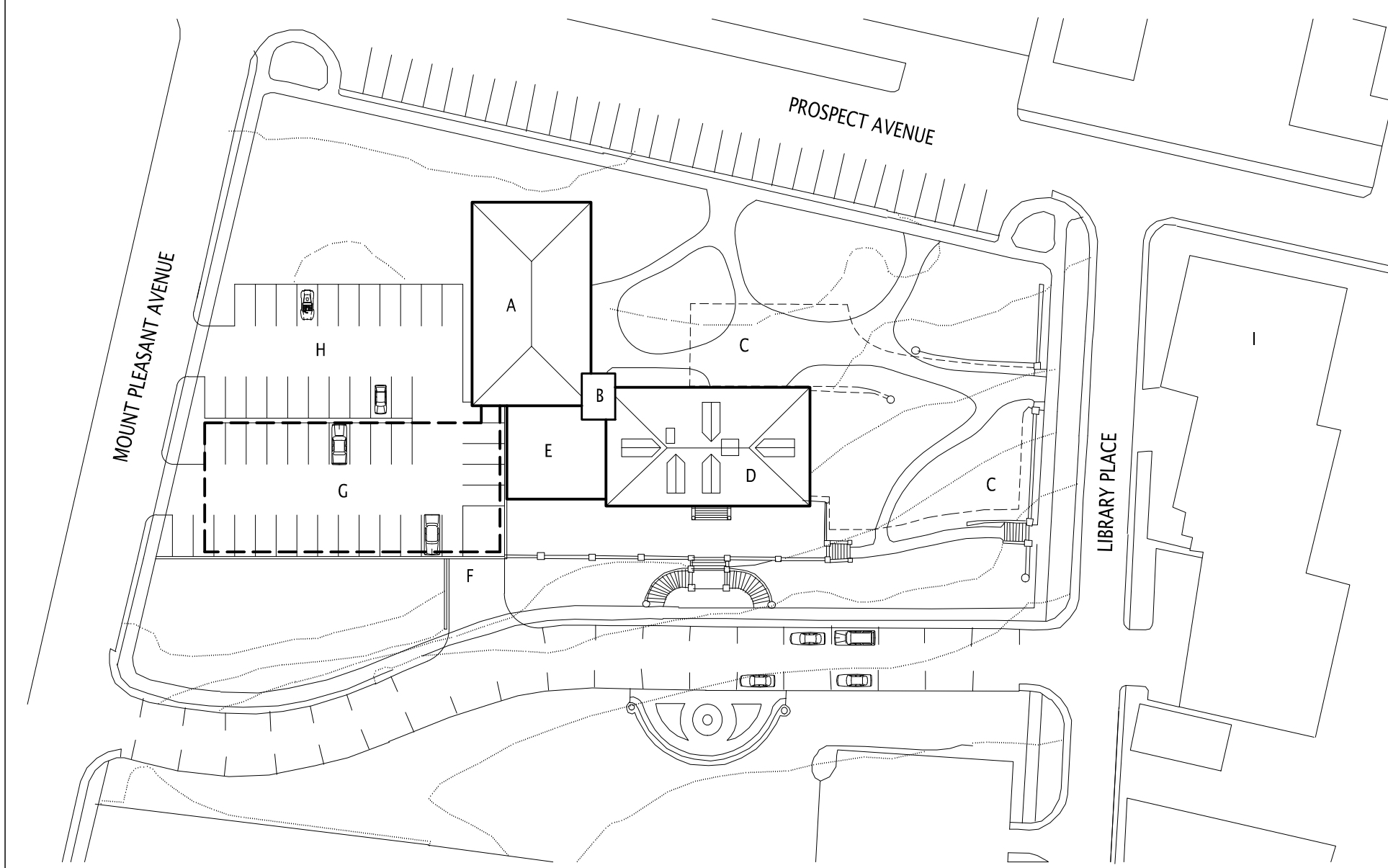
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| Option B..... | \$45,000 |
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Priority 4 -HARBOR ISLAND – COAST GUARD BUILDING

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| Option B..... | \$45,000 |
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Priority 4 -HARBOR ISLAND - SENIOR BUILDING

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| Option B..... | \$38,500 |
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1 PROPOSED PLAN
NOT TO SCALE



LEGEND

- A. NEW POLICE BUILDING 3 STORIES + BASEMENT 14,000 SF +/-.
- B. NEW VERTICAL CIRCULATION CORE 1,200 SF.
- C. REMOVE EXISTING PARKING AND PROVIDE LANDSCAPED VILLAGE GREEN.
- D. RENOVATE EXISTING VILLAGE OFFICE BUILDING 3 STORIES + BASEMENT 14,000 SF.
- E. RENOVATE EXISTING COURT SPACE 2,000 SF.
- F. ENTRANCE TO POLICE PARKING ALSO USED AS PRISONER TRANSFER SALLY PORT.
- G. SECURED POLICE PARKING BELOW 7,800 SF 23 CARS.
- H. NEW ON GRADE STAFF PARKING 15,000 SF 50 CARS.
- I. LIBRARY

CONSTRUCTION PHASING

1. CONSTRUCT NEW POLICE BUILDING.
2. POLICE VACATE EXISTING BUILDING.
3. CONSTRUCT VERTICAL CIRCULATION CORE WITH TEMPORARY COURT ENTRANCE THROUGH POLICE BUILDING
4. RELOCATE COURT ENTRANCE TO NEW CIRCULATION CORE AND COMPLETE POLICE SPACE..
5. CONSTRUCT SECURED UNDERGROUND POLICE PARKING AND ON GRADE STAFF PARKING.
6. GUT AND RENOVATE VACATED POLICE SPACE TO ACCOMMODATE COURT SUPPORT SPACES AND BUILDING DEPARTMENT.
7. COURT SUPPORT AND BUILDING DEPARTMENT OCCUPY RENOVATED SPACES.
8. GUT AND RENOVATE REMAINING SPACE IN EXISTING BUILDING.
9. VILLAGE OFFICES LOCATED IN REGATTA BUILDING OCCUPY RENOVATED SPACES.
10. REMOVE ON GRADE POLICE PARKING AND REMOVE PAVEMENT TO PROVIDE NEW VILLAGE GREEN AS COMMUNITY ANCHOR.

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| 2 | 03/12/2014 | FINAL DRAFT REPORT |
| 1 | 01/17/2013 | DRAFT |
| ISSUE NO. | ISSUE DATE | DESCRIPTION |

VILLAGE OF MAMARONECK
MUNICIPAL FACILITIES
SPACE NEEDS ASSESSMENT

VILLAGE HALL AT THE REGATTA
123 MAMARONECK AVENUE
MAMARONECK, NEW YORK 10543

Lothrop associates architects

333 WESTCHESTER AVENUE, WHITE PLAINS, NEW YORK - 914 241 1115
510 CLINTON SQUARE, ROCHESTER, NEW YORK 585 939 7576
125 HALF MILE ROAD, SUITE 200, RED BANK, NEW JERSEY 732 933 2734
100 PEARL STREET, 14TH FLOOR, HARTFORD, CONNECTICUT 860 249 7251

169 MOUNT
PLEASANT AVENUE
PROPOSED PLAN

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| PROJECT NO.: 1513-00 | SCALE: AS NOTED |
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DRAWING NO.: