

# TOMPKINS COUNTY

## Project Updates



- Human Services Building Addition and Renovation
- Jail Modifications

March 18, 2014

# HUMAN SERVICES BUILDING

RENOVATION & ADDITION



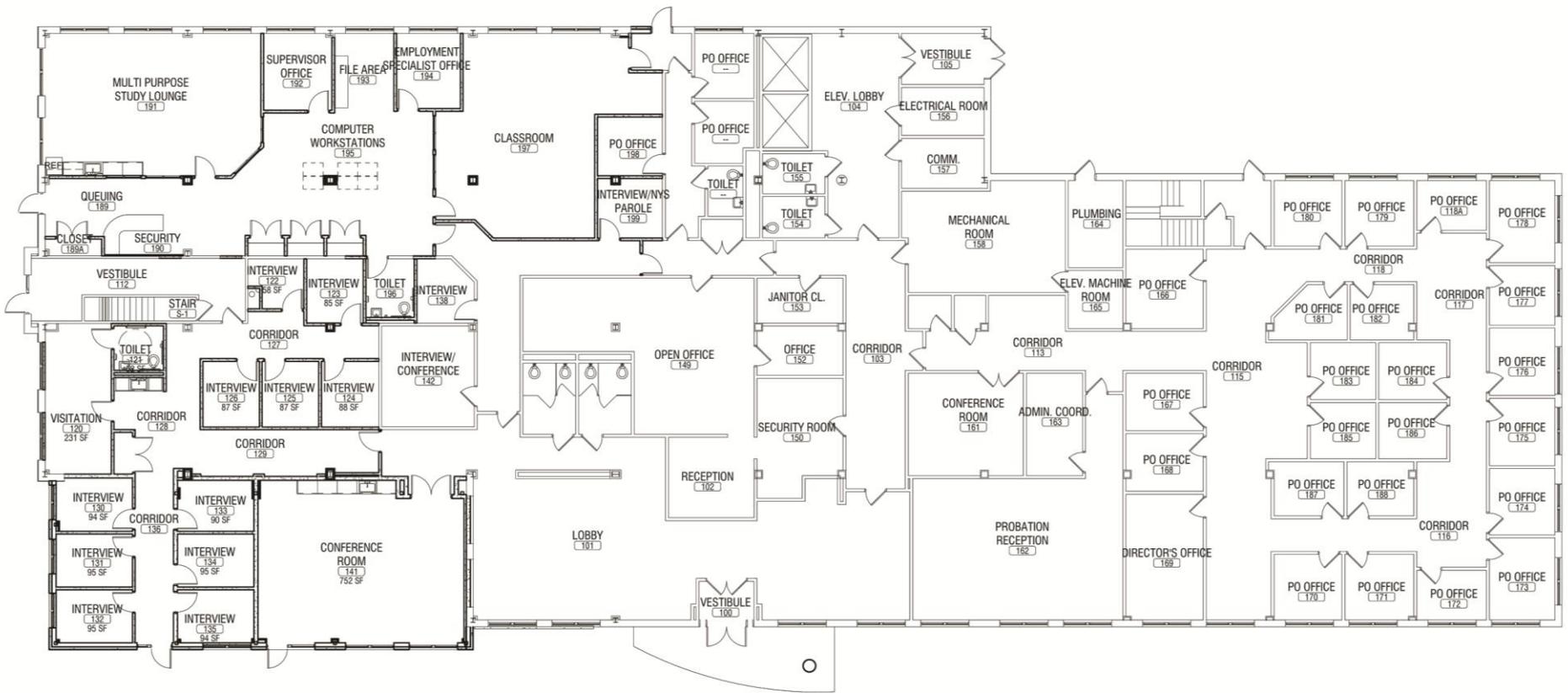
# PROJECT SCOPE

## Social Service Interview Rooms

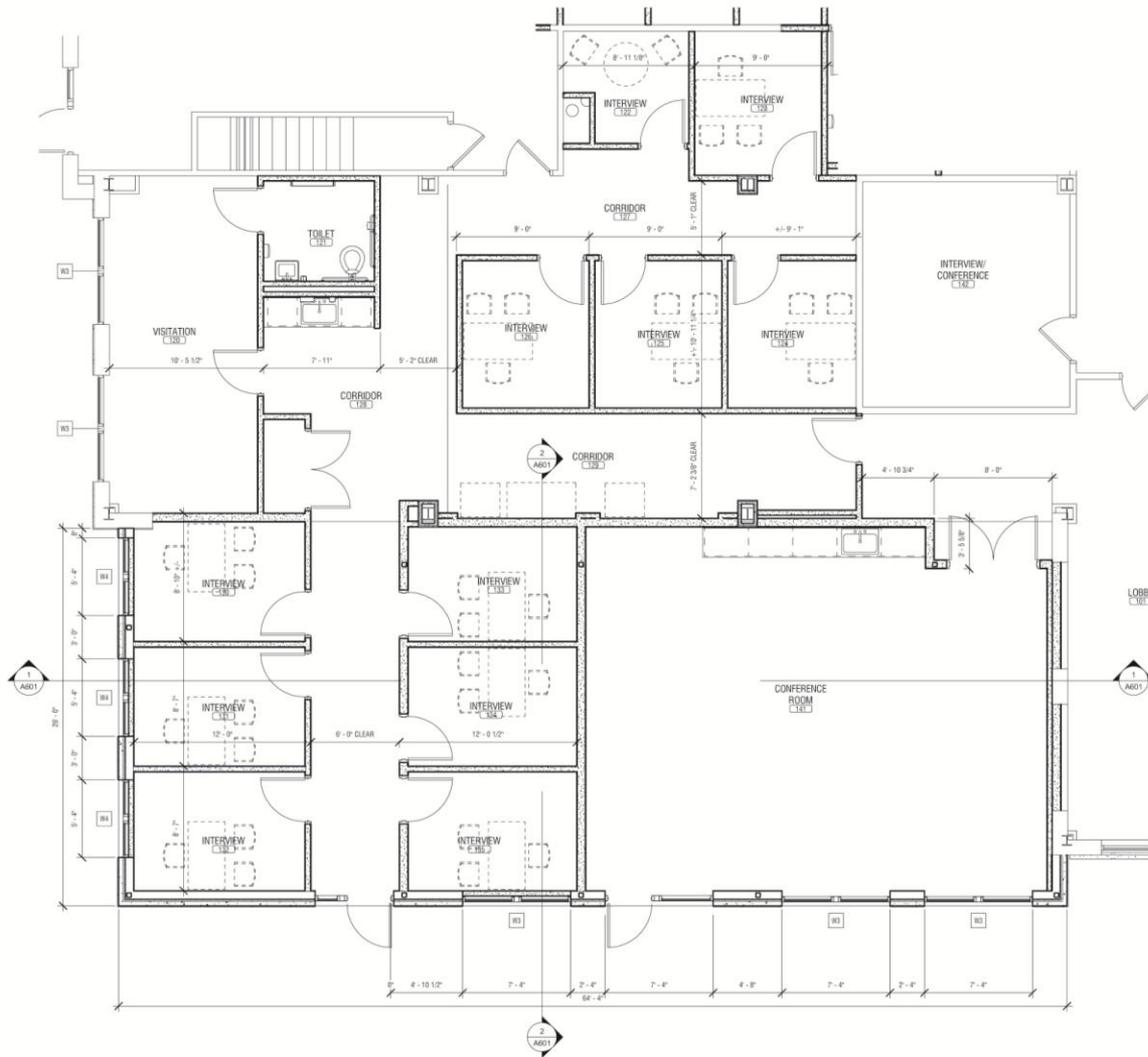
- Relocate and/or build new interview rooms
- Relocate visitation room
- Results in no loss of program spaces

## Beverly Livesay Conference Room

- Room to accommodate approximately 56 people with general seating
- Room to accommodate approximately 48 people in a classroom type setting

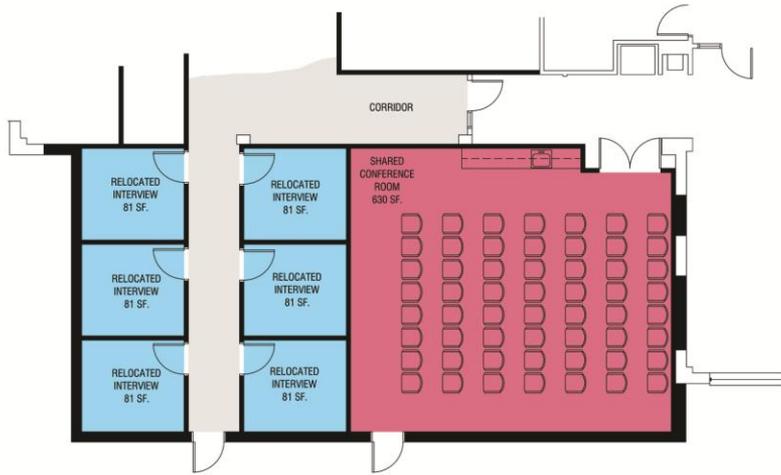


Floor Plan

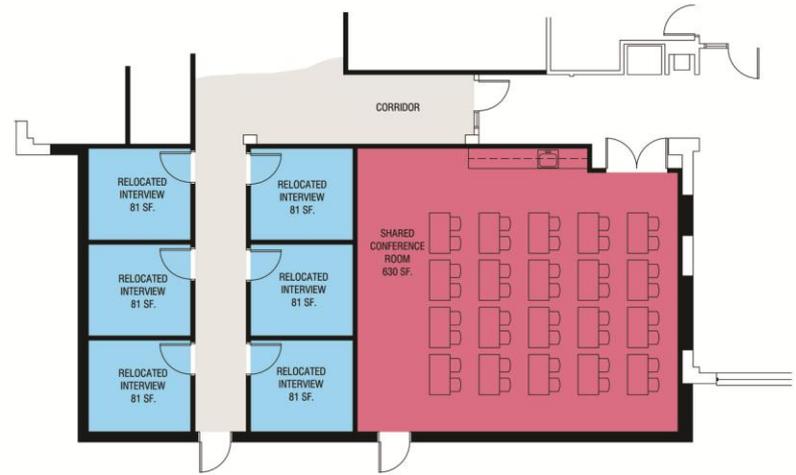


1 PARTIAL FIRST FLOOR PLAN - PHASE 1  
 A501 SCALE: 1/4" = 1'-0"

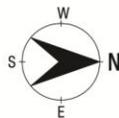
# Partial First Floor Plan – Phase 1



ASSEMBLY WITH OUT FIXED SEATING  
 CONCENTRATED, (CHAIRS ONLY - NOT FIXED)  
 OCCUPANCY LOAD - 676 SF. / 7 NET = 96 TOTAL  
**MAX SEATING SHOWN = 56 TOTAL**



ASSEMBLY WITHOUT FIXED SEATS  
 UNCONCENTRATED (TABLE AND CHAIRS)  
 OCCUPANCY LOAD - 676 SF. / 15 NET = 45 TOTAL  
**MAX SEATING SHOWN = 48 TOTAL**



### CONFERENCE ROOM LAYOUT OPTIONS

CONCEPT DIAGRAM 'A' - DAY REPORTING  
 PROBATION/ BUILDING SUPPORT/ RELOCATED EXISTING DSS

SCALE: 3/16" = 1'-0"

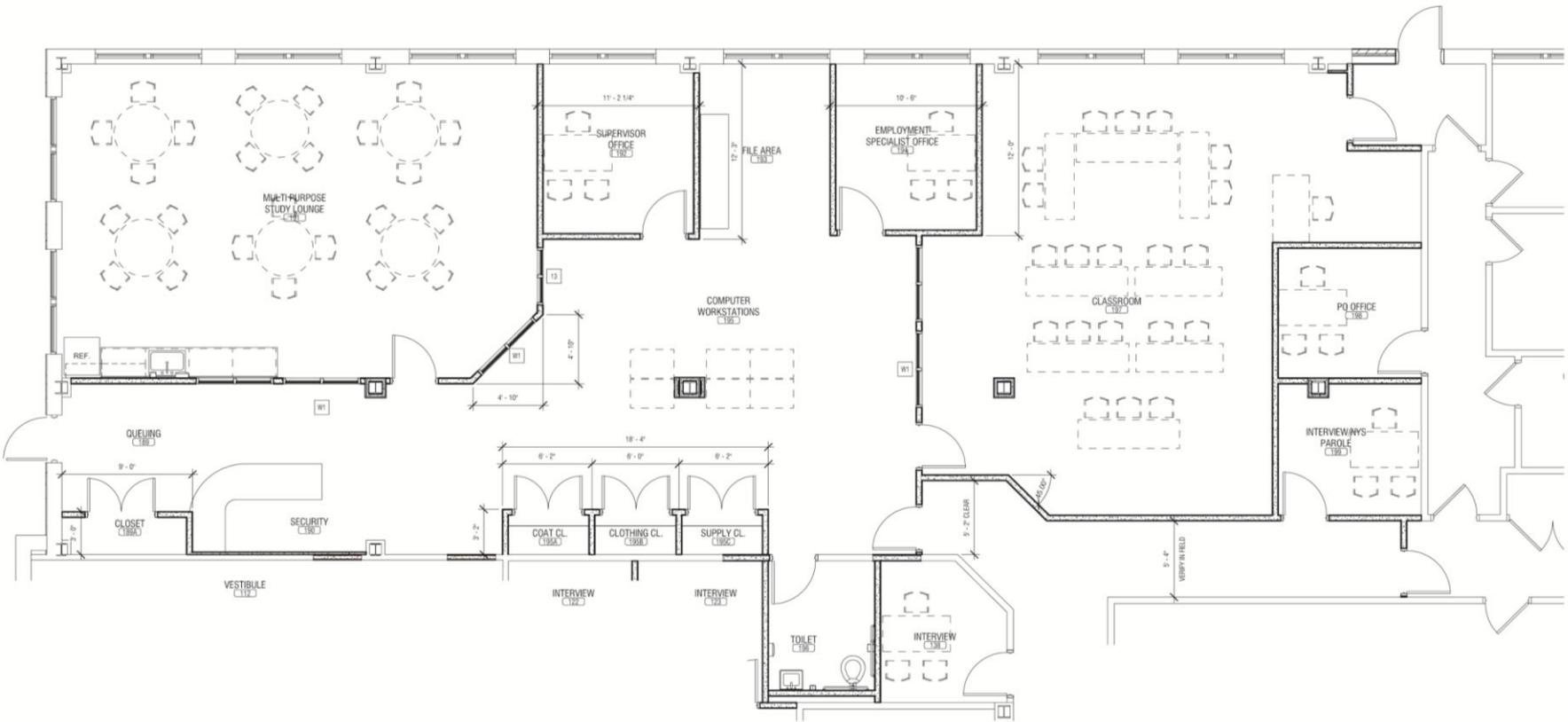
DATE: MAY 29, 2013

# Conference Room Layout Options

# PROJECT SCOPE

## Day Reporting

- Program will provide services for 20-25 people
- Classrooms, multipurpose study lounge, computer workstations, and staff support will be provided
- Independent outside access for clients



1 PARTIAL FIRST FLOOR PLAN -PHASE 2  
 A502 SCALE: 1/4" = 1'-0"

# Partial First Floor Plan – Phase 2

# HUMAN SERVICES BUILDING

EXISTING  
CONDITIONS





2
**WEST ELEVATION**  
A401 SCALE: 1/8" = 1'-0"

# West Elevation



1 SOUTH ELEVATION  
 A401 SCALE: 1/8" = 1'-0"

# South Elevation



**TOMPKINS COUNTY  
HUMAN SERVICES BUILDING ADDITION CONCEPT**

**LABELLA**  
Associates, D.P.C.

# COST SUMMARY BREAKDOWN

<b>PHASE 1</b> Building Addition & DSS Renovation	<ul style="list-style-type: none"><li>• Deconstruction of Exterior</li><li>• Interior Deconstruction</li><li>• Exterior Build-Out</li><li>• Interior Build-Out</li></ul>	<b>\$751,411</b>
<b>PHASE 2</b> Interior Renovation for Day Reporting	<ul style="list-style-type: none"><li>• Interior Deconstruction</li><li>• Interior Build-Out</li></ul>	<b>\$485,356</b>
<b>SUBTOTAL</b>		<b>\$1,236,767</b>
<b>Soft Costs</b>	<ul style="list-style-type: none"><li>• Design &amp; Construction Contingency</li><li>• Professional fees and remaining project costs</li></ul>	<b>\$440,289</b>
<b>TOTAL COST OPINION</b>		<b>\$1,677,056</b>

# PUBLIC SAFETY BUILDING

RECREATION AND HOUSING AREA IMPROVEMENTS



# PROJECT SCOPE

## Approach

- Provide recreation yard that could be utilized for year-round use
- Eliminate indoor recreation area and convert to inmate housing
- NYS Commission of Correction – program spaces can be relocated but not eliminated

# RECREATION YARD

EXISTING CONDNTIONS



# PROJECT SCOPE

## Phase 1

- Move indoor recreation to new covered outdoor recreation yard
- Provide new access to yard from existing dormitory area
- Secure exterior garden program area
- Integrate all new security and control systems
- Provide additional lighting for year-round use

It is a violation of New York Education Law Article 129 Section 2708, for any person, whether acting under the direction of a principal, architect, professional engineer, or the use of an architect, engineer, or land surveyor to attempt, to do any act which would constitute a violation of the said law, unless such person is duly licensed and registered in the State of New York.

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**TOMPKINS COUNTY**  
 ITHACA, NEW YORK 14850

**TOMPKINS COUNTY PUBLIC SAFETY BUILDING MODIFICATIONS TO RECREATION AND HOUSING AREAS**  
 775 WARREN ROAD  
 LANSING, NEW YORK

PROJECT NO: 213320

NO.	DATE	DESCRIPTION

DESIGN BY: WAM

APPROVED BY: MEK

REVISION FOR: PRESENTATION

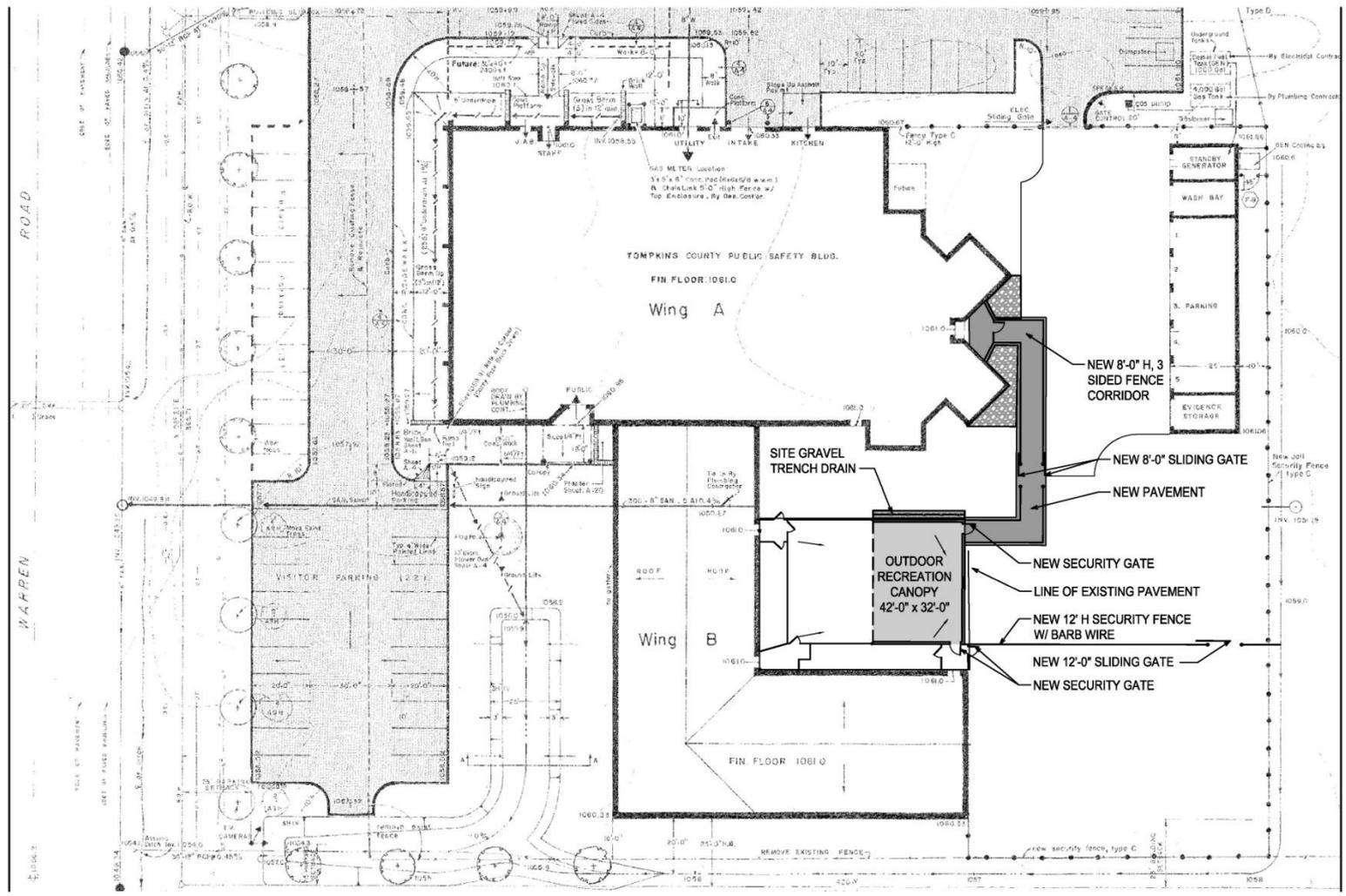
DATE: MARCH, 2014

DRAWN BY:

SITE PLAN

DRAWING NO:

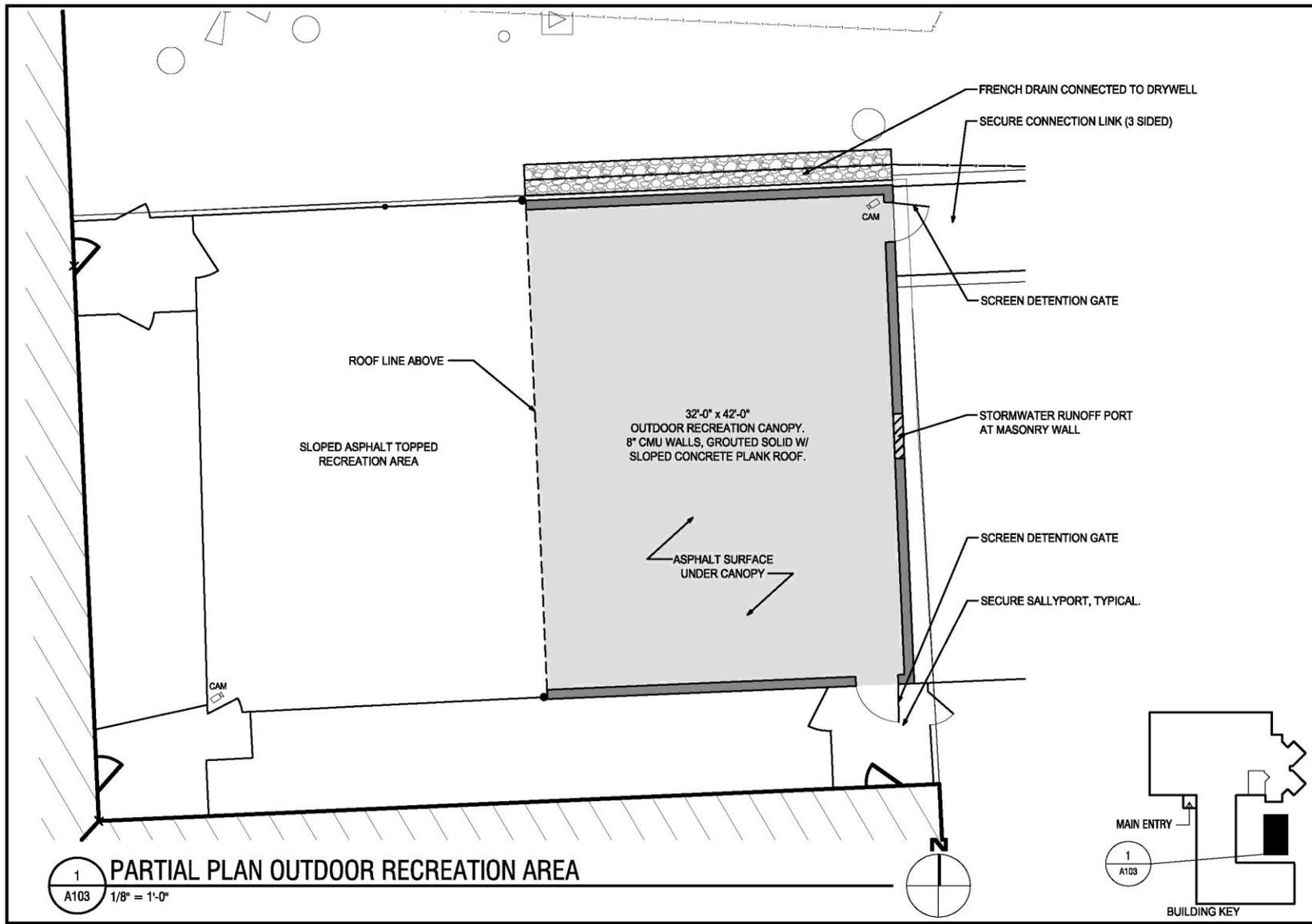
**A100**



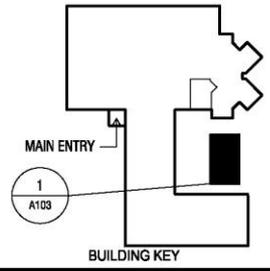
**1 SITE PLAN**  
 A100 NTS



NO.	DATE	DESCRIPTION



1 PARTIAL PLAN OUTDOOR RECREATION AREA  
A103 1/8" = 1'-0"





1  
A104 NTS

**3D PERSPECTIVE - OUTDOOR RECREATION BUILDING**

**LABELLA**  
Associates, P.C.

Engineering  
Architecture  
Environmental  
Planning

303 STATE STREET  
ROCHESTER, NY 14614  
P: (585) 454-8110  
F: (585) 454-8008  
www.labellapc.com

As a member of New York Executive Law Article 149  
of the State Office Code of Ethics, the undersigned  
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planner, and is not permitted to engage in the  
practice of any other profession, occupation, or  
business, or to hold any other position, without the  
written consent of the Board of Professions, which  
consent shall be in writing and shall be a public  
record of the profession.

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**TOMPKINS COUNTY**  
ITHACA, NEW YORK 14860

**TOMPKINS COUNTY PUBLIC  
SAFETY BUILDING  
MODIFICATIONS TO RECREATION  
AND HOUSING AREAS**  
778 WARREN ROAD  
LANSING, NEW YORK

PROJECT NO: 213320

NO.	DATE	DESCRIPTION

DESIGNED BY: WAM

APPROVED BY: MEK

SUBJECT: PRESENTATION

DATE: MARCH, 2014

TITLE: OUTDOOR RECREATION  
BUILDING

PROJECT NO: **A104**





NO.	DATE	DESCRIPTION

1  
A106 NTS

**3D PERSPECTIVE - OUTDOOR RECREATION BUILDING**

# PROJECT SCOPE

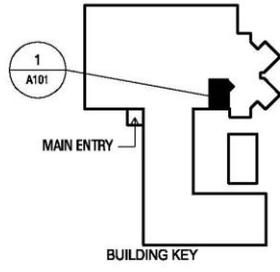
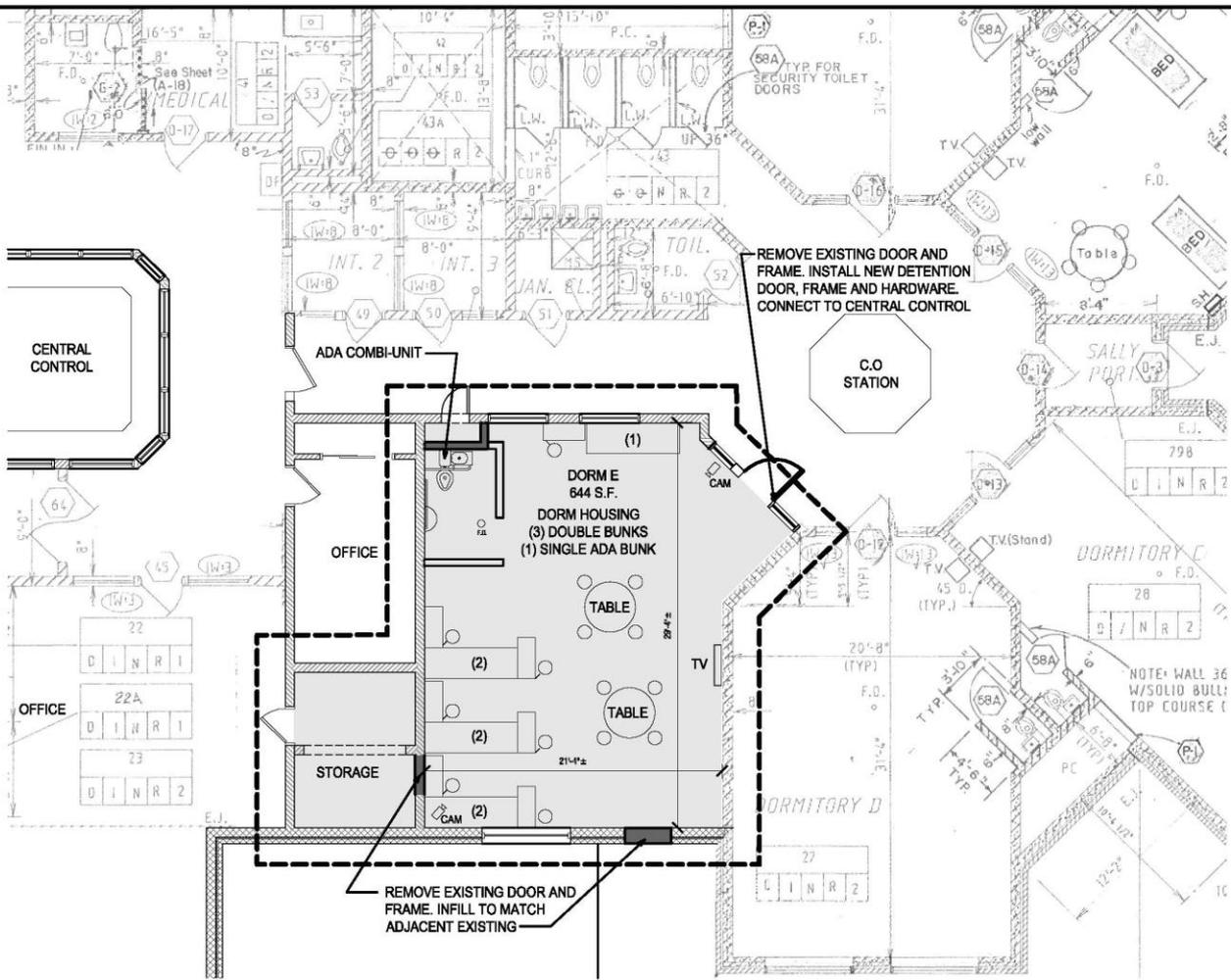
## Phase 2

- Renovate existing indoor recreation space into dormitory housing
- Remove exterior door and fencing
- Add additional security and control systems
- Provide new security entrance door and frame
- Provide new inmate toilet area
- Provides for (7) additional jail beds

PROJECT:	213320	
ISSUE:		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNER:	WAM
APPROVED:	MEK
ISSUED FOR:	PRESENTATION
DATE:	MARCH, 2014
ISSUE TYPE:	INTERIOR RENOVATION DORM E HOUSING
WORKING:	

**A101**



**1 PARTIAL FLOOR PLAN DORM E**  
A101 1/8" = 1'-0"



# COST SUMMARY BREAKDOWN

PHASE 1 Exterior Yard Improvements	<ul style="list-style-type: none"><li>• Site Deconstruction</li><li>• General Construction</li><li>• Electrical</li><li>• Plumbing</li></ul>	\$520,088
PHASE 2 Interior Dorm Improvements	<ul style="list-style-type: none"><li>• Deconstruction</li><li>• General Construction</li><li>• Electrical</li><li>• Plumbing</li><li>• Mechanical</li></ul>	\$130,189
<b>SUBTOTAL</b>		<b>\$650,277</b>
Soft Costs	<ul style="list-style-type: none"><li>• Construction Contingency</li><li>• Professional fees and remaining project costs</li></ul>	\$208,089
<b>TOTAL COST OPINION</b>		<b>\$858,366</b>

# CONSOLIDATED SCHEDULE FOR HUMAN SERVICES BUILDING AND JAIL PROJECTS:

Final Estimates of Probable Construction Costs	02/28/14
Public Safety Committee Approvals	03/18/14
Budget, Capital & Personnel Committee Approvals	03/24/14
Legislature Approves Projects & Bonds	04/01/14
Projects Issued for Bid	04/03/14
Bid Opening	05/01/14
Notice of Award	05/21/14
County Executes Contract	05/31/14
Issuance of Notice to Proceed	06/10/14
Preconstruction Conference	06/17/14
Construction Start	06/15/14
Construction Complete – Jail Project	12/02/14
Construction Complete – HSB Project	04/11/15



**QUESTIONS  
COMMENTS**