

5. Public Meeting

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1. Public Meeting Presentation – 10-17-16

120 S. FAIRCHILD St. BUILDING STUDY



Engberg
Anderson
ARCHITECTS

October 17, 2016



Existing Building

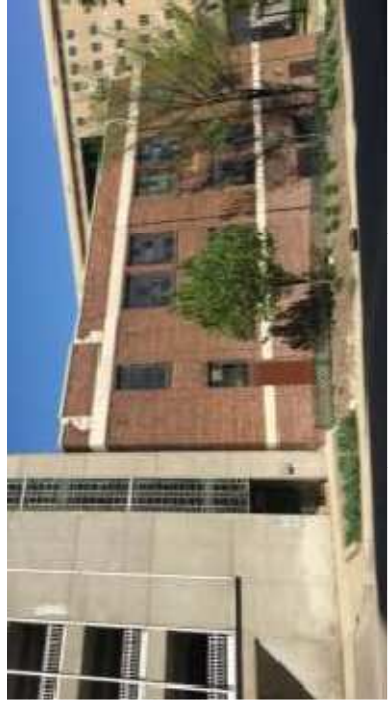
Context



FAIRCHILD ST.



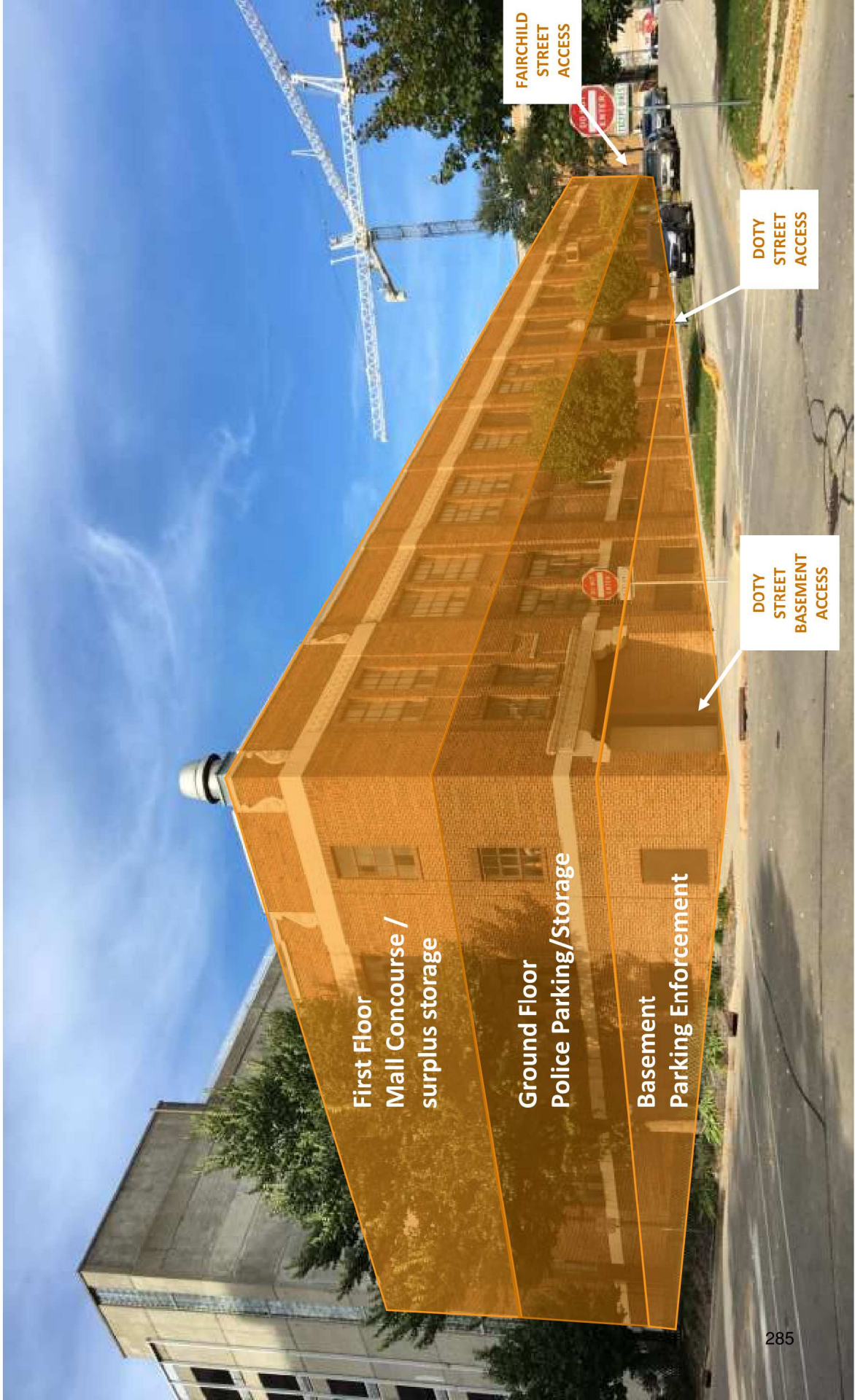
DOTY ST.



HENRY ST.

Existing Building

Existing Occupants – Building Mass



Existing Building – First Floor Plan

Occupants



DOTY ST.

EXISTING FIRST FLOOR PLAN
FAIRCHILD BUILDING



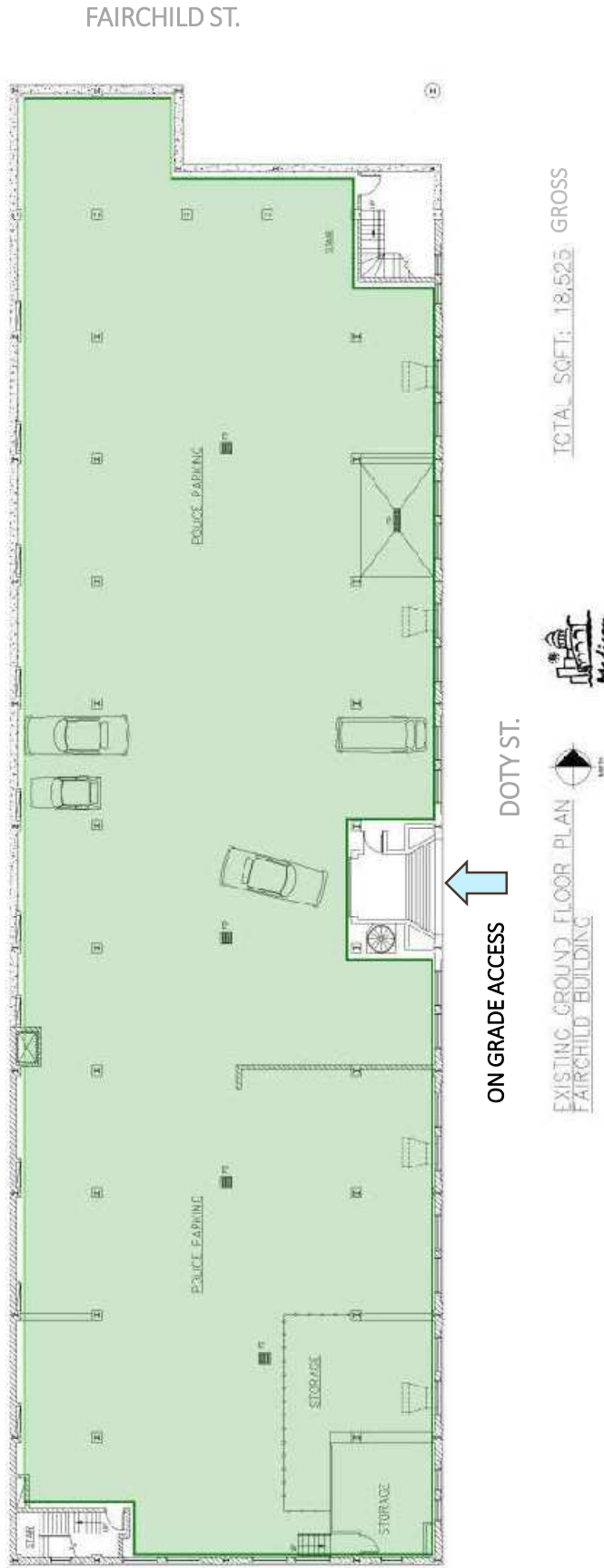
TOTAL SQFT: 18,525 GROSS

Key

- City of Madison Surplus Storage
- City of Madison Police
- Madison Parks Mall Concourse
- City of Madison Parks Storage

Existing Building – Ground Floor Plan

Occupants

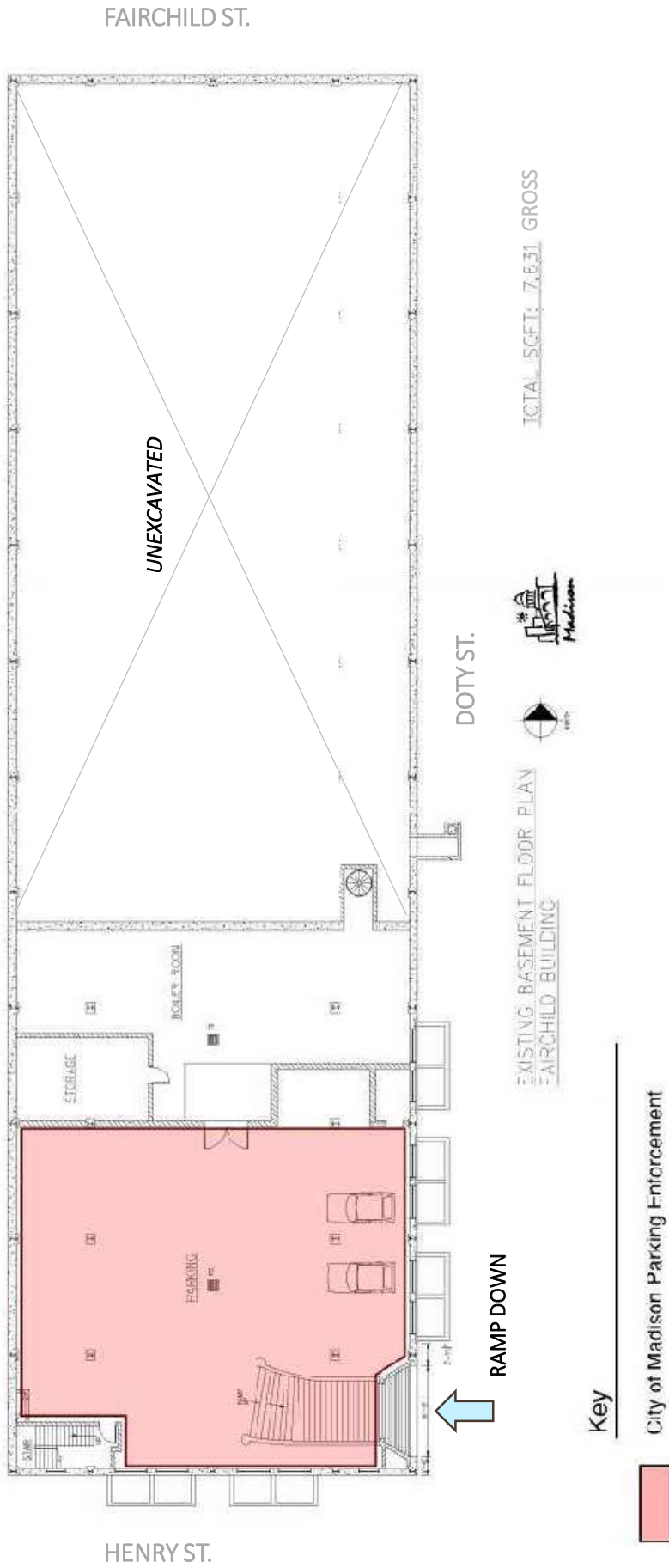


Key

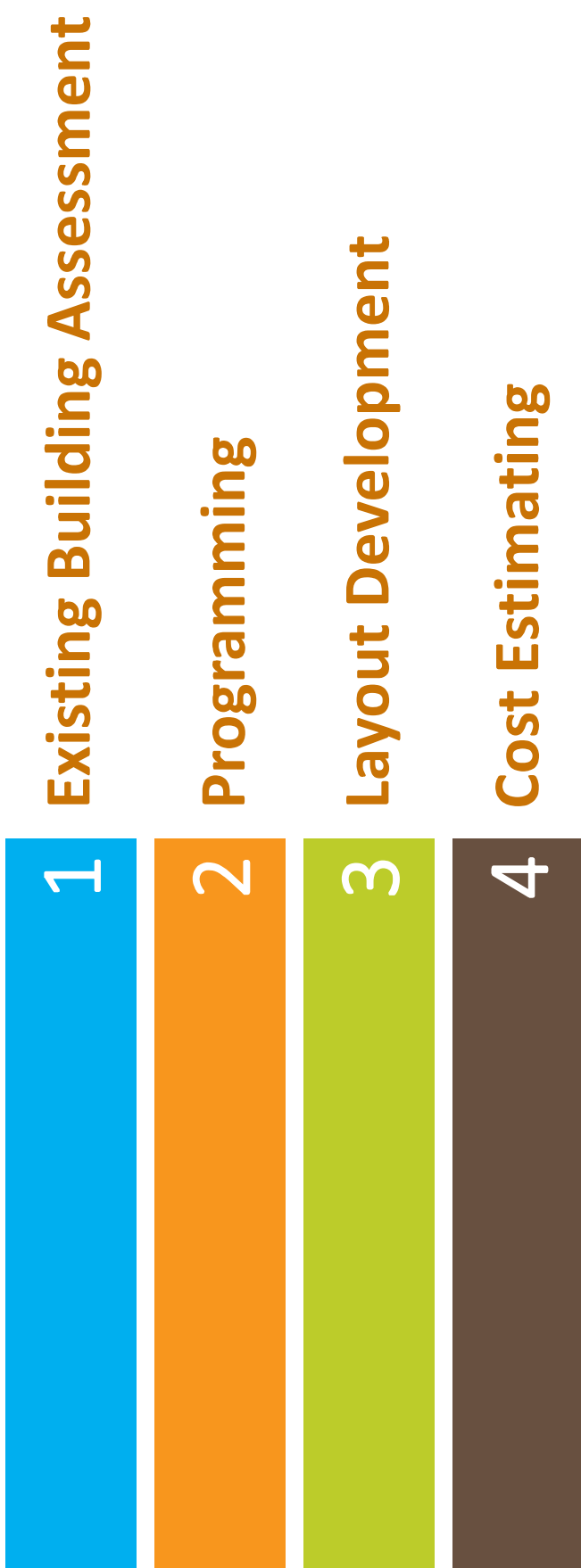
City of Madison Police

Existing Building – Basement Plan

Occupants



Building Fit Study - Process



1. Building Assessment

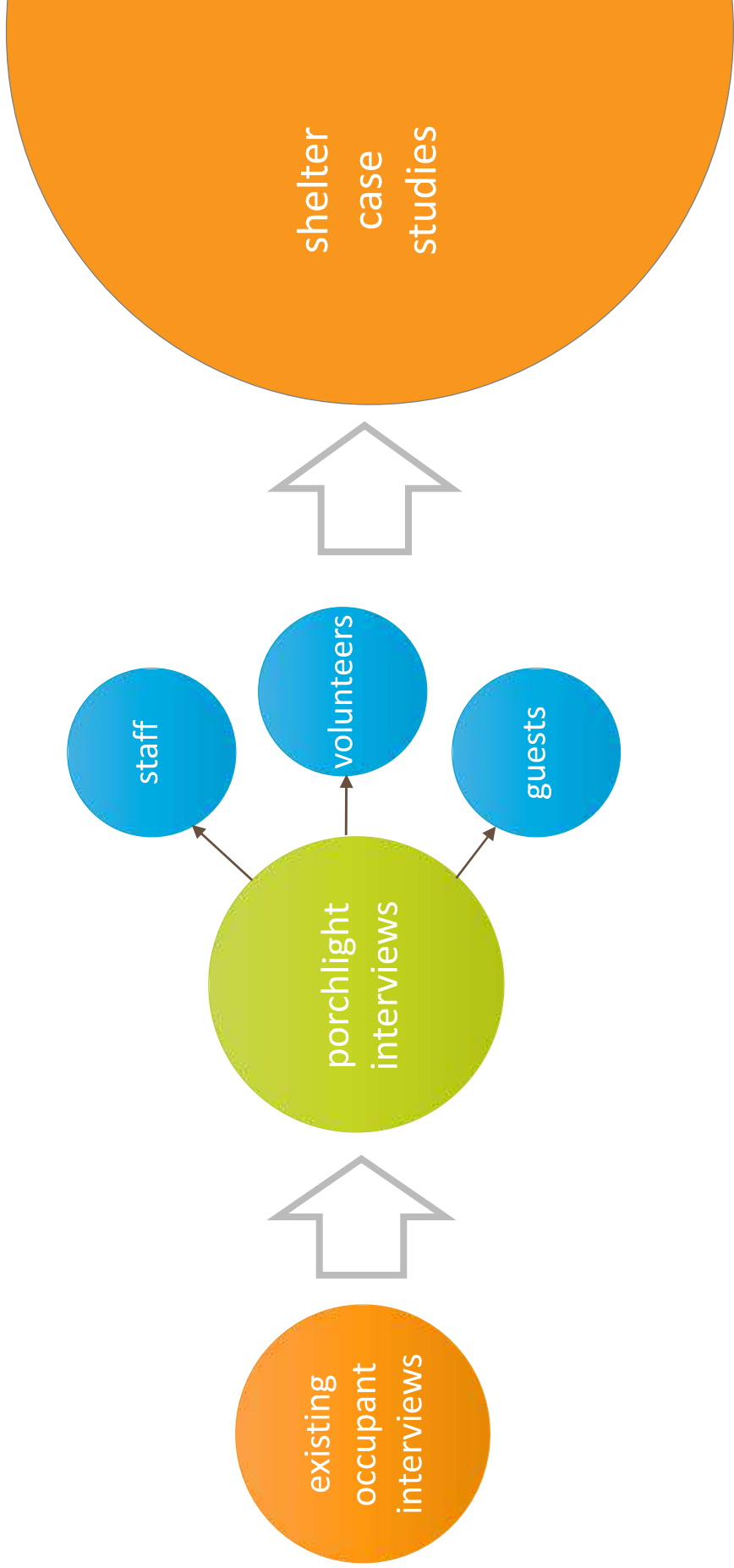
Physical condition of the existing building

- Structural Conditions & Capacities
- Code Implications
- Accessibility
- Vertical Circulation
- Interior Finishes
- Exterior Envelope
 - Windows
 - Roof
 - Walls
- MEP Infrastructure



2. Establishing the Program

Generating space sizes and relationships



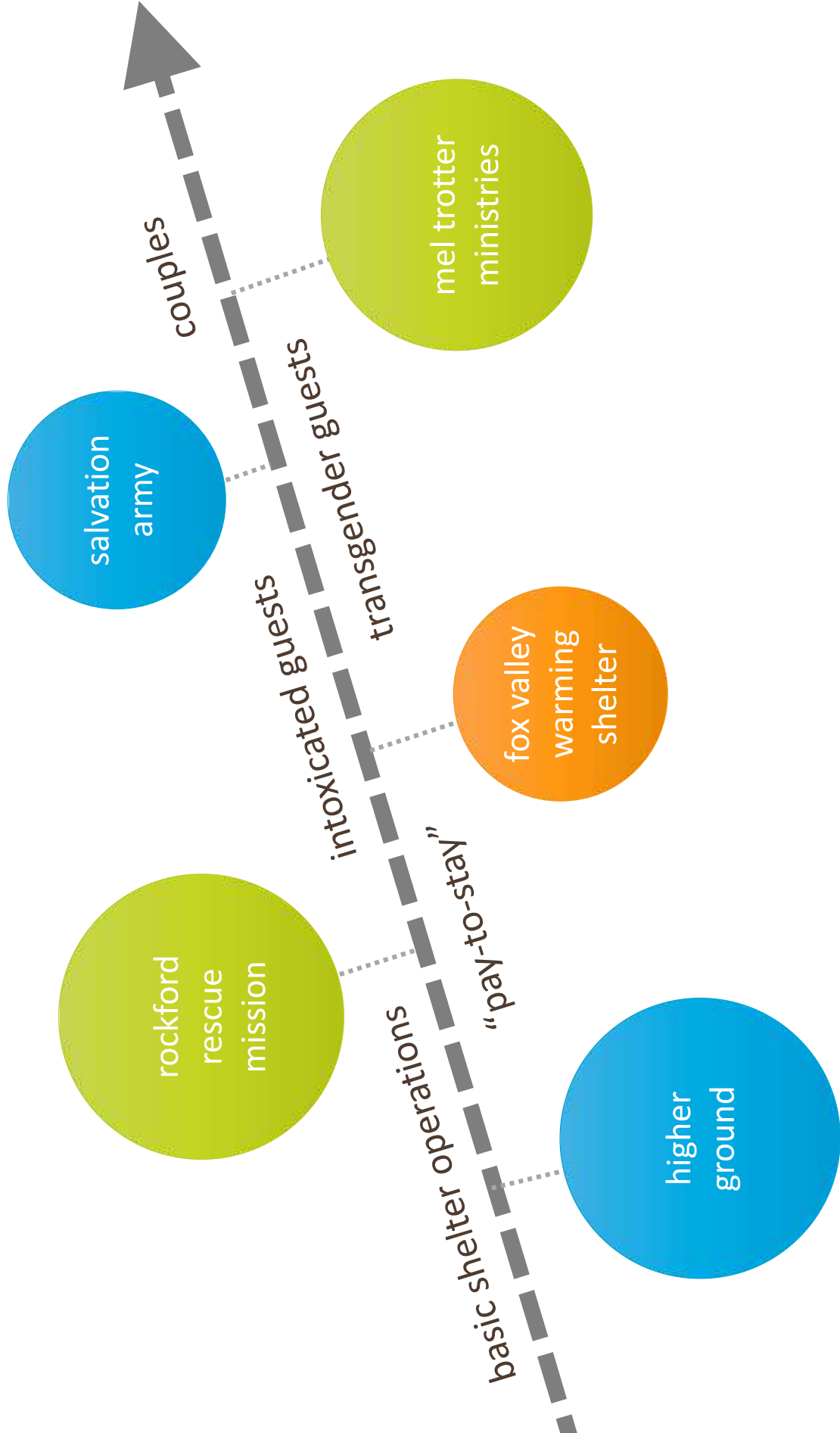
**Program for current
tenants**

**Basis for shelter
program**

Program research

Case Studies & Additional Research

Existing conditions and resources available



HIGHER GROUND

Minneapolis, Minnesota

Seven story men's shelter run by Catholic Charities of Minneapolis

Efficiency Units

SRO's

Pay to Stay

Men's Shelter



ROCKFORD RESCUE MISSION

294

Rockford, Illinois

Two story building serving homeless men, women, and women with children as well as a year long extended stay program for those recovering from addiction



FOX VALLEY WARMING SHELTER

Appleton, Wisconsin

Providing both men and women their most essential needs, shelter, food, clothing, and safety



Men's & Women's Shelter

SALVATION ARMY

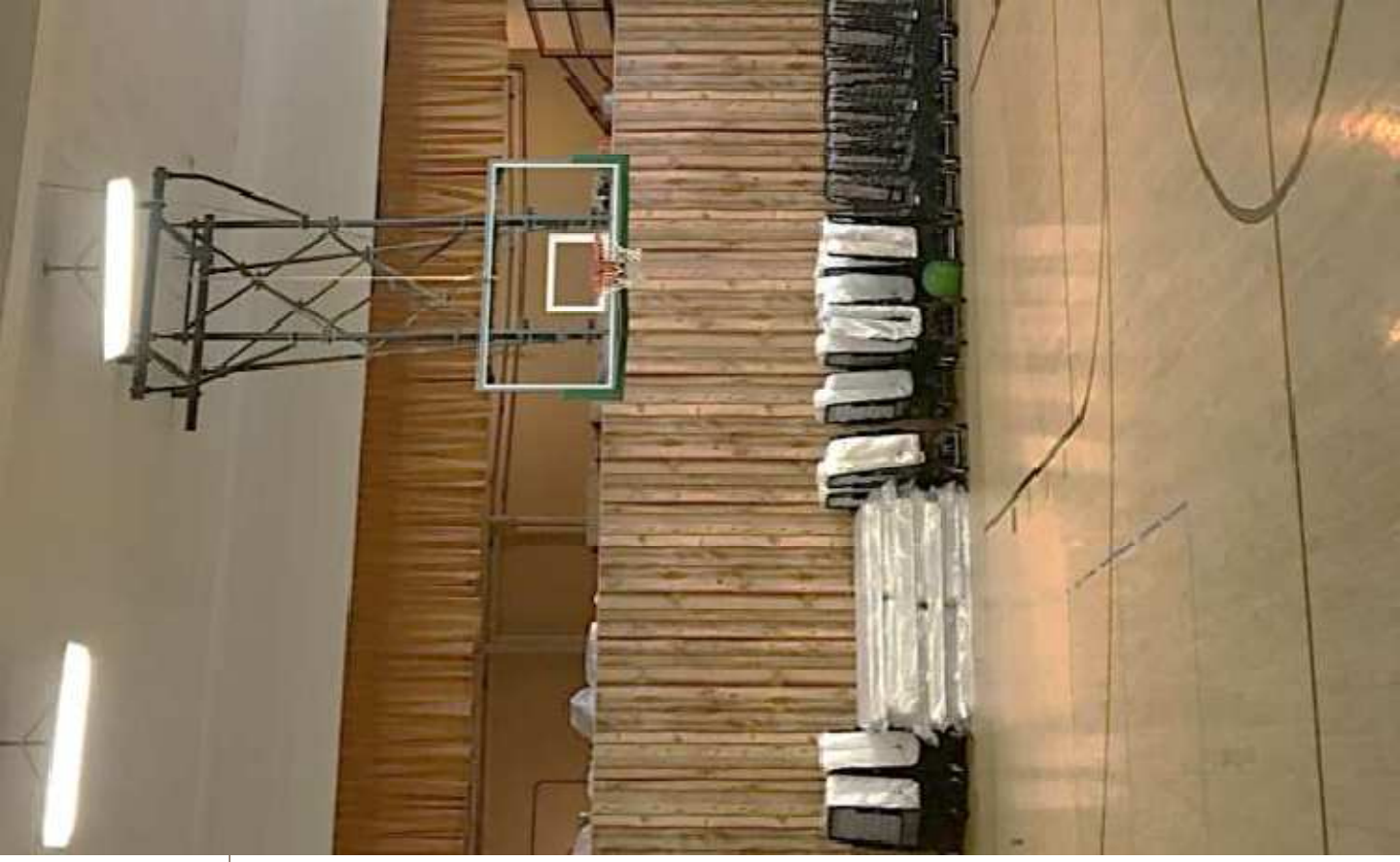
Madison, Wisconsin

Women and Family shelter offering both drop-in night shelter as well as 90 day shelter within a repurposed school

Family SRO's

Women's
Shelter

Family
Shelter



MEL TROTTER MINISTRIES

Grand Rapids, Michigan

SRO's & Efficiency Units

Public Intoxicant Shelter

Men's
Recovery

Women's
Recovery

Youth
Shelter

Family
Shelter

Day
Center

Men's
Shelter

Women's
Shelter



Men, women, and youth shelter that offers a broad range of services in an effort to address as many of the support service gaps as they can

Case Study Impacts

Similar basic shelter services with varying operational approaches

Queuing Area:

- positively managing the arrival of guests

Supportive Services:

- increasing access to case managers & outreach programs

Smoking Area:

- maintaining a sense of normalcy for some guests

Sleeping Room:

- creating a place of refuge



Case Study Impacts

Different providers offer varying types of programs and supportive services

Shelter Minus:

- a separate space for intoxicated guests

Safe Room:

- providing a secure space for transgender guests

Pay-to-Stay:

- offering a next step in a path out of homelessness

Accommodations for Couples



300 Program

Shelter:

- Sized for combination of all three shelter locations
- 160 beds minimum
 - Flexible overflow space
- Plumbing count per code
- Additional spaces:
 - Outreach Rooms
 - Shelter Minus
 - Safe Room
 - Pest Control Room
 - Pay-to-Stay
 - 16-20 guests

Shelter	Existing SF	Program Square footage	Notes	Estimated occupants
Blanket Storage	32	120		1
Pest Control Room	48	48		0
Bunk Room	1,300	4,000	previous 48, 50sf per bunk; includes lockers	160
Storage - Bunkroom		150		1
Custodial Room 1	50	50		1
Custodial Room 2	50	50		1
Dining Room	500	1,400		26
Dry Good storage	77	100		0
Laundry - Guest	100	120		0
Laundry - Staff	80	150		0
Intake	260	300		6
Warming Kitchen	650	800	15 showers, 8 toilets, 5 unimals 13 lava	1
Main Restroom & Showers	300	900	Verify equipment	4
Mechanical Room	150	225	2-4 beds, no bunks	2
Medical Bunk Room	225	150		2
Outreach room 1	144	80		2
Outreach room 2	80	80		2
Outreach room 3	80	80		2
Restroom - small	64	64		2
Restroom - Staff	140	180		2
Staff Office	140	180	Part of Public restroom?	2
Safe Room	144	144	Potential (2) individual	2
Shelter Minus - Sleeping room	224	224	2 beds, no bunks - separate area	2
Shelter Minus - Restroom	64	64	Indicated guests, 6-8 people no bunks	8
Trash room		120		
Delivery Area		100		
Exterior - Queuing Area		TBD		
Exterior - Smoking Area		TBD		
	4,148	Subtotal 9,879 20% 1,976		
		Subtotal 11,855 S.F.		
Shelter - Pay to Stay				
Office		144	(1) Individual	1
Bunk Room		650	65 sqft per bunk w/ locker for each bed, based on 15-20 guests - after shelter overall numbers accordingly	20
Lounge		225	Lounge Chairs & TV area	
Resource Room		144	Computer access	1
Storage		120		
Restroom & Showers		200	4 showers, 2 toilets, 1 unimals 3 lava	1
Custodial/Mech Room		100		
Guest Laundry		64	1 washer, 1 dryer	1
Couples		400	(4) rooms	8
	0	Subtotal 2,047 20% 409		
		Subtotal 2,456 S.F.		

Program

Existing Tenants:

- Sized for expansion of current services

Public Restroom:

- City ad hoc report
- Interior access

Program Square Footage	Existing SF	Notes	Estimate occupant's
Madison Mall Concourse			
Office	274	(1) Individual	1
Staff Room	267	12-15 staff members Break / meeting	15
Workshop	267		
Main Shop	6,897	Add emergency eye wash station	
Men's Restroom/Lockers	296		
Women's Restroom/Lockers	242		
Storage (Main)	655	Consolidate areas into one area?	
Storage (Isolated)	450	Verify Equipment	
Mech. Room	211		
Park's Storage	217		
	Subtotal		
	0		
	Subtotal		
	12,505		
	0		
	Subtotal		
	1,251		
	Subtotal		
	13,756 S.F.		
Public Restroom			
Men's Bathroom	100	(1) stall (1) urinal - handicap access (1) lavatory	2
Women's Bathroom	100	(2) stall - handicap access (1) lavatory	2
Maintenance closet	40		
	Subtotal		
	240		
	20%		
	60		
	Subtotal		
	300 S.F.		
Madison Police			
Parking	11,520	Approx 32 Stalls, 300sqft per stall w/ 2 factor	56
Impound Bike Storage	750	150 max bikes double stack 2'x6' with 5'x7' walk lane	5
Officer Bike Storage	180	15 bikes	1
Crowd Control gear bags	480	(15) 4x4x8 lockers plus 5 axle	2
Crowd Control equipment storage	180	2x4x8 storage racks plus axle	1
	Subtotal		
	13,675		
	20%		
	2,735		
	Subtotal		
	16,410 S.F.		
Basement Floor			
Mechanical Room	1,852	Existing Boiler and storage	6
Madison Parking Enforcement Storage	3,580	Madison Parking Enforcement - Park 15 vehicles in space at night & weekends	10
	372		2
	Subtotal		
	5,804		
	20%		
	1,161		
	Subtotal		
	6,965 S.F.		

Program

Total Program Size vs Existing Building Square Footage

Program Summary	
Shelter	11,855 S.F.
Shelter - Pay to Stay	2,456 S.F.
Madison Mall Concourse	13,756 S.F.
Public Restroom	300 S.F.
Madison Police	16,410 S.F.
Mechanical, Storage & Parking	6,965 S.F.
Total	51,742 S.F.

Existing Building Net Square Footage	
Basement Floor	6,828 S.F.
Ground Floor	17,013 S.F.
First Floor	17,299 S.F.
Total	41,140 S.F.

3. Layout Development

Design impacts on existing building

- Access to building
- Deliveries
- Building Codes
- Queuing/Intake
- Daylighting
- Exiting
- Security & Separation
- Smoking
- Accessibility



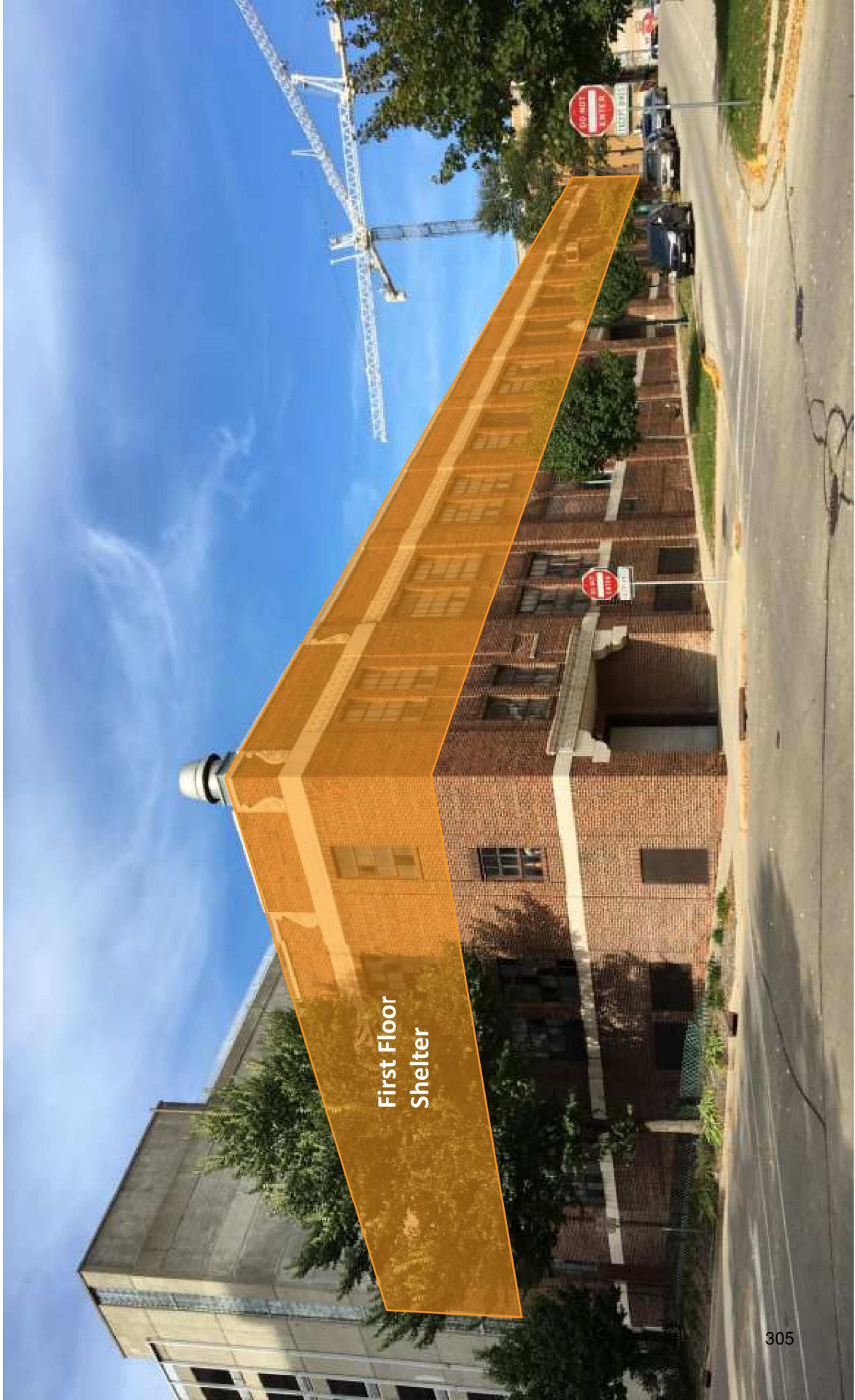
Layout Development

Options Overview

- **Option 1** – fit shelter program into existing building
- **Option 2** - moves an existing occupant out – shelter program occupies first floor
 - 2A - Public Restroom included
 - 2B - No Public Restroom
 - 2C - Separate Couples area, no Public Restroom
 - Ground Floor – Mall Concourse moves to first floor
- **Option 3** – add a floor, existing tenants remain

Option 2

Moves an existing occupant out – shelter program occupies first floor



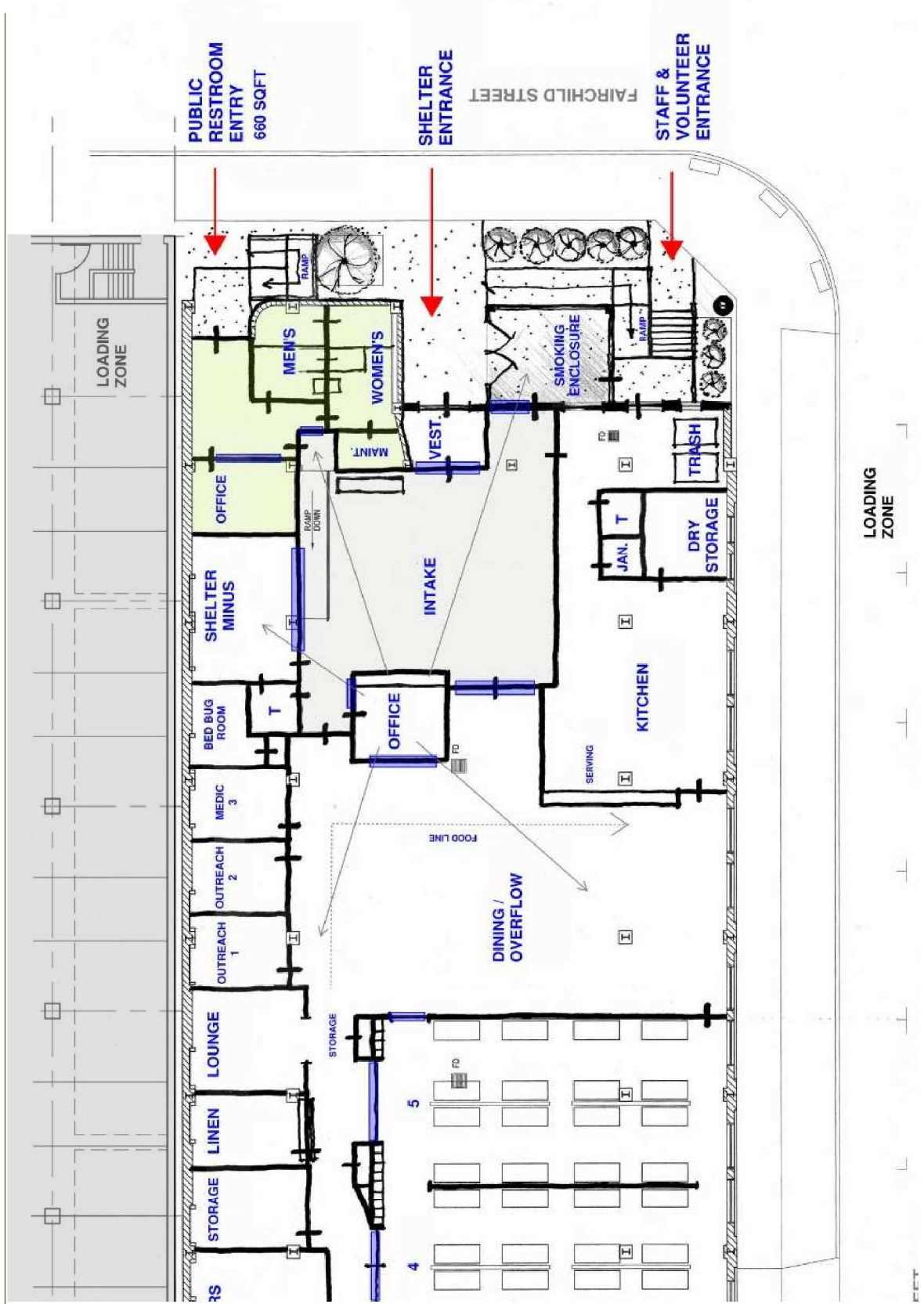
Option 2A – First Floor

Moves an existing occupant out – shelter program occupies first floor

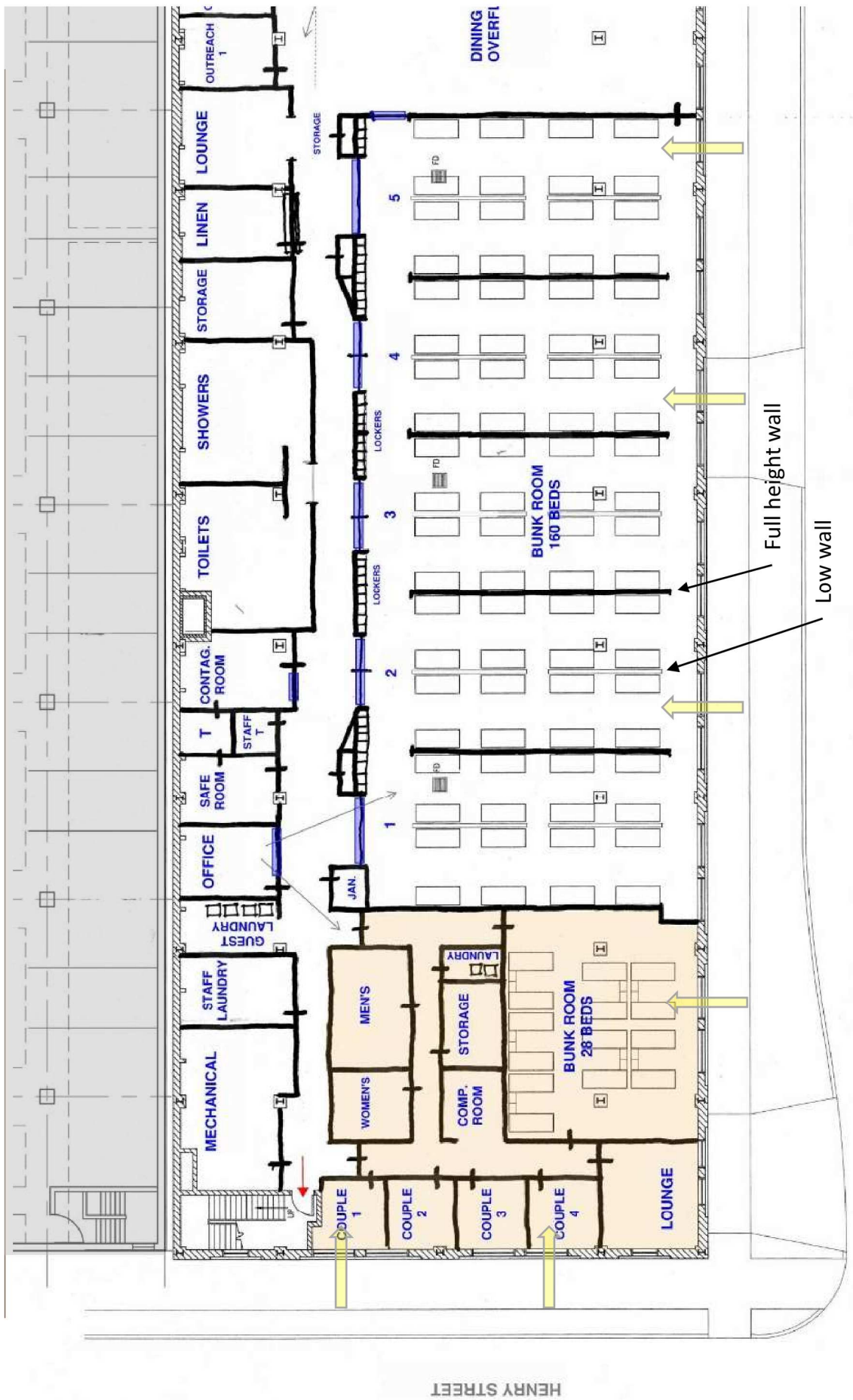
- public restroom included



Option 2A – Enlarged First Floor



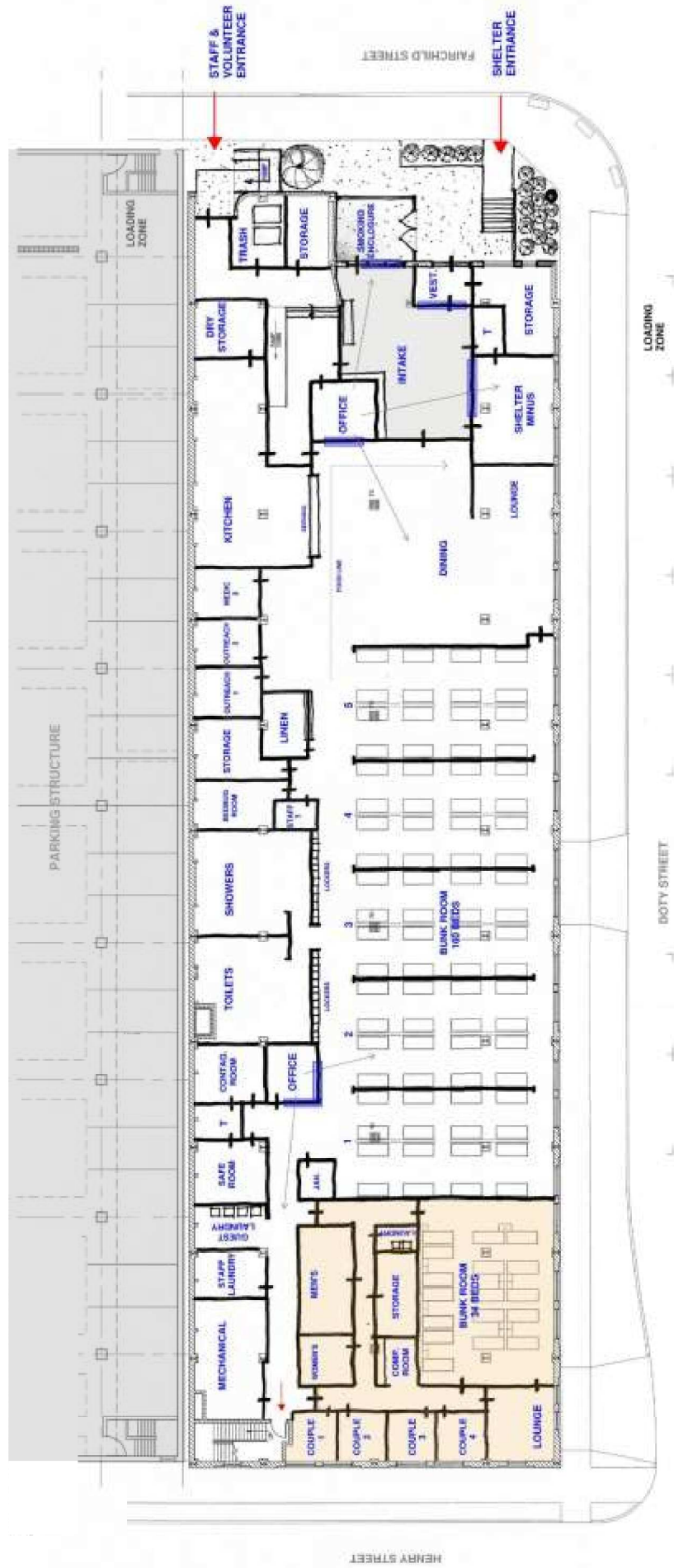
Option 2A – Enlarged First Floor



Option 2B – First Floor

Program occupies First Floor – service/volunteer functions move to North side of entrance

-no public restroom included

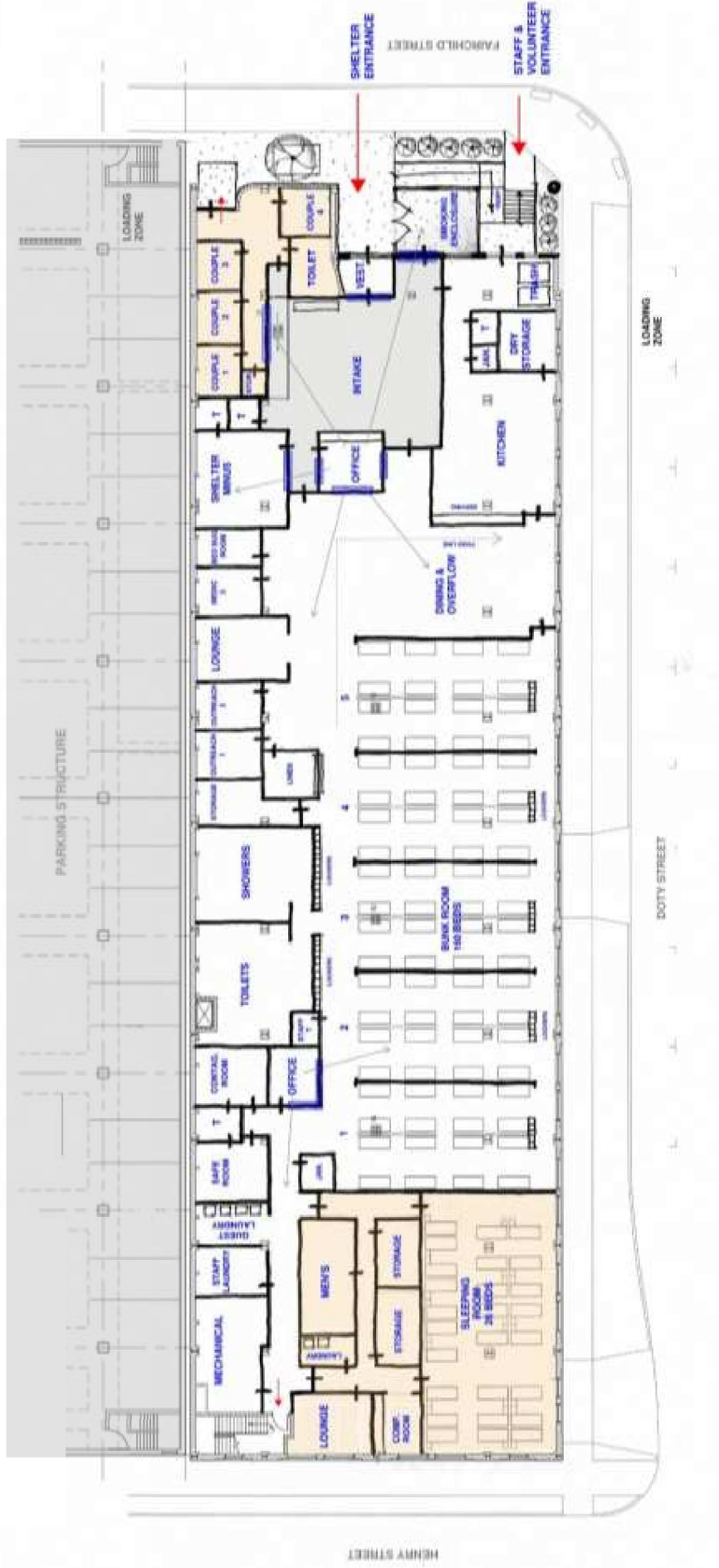


Option 2C – First Floor

Move an existing occupant out – Program occupies First Floor

-separate couples area near entry

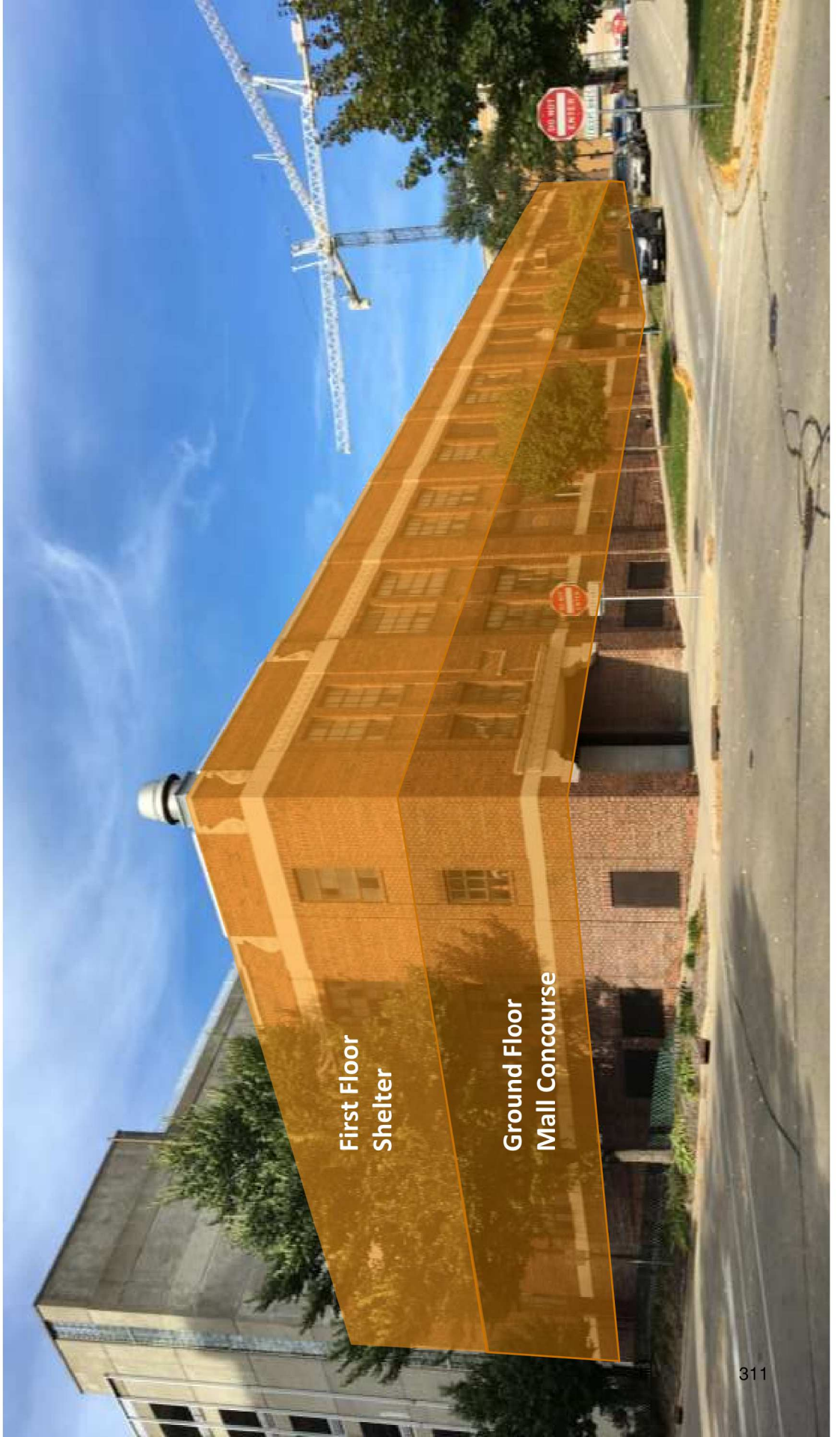
-no public restroom



Option 2 – Ground Floor

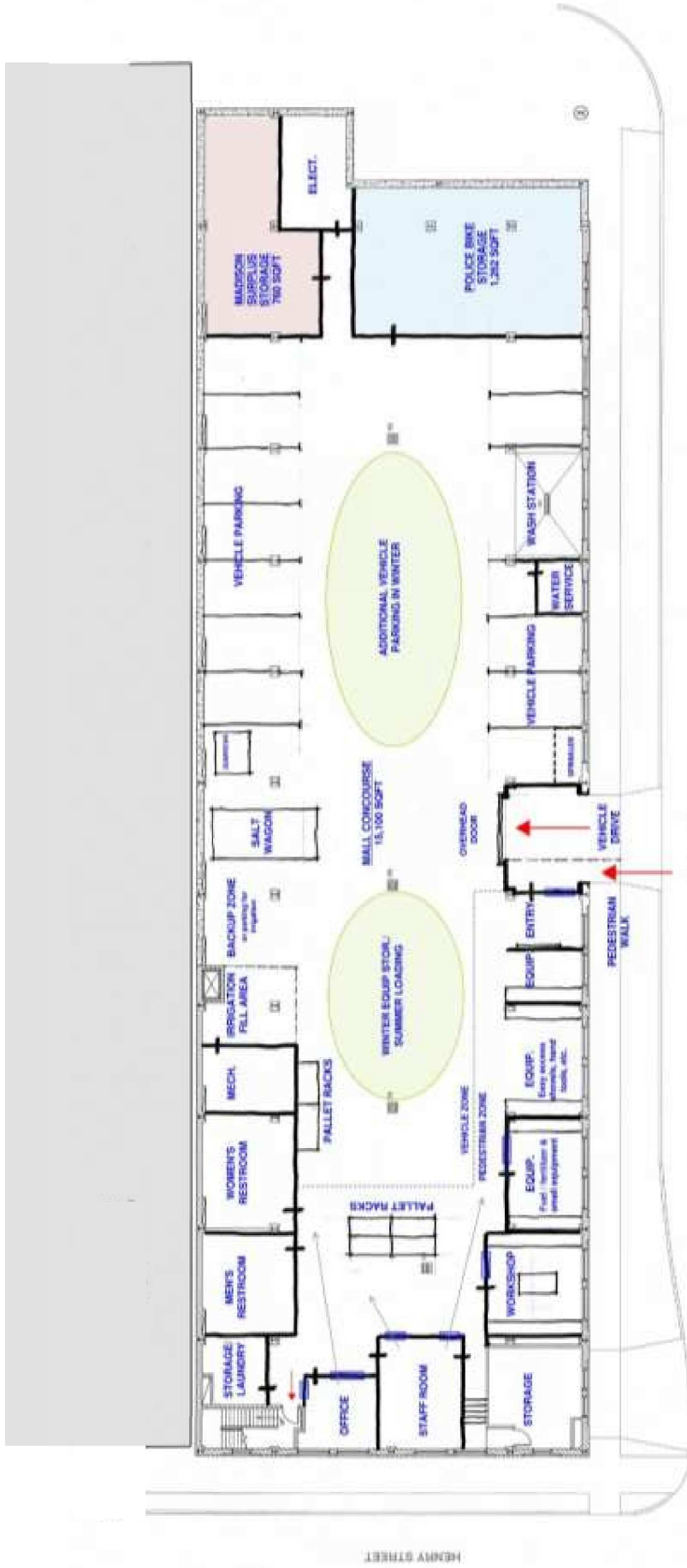
Move an existing occupant out – Shelter Program occupies First Floor

-Mall Concourse occupies ground floor



Option 2 – Ground Floor

Move an existing occupant out – Mall Concourse occupies ground floor



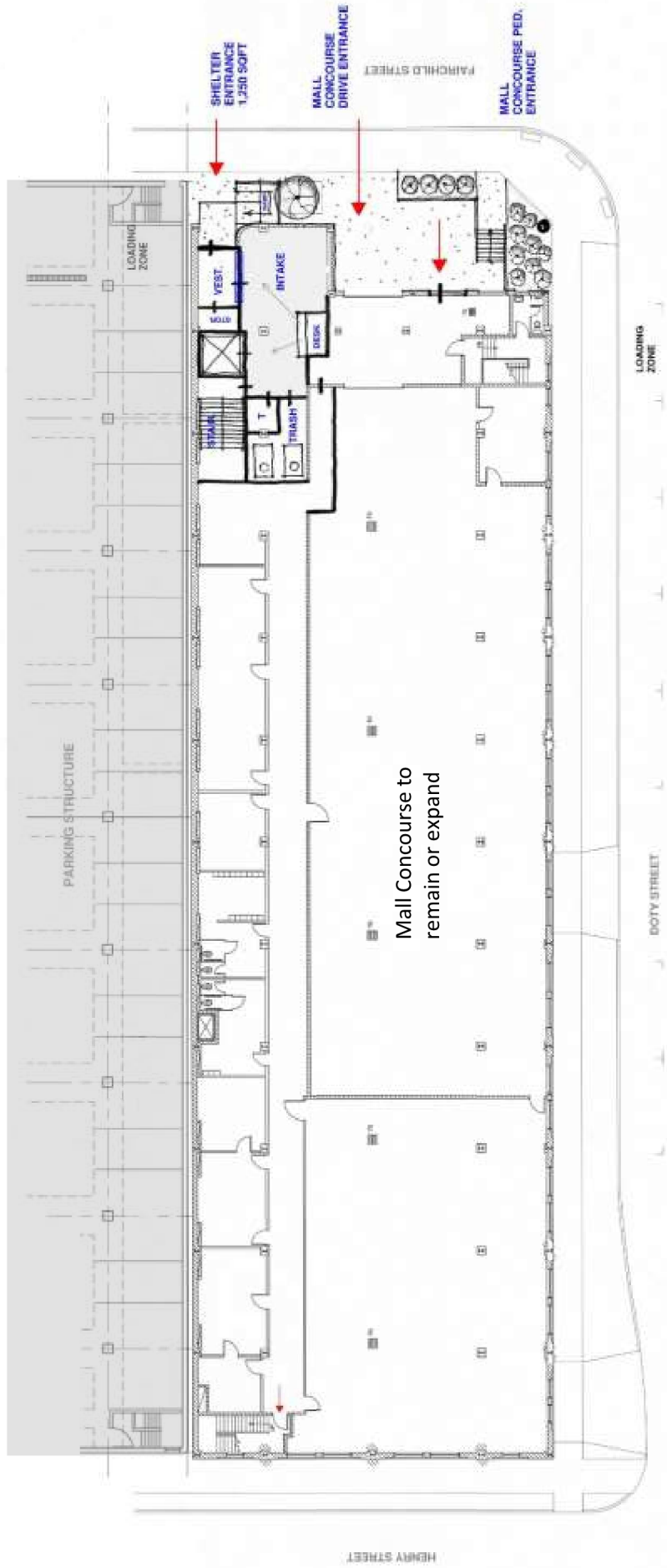
Option 3

Add a floor for shelter program, existing tenants to remain



Option 3 – First Floor Shelter Entry

-Mall Concourse remains on first floor



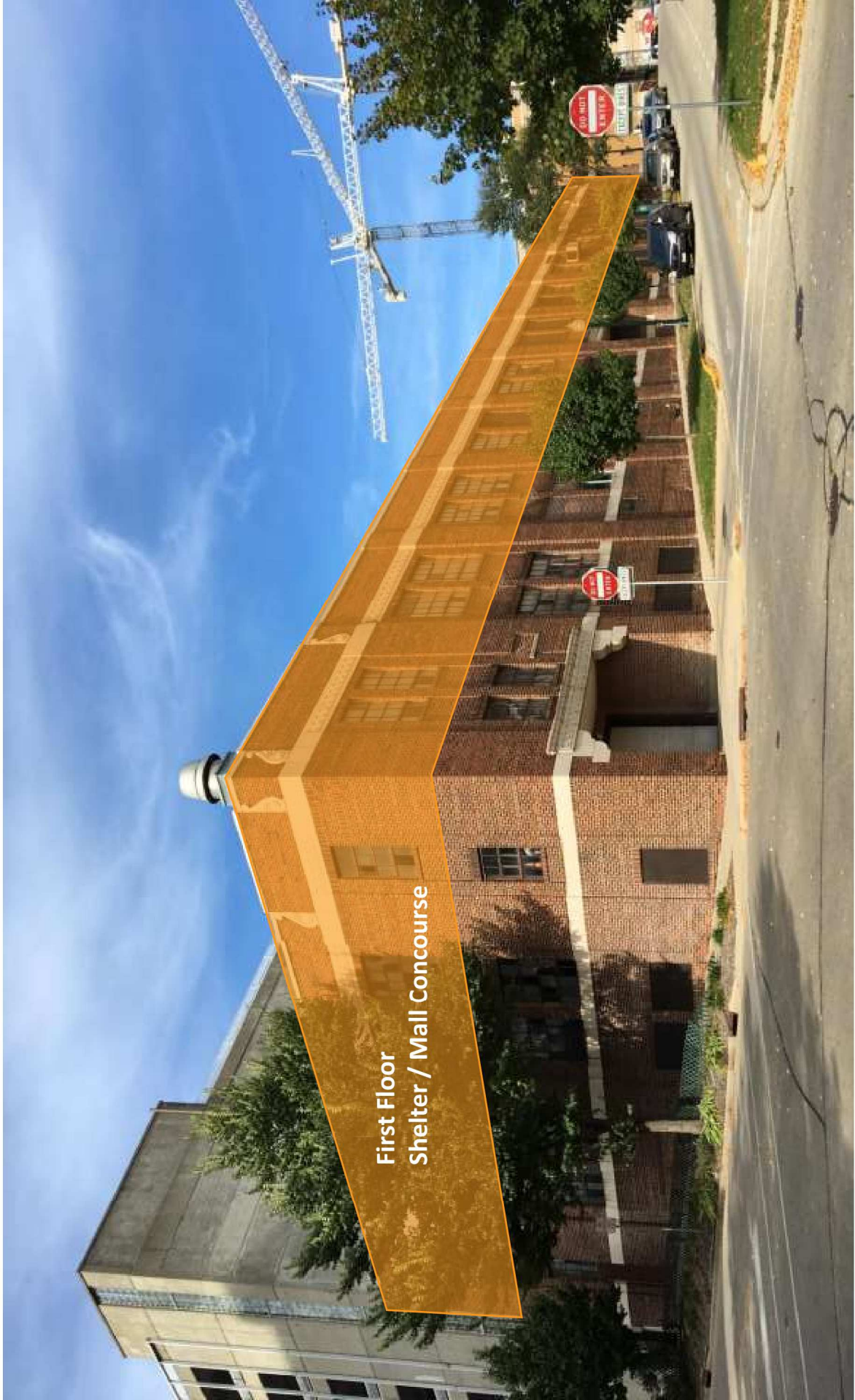
Option 3 – Second Floor Shelter

-Add a floor for shelter, existing tenants to remain



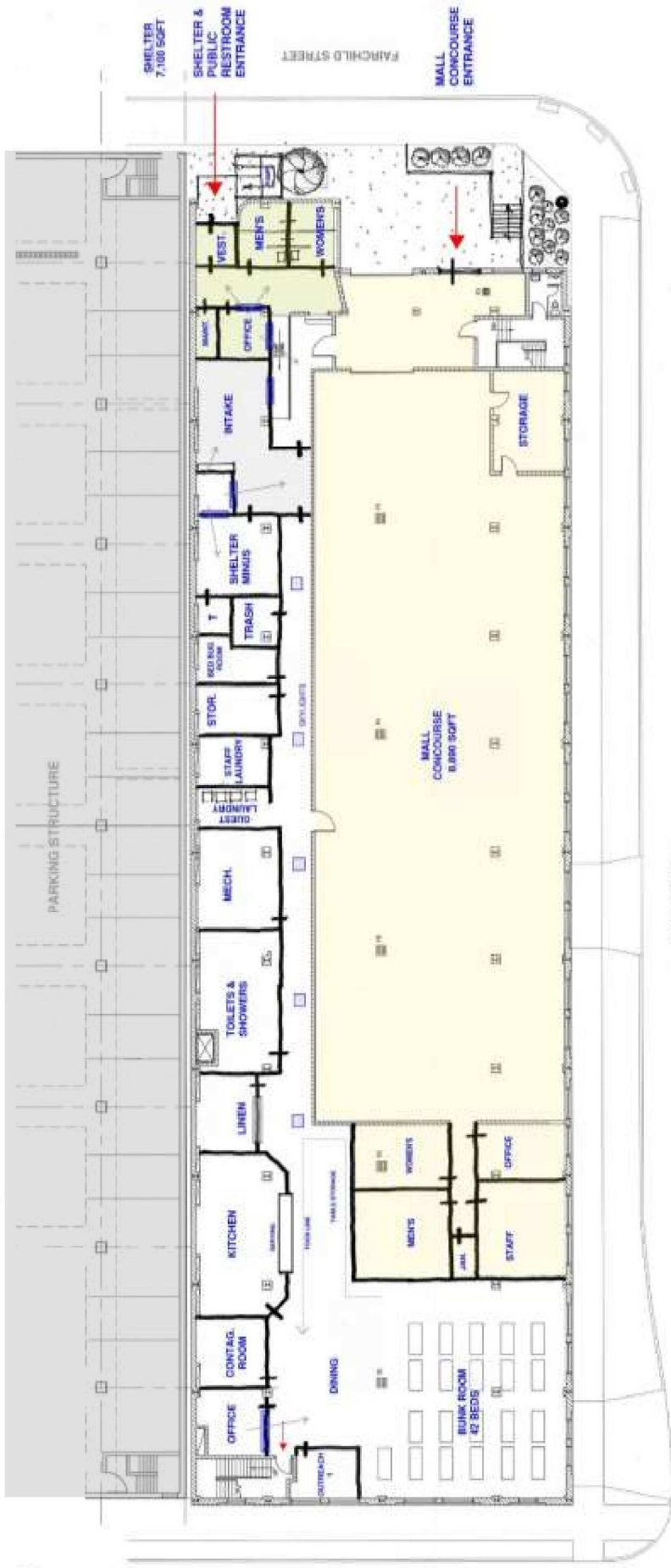
Option 1

Fit program into existing building, tenants to remain



Option 1 – First Floor

Mall Concourse remains – shelter program occupies a portion of first floor



4. Cost Estimation for Layout Options

Option 1:

(shelter program occupies a portion of first floor)

Estimated Range:

4.1 to 4.6 Million

Option 2:

(shelter occupies first floor – tenant moves out)

Estimated Range:

5.8 to 6.3 Million

Option 3:

(shelter occupies second floor – tenants remain)

Estimated Range:

7.1 to 7.6 Million

Estimate does not include:

- Professional design fees
- Fixtures, furnishings & equipment
- Cost Escalation
- Tenant relocation & moving costs
- Costs for new tenant space



FAIRCHILD BUILDING STUDY



Questions?