

Welcome to Mitchell Associates Architects

Dear Rose Mitchell,

We Have Authored The Chapter on Fire Station Renovation for the New IAFC Fire Station Design Manual

The Design Process for Renovations and Additions to a Fire Station

We're proud to announce the publication of our chapter on Renovations in the recently released International Fire Chiefs Association's 2010 book on fire station design entitled, ***Fire Station: Architectural Insight to Planning, Design & Construction***. The book is "a compilation of articles based on the expertise of top architectural firms with experience designing fire stations", according to Janet Wilmoth of Fire Chief Magazine.

As an architect with years of experience in renovation, Bob Mitchell of Mitchell Associates was selected to author the chapter on Renovations and Additions. This chapter gives an overview of a seven-step process to use when you are considering renovation of your existing station. According to Bob, there are some good reasons to consider renovation, including the following:

- You are in the very best location possible for fire coverage;
- There is no other site available;
- Your finances require you to use the value of the existing structure;
- You, your members, or the community feel committed to the building you have;
- It may be politically impossible to walk away from what is perceived to be a great asset regardless of whether a renovation/addition is more costly than knocking down and building new;
- You may need to renovate in order to maintain existing benefits such as non-conforming setbacks and site coverage.

While renovating is often the most cost-effective way to end up with a modern fire station, it not without potential pitfalls. The chapter on renovation and design outlines a series of specific steps you need to follow in order to have the most successful result. We'll briefly go through the steps here. For more detailed information, take a look at our chapter or call us at Mitchell Associates. We'll be glad to talk with you about renovation.

Here is a summary of what's in the chapter:

1. Initial Needs Analysis & Preliminary Feasibility: Good fire station design can only be built on a proper foundation of data and sound reasons. The first task is to obtain drawings of the existing building and site, if possible. After determining your needs through programming, develop a preliminary "sketch" site plan to decide how much the existing building footprint can be increased, while allowing for a firematically correct site.



BEFORE



AFTER

2. Detailed Data Collection: Determine the true condition and capability of the building and site and if the existing structure lends itself to having an addition. Collecting accurate data will prevent later surprises about the site's actual boundary lines, existing easements, and available utilities, as well as whether the existing building will reasonably allow an addition.



BEFORE



AFTER

3. Schematic Design: The schematic design is the proof that the concepts can work. This is the time when you and your architect need to visualize how your station will evolve into a new building that will meet your needs for the future, with a design that uses the existing structure in a cost-effective manner.



BEFORE



AFTER

Winner: Station Style Gold Architect of Record: Mitchell Ross Associates Architects, P.C.

4. Decide About Construction Phasing: It is essential to determine whether the department will remain in operation in the building during construction or vacate the building and site until a portion, or all of the renovation is complete. Determine whether to divide the construction into phases. Phasing is difficult and requires extremely careful planning.



BEFORE



AFTER

Winner: Station Style Gold Architect of Record: Mitchell Ross Associates Architects, P.C.

5. Schematic Estimate: Do not proceed without a clear understanding of the project cost. Obtain a detailed, professionally prepared estimate to determine the project cost including both soft and hard costs. Do not settle for a "guestimate" of costs based on square foot values.



BEFORE

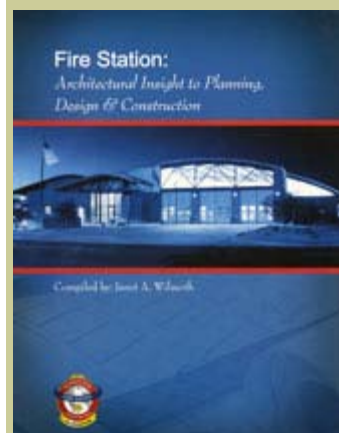


AFTER

Architect of Record: Mitchell Ross Associates Architects, P.C.

6. Set the Schedule: The time of year for construction can be critical. Develop a schedule at the very start of the project that accounts for every step of the project, and revise it as additional information is known.

Send to a Colleague



[Click Here To Order This Book](#)



Mitchell-Ross Associates Architects, P.C.
Architect-of-Record



Mitchell-Ross Associates Architects, P.C.
Architect-of-Record





BEFORE



AFTER

7. Contract Documents: When renovating, there are additional requirements for the drawings and specifications. Extra attention needs to be paid to defining what happens at each place where the old meets the new, how services are maintained during construction, and how phasing will occur.



Trade Shows

Mitchell Associate Architects will be exhibiting at the following shows in 2010

| | | |
|---------------------|--|------------|
| Apr 11th - Apr 13th | STATION STYLE CONFERENCE Kansas City (Overland Park), Kansas | |
| May 21st - May 23rd | FIRE EXPO Harrisburg, PA | Booth 167 |
| Jun 9th - Jun 12th | NEW YORK STATE ASSOCIATION OF FIRE CHIEFS Verona, NY | Booth 1423 |
| Jun 25th - Jun 27th | NEW ENGLAND FIRE/RESCUE/EMS EXPO West Springfield, MA | Booth 69 |
| Jul 22nd - Jul 24th | FIREHOUSE EXPO Baltimore, MD | Booth 2608 |
| Oct 28th - Oct 30th | NYS ASSOCIATION OF FIRE DISTRICTS – HONORS HAVEN Ellenville, NY | Booth 32 |
| Nov 1st - Nov 3rd | F.I.E.R.O Charlotte, NC | |

Mitchell Associates Architects

Public Safety Design

Want to See More?

[Click here to check out our web site](#)



[Forward email](#)



This email was sent to rose@mitchell-architects.com by bob@mitchell-architects.com | [Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Mitchell Associates Architects | 29 Thacher Park Road | Voorheesville | NY | 12186



Try it FREE today.