

120 S. FAIRCHILD St. BUILDING STUDY



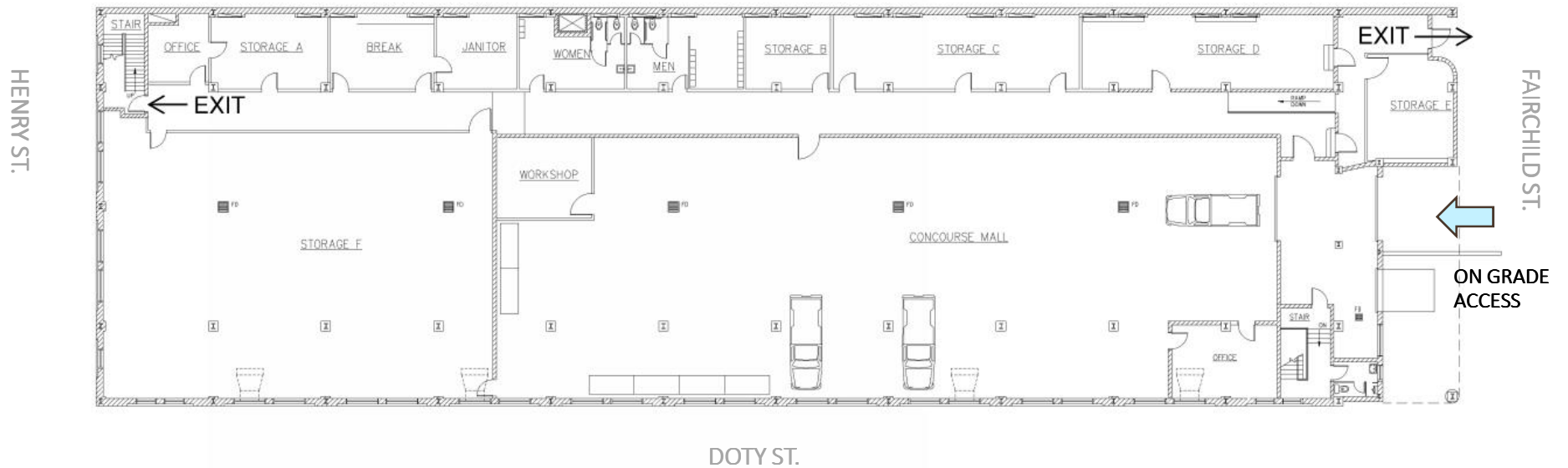
Existing Building

Existing Occupants – Building Mass



Existing Building – First Floor Plan

Occupants



EXISTING FIRST FLOOR PLAN
FAIRCHILD BUILDING



GROSS

Building Fit Study - Process

1

Existing Building Assessment

2

Programming

3

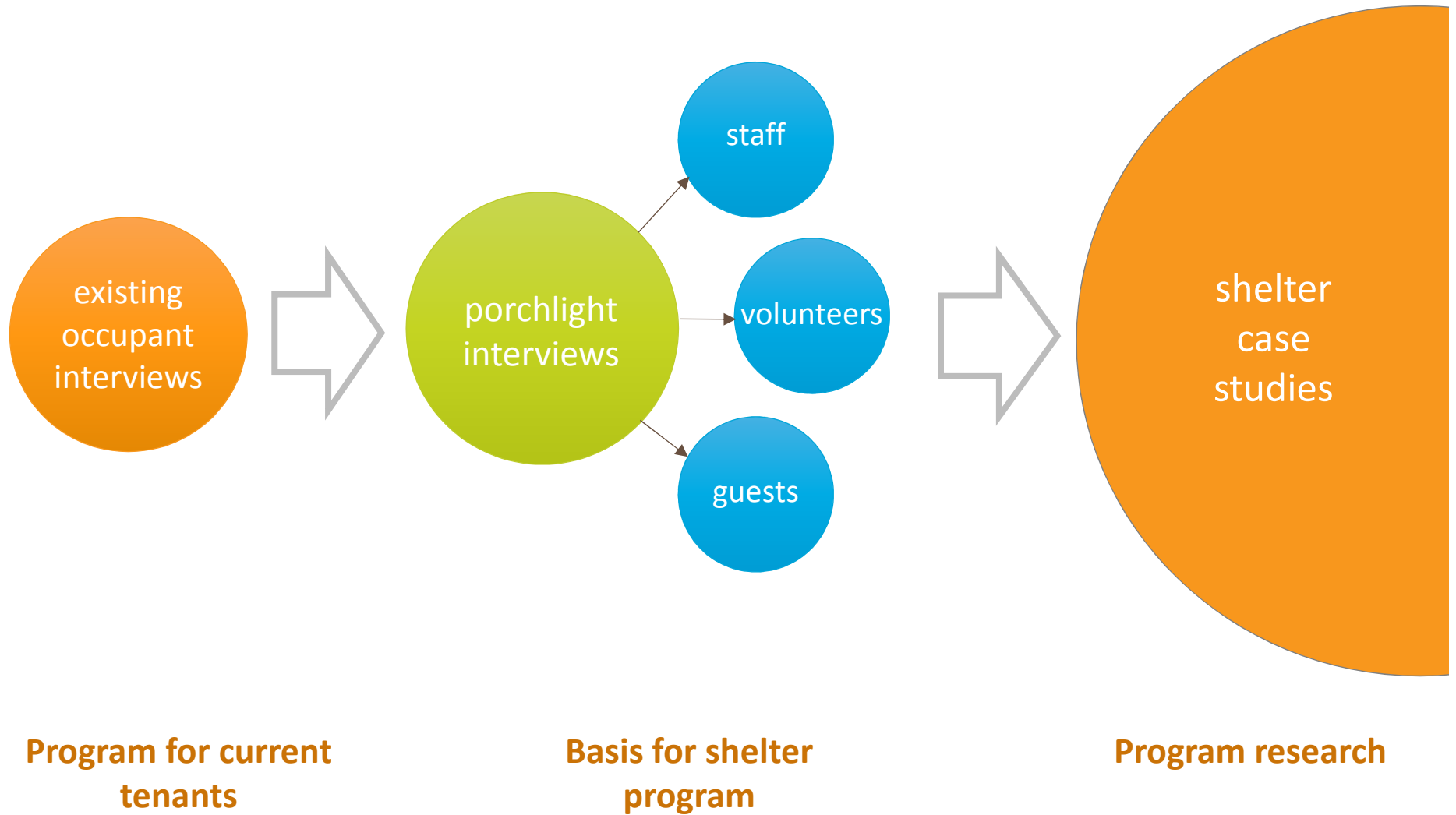
Layout Development

4

Cost Estimating

2. Establishing the Program

Generating space sizes and relationships



HIGHER GROUND

Minneapolis, Minnesota

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

Efficiency Units

SRO's

Pay to Stay

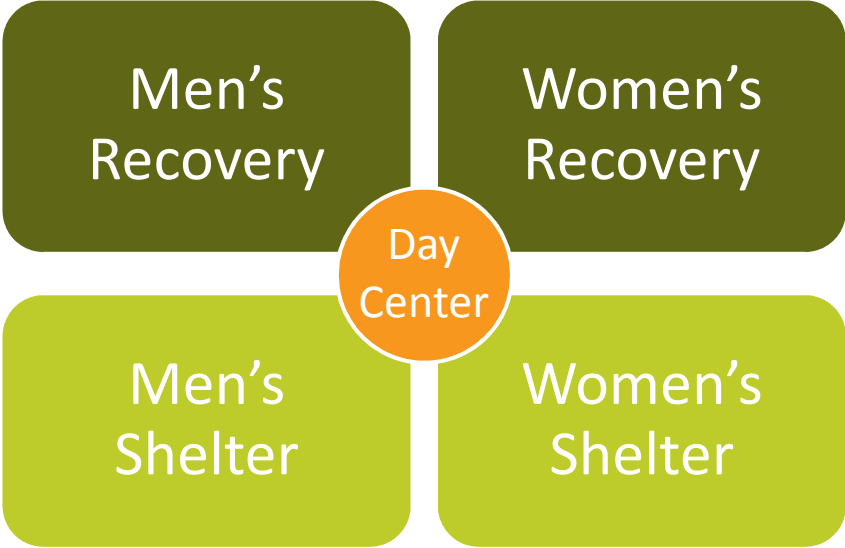
Men's Shelter



ROCKFORD RESCUE MISSION

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



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

	Existing SF	Program Square footage	Notes	Estimated occupants
Shelter				
Blanket Storage	32	120		1
Pest Control Room		48		0
Bunk Room	1,300	4,000	previous 48; 50sf per bunk; includes lockers	160
Storage - Bunkroom		150		
Custodial Room 1	50	50		1
Custodial Room 2		50		1
Dining Room	500	1,400	Requested 7sf per based on 200 max - overflow for sleeping	26
Dry Good storage	77	100		
Laundry - Guest	100	120		0
Laundry - Staff	80	150		0
Intake	260	300		
Warming Kitchen	650	800	6-8 volunteers	8
Main Restroom & Showers	300	900	15 showers, 8 toilets, 5 urinals 13 lavs	
Mechanical Room	150	225	Verify equipment	1
Medical Bunk Room	225	150	2-4 beds, no bunks	4
Outreach room 1	144	80		2
Outreach room 2		80		2
Outreach room 3		80		2
Restroom - small		64	Part of Public restroom?	
Restroom - Staff	140	180		
Staff Office	140	180	Potential (2) individual	2
Safe Room		144	2 beds, no bunks - separate area	2
Shelter Minus - Sleeping room		224	Intoxicated guests, 6-8 people no bunks	8
Shelter Minus - Restroom		64		
Trash room	Exterior	120		
Delivery Area	Exterior	100		
Exterior - Queing 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 16-20 guests - alter shelter overall numbers accordingly	20
Lounge		225		
Resource Room		144	Lounge Chairs & TV area	
Storage		120	Computer access	1
Restroom & Showers		200	4 showers, 2 toilets, 1 urinals 3 lavs	
Custodial/Mech Room		100		1
Guest Laundry		64	1 washer, 1 dryer	
Couples		400	(4) rooms	8
	0	Subtotal 2,047		
		20% 409		
		Subtotal 2,456 S.F.		

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

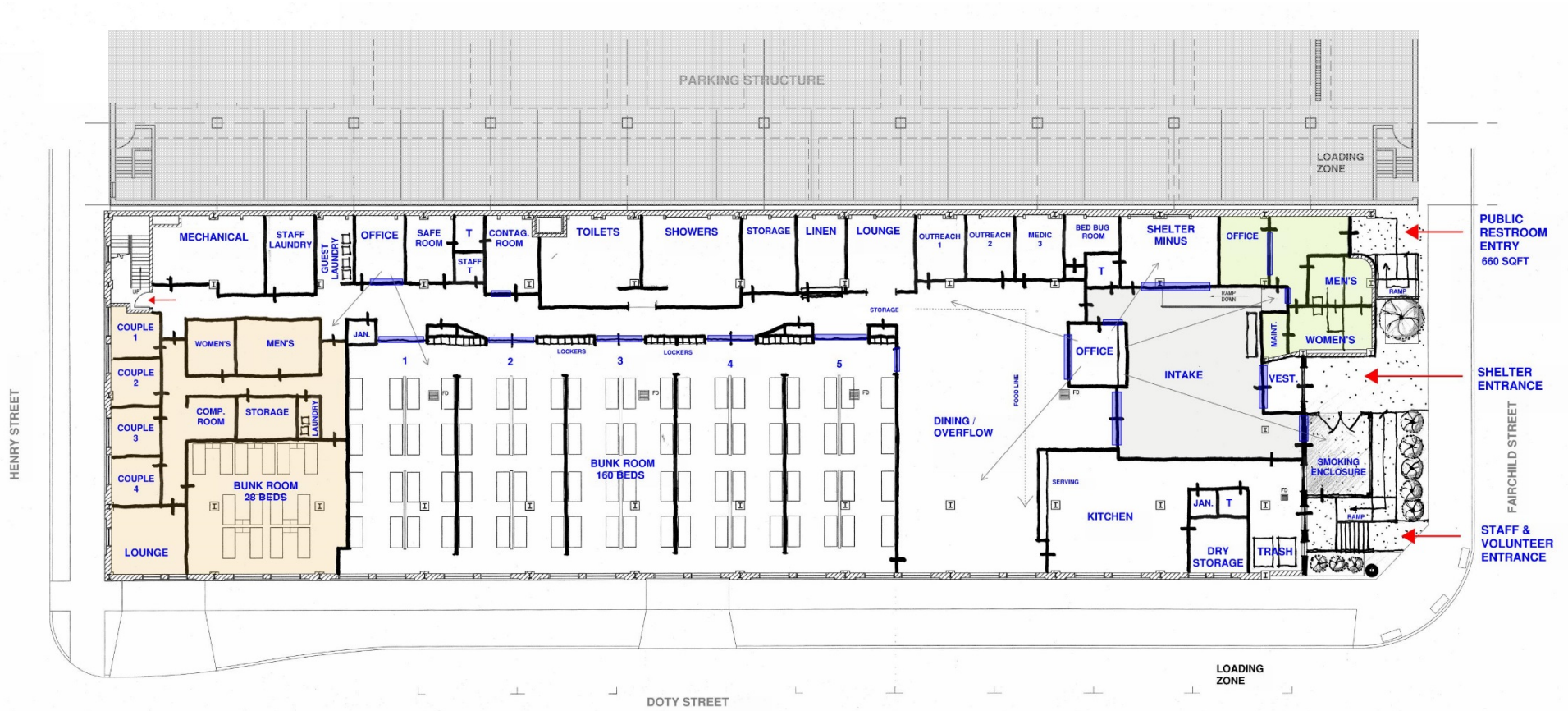
Moves an existing occupant out – shelter program occupies first floor



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

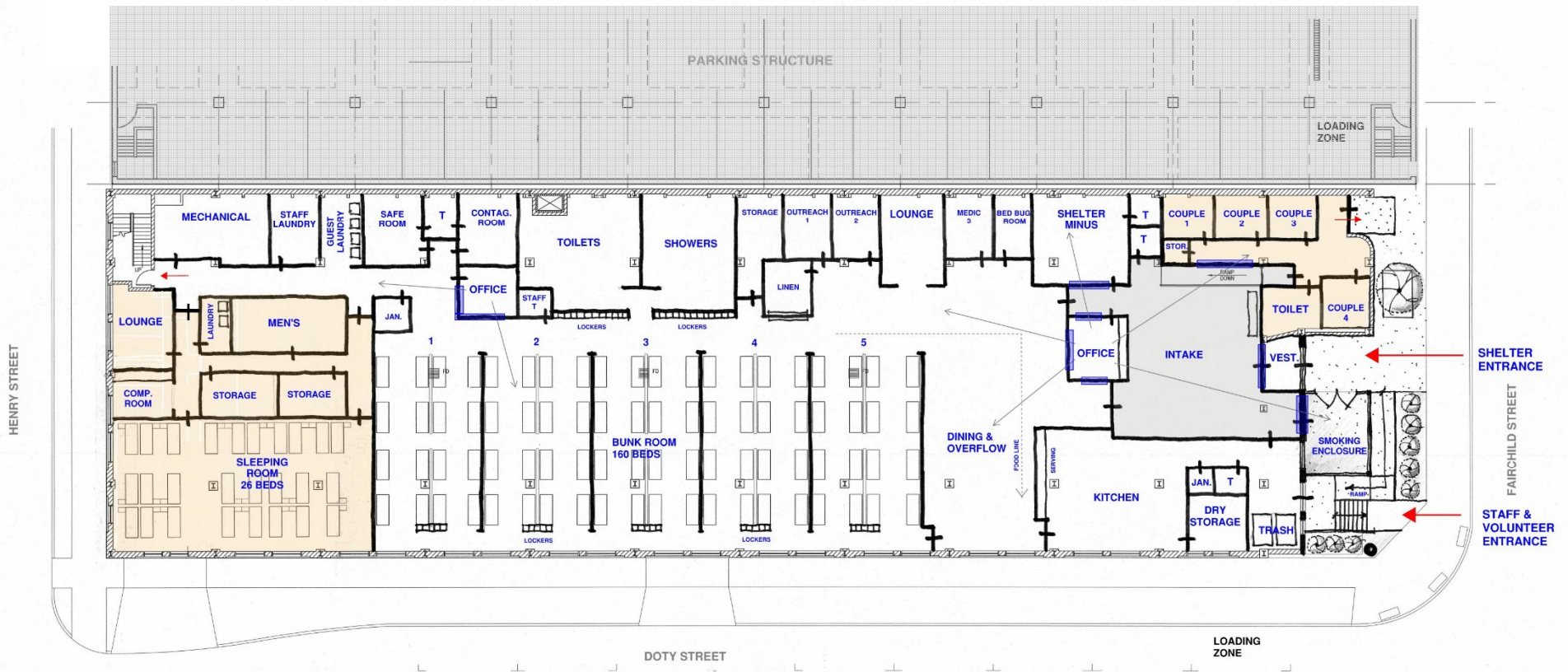


Option 2C – First Floor

Move an existing occupant out – Program occupies First Floor

-separate couples area near entry

-no public restroom



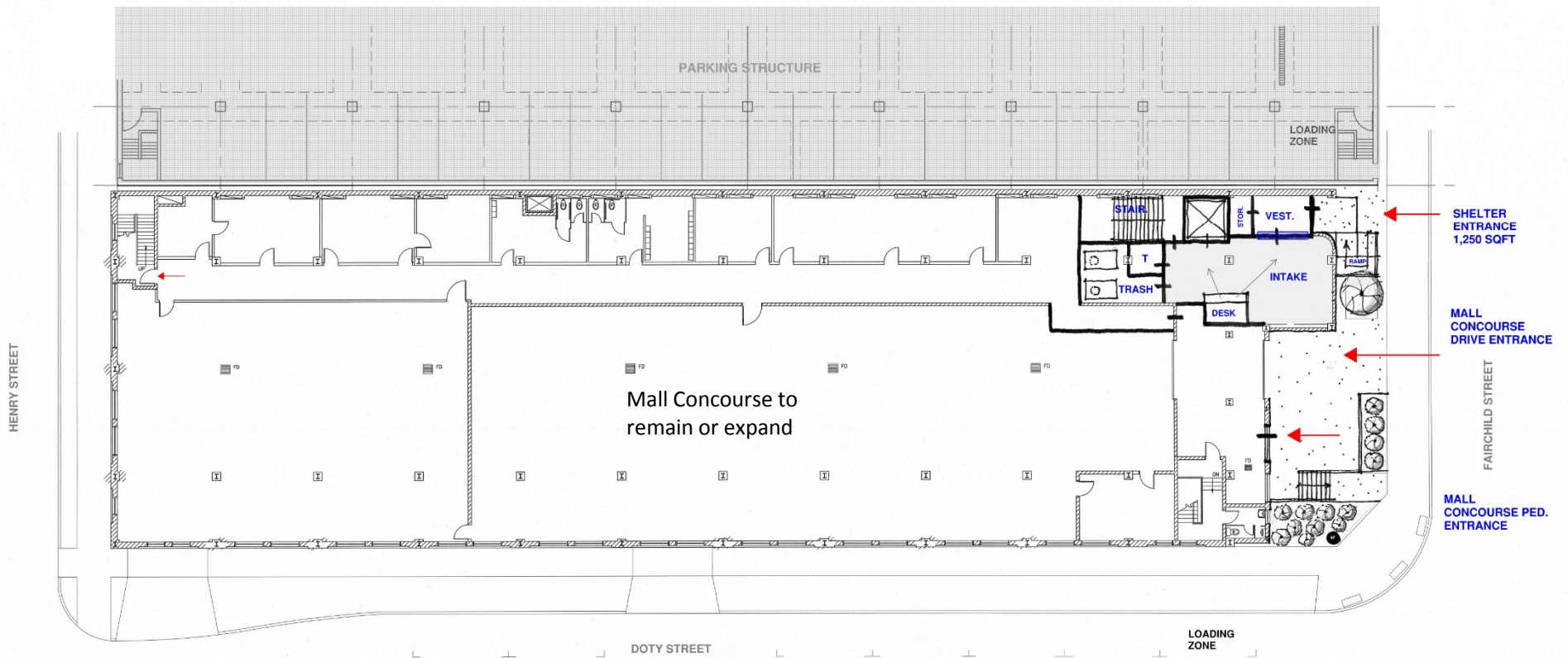
Option 3

Add a floor for shelter program, existing tenants to remain



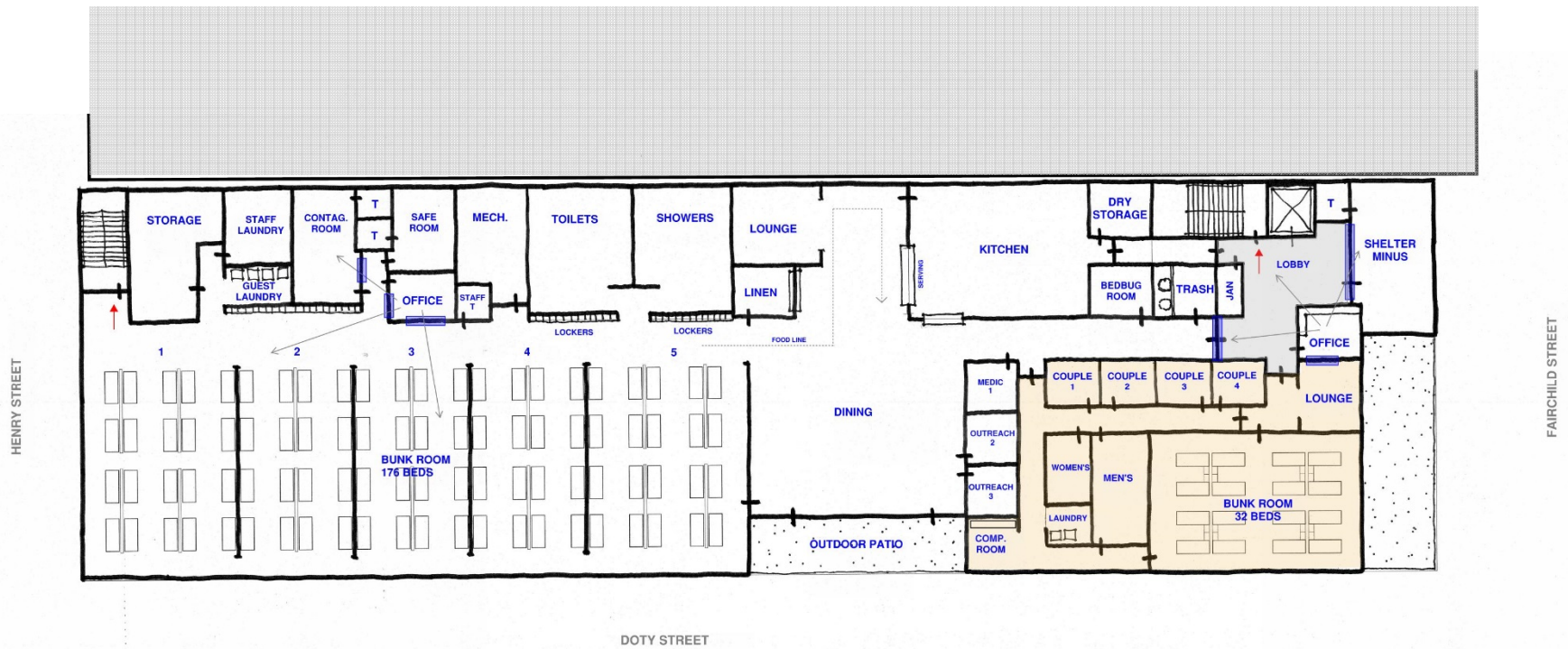
Option 3 – First Floor Shelter Entry

-Mall Concourse remains on first floor



Option 3 – Second Floor Shelter

-Add a floor for shelter, existing tenants to remain



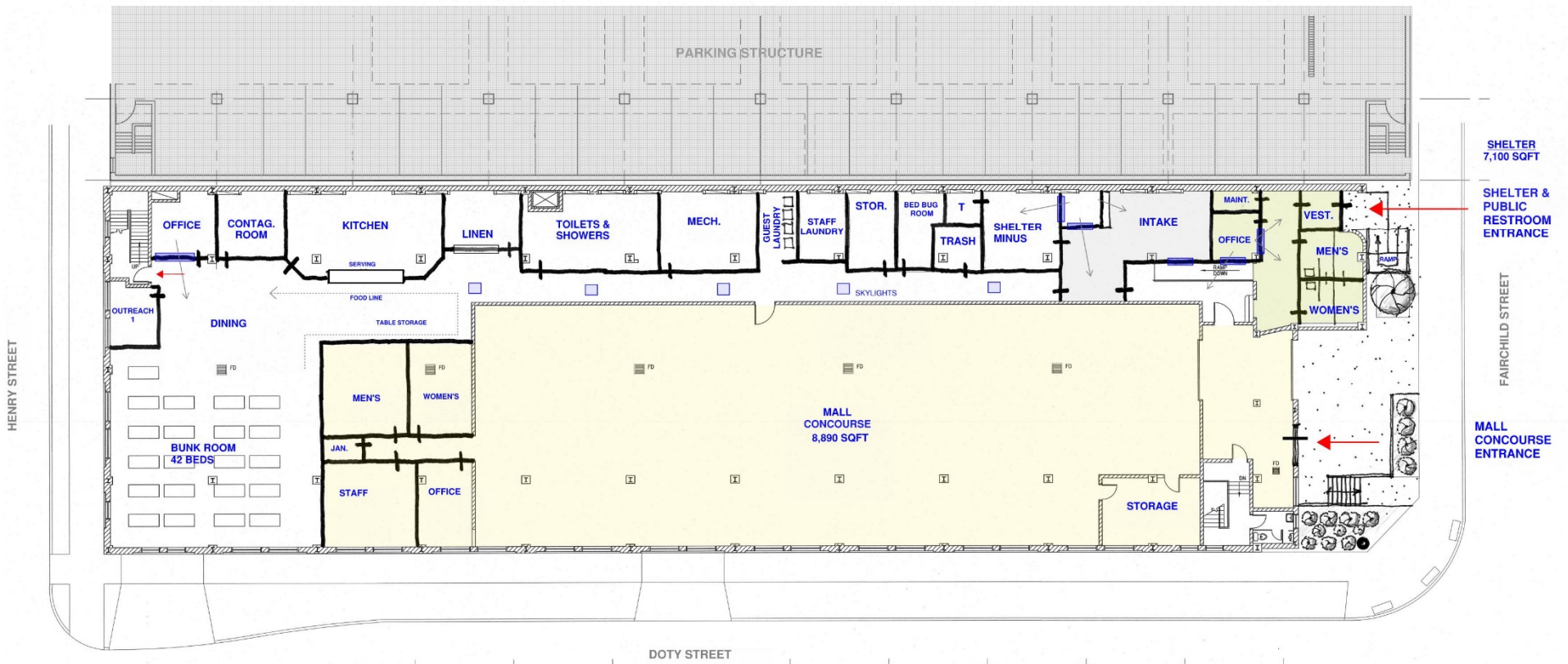
Option 1

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

