
Town of Manlius New Municipal Building

LOOKING AT THE 2018
FEASIBILITY STUDY,
UPDATES FROM 2024,
AND
WHERE WE'RE GOING

2018 Feasibility Study

Study conducted in 2018 considering three main concerns:

1. The Town of Manlius Police Department is in the Village of Manlius in the former Manlius Elementary School. This building needs repairs, has no air conditioning and is not reflective of a first-class Police Department.
2. Safety concerns for the public when court hearings are held at the Town Offices.
3. Concerns for the safety of town employees working in the Town Offices.

While work has been done at the Police Department, these three issues remain.

Current Municipal Building Built in the 60's

"Since the current Town of Manlius Municipal Building was built in the 1960's, the Town services and needs have changed dramatically. The population has increased from approximately 19,351 residents to its current 2010 census of 32,370. At that time, the Villages of Minoa, Fayetteville, and Manlius had their own independent police departments. These services were consolidated into one police department in 1985. **State and Federal laws such as the American Disabilities Act(ADA), Court facilities requirements, Occupational Safety and Health Administration agency (OSHA), Environmental Protection Agency, numerous labor laws, Air Quality requirements and the list goes on, did not exist.**"

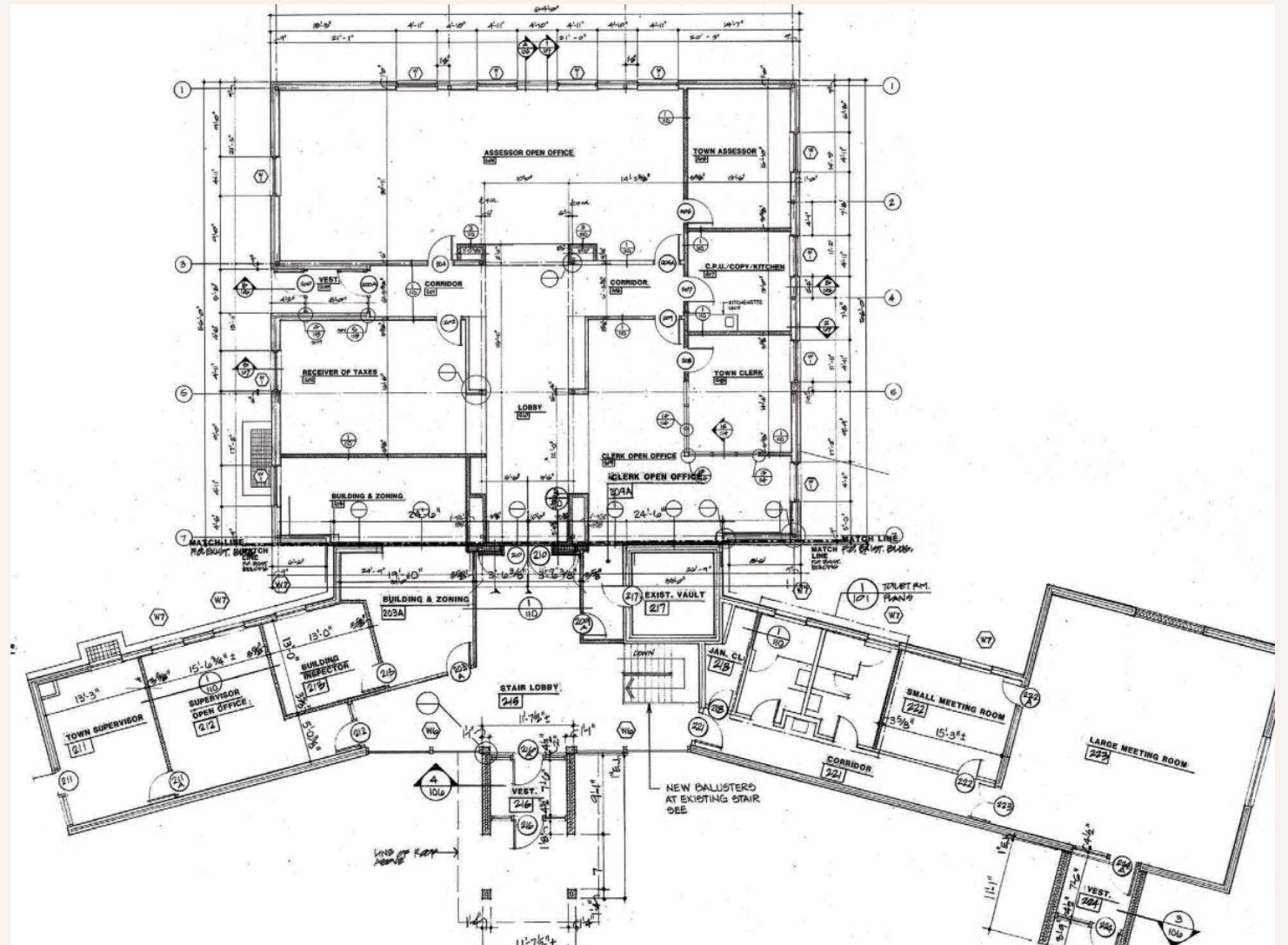
Consideration of the Town Hall

"The current Town Hall is approximately 12,000sf and was constructed in the 1960's and expanded during the 1980's. Since that time, the needs of the town have changed requiring increased security, and better collaboration between the town's operational functions which include the Town Supervisor's Office, the Town Clerk, Assessment Office, Tax Receiver, Town Planning and Zoning Office, Town Court, Recreation Department, Town Police Department and potential for an Emergency Operations Center. In addition, there are safety concerns for the public when court hearings are held at the Town Offices, including public visitors and Town employees."

Town Hall: Inefficient Layout

The current building does itself no favors with the current layout. Offices are disjointed and the flow for residents is poor.

This layout also highlights the lack of an elevator.



Major Issues

- The utilities within the building are out-of-date and are expensive and difficult to maintain. The building also falls short of the ambitious sustainability goals of the town.
 - The current building is not ADA compliant. Having our services and entrances split between two floors causes havoc for residents with mobility issues.
 - Our courtroom is out of compliance with current day standards and presents serious concerns for security for the public and employees.
 - The board room is insufficient given the level of engagement for in-person meetings and lacks the setup for adequate hybrid meetings.
 - Maintenance on the building becomes more challenging each year.
 - Loss of heat throughout building
 - Lack of cooling in the courtroom
 - Leaking roof
 - Insufficient space for employees
 - Security concerns
 - Lack of facilities for the Recreation Department
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Focus on the Courtroom

- Given the increased volume of cases, the court does not have enough capacity.
- The layout leads to poor safety for everyone in attendance and is challenging for remote hearings.
- Recent issues with utilities.



COURT INTERIOR: PRISONERS CURRENTLY SIT IN THE BACK OF THE ROOM, WHICH IS A SECURITY CONCERN; THEY SHOULD BE LOCATED BEHIND A PARTIAL HEIGHT WALL WITH THEIR OWN ENTRY, ADJACENT TO THE STAND (SEE LANCASTER PROJECT AS PRECEDENT EXAMPLE).



Some Context from the Deputy Town Manager

Consideration of the Police Department



POLICE
STATION
ENTRY

Consideration of the Police Department

"The Town of Manlius Police Department is located in the Village of Manlius in the former Manlius Elementary School. The Police were **"temporarily" placed here in 1985** and have been in this space ever since. Through discussions with leaders in the department and surveying the existing facility, several areas of concern have been identified which will be considered as part of a new building design. The building is in need of repairs, ~~has no air-conditioning~~, is non-ADA compliant in many areas, and is **not reflective of a modern-day Police Department.**"

In addition, the Town rents this space from the Village of Manlius. This adds complexity to how the space can be used.

Inequity in Town Coverage

- Given the location of the Police Department, we see drastic differences in response time from the facility across the town.
- Due to the location of the current Police Station, which is further South within the Town limits, it can take up to **20 minutes** or longer to respond to a call, which is not ideal from a safety standpoint. A more centrally located Police Department would reduce travel times

	TOTAL MILES	TOTAL TIME (MIN.)
TO THE SOUTH		
Whetstone Rd Intersection w/ Broadfield Rd	2	7
Palmer Rd. at Pompey Border	6	10
Sweet Rd. at Pompey Border	3	8
AVERAGE	3.6	8.3
TO CENTRAL		
Dewitt Border on Genesee St.	4	10
Madison County Border on Route 5	7	12
Intersection of E. Genessee St. & South Manlius St. (Fayetteville Fire Station)	2	7
AVERAGE	4.3	9.6
TO MINOA		
Village of Minoa Library	6	13
Kirkville Rd. at the Dewitt Border	8	16
Poolsbrook Rd. Intersection w/ Hoag Rd.	7	17
AVERAGE	7	15.3
TO FAR NORTH		
Freemont Rd. Intersection at Taft Rd.	10	19
Minoa Bridgeport Rd. at Cicero Border	9	18
Firstler Rd at Cicero Border	10	20
AVERAGE	9.6	19

Limitations of the Current Police Department

"In 1999, the Town of Manlius engaged the firm of Quinlivan, Pierik & Krause Architects and Engineers to perform a Needs Assessment Study that focused on the Town of Manlius Police Facilities and the Court. **This report concluded that the existing Police Facilities and Court could not be renovated cost effectively and could not provide adequate space for the Police Department or the Court Administration requirements.**

Since 1999, technology advancements have made police work more efficient in many ways, but increasingly technical. **Additional government regulations and demands on the Police Department and the Court Administration over the past 19 years further support the 1999 needs assessment study.**"

Lack of Space

- Due to space limitations, the Police Department has had to use storage containers in the parking lot. This presents additional security concerns and highlights the lack of adequate space for the department's operations.

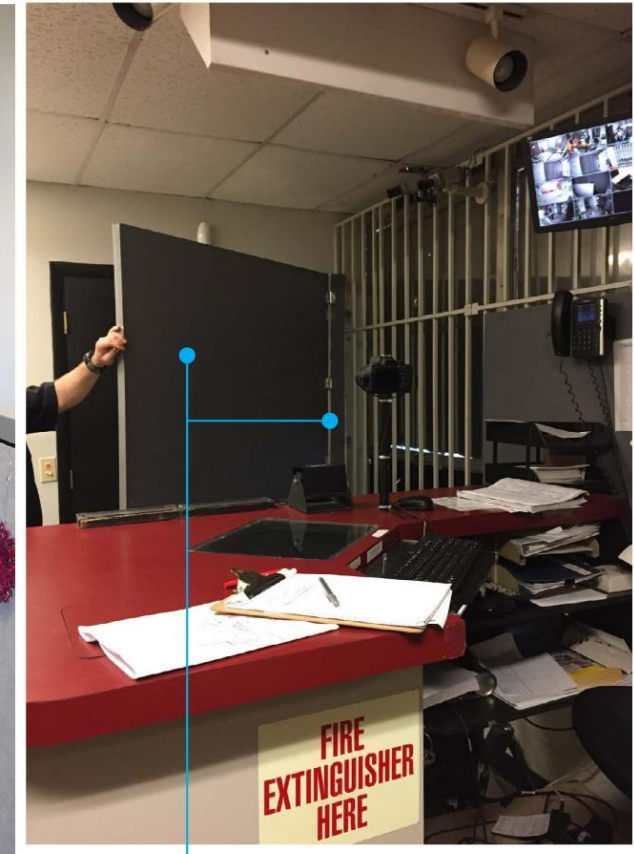


Lack of Space

- Different features of the police department are fitted into cramped spaces and present issues for officer and inmate safety.
- Modern best practices require more space and purpose-built facilities.
- Current staffing studies recommend the expansion of the force from 38 Officers to 44 over three years, requiring more space than is available.



POWER SOURCE WITH NO REDUNDANCIES WITHIN BUILDING ; ADMINISTRATION WORK AREA IS VERY CRAMPED WITH NOT ENOUGH STORAGE.

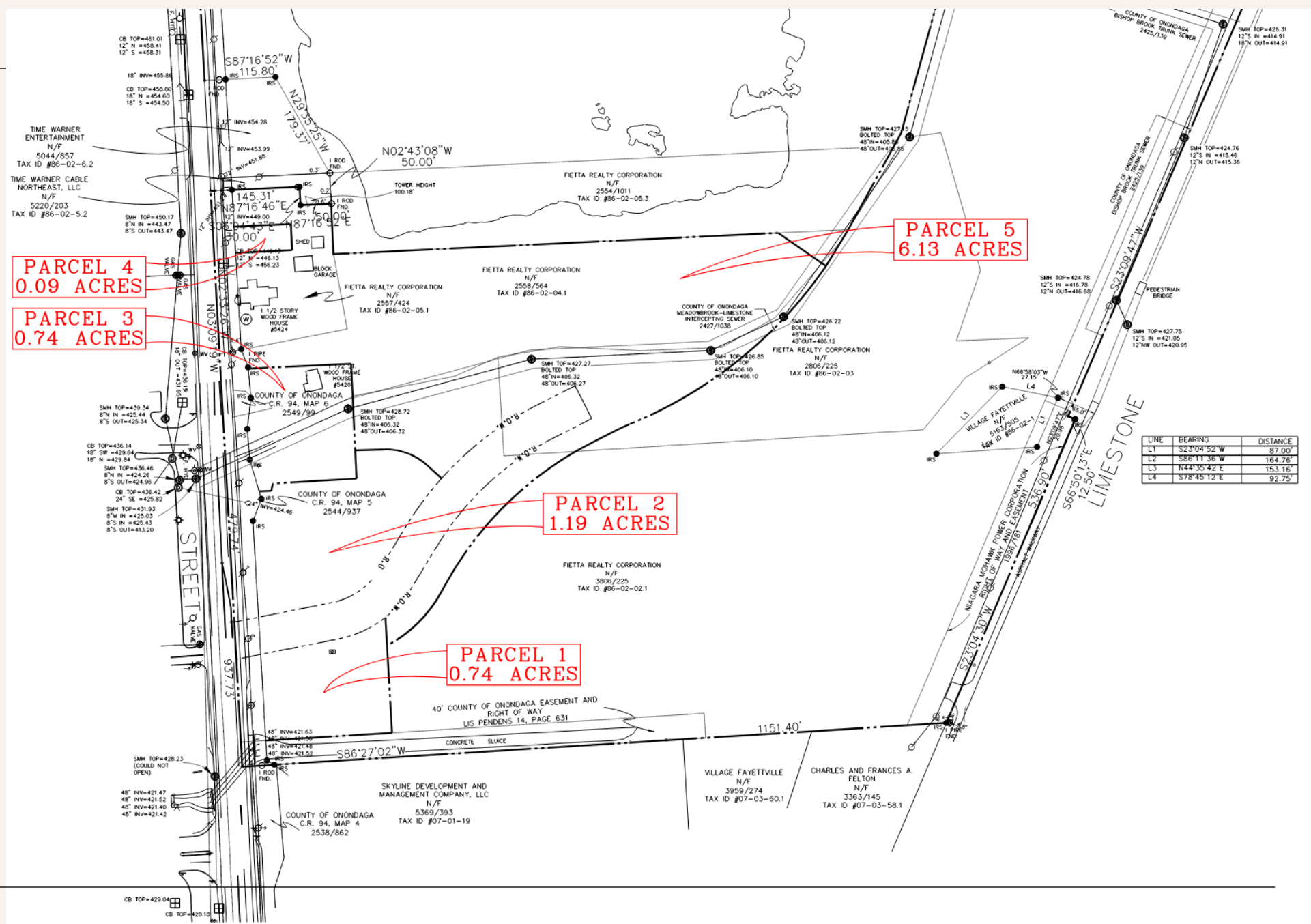


BOOKING AREA: LACK OF SPACE AND STORAGE IN BOOKING AREA; NO SPACE TO PHOTOGRAPH (CURRENTLY A MOVABLE DOOR IN FRONT OF BATHROOM).



Some Context from the
Chief of Police

Where Can We Go



Where We Can Go

Conversations with Twin Shores, which owns the former quarry site across from Towne Center, have been ongoing for a parcel for a new building. The current site being considered is Parcels 3, 4, and 5 from the previous map. This would provide roughly 7-8 acres for development of a new municipal building, bringing Town Hall and the Police Department together.

This would also include the donation of 62~ acres of wetlands that surround the site, potentially serving as the location for the first Town park. This additional area is adjacent to the Erie Canal, opening future opportunities for connecting walking paths.

Space Program

Summary

Key leaders from each Town department were interviewed to determine current space sizes, qualities, adjacencies and future needs, including deficiencies in current layouts. Visits to other recently constructed facilities informed space needs, adjacencies, and areas where safety of facility can be improved.

The space program document is the result of the visioning/programming, Town employee interviews, and other facility visits. The space program describes key spaces, and the quantity and size to be used to obtain a preliminary cost estimate of a new facility.

Additional Space needs beyond Current Facilities:

POLICE DEPARTMENT

Current Size: 13,000 sf

Proposed Size: 19,925 sf

Additional square footage breakdown (approx. +6,000 sf):

1. Additional storage (general, records, evidence, etc.) = +1,000sf
2. Additional Sallyport(s) = +1,200sf
3. Addition of Traffic Unit = +400sf
4. Addition of Firearms Training Simulator = +500sf
5. Increase Booking = +300sf (min)
6. Increase Operations (add Armory, increase work area, increase roll call) = +600sf

Total of Above = 4,600sf (+1,380 from 30% gross factor) = 5,980sf

TOWN HALL

Current Size: 10,270 sf

Proposed Size: 8,620 sf

Note: Current square footage is adequate; could be better distributed among programs and storage areas.

COURT

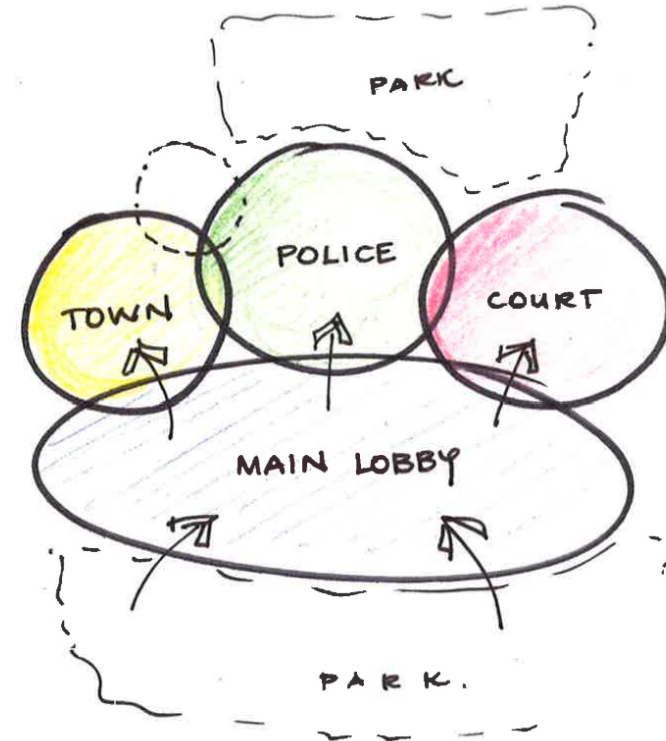
Current Size: 1,730 sf

Proposed Size: 4,095 sf

1. Increase in size of Court Room & support = +2,000sf

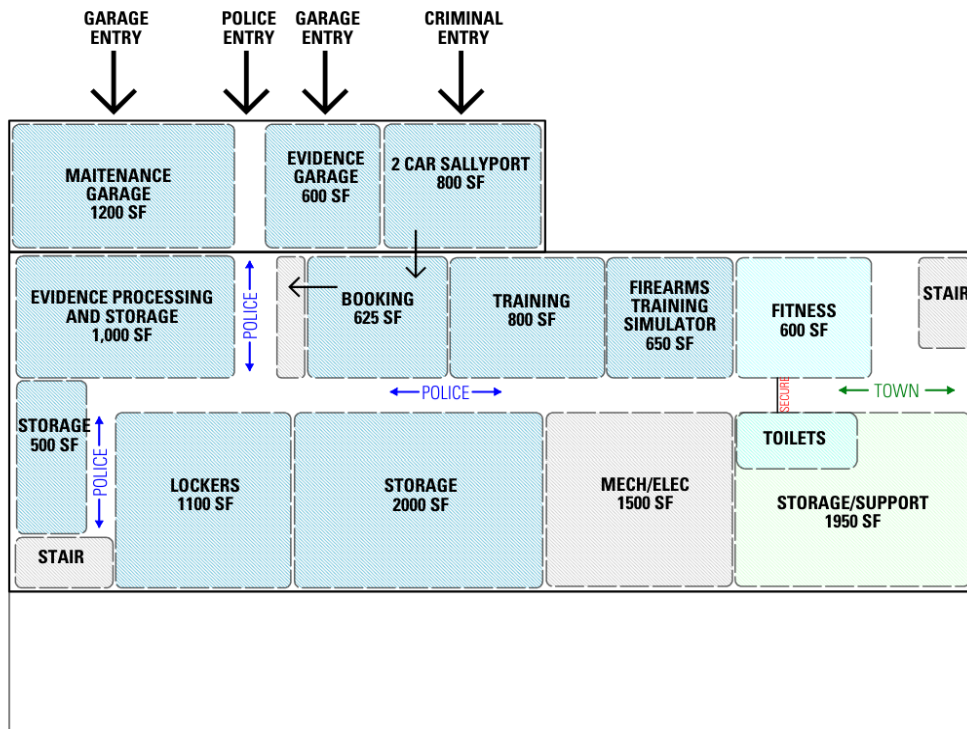
Proposed Shared Spaces within new building:

- + Main Lobby/Entry (single entry for all sectors)
- + Multi-Purpose Room for: Police/Town Board Meetings; Public Use; Recreation
- + Combined Kitchen/Break for Town & Police Staff
- + Fitness Center for Town & Police Staff

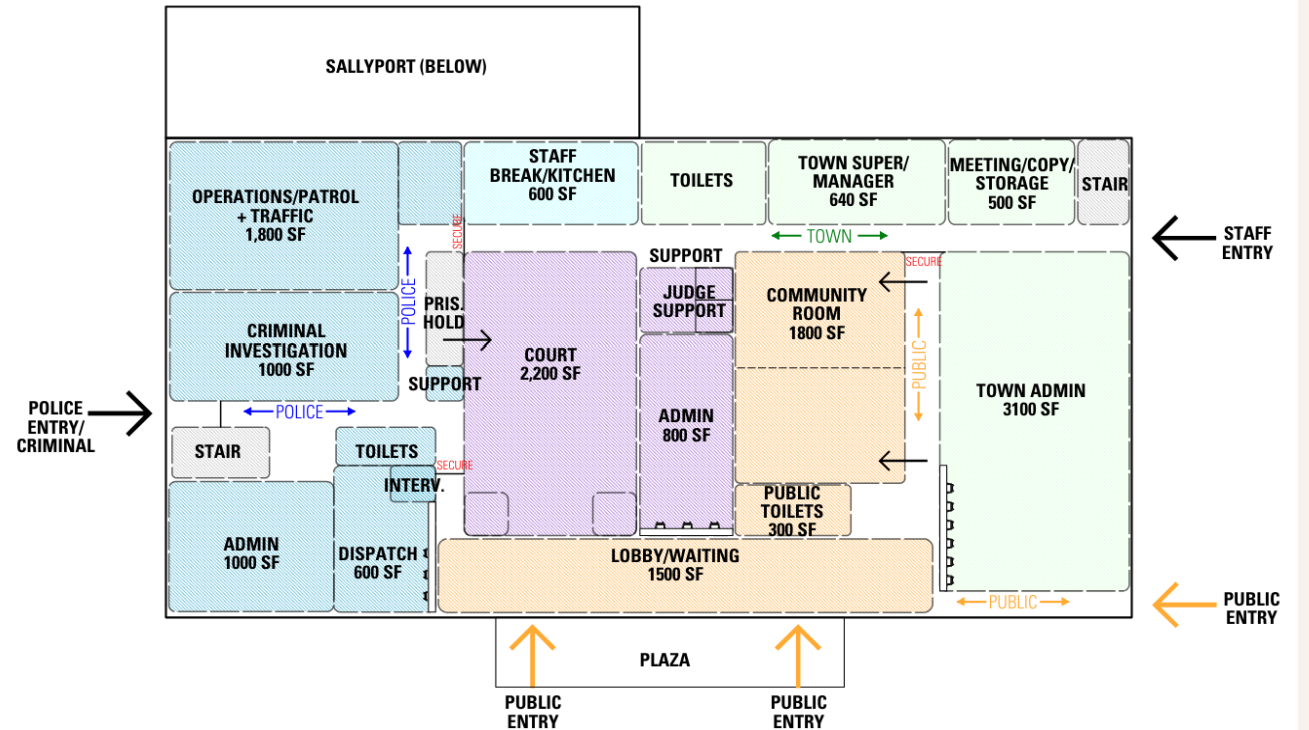


▲ EARLY CONCEPT SKETCH ABOUT POTENTIAL BUILDING ORGANIZATION W/ SHARED POINT OF ENTRY AND COMMON SPACE.

Conceptual Layout



BASEMENT LEVEL = 18,200 SF GROSS



MAIN LEVEL = 21,630 SF GROSS

Questions?

