



TOWN OF NEWTOWN

BOARD OF POLICE COMMISSIONERS

**The Board of Police Commissioners
Ad Hoc Police Design Selection Committee
Special Meeting, Tuesday, January 23, 2018
Volunteer Ambulance Building Conference Room
Wasserman Way, Newtown**

MINUTES ARE NOT FINALIZED UNTIL APPROVED BY THE BOARD OF POLICE COMMISSIONERS

Police Commission Members Present: Joel Faxon, Brian Budd, Joan Plouffe, Andy Sachs
Ad Hoc Police Design Selection Members Present: Joel Faxon, Andy Sachs, George Benson, Bob Mitchell, Art Norton.
Also Present: Chief Viadero, Capt. Vanghele, Lt. Kullgren, Sgt. Silver, First Selectman Rosenthal, Sustainable Energy members Kathy Quinn and Allen Adriani, and one member of the press.

Commissioner Faxon caught the meeting to order at 5:00 PM.

Chief Viadero explained there would be two firms presenting and introduced Brian Humes of Jacunski Humes.

Mr. Humes started this project in 2008 with a Police Department Needs Assessment. The firm has experience in CT and MA and he is confident he can do the job and do it well. His proposal for the project is to start with a review of the space needs, a review of site evaluation, a schematic plan (floor plan, site plan, elevation) and a professional cost estimate. Each site review would cost between \$2,000 and \$3,000 based on available information. Environmental issues would be an additional cost. Historical information would be researched by the firm at the Town Hall. Once a site is chosen the needs assessment would take 3-4 weeks, the site evaluation would take 3 weeks, schematic plan would take 4-6 weeks and the professional cost estimate would take approximately 2 weeks. Mr. Humes believes the cost of these steps would be approximately \$25,000. Cost includes any town meetings the firm needs to attend. Mr. Humes showed examples of marketing brochures. Mr. Humes said that there is sometimes a cost benefit to using an existing building, as was the case in Old Saybrook. To compare, options have to be reviewed. The cost per square foot is more expensive in a Police facility due to the unique character of the building, room to room. The integrated technology is unlike any other municipal building, including schools. Everything has to be done now, and can't be put off and added later. Mr. Humes said the current police facility in Newtown was not designed as a police station; no space was purpose driven. Mr. Humes would educate the public as to why a new facility is needed, including statutes and liabilities. Jacunski Humes build energy efficient buildings (att.); there are codes they need to comply with. Sustainability needs to be a cooperative effort between town departments/boards. Safety is not negotiable. Jacunski Humes uses consultants for site and civil, mechanical, electric, plumbing and fire protection, consultants for structural and interior design. The town addresses environmental/abatement issues.

Chief Viadero introduced Chuck Boos, of Kaestle Boos. Mr. Boos introduced members of his firm which included electrical, marketing, landscape, design and a police facility expert.

Mr. Boos said his firm has expertise, comes in on budget and offers a team of in house professionals. The team will sit with the department relative to operations and how they relate to each other. All sites are ranked and given a score after a very detailed analysis. Once a site is chosen a schematic site plan is created. The site is evaluated for utilities, gas, sewer and electric. The town determines how many sites are reviewed. The length of time to evaluate sites depends on the site; it can take up to a couple of months. All sites would be reviewed at the same time. The site evaluation cost is \$5,000-\$10,000, per site, depending on site complexity. The minimum to get to referendum, including site evaluation at three sites and schematics is \$55,000. The entire program, including site evaluation and conceptual designs will be between \$50,000 and \$70,000. Transparency is key, Kaestle Boos has a marketing staff that will meet regarding community education and the project website that includes pictures, plans, renderings, construction and FAQ's. Kaestle Boos will attend meetings to meet with community members. The construction cost per square foot is approximately \$450. Chief Viadero inquired about repurposing v. reconstruction. Mr. Boos stated a specific site reviewed was very adaptable; not a lot of site work required. There would be a savings as there would be time saved on construction. The cost per square foot would be less, by approximately 10%. Existing systems and envelope would be reviewed and a process followed to be sure energy codes are met. A computerized 3D model is a resource included in the project. (att.)

Discussion and Possible Action on selection: First Selectman Rosenthal would like to have this on the Board of Selectman agenda on Feb. 5. Commissioner Faxon said both firms are very experienced; the time with Kaestle Boos is compressed compared to Jacunski Humes. The Kaestle Boos team is an important aspect of the project. Mr. Humes has more experience with Police facilities. Kaestle Boos seems to have more of an ability to market the project. Commissioner Budd agreed with many of Commissioner Faxon's points but likes the experience of Mr. Humes presentation; he has seen a lot of his work and is more comfortable with his stated cost of \$25,000. First Selectman Rosenthal said this won't go to referendum until the project is bid. The architects will determine which site is best. Mr. Norton said the Kaestle Boos marketing stood out to him. Mr. Sachs said that both firms with help educate and market. Chief Viadero said both firms are comparative in skills and experience. He is impressed with the Kaestle Boos team and the 3D imagery marketing tool. Mr. Benson said an in house team is important in big projects; it's important to deal with a full service company. Capt. Vanghele wants a facility the department can be proud of; a non-municipal looking building. He believes Kaestle Boos is more cutting edge. Commissioner Faxon moved to hire Kaestle Boos for the next stages of the design process of Police facility project. Mr. Norton seconded. All in favor (Faxon, Norton, Benson, Sachs).

Adjournment: Having no further business the Ad Hoc Police Design Selection Committee adjourned their special meeting at 7:18 PM.

Respectfully submitted,
Susan Marcinek, Clerk

Attached: Jacunski Humes Sustainable Design Experience; Kaestle Boos presentation

LEED / Sustainable Design Experience

Jacunski Humes Architects, LLC

Jacunski Humes Architects, LLC has four (4) LEED Accredited Professionals on staff.



LEED “SILVER” Certification:

Waterford Elementary Schools (3 total), Waterford, CT:

Great Neck, Oswegatchie, & Quaker Hill
Elementary Schools

New Canaan Ambulance Facility, New Canaan, CT

LEED Silver Certification by U.S. Green
Building Council



LEED Qualified / Sustainable Designs:

UCONN Public Safety Facility, Storrs, CT

Design to comply with State of CT, LEED Silver, and
High Performance Building Standards.

WCSU Police Headquarters, Danbury, CT

Design to comply with State of CT, LEED Silver, and
High Performance Building Standards.



Chatham Police and Town Offices Annex, Chatham, MA

Active chilled beam, 4-pipe mechanical systems
Daylighting sensors on lighting fixtures
Energy efficient pumps / motors.

Montague Public Safety, Montague, MA

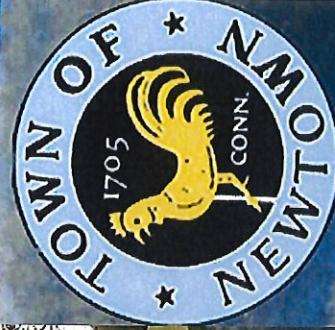
Installed geothermal, closed loop mechanical systems with water to
air heat exchangers.

Darien Police Headquarters, Darien, CT

Designed for geothermal, closed loop mechanical systems with water to air heat exchangers.



New NEWTOWN POLICE STATION



Newtown, CT ♦ January 23, 2017

KAESTLE BOOS
associates, inc

Project Team

KAESTLE BOOS
associates, inc



Chuck Boos, AIA
Principal-in-Charge



Michael McKeon, AIA, LEED AP
Public Safety Specialist



Scott Mangiagli, AIA, LEED AP
Project Manager



Todd Costa, AIA
Programming / Operations Specialist



Paul Dominov, RA
Project Designer



Luke McCoy, PLA, LEED AP
Landscape Architect



John Chipko, Sr., PE
Structural Engineer



Kristen Smith
Space Planner / Interior Designer

PROJECT TEAM CONSULTANTS

Garcia Galuska DeSousa
Technology & Security

RZ Design Associates
MEFP Engineering

Alfred Benesch & Company
Civil Engineering

Miyakoda Consulting
Cost Estimating



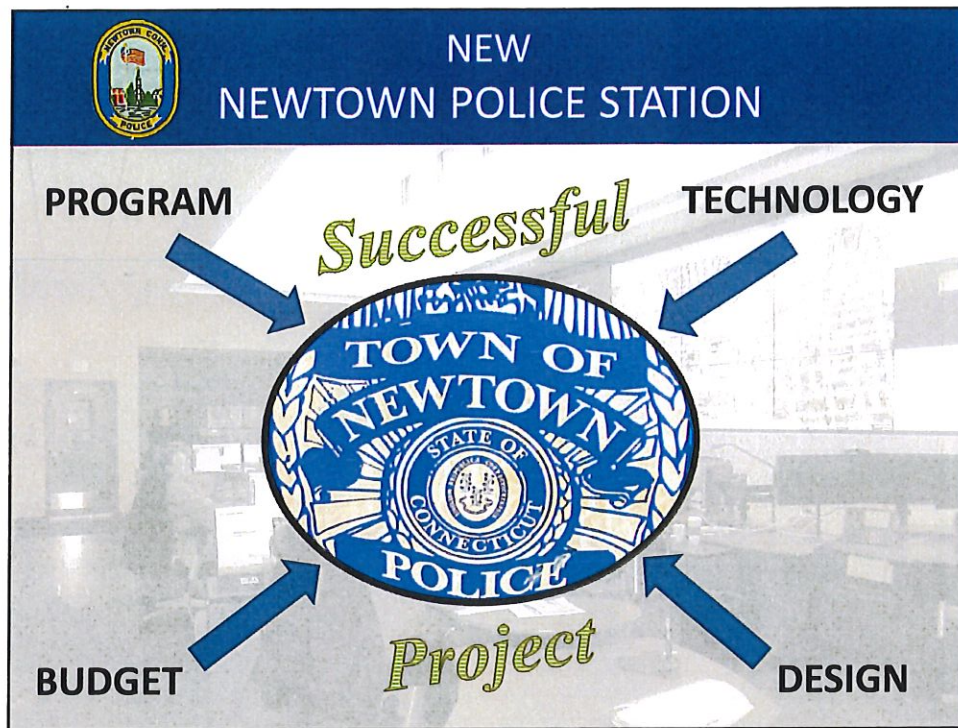
Elise Irish, NCIDQ
Interior Designer




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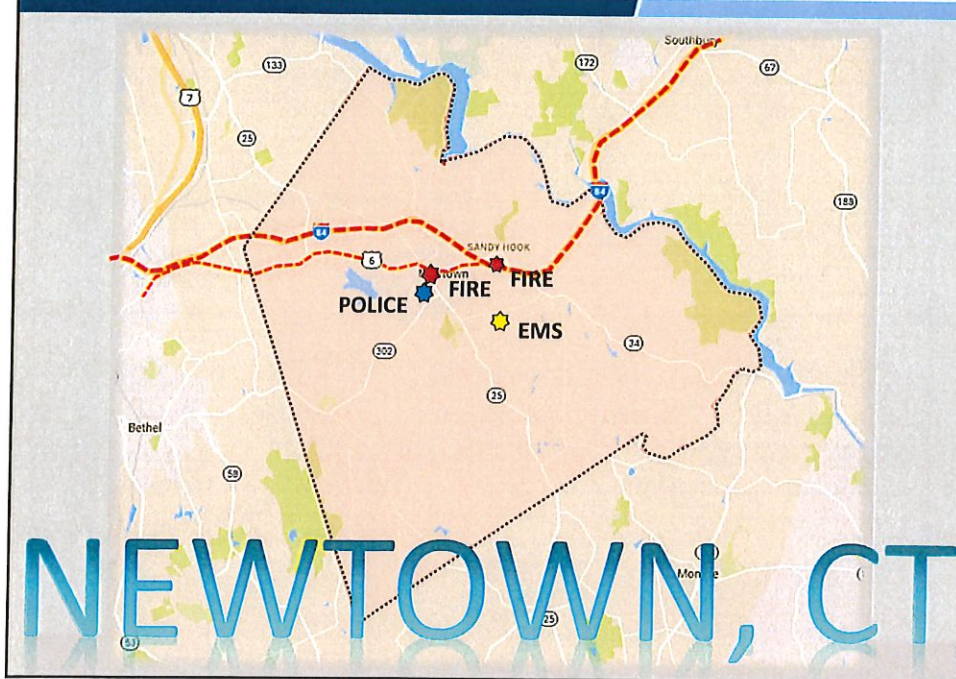
Architecture
 Structural Engineering
 Landscape Architecture
 Interior Design
 Marketing / Outreach
 BIM: REVIT
 3D Modeling

IN-HOUSE Services



Site Context




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Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Programming

	Police Department	19,090 Sq. Ft.
	Fire Department	25,155 Sq. Ft.
	Total:	44,245 Sq. Ft.
	Combined Facility:	41,480 Sq. Ft.

1. DPW / Police
2. Farnham Road
3. Community Gardens
4. Athletic Fields - North



Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Analysis

Sharon Police & Fire Study Sharon, Massachusetts				
Site Number	1	2	3	4
Site Name	Current Police & DPW Site	Farnham Road Site	Community Gardens	Athletic Field/ East Fensboro
Address	215 South Main Street	100 Farnham Road	38 East Fensboro Street	25 East Fensboro Street
Parcel ID	60050005	60024009	60047022	20183000
Site Size	10.8 Acres	3.9 Acres	22.57 Acres	9.748 Acres
Current Uses	Police Department, Civil Defense Bldg, DPW Garage	Vacant	Parking, Tennis, Shelling pond, Dog Park, Community Gardens, Athletic Fields	Athletic Fields
No. of Buildings on Site	Three permanent buildings- DPW, Police, Civil Defense, Salt Shed Temporary trailers. Future DPW garage building planned.	Vacant	Building Demolished	None
Ownership	Town of Sharon	Town of Sharon	Town of Sharon	Town of Sharon
Public or Private	Public	Public	Public	Public
Number of Owners	1	1	1	1
Assessed Value	\$1,740,600.00	\$496,100	\$2,605,300	\$1,968,000
Site Natural Features				
Topography	Land rises at Police Station, then pitches down to drainage and rises up to Railroad line. Under 3%	15-25% slopes at south end by South Main Street	Flat site, under 2%	Flat site, under 2%
Soils	UD onverts loamy	Hindley Sandy Loam, 15-35%, south end of property, UD onverts loamy north end	Glennmac fine sandy loam, 0-5% slope	UD onverts loamy
Areas of Critical Environmental Concern (ACEC)	No	No	No	No
National Heritage & Endangered Species Program (NHESP)	No	No	No	No
Vegetation	Mostly cleared and covered in pavement.	Structure area and a dirt track area are cleared. The western half of the site is wooded	Cleared garden use	Predominately lawn
Flood Plain	No	No	No	No
Wetland	No	No	No	No
Wetland Protection Area	No	No	No	No
Wetland Protection District	No	No	No	No
Ground Water Protection District	Yes	Yes	Yes	Yes
Aquifer Zone (medium & High yield)	Yes, medium	Yes, medium top to high yield	Yes, medium	Yes, medium
River/Stream & Wetland Buffer Zone	No	No	No	No
Existing Zoning	Business District B	Business District B	Rural District R-2, Protected by restrictions from Federal Grant to purchase the property	Rural District R-2

Kaestle Boos Associates 10/7/2013

Site Assessment- Case Study

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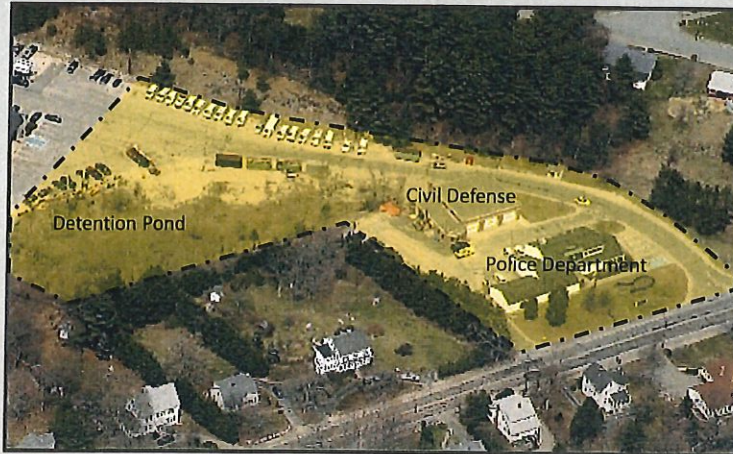
Sharon, MA Public Safety Facility Study – Site Analysis

Sharon Police & Fire Study Sharon, Massachusetts				
Site Number	1	2	3	4
Zoning (maximum impervious surface)	20% for all uses other than residential	20% for all uses other than residential	15%, Max. impervious is 15%	15%, Max. impervious is 15%
Minimum setbacks	10' (front), 20' side and rear from any residence district, 10' from all other lot lines	10' (front), 20' side and rear from any residence district, 10' from all other lot lines	60' front, side and rear 30' principal buildings, 10' for accessory buildings	60' front, side and rear 30' principal buildings, 10' for accessory buildings
Max building height	4 stories or 60'	4 stories or 60'	35' or 2 1/2 stories	35' or 2 1/2 stories
Abutting Land Uses				
North Side	Residential	Undeveloped Park land	Residential	Residential
East Side	Main Street/ Residential	Railroad	Park land	Park land, Parking, Community gardens
South Side	Residential	South Main Street/Residential	Parking and Park land	Residential
West Side	Railroad	Residential	Athletic Fields	Railroad
Vehicular Accessibility	South Main Street only	South Main Street and Farnham Street	East Fensboro Street and Gunhouse Street	East Fensboro Street
Utility Services Available				
Municipal Water or well	Municipal Water	Municipal Water	Municipal Water	Municipal Water
Municipal Sanitary Sewer	No	No	No	No
Electric	Yes	Yes	Yes	Yes
Gas	Yes, Columbia	Yes, Columbia	Yes, Columbia	Yes, Columbia
Community Impacts	Phasing necessary for Police Station	Neighborhood across Farnham Road	Already being used for Community Garden	Requires the demolition of an existing ball field.
Environmental Concerns (21-E), AUL	Underground Storage Tank	None found	None found	None found
Other Site Features/Comments				
Significant Site Specific Construction Costs				
Earthwork	N/A	Major earthwork required to render site accessible from Farnham Road	N/A	N/A
Roadways	N/A	N/A	N/A	N/A
Utilities	N/A	N/A	N/A	N/A
Permits				
Mass Highway	No, Use existing Entrance	Only if entrance is on to South Main Street	No	No
Conservation Commission	Yes	Yes	Yes	No
MEPA				
EIR or ENP	No	No	ENP, Conversion of land in active agricultural use and conversion of land held for natural resource purposes in accordance with Article 97.	No

Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Analysis



PROS

1. Existing prior use
2. Central location in town

CONS:

1. Phasing necessary for Police Dept.
2. Slope and drainage impacts
3. Limited areas for parking

Usable area = 2.75 Acres

Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Analysis

Pros:

1. Undeveloped land
2. No phasing necessary

Cons:

1. Steep slopes
2. Neighborhood impacts
3. Increased reaction times (fire)
4. Noise impacts from rail line
5. Not large enough for a combined facility

Usable area = 1.5 acres



Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Analysis



Pros:

1. Flat site
2. No phasing necessary
3. Adequate area for combined facility

Cons:

1. Land use restrictions
2. Neighborhood impacts
3. Existing use would need to be replicated elsewhere

Usable area = 3.9 acres

Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Analysis



Pros:

1. Flat site
2. No phasing necessary
3. Adequate area for combined facility

Cons:

1. Public Opinion
2. Existing use might need to be replicated elsewhere.

Usable area = 5.134 acres

Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Ratings

Working Sessions

Sharon Public Safety Feasibility Study										Site Ratings Table			
Sharon, Massachusetts													
Site Reference	Total Acreage/Unusable Land	General Location/Geographical Position	Traffic/Impact/Access	Topography	Wetlands/Watercourses	Soils/Rocks	Municipal water	Neighborhood Impacts	Predevelopment Costs (land acquisition, remediation, clearing, etc.)	Restrictions: Parkland or Historic Considerations	Reuse of previously developed land	Total	Recommendation
Police / DPW Site	2.75											0	Recommended if phasing is considered an option.
Farnham Road	1.5											0	Due to slopes and site restraints, this property is not recommended.
Community Gardens	3.9											0	Recommended though modifying use restrictions may be time consuming.
Athletic Fields	5+/-											0	Not Recommended unless athletic field can be replaced somewhere else in town.

0	Not Possible
1	Less Favorable
3	Neutral
5	More Favorable
	Recommended Site

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Revised 04/10/13

Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Concepts

Police & DPW Site

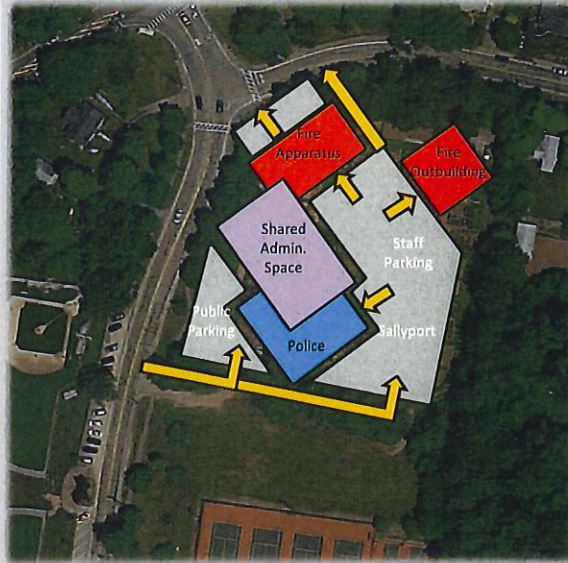


Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Concepts

Community Garden Site

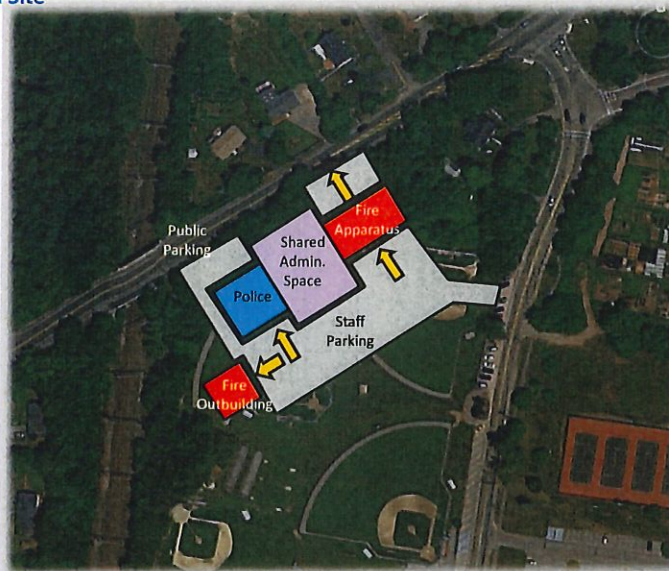


Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Site Concepts

Athletic Field Site



Site Assessment- Case Study

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Sharon, MA Public Safety Facility Study – Schematic Site Plan

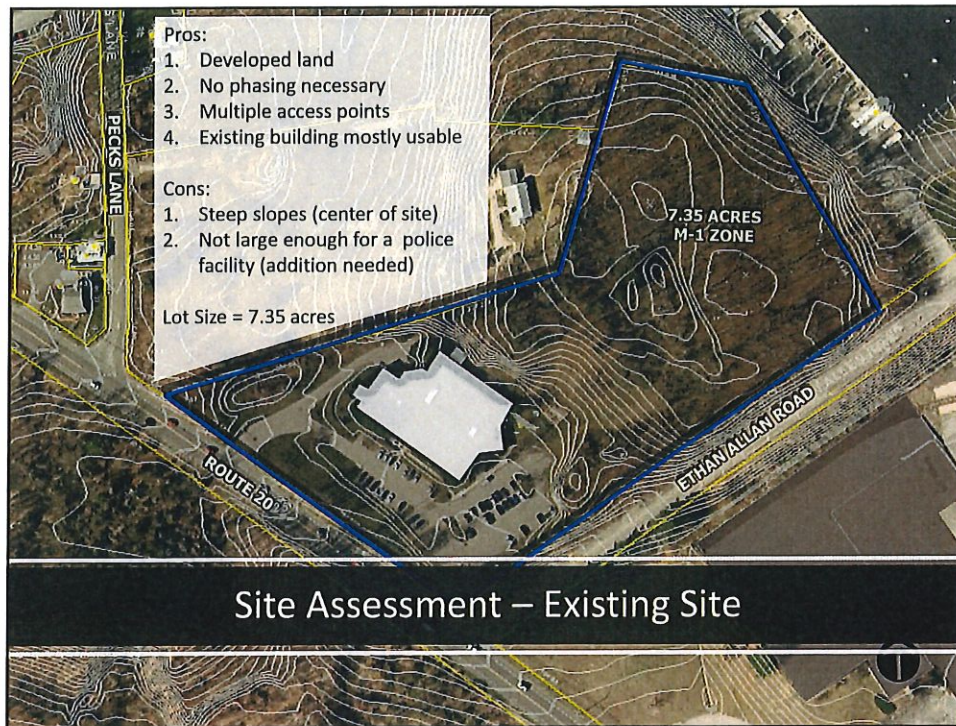


Site Assessment

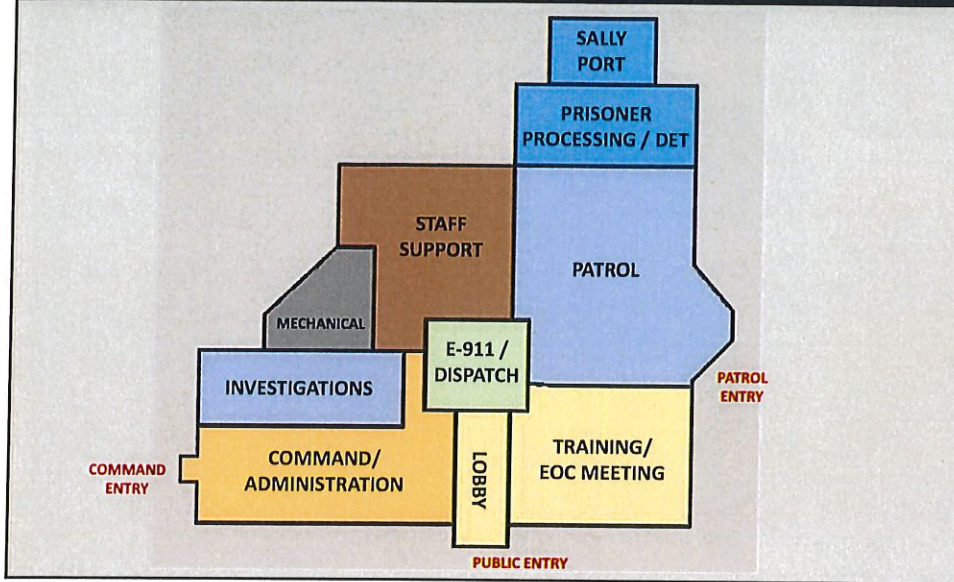
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191 South Main Street, Newtown, CT



Schematic Floor Plan



Rendering



**Space Needs Assessment
for the
Newtown Police Department
Newtown, CT**

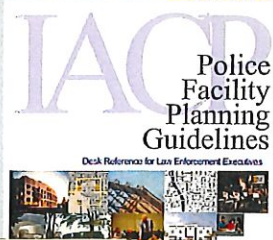
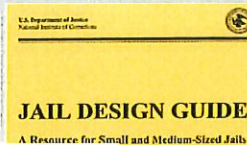


August 2008

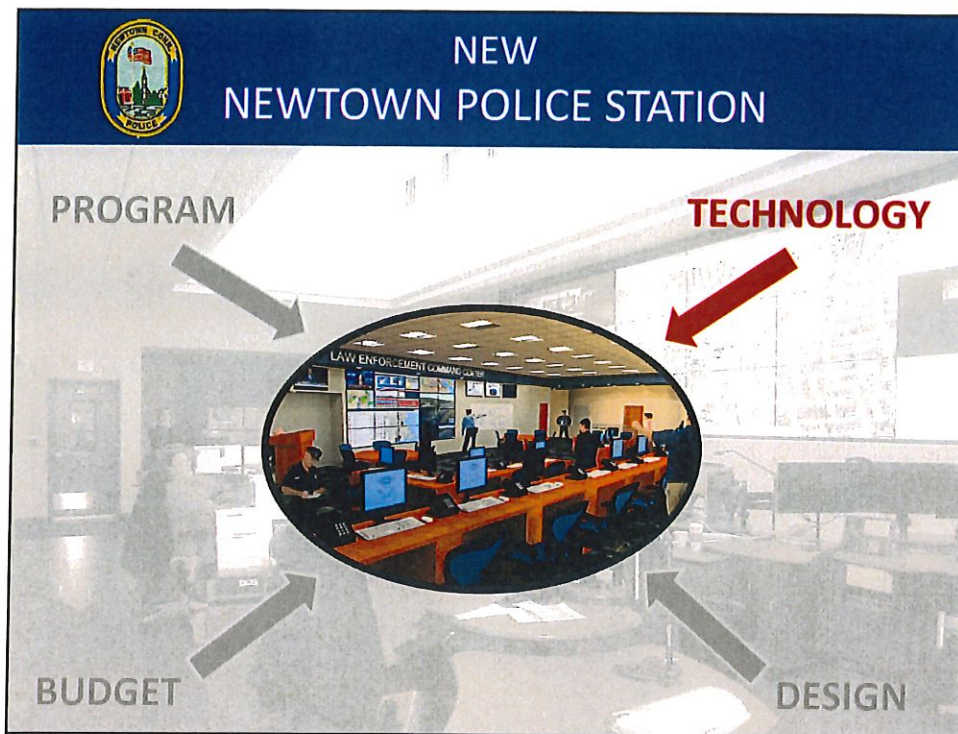
- LISTEN
- UNDERSTAND
- CREATE

Design Standards

- CT Building Code
- IACP Police Facility Planning
- NFPA
- CALEA
- FEMA
- LEED/CT High Performance Guidelines
- ACA Small Jail Standards
- Accreditation Friendly Design




FEMA




Public Safety Technologies KAESTLE BOOS
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The Growth Industry

- NextGen E-911
- Complex Security Systems
- Access Control / Management
- Dashboard & Body Cams
- Interview Recording
- Electronic Recordkeeping
- Computer Forensics
- Biometrics
- Training Simulators
- Raidsonline.com
- CrimeMapping.com
- MIRCS, LEAPS & CJIS





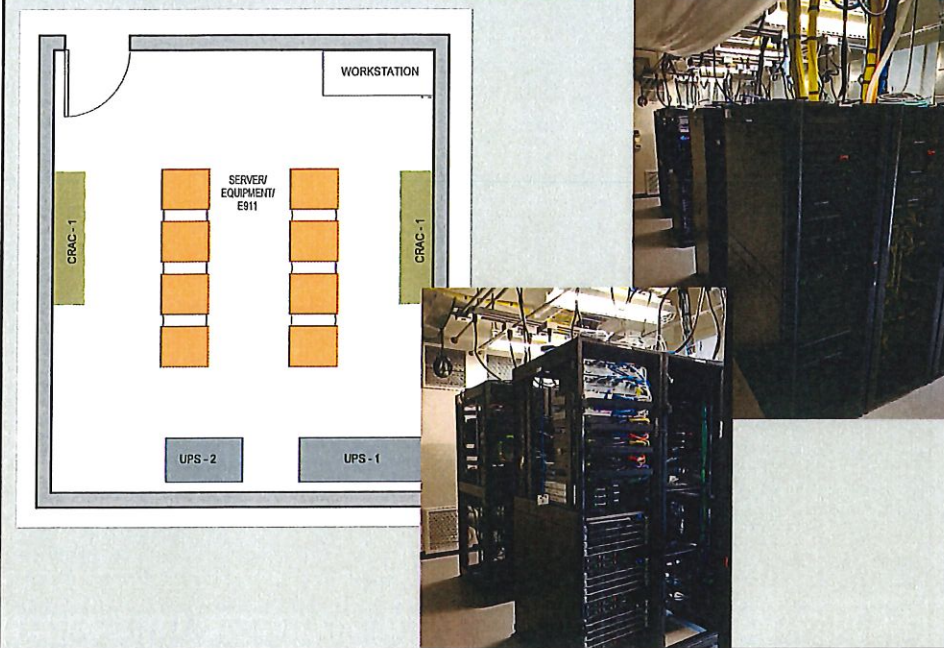

Body Cams

Mobile Biometrics

GPS Tracking

Public Safety Technologies

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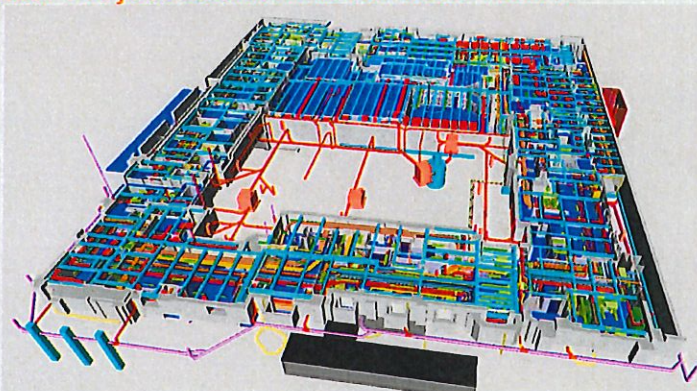


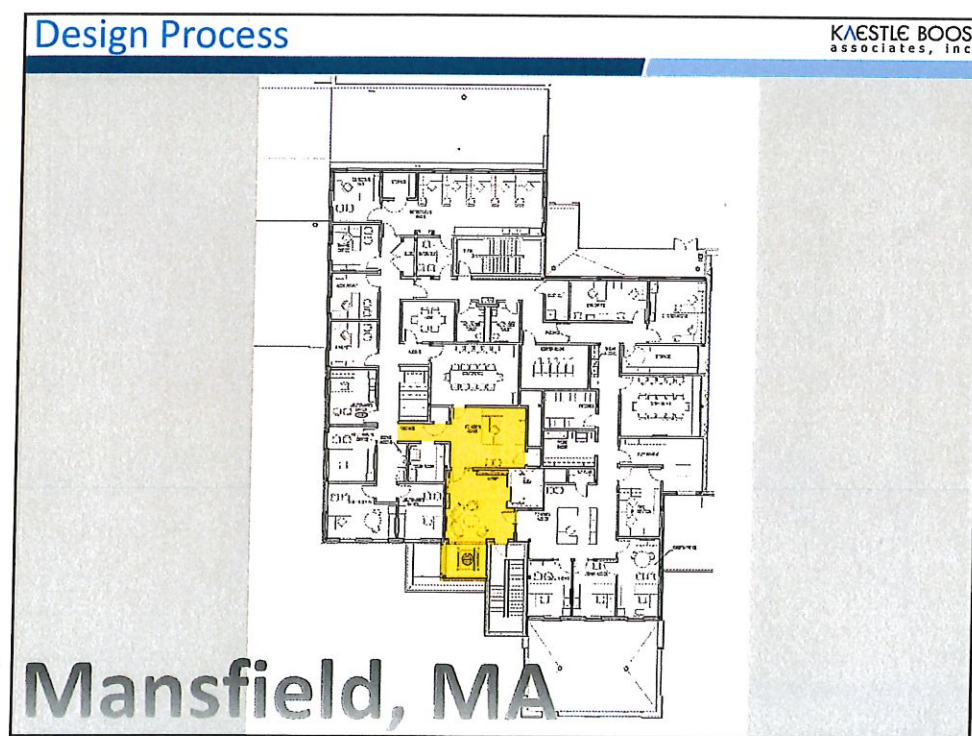
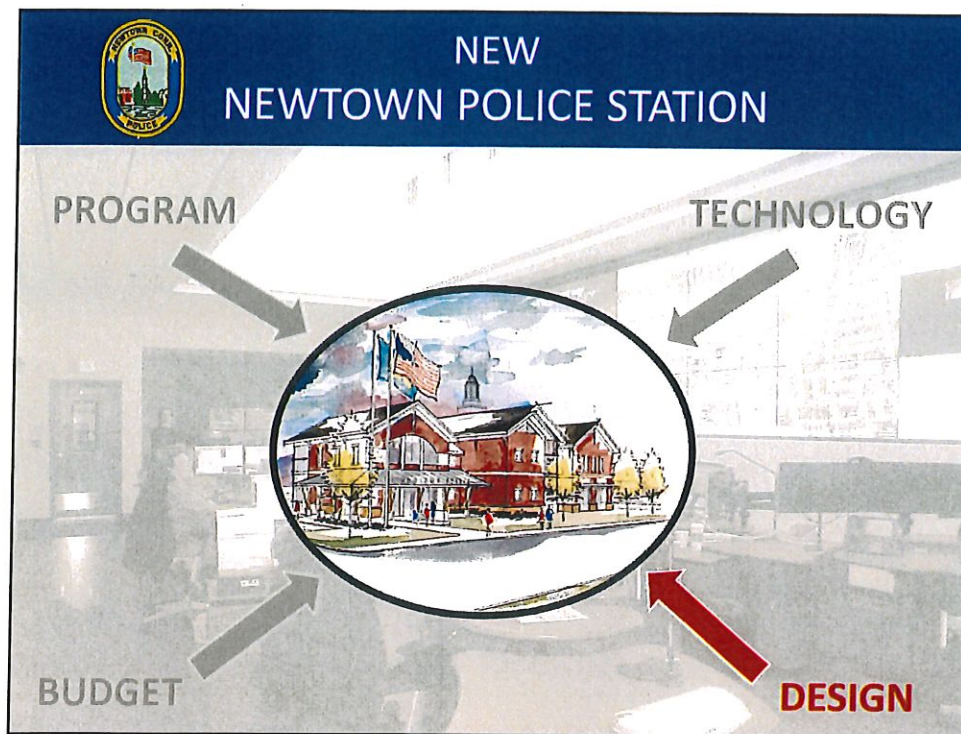
Building Information Modeling (BIM)

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- Visualize Complex Designs
- Better Coordination With Consultants
- Detailed Drawings ~ Better Bids
- Results in Fewer Design Change Orders

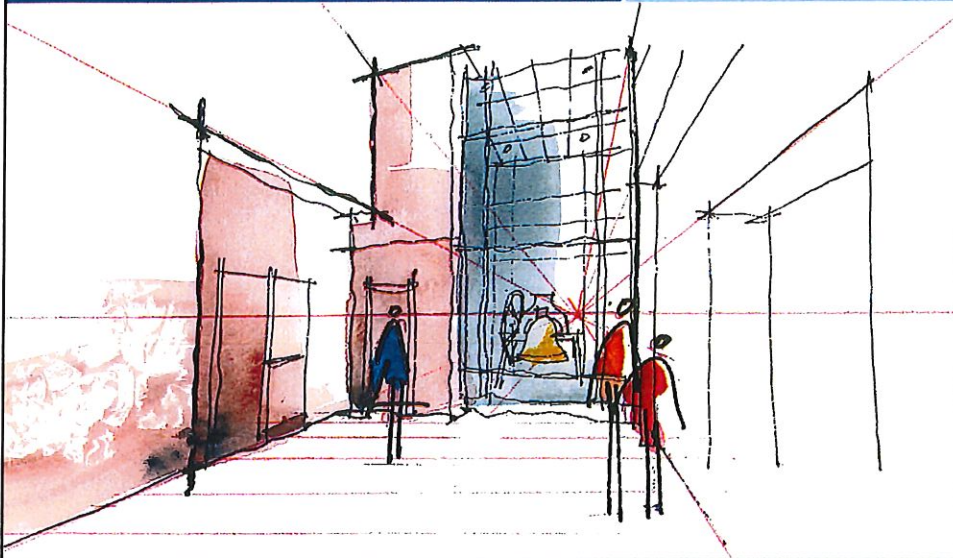
= Better Project Economics for NEWTOWN





Design Process

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Mansfield, MA

Design Process

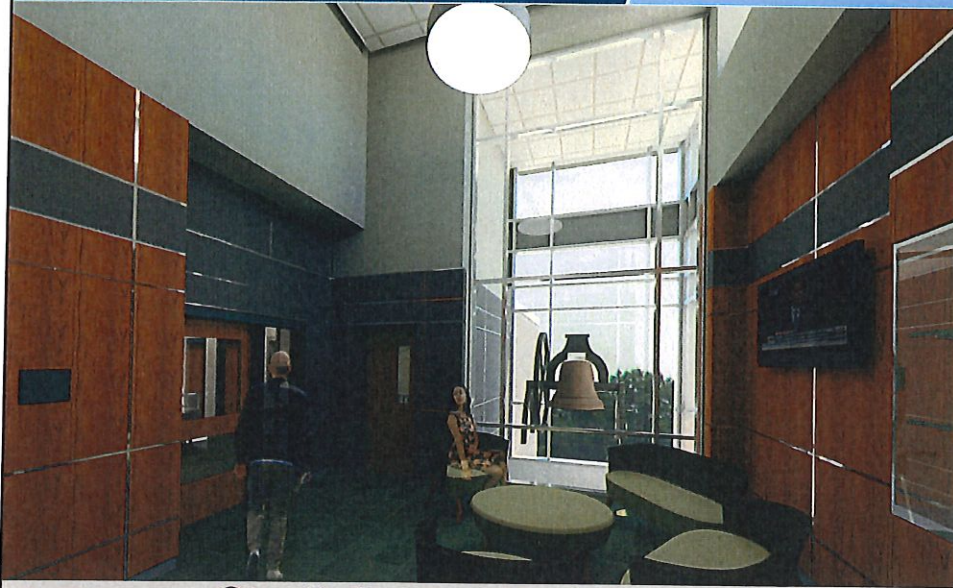
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Mansfield, MA

Design Process

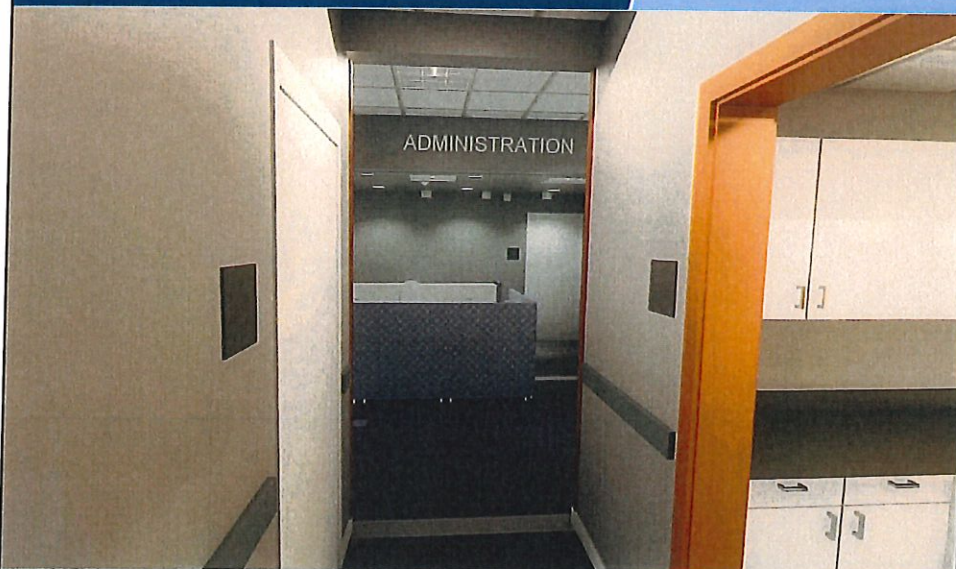
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Mansfield, MA

Design Process

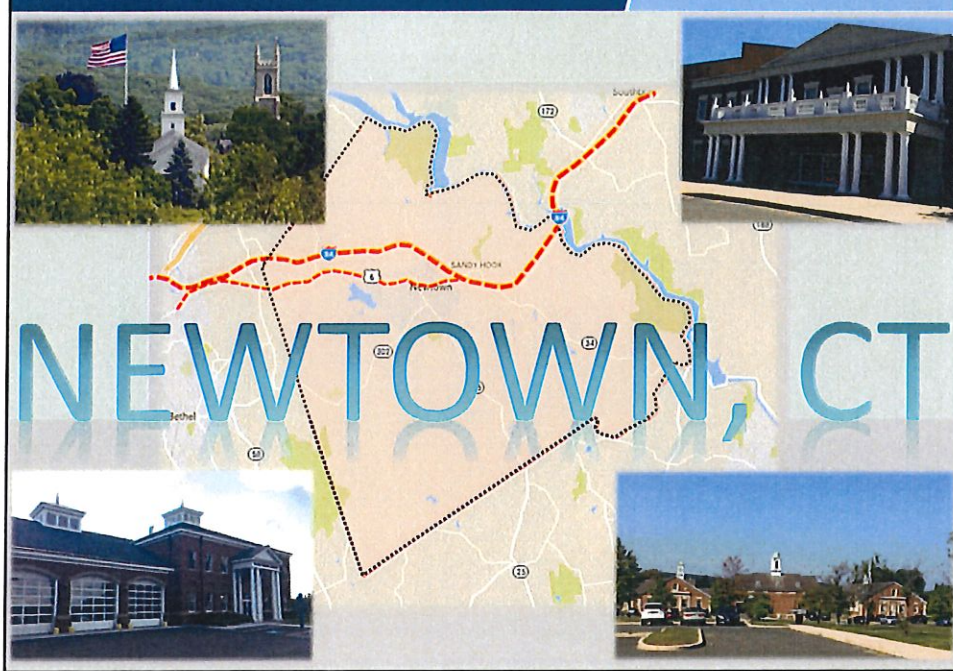
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Mansfield, MA

Site Context

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Exterior Concept

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Effective Project Management

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- Comprehensive Project Budgeting
- Regular Team Communication and Coordination
- Multiple Estimate Milestones
- Comprehensive Document Review by Principal
- *Clear Bid Documents*



Bidding Record

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Cumberland Public Safety (August, 2017):

Estimate: \$10,382,714 Bid: \$9,246,350

Plainville Public Safety/Town Hall (May, 2017):

Estimate: \$28,809,005 Bid: \$27,901,000

Middleborough Police (April, 2017):

Estimate: \$ 8,477,935 Bid: \$ 6,832,000

Orleans Police (March, 2016):

Estimate: \$10,887,916 Bid: \$ 9,183,382

Hudson Police/DPW (December, 2015):

Estimate: \$11,625,997 Bid: \$ 9,944,000

Bellingham Police (January, 2013):

Estimate: \$ 6,000,000 Bid: \$ 5,828,000

Montville Public Safety (June, 2011) :

Estimate: \$ 5,919,000 Bid: \$ 5,194,200

Proof that We're On-Time & Under Budget



Community Outreach

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PUBLIC MEETINGS



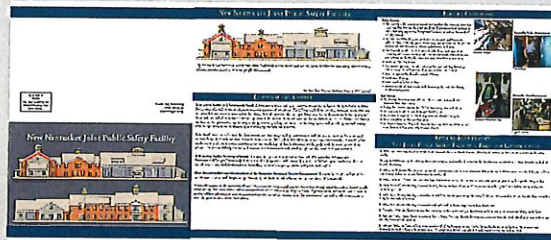
COMMUNITY INVOLVEMENT



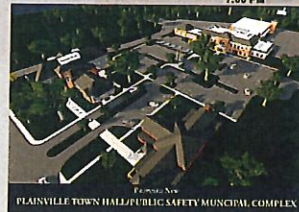
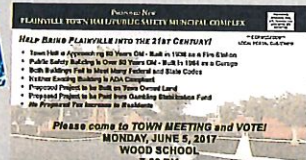
Successful Referendums

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- ❖ Middleborough Police
- ❖ Orleans Police
- ❖ Bourne Police
newbournepolicestation.org
- ❖ Wellfleet Police
wellfleetpolicestation.org
- ❖ Nantucket Police
- ❖ Acushnet Police
- ❖ Hyannis Fire
- ❖ Sharon Public Safety
- ❖ Sandwich Public Safety
- ❖ Montville Public Safety
- ❖ Plainville Public Safety/Town Hall
plainvillebuildingcommittee.org



PASSED



Successful Referendums

KAESTLE BOOS
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PLAINVILLE TOWN HALL & PUBLIC SAFETY FACILITIES BUILDING PROJECT



HOME EXISTING CONDITIONS PHOTOS PLANS & RENDERINGS RESOURCES MEETINGS PROJECT TEAM FAQ CONTACT US

EXISTING CONDITIONS



The Plainville Public Safety Facility and the Plainville Town Hall are both undersized and do not meet the needs of 21st century departments.

Public Safety Facility

The Plainville Public Safety Facility was originally built in 1964 as a trucking company. It was converted to a combined public safety facility in 1973. Since that time, emergency services runs for the Fire Department alone have nearly quadrupled (1974 in 1973 to an est. 3,286 in 2016), and the Fire Department leases an additional garage space in a shopping plaza across the street to house all required apparatus and equipment. The building does not meet numerous local, state and federal codes including ADA accessibility, contains hazardous materials including asbestos, and there is no secure separation of public, police and fire functions. There is also a lack of training space, locker rooms for all personnel, and secure storage.



Town Hall

The Plainville Town Hall was originally built in 1939 as a fire station. There is inadequate meeting space as well as records storage, and the server room also serves as a break room. Similar to the Public Safety Facility, the building does not meet numerous local, state and federal codes including ADA accessibility, and the mechanical and electrical systems are antiquated and nearing the end of their useful lives. There is also a lack of security and high maintenance costs.



Wood School

The old Wood School currently stands in the proposed location for the new public safety facility. Renovation of the existing building for use as the public safety facility is not being recommended due to the excessive size and required renovations to meet current codes for emergency services facilities.

Successful Referendums

KAESTLE BOOS
associates, inc



Lack of Secure Prisoner Processing

The prisoner processing area is located directly off a main corridor which is unsecure and leads directly to the outdoors. There are multiple objects available to be used as a weapon.

Successful Referendums

KAESTLE BOOS
associates, inc



PLAINVILLE TOWN HALL & PUBLIC SAFETY FACILITIES BUILDING PROJECT



[HOME](#) [EXISTING CONDITIONS](#) [PHOTOS](#) [PLANS & RENDERINGS](#) [RESOURCES](#) [MEETINGS](#) [PROJECT TEAM](#) [FAQ](#) [CONTACT US](#)

PLANS & RENDERINGS

The images below are the most updated plans and renderings as of May 15, 2017.

RENDERINGS



Municipal Campus Overview



Municipal Campus Main Entrance



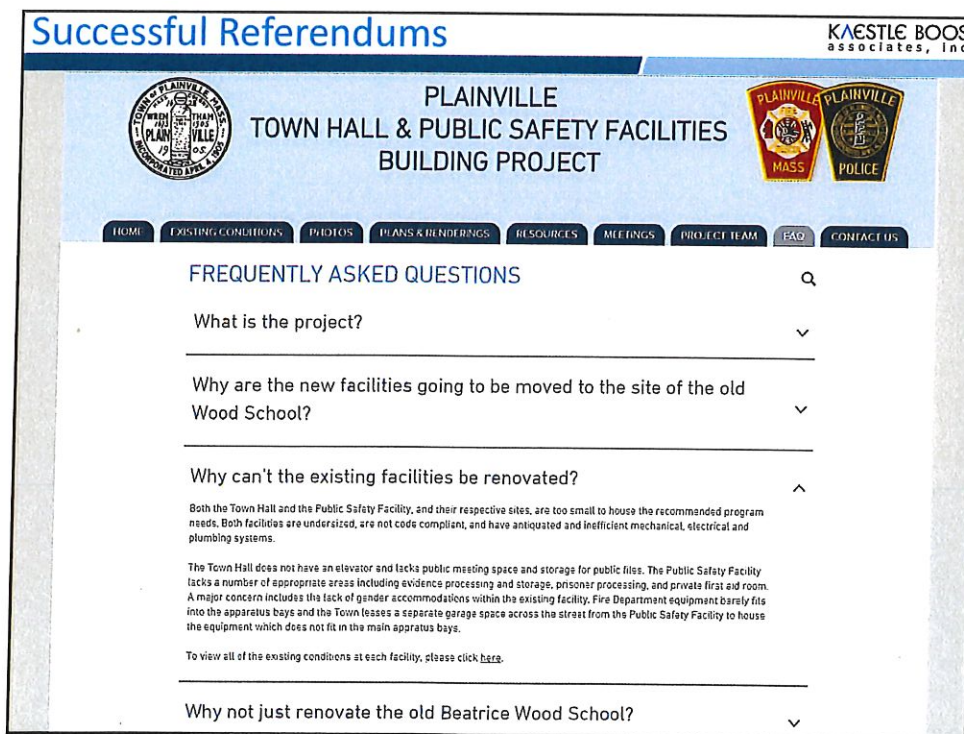
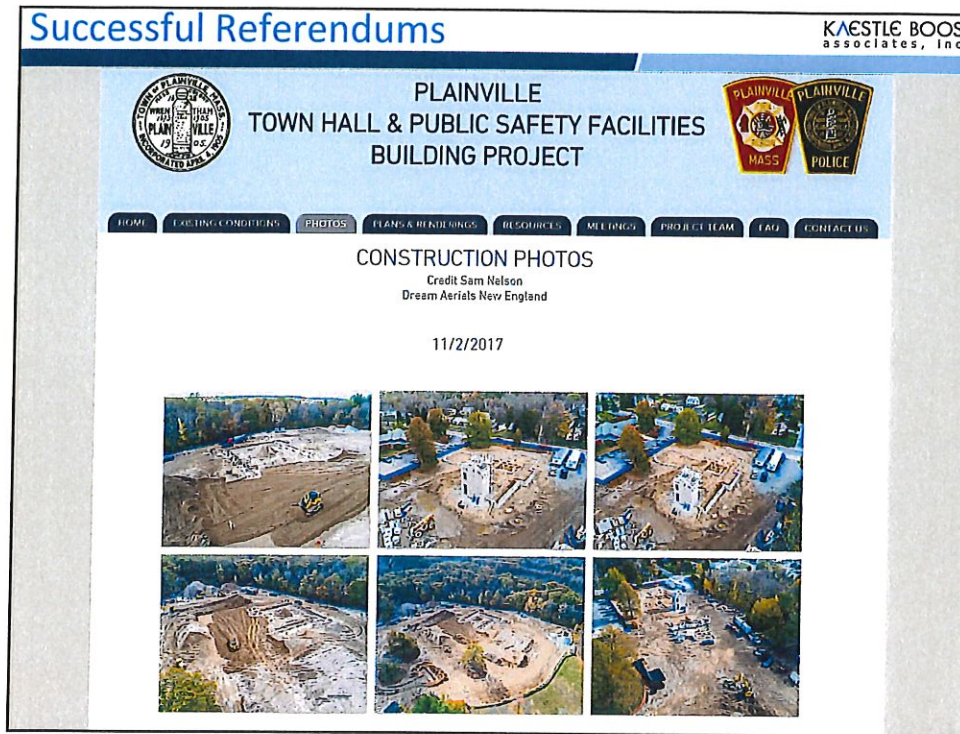
Town Hall




Town Hall Main Entrance



Public Safety Facility





Successful Referendums




PLAINVILLE

TOWN HALL & PUBLIC SAFETY FACILITIES BUILDING PROJECT





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Have Questions or Suggestions? We would love to hear them. Please use the form below, and someone will respond back to you as soon as possible. Thank you!


☐ I'm not a robot
 

The Kaestle Boos Advantage

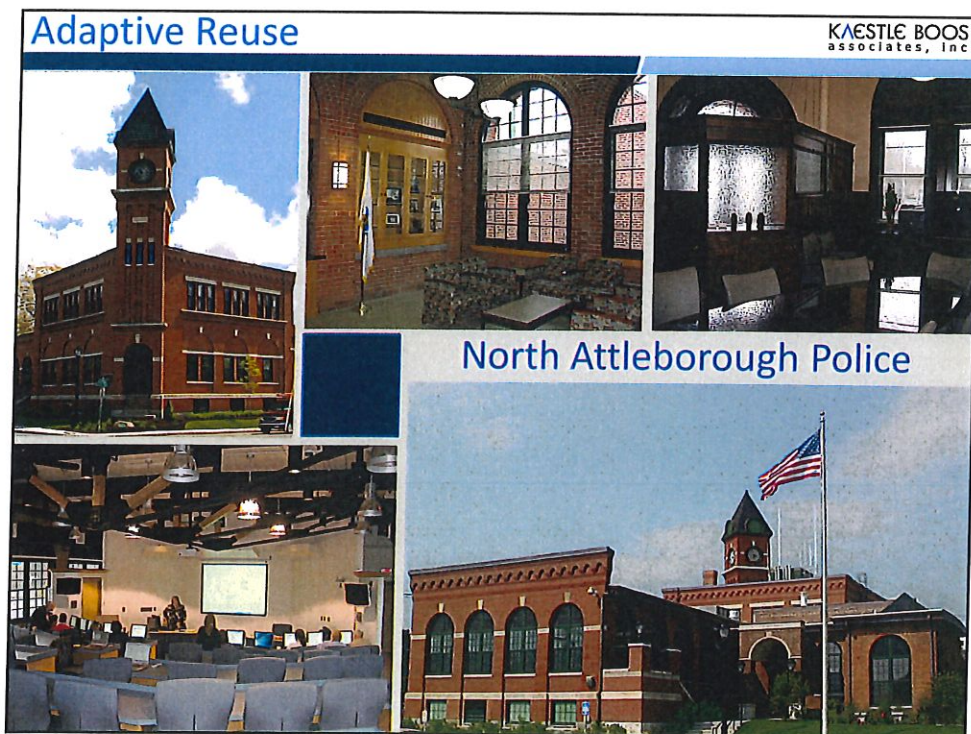
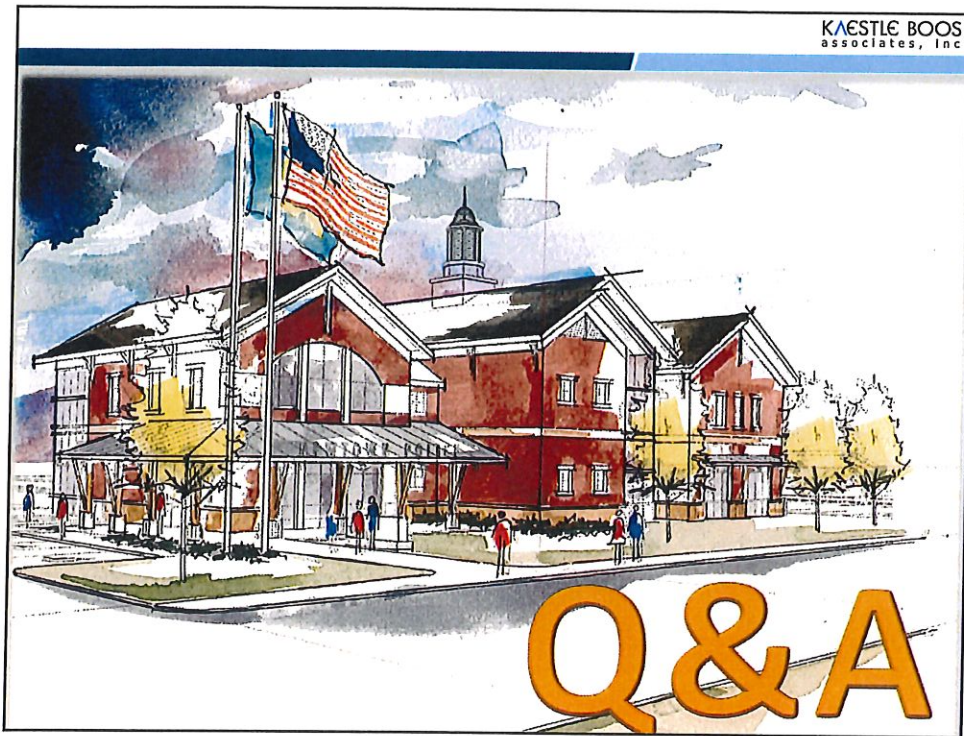


- ✓ **Committed** Police Design Professionals
- ✓ **Understand** Technology's Impact and Place
- ✓ **Team Players** who *Listen*, then *Communicate*
- ✓ **Designing to** Maximize Newtown's Investment
- ✓ **Kaestle Boos will still be there** when

..... *Warranties are just Memories*



Kaestle Boos Associates_1/23/2018

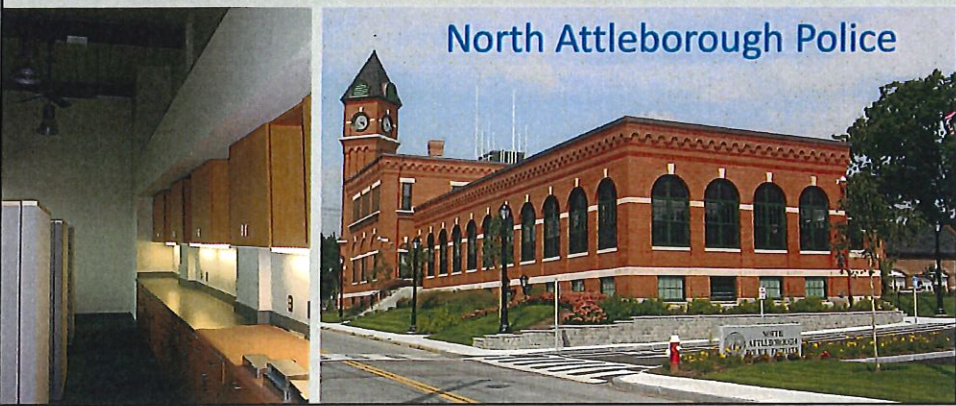


Adaptive Reuse

KAESTLE BOOS
associates, inc

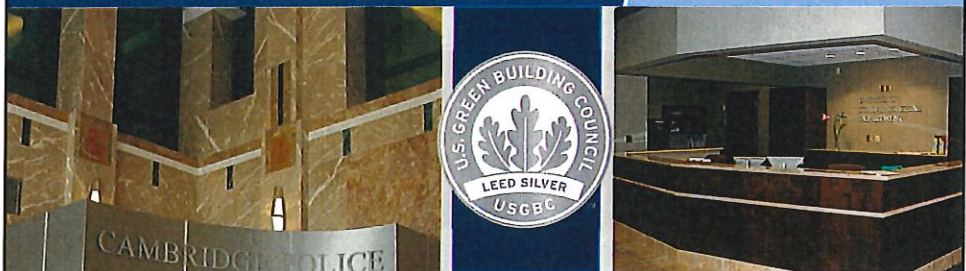


North Attleborough Police



Adaptive Reuse

KAESTLE BOOS
associates, inc

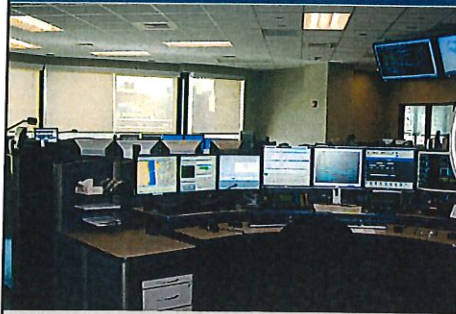


Cambridge Police

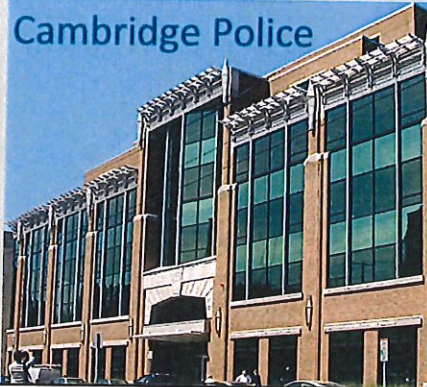


Adaptive Reuse

KAESTLE BOOS
associates, inc



Cambridge Police



KAESTLE BOOS
associates, inc

Windsor, CT Public Safety

Milford, MA Police

Adaptive Reuse

Middleborough, MA Police

Wellfleet, MA Police

An architectural rendering of a modern building with a large American flag in front, identified as the Windsor, CT Public Safety building.
A photograph of a classical-style building with columns, identified as the Milford, MA Police building.
An architectural rendering of a modern building with a large American flag in front, identified as the Middleborough, MA Police building.
A photograph of a modern building with a large American flag in front, identified as the Wellfleet, MA Police building.