



# New NEWTOWN POLICE STATION





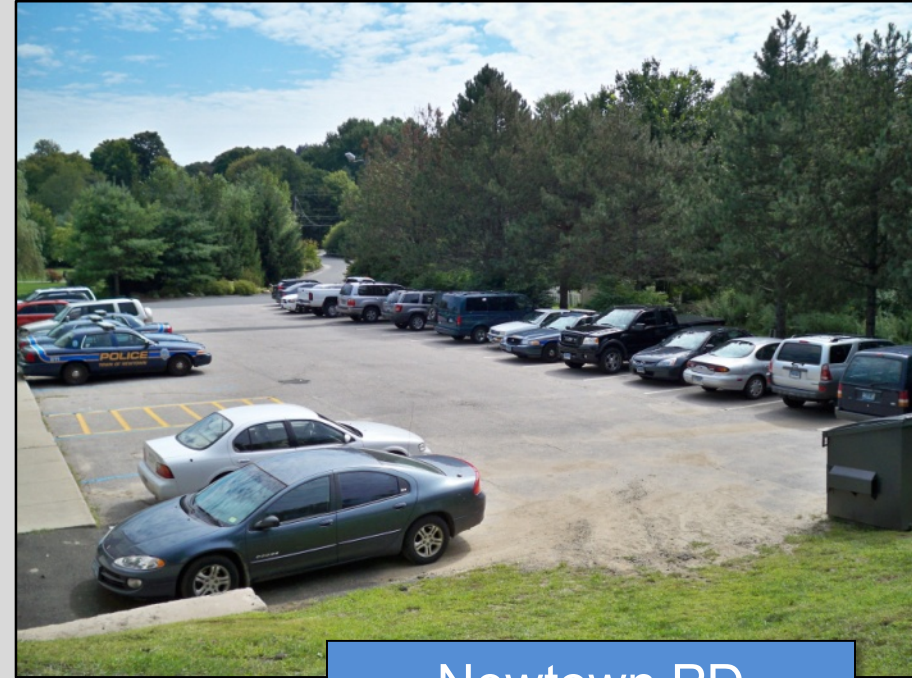
- Insufficient parking for staff, department vehicles and visitors
- No secure parking for department vehicles



Newtown PD



- Inadequate parking for staff, department and visitor vehicles
- No covered parking for department vehicles
- No secure parking for department or staff vehicles
- Parking shared by three town departments



Newtown PD





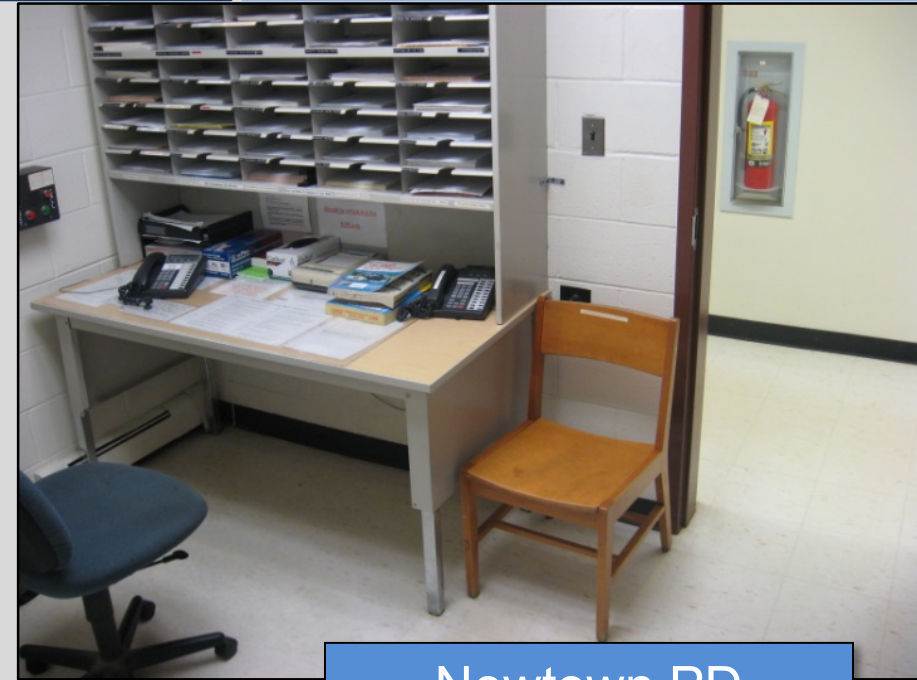
- Only one secure door creating a security risk
- Processing of only one prisoner at one time
- Insufficient area to extract non-compliant prisoners
- Minimal area for backing out of patrol vehicles
- 12' x 20' garage



Newtown PD



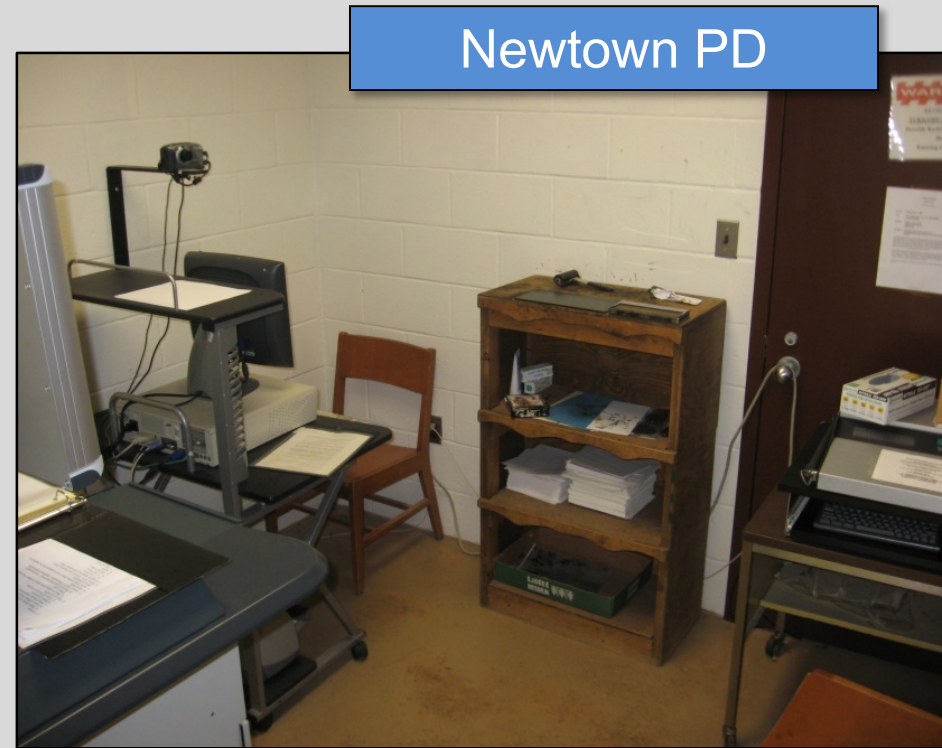
- Small confined space, booking area separated from secondary processing and intox area
- No fire suppression system
- A 7 x 10' room



Newtown PD



- Two separate processing areas
- Cluttered environment creating officer safety concerns
- No visitor / attorney visiting area
- Unsecured furniture and equipment
- Indirect access to civilian employees
- 7 1/2' x 10' processing area





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Kaestle Boos Assoc

## Newtown, Connecticut

V1.1



Police Facility  
**Space Needs Assessment**  
April 16, 2018

**KAESTLE BOOS**  
associates, inc

Area/Room Title	Rm. Type	Occ.	No. of Rms.	Rm. Area	Subtotal	Total	Comments
<b>Building Services</b>							
Decon Laundry	6.5	0	1	80 sf	80 sf		by Sally port
Mechanical Room		0	1	300 sf	300 sf		
Sprinkler Equipment	6.8	0	1	150 sf	150 sf		
Electrical Room	6.9	0	1	200 sf	200 sf		
Emergency Electrical Room	6.5	0	1	80 sf	80 sf		
Emergency Generator		0	0	500 sf	0 sf		outside
Air Handling Equipment		0	1	750 sf	750 sf		
<b>Building Services Total:</b>						<b>1560 sf</b>	

### Net to Gross Adjustment

Total Net Area	19,196 sf
Net to Gross Adjustment (Net Area x 0.35)	6,719 sf

**Gross Area Total: 25,915 sf**

### Auxilliary Structures

#### Outbuilding Training Facility

Firing Range	12.4	0	5	900 sf	4500 sf
Control Room	4.1	1	1	120 sf	120 sf
Weapons Cleaning	6.3	5	1	200 sf	200 sf
Range Supplies Storage	6.4	1	1	60 sf	60 sf
Custodial Closets	6.2	0	1	25 sf	25 sf
Equipment Storage	6.4	0	1	60 sf	60 sf


**Vehicle Storage** 11.1 4 1 1920 sf 1920 sf  
**Outbuilding Training Facility Total: 6,885 sf**

Storage for Command Truck, 2 speed trailers, 2 motorcycles, Possible ATV w/ Trailer.

Kaestle Boos Associates, Inc. - Public Safety Facility Planners

Page 9

- Assessment of Existing Facility & Operations
- Updated Space Needs for Modern Police Facility
- Final Results

<div>  <div> Newtown, Connecticut <div>V1.1</div> </div> </div> <div> Police Facility  <b>Space Needs Assessment</b>  April 16, 2018 <div> <b>KAESTLE BOOS</b>  associates, inc </div> </div>							
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<b>Net to Gross Adjustment</b>							
Total Net Area						19,196 sf	
Net to Gross Adjustment (Net Area x 0.35)						6,719 sf	
<b>Gross Area Total:</b>						<b>25,915 sf</b>	
<b>Auxilliary Structures</b>							
<b>Outbuilding Training Facility</b>							
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Vehicle Storage	11.1	4	1	1920 sf	1920 sf		Storage for Command Truck, 2 speed trailers, 2 motorcycles, Possible ATV w/ Trailer.
<b>Outbuilding Training Facility Total:</b>					<b>6,885 sf</b>		



## SITE:

- Corner Lot with easy access to **Ethan Allen Road** and **South Main Street**
- Site grading, parking and utilities remain intact
- Economical to develop

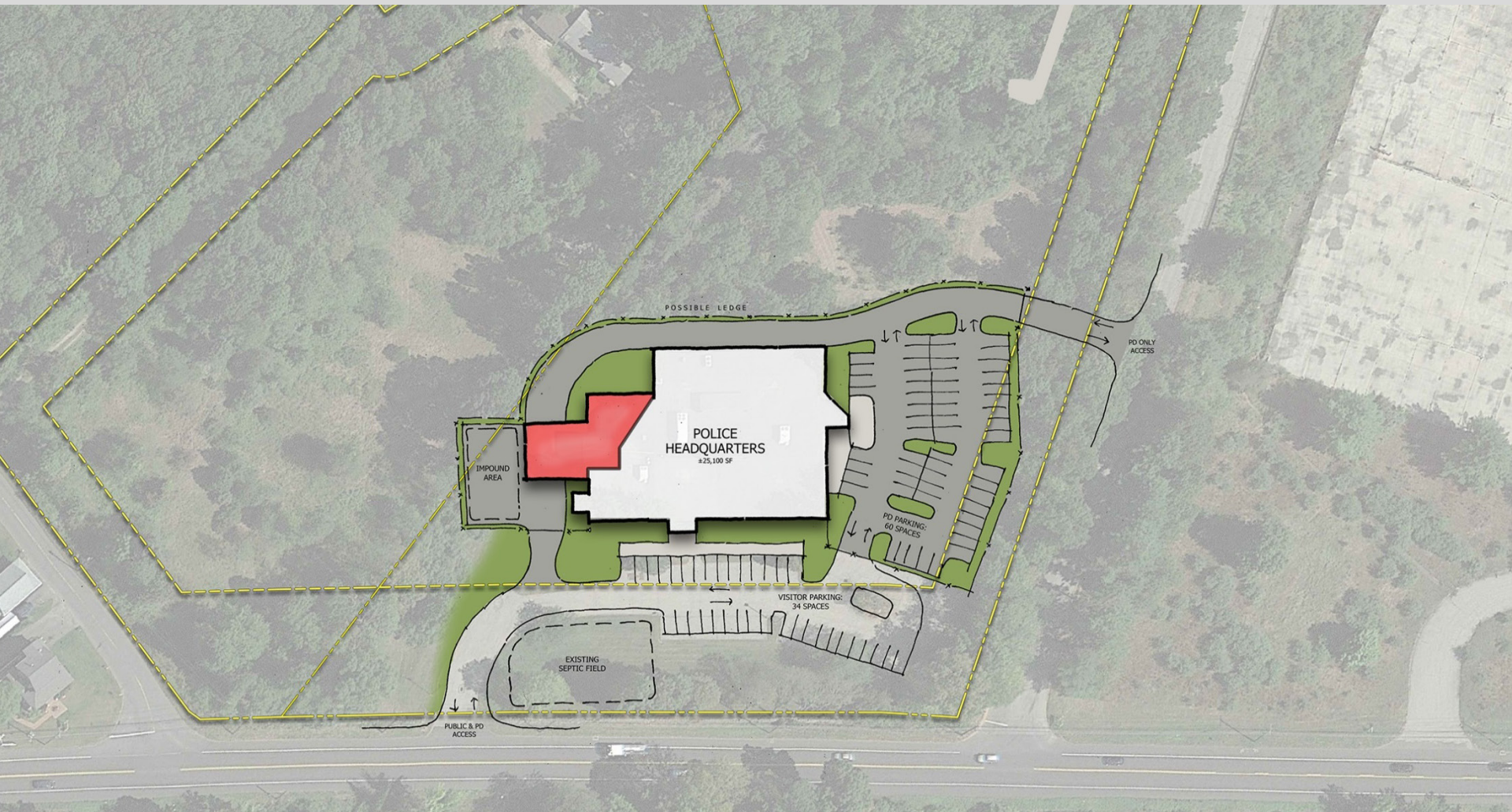
## BUILDING:

- Good skin, good bones and high ceilings
- Open flexible space
- Great visibility from Route 25

## SCHEDULE:

- Abbreviated construction schedule (11 vs. 16 months)
- Renovations begin on/or about June 2019
- Construction complete on/or about May 2020

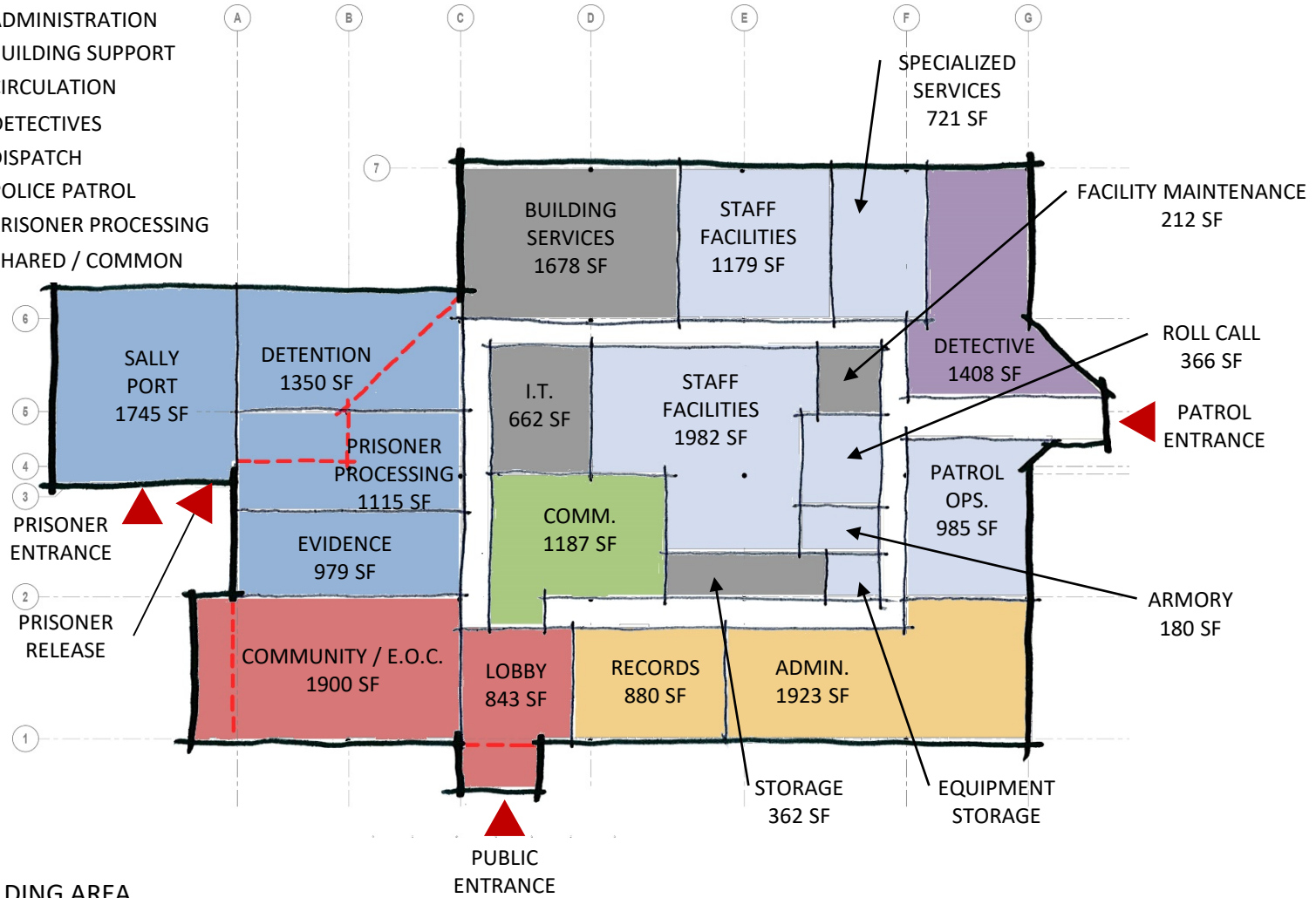




# Floor Plan: 191 South Main Street

COLOR LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- DETECTIVES
- DISPATCH
- POLICE PATROL
- PRISONER PROCESSING
- SHARED / COMMON



BUILDING AREA

EXISTING:	21,184 SF
ADDITION:	4,666 SF
TOTAL:	25,850 SF





# Rendering: 191 South Main Street

KAESTLE BOOS  
associates, inc



August 20, 2018



## Newtown Police Station

Feasability Study Level **Opinion of Probable Cost**

191 South Main Street (less the Auxiliary Building)

August 20, 2018

**KAESTLE BOOS**  
associates, inc

Description	Subtotal	Totals	Comments
<b><u>CM Construction Cost</u></b>			Include all selective demolition, Main & Auxiliary Building Construction Costs as well as Site Development
	<b>SubTotal:</b>	<b>\$7,990,408</b>	25,850 sf
<b><u>CM Mark-ups:</u></b>			Value includes: Estimating Contingency, Escalation, Construction Contingency, Bonds & Insurances, General Conditions, and Construction Manager Fee.
	<b>SubTotal:</b>	<b>\$2,523,872</b>	
<b><u>Owner's Constr. Contingency</u></b>	5%	<b>\$525,714</b>	
<b>Probable Total Construction Cost:</b>		<b>\$11,039,994</b>	
<b><u>Owner's Indirect Cost</u></b>			Value Includes: Design Fees, Material Testing, Reimbursable Expenses, Utility Backcharges, Moving, Reproduction Expenses, Legal / Advertising, Owner Provided Services & Material
		<b>\$1,444,000</b>	
Owner's Indirect Cost Contingency	7%	<b>\$101,080</b>	
<b>Probable Owner's Indirect Costs:</b>		<b>\$1,545,080</b>	
<b><u>Equipment Costs</u></b>			Value includes: FF&E, Communications Equipment, Security / Access Control / CCTV, IT / AV Equipment
	<b>SubTotal:</b>	<b>\$580,000</b>	
<b><u>Equipment Contingency</u></b>	7.0%	<b>\$40,600</b>	
<b>Total Probable Cost of Equipping:</b>		<b>\$620,600</b>	
<b>Total Project Cost:</b>		<b>\$13,205,674</b>	
Estimated Property Purchase		<b>\$1,600,000</b>	
<b>Total Project Cost Including Property Purchase</b>		<b>\$14,805,674</b>	



New  
**NEWTOWN POLICE STATION**

**Q & A**

