

Feasibility & Space Needs Study Police and Fire Facilities Portsmouth, RI



PURPOSE:

- **Collect data & current space usage**
- **Evaluate existing conditions**
- **Compare to current standards & requirements**
- **Document information**
- **Present conceptual options**

CONCLUSIONS:

- **Construction of a combined Police/Fire/DPW Facility is not feasible on existing Town-owned land on East Main Road**
 - **insufficient buildable land**
 - **topographical issues**
 - **significant vehicle / operational conflicts during construction**

CONCLUSIONS:

- **Recommend construction of new police facility**
 - **numerous safety, security and health issues in existing building**
 - **current building is considerably undersized**
 - **insufficient space for current law enforcement functions**
 - **addition / renovation would be highly disruptive and will create more issues**

Feasibility & Space Needs Study Police Station



SUMMARY & COMPARISON: SPACE NEEDS

FUNCTIONAL AREAS	Existing Square Feet	Recommended Square Feet
1. Public Entrance / Lobby	120	655
2. Dispatch / Communications Center	355	780
3. Community Meeting Room / Training Classroom	110	982
4. Records Division	127	809
5. Administration	489	2,022
6. Community Police Unit / School Resource Officer	-0-	401
7. Detective Division (Investigations)	480	1,518
8. Evidence and Property	136	1,130
9. Prisoner Processing	115	539
10. Detention	365	770
11. Sally Port	365	302
12. Patrol Functions	757	3,749
13. Armory / Arsenal	-0-	80
14. Toilets and Janitorial Services	16	500
15. Computer Network Server & Office	117	351
16. Mechanical	354	526
17. Vehicle Maintenance Bays	-0-	842
TOTAL NET SQUARE FOOTAGE	4,839	16,368
Net to Gross Factor (Stairs, Corridors, Ducts, Wall Thickness)	933	X 1.35
<i>TOTAL GROSS SQUARE FOOTAGE</i>	<i>5,772</i>	<i>22,097</i>

EXISTING CONDITIONS: POLICE DEPARTMENT



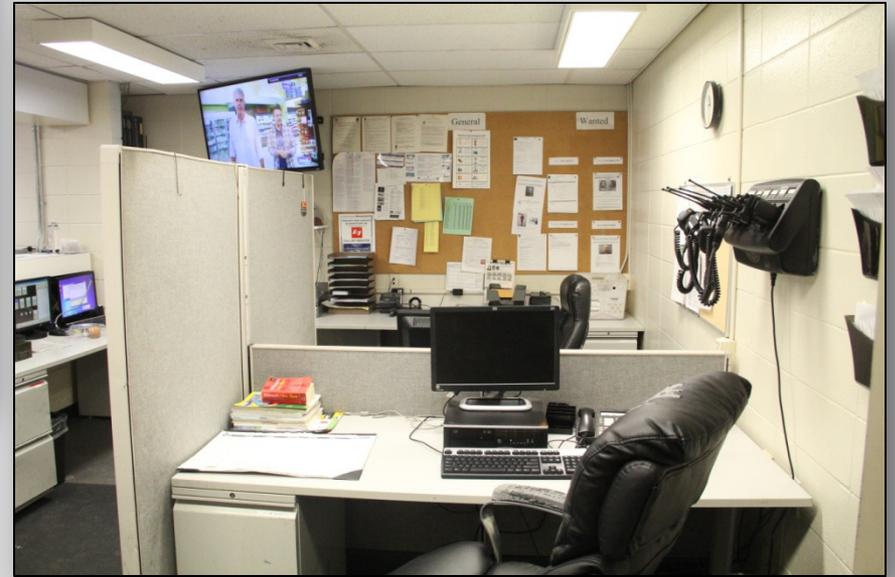
**OVERCROWDED EXISTING SITE
NO SEPARATION FOR PUBLIC / PATROL / STAFF VEHICLES**

EXISTING CONDITIONS: POLICE DEPARTMENT



EXISTING BUILDING - LOBBY

EXISTING CONDITIONS: POLICE DEPARTMENT



EXISTING BUILDING – DISPATCH / WATCH COMMANDER

EXISTING CONDITIONS: POLICE DEPARTMENT



EXISTING BUILDING – MEETING ROOM / LUNCH ROOM

EXISTING CONDITIONS: POLICE DEPARTMENT



EXISTING OVERCROWDED OFFICES

EXISTING CONDITIONS: POLICE DEPARTMENT



DETENTION CELLS

EXISTING CONDITIONS: POLICE DEPARTMENT



EVIDENCE STORAGE



EQUIPMENT / SUPPLY STORAGE



EXISTING CONDITIONS: POLICE DEPARTMENT



EVIDENCE PROCESSING



ARMORY

EXAMPLES OF NEW FACILITIES



LOBBY



EXAMPLES OF NEW FACILITIES



COMMUNITY / CONFERENCE ROOMS



EXAMPLES OF NEW FACILITIES



DISPATCH CENTERS



EXAMPLES OF NEW FACILITIES



REPORT WRITING



**EVIDENCE
PROCESSING**



BRIEFING



EXAMPLES OF NEW FACILITIES



**DRIVE-IN SALLY PORTS / VEHICLE
PROCESSING**

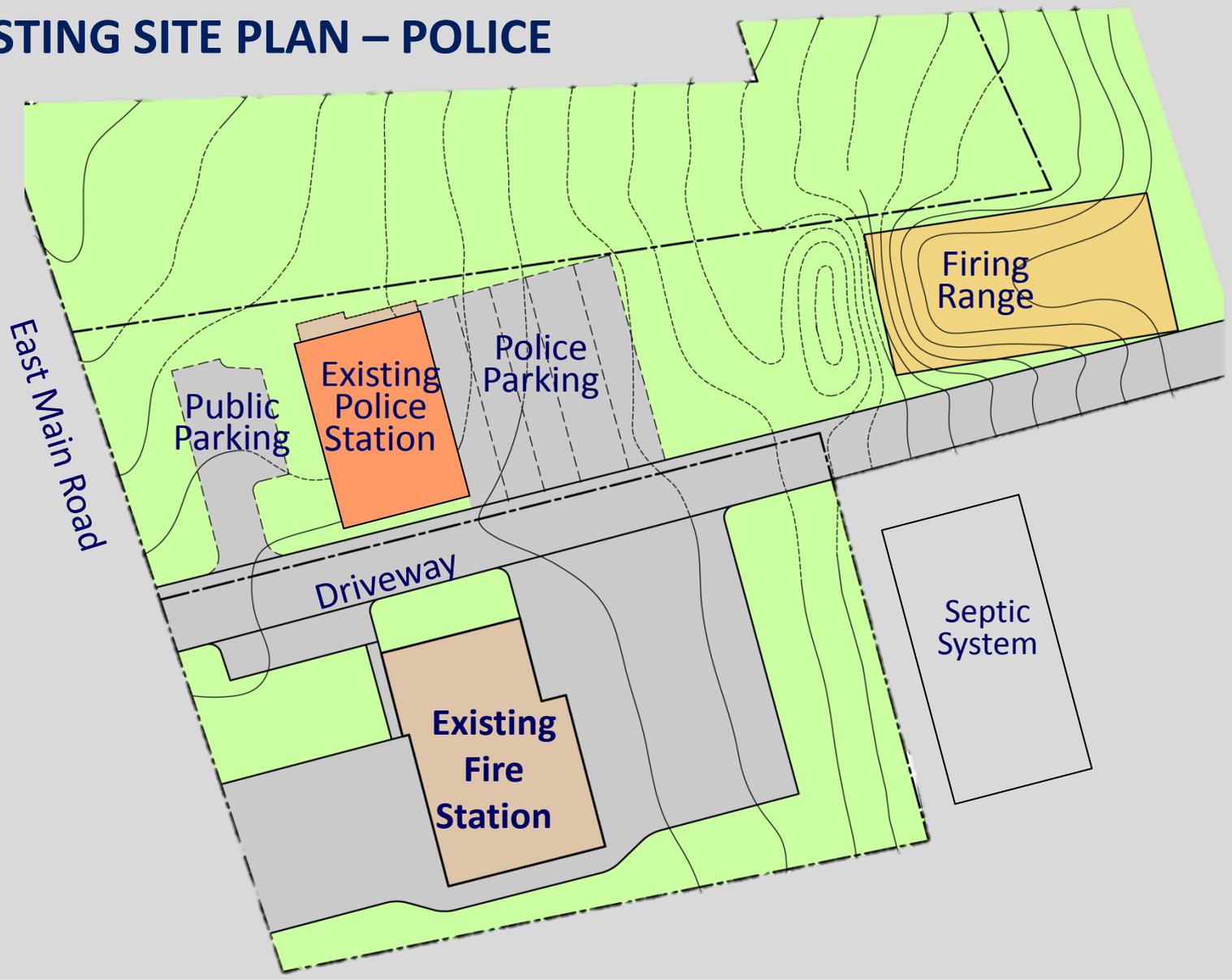


EXAMPLES OF NEW FACILITIES

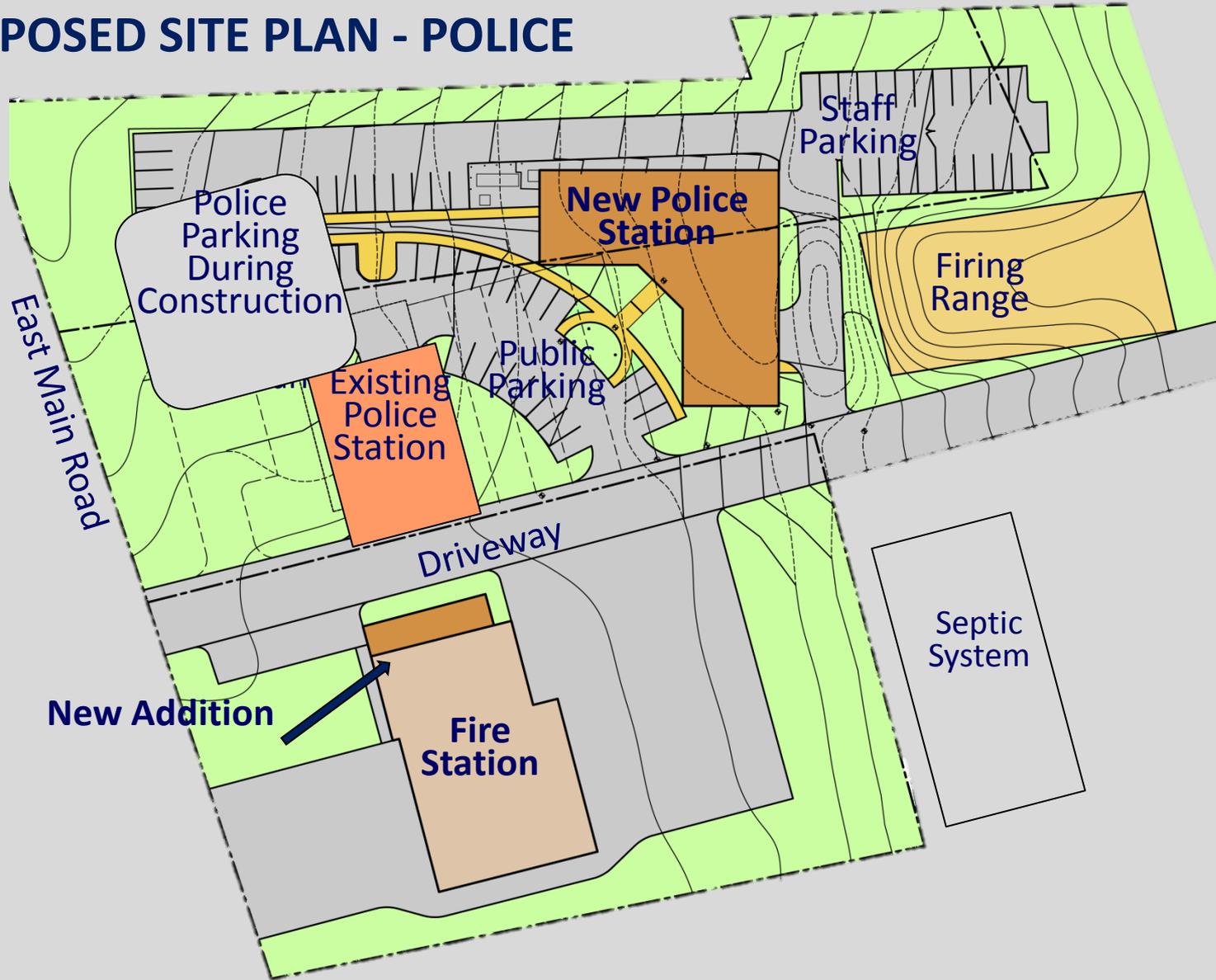


SUICIDE PREVENTION DETENTION CELLS

EXISTING SITE PLAN – POLICE



PROPOSED SITE PLAN - POLICE



PROPOSED BASEMENT PLAN



PROPOSED SECOND FLOOR PLAN



RENDERING OF PROPOSED BUILDING



PROJECT BUDGET – POLICE STATION

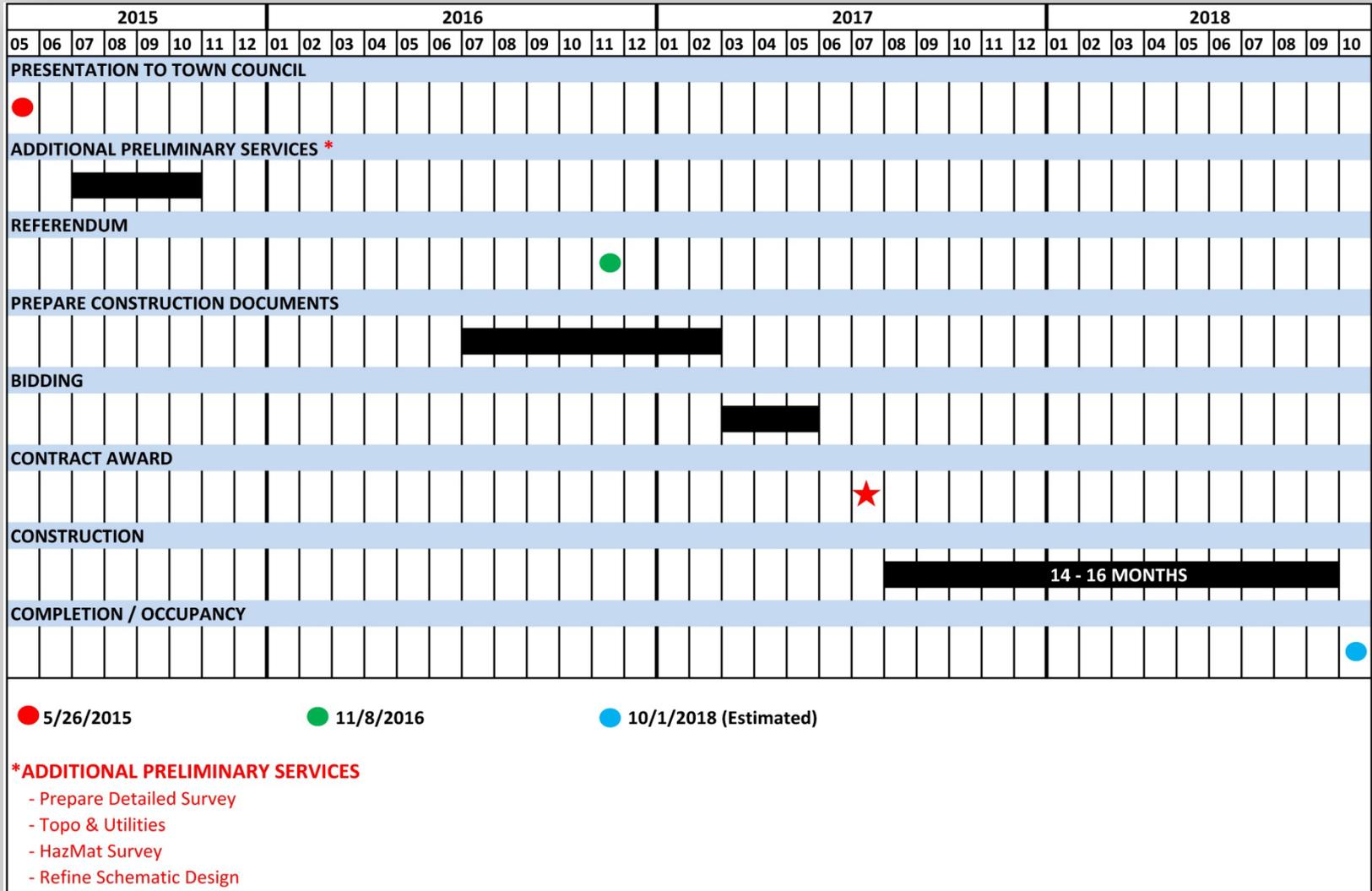
DESCRIPTION	COST
1. Construction Cost (per attached MPR Construction Estimating Service Estimate by Division)	\$7,360,943
2. Construction Contingency (15% +/-)	754,500
3. Movable Furniture, Fixtures & Equipment (FF&E) (See Note 5)	-0-
4. Communications (Dispatch), Radio Antenna, CCTV & Security Equipment (Allowance - estimate by vendor)	1,025,000
5. Professional Design Fees (Architect; Site/Civil; Structural; Mechanical & Electrical Engineers)	625,000
6. Topographical, Boundary & Wetland Delineation Survey	10,000
7. Testing, Geotechnical Services & Special Inspections (Allowance)	75,000
8. Legal Notices; Advertisement for Bidding (Allowance)	5,000
9. Reproduction of Construction Documents for Bidding (Allowance)	15,000
10. Owner's Project Representative / Clerk of Works (Allowance)	100,000
11. Miscellaneous Expenses	4,557
TOTAL PROJECT COST	\$9,975,000

The above budget has been prepared based on the following assumptions/conditions:

NOTES:

1. Anticipated 2015 construction costs: 5% per year for escalation and inflation is recommended.
2. Site development limited to boundaries of Town owned property.
3. All excavation is gravel; no rock or blasting included.
4. Not Included: Bonding Costs - Bond Counsel, Fiscal Advisor, Rating Agency, Administrative Costs.
5. Furniture, Fixtures & Equipment to be funded by Town through other source.

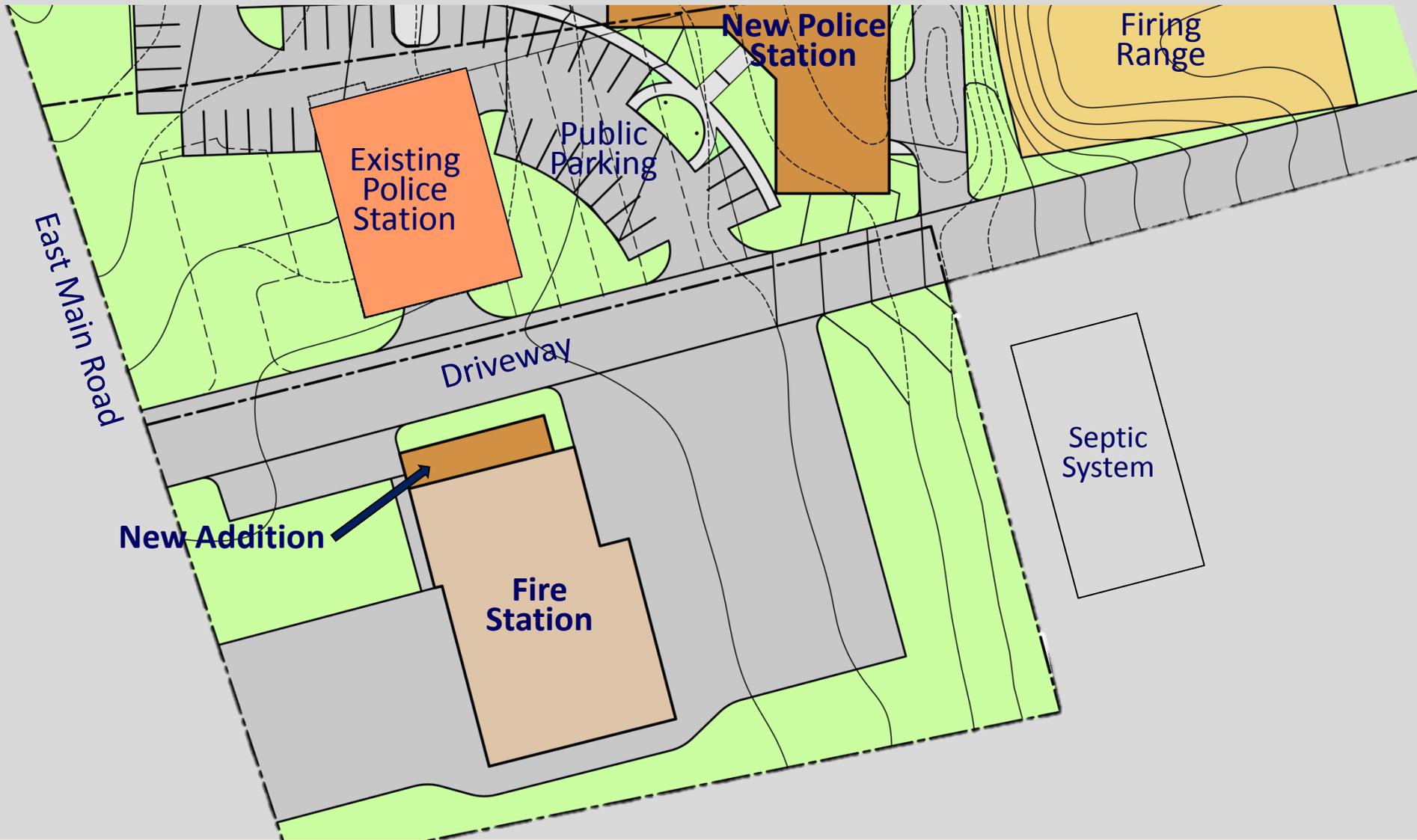
PROPOSED PROJECT SCHEDULE



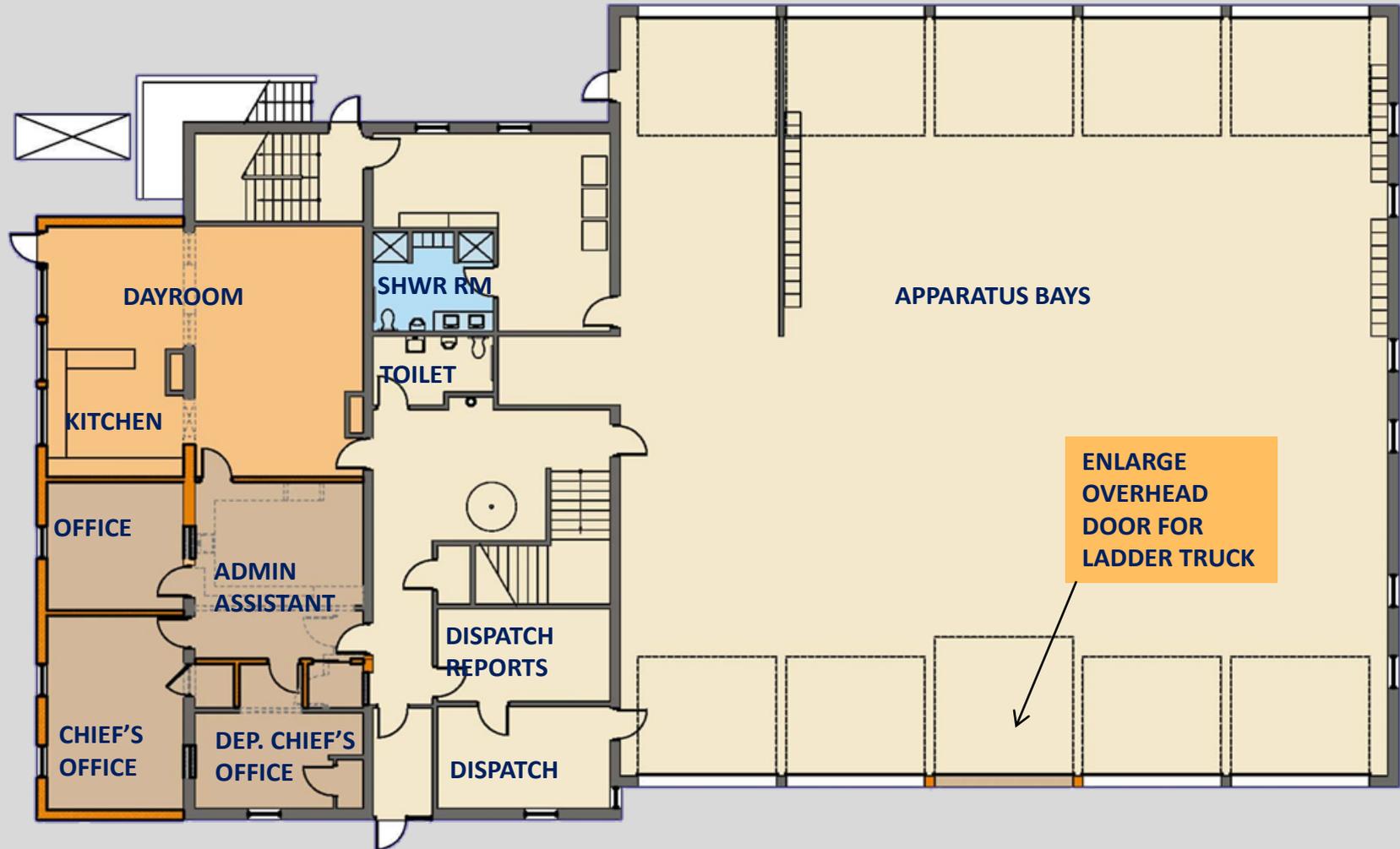
Feasibility & Space Needs Study Fire Station



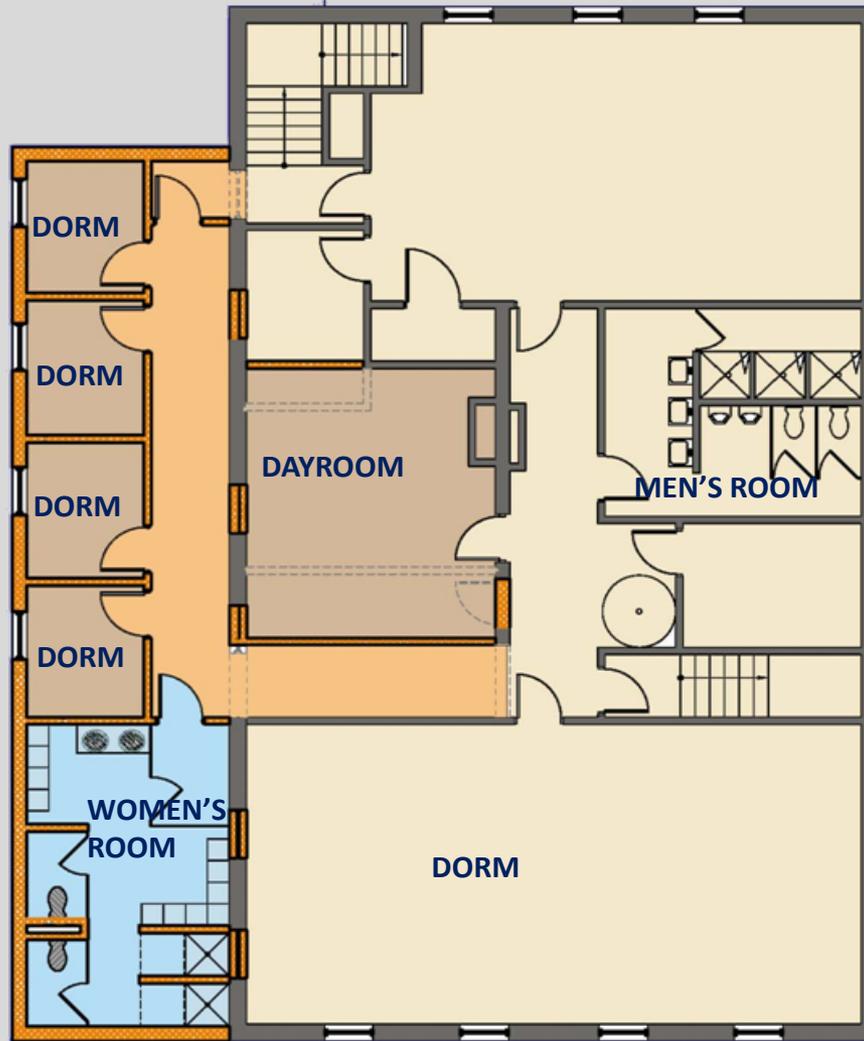
PROPOSED SITE PLAN - FIRE



FIRE DEPARTMENT PROPOSED FIRST FLOOR



FIRE DEPARTMENT PROPOSED SECOND FLOOR



PROJECT BUDGET – FIRE STATION

DESCRIPTION	COST
1. Construction Cost (per attached MPR Construction Estimating Service Estimate by Division)	\$716,258
2. Construction Contingency (15% +/-)	76,461
3. Movable Furniture, Fixtures & Equipment (FF&E) (Allowance)	18,000
4. Professional Design Fees (Architect; Site/Civil; Structural; Mechanical & Electrical Engineers)	75,000
5. Topographical Survey	3,000
6. Testing, Geotechnical Services & Special Inspections (Allowance)	20,000
7. Legal Notices; Advertisement for Bidding (Allowance)	3,000
8. Reproduction of Construction Documents for Bidding (Allowance)	4,000
9. Owner's Project Representative / Clerk of Works (Allowance)	50,000
10. Miscellaneous Expenses	2,281
TOTAL PROJECT COST	\$968,000

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