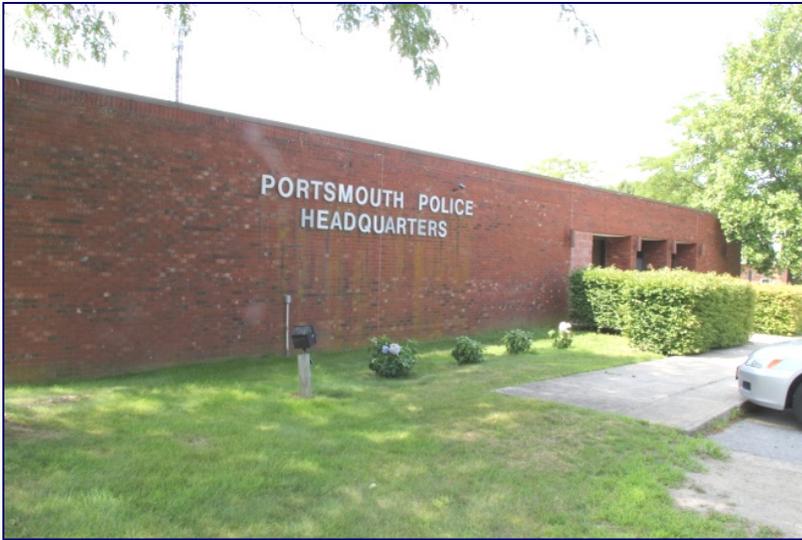


# Feasibility & Space Needs Study Police and Fire Facilities Portsmouth, RI



**MAY 18, 2015**



## TABLE OF CONTENTS

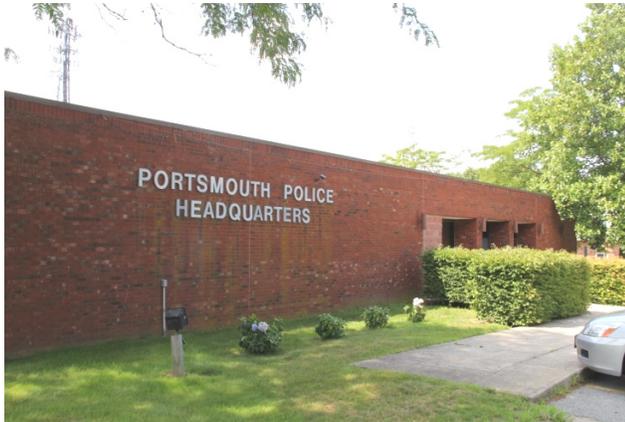
	Page(s)
<b>1.0 SPACE NEEDS ANALYSIS AND ASSESSMENT: POLICE DEPARTMENT</b>	<b>1 - 39</b>
1.1 Introduction	1
1.2 Brief History	1
1.3 Geography & Town Demographics	2
1.4 Existing Facilities Description	2
1.5 Space Needs Analysis and Assessment – Police Department	3 - 14
1.6 Space Needs Summary and Comparison – Police Department	15
1.7 Exterior & Site Considerations and Site Needs Summary	16 - 18
1.8 Areas of Concern with Existing Facility	19 - 33
1.9 Conclusions / Recommendations	34
1.10 Growth / Staff Projections	35 - 37
1.11 Cost Estimates – Police Station	38 - 39
 <b><u>DRAWINGS – POLICE DEPARTMENT:</u></b>	
SK-1 Basement Plan	
SK-2 First Floor Plan	
SK-3 Second Floor Plan	
SK-4 Roof Plan	
SK-5 Site Plan	
SK-6 Front Elevation / Section	
<b>2.0 SPACE NEEDS ANALYSIS AND ASSESSMENT – FIRE DEPARTMENT</b>	<b>40 - 43</b>
2.1 Introduction	40
2.2 Brief History	40
2.3 Process	40
2.4 Geographic & Town Demographics	40
2.5 Assessment of Facilities	41
2.6 Cost Estimates – Fire Station	42 - 43
 <b><u>DRAWINGS – FIRE DEPARTMENT</u></b>	
F-1 Proposed First Floor Plan	
F-2 Existing Basement & Proposed Second Floor Plan	
F-3 Site Plan	
<b>3.0 SPACE NEEDS ANALYSIS AND ASSESSMENT – DEPARTMENT OF PUBLIC WORKS</b>	<b>44</b>
3.1 Existing Facilities Description	44
<b>4.0 APPENDIX</b>	<b>45</b>
4.1 Test Hole Locations, Utilities Summary & Site Evaluation Form (See Attached)	
4.2 Boundary Survey (See Attached)	

# 1.0 POLICE DEPARTMENT

## 1.0 SPACE NEEDS ANALYSIS AND ASSESSMENT: POLICE DEPARTMENT

### 1.1 INTRODUCTION

The purpose of this Feasibility Study is to summarize data collected about the Portsmouth, RI Police Department; compare current standards for physical areas to those found in the existing facility and evaluate the conditions found in the Police Station. A secondary purpose is to use this information as a base line for establishing the actual requirements for a state-of-the-art municipal public safety facility to serve the future needs of the Town of Portsmouth, RI.



*Exterior of Police Department*

### 1.2 BRIEF HISTORY

Based on information provided by the Portsmouth Police Department, the Department moved to its current location in 1975 after the original portion of the building was constructed, consisting of approximately 4,144 square feet. In 1995, an addition of approximately 1,515 square feet was constructed with some renovations occurring in the original structure. Subsequently, some minor renovations have occurred, most notably in the Lobby and Dispatch areas of the building.



### 1.3 GEOGRAPHY & TOWN DEMOGRAPHICS

According to the United States Census Bureau, the Town of Portsmouth has a total area of 59.3 square miles, of which only 23.2 square miles (39.14%) is land and 36.1 square miles (60.86%) is water. Most of its land area lies on the northern portion of Aquidneck Island, which it shares with Middletown and Newport. In addition, Portsmouth encompasses some smaller islands including Prudence Island, Patience Island, Hope Island and Hog Island.

The 2010 U.S. Census reported that there were 17,349 people or an increase of 1.15% over the 2000 Census, residing in the town. The racial makeup of the town was 94.57% White, 1.35% African American, 1.58% Asian, 0.21% American Indian or Alaskan Native, 0.04% Native Hawaiian or Pacific Islander, 0.40% of some other race, and 1.86% of two or more races. In the town, 22.98% of the population was under the age of 18 and 16.47% were 65 years of age or older. Females made up 51.03% of the population.

### 1.4 EXISTING FACILITIES DESCRIPTION

The present building is situated on the east side of East Main Road. The site also houses the Portsmouth Fire Department to the north of the Police Station and the Town's Public Works Department at the western end of the property. Visitors, staff, responding police cruisers, Fire Department and Public Works Department vehicles all use the single drive entrance on East Main Road. Although the Fire Department apparatus use an apron for their vehicles there is no separation for the other users of the single entrance. It appears that the current site utilized by the Police Department is approximately 0.5 acres. This includes the land between the Police Department and the Public Works being utilized as a shooting range.

Site plan information was made available to determine the limits of the land used by the Police Department, since the site is shared by the other departments, their equipment and vehicles. Based on observations, far more vehicle spaces are required than currently available on the site. This diminishes the available space for proper maneuvering, clearances and in the event of an emergency response may create a dangerous condition. The site does not afford adequate space for the parking of 30 police vehicles, motorcycles, visitors parking and staff parking. Although not all staff vehicles are located on the site at any one time, officers driving to work must have a space for their personal cars. There does not appear to be any adjacent land available for the potential



*Limited Parking for Visitors' Vehicles*

expansion of the Police Department or parking areas with the site bounded by East Main Road to the east, the Fire Station to the north, private property to the south and Public Works facilities to the west.

Currently the Police Department consists of 31 sworn officers and 7 other civilians serving in various capacities. (See STAFF PROJECTIONS chart.) The Department serves the town of Portsmouth comprising 59.3 square miles. These personnel serve a population of approximately 15,334 with some seasonal and transient variations.

### 1.5 SPACE NEEDS ANALYSIS AND ASSESSMENT – POLICE DEPARTMENT

The following pages list the typical spaces found in municipal law enforcement facilities being designed today. A brief description of the characteristics, adjacencies and other features is provided along with a comparative analysis of the existing square feet in the Portsmouth Police Department and the recommended area to meet customary requirements for a similar sized police force. We hasten to point out that there are no national space standards to use as a guide for this comparison. Recent discussions with the International Associates of Chiefs of Police confirmed the difficult task of establishing such space standards when the type of policing and particular needs of each community being served are taken into account. Therefore, the column titled “SQUARE FEET - Recommended” has been derived from our past lengthy experience in designing public safety facilities and represent our best professional judgment at this early stage in determining your department’s needs.

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<b>1. Public Entrance / Lobby</b>		
<b>.1 Vestibule</b>	<b>0</b>	<b>50</b>
<ul style="list-style-type: none"> <li>- Airlock for energy savings</li> <li>- Floor mat for dirt collection</li> <li>- Door control from main desk</li> <li>- Intercom for after hours use</li> <li>- CCTV monitoring</li> </ul>		
<b>.2 Lobby / Waiting / Reception</b>	<b>86</b>	<b>418</b>
<ul style="list-style-type: none"> <li>- Access to Dispatcher / Communications</li> <li>- Access to Records Division</li> <li>- Public Telephone</li> <li>- Seating / Waiting for five (5)</li> <li>- Display Case / Trophy Case</li> <li>- Information / Pamphlet Racks or Kiosk w/writing surface</li> <li>- Bulletin Boards</li> <li>- Electric Water Cooler</li> <li>- Display area for former Chief's or Department Photographs</li> <li>- Space and connections for future ATM</li> </ul>		
<b>.3 Public Toilets</b>	<b>34</b>	<b>106</b>
<ul style="list-style-type: none"> <li>- Accessible to Persons with Disabilities</li> <li>- Male &amp; Female facilities</li> <li>- Include wall-mounted baby changing stations</li> </ul>		
<b>.4 Interview / VIN Room</b>	<b>0</b>	<b>81</b>
<ul style="list-style-type: none"> <li>- Public and internal access</li> <li>- Visual security from Lobby</li> <li>- Door control from Communications</li> </ul>		
<b>2. Dispatch / Communications Center</b>		
<b>.1 Location</b>		
<ul style="list-style-type: none"> <li>- Adjacent to Lobby with B.R. window</li> <li>- Adjacent to Records</li> <li>- No windows or openings directly to exterior</li> <li>- Audio Connection to Lobby</li> </ul>		

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<p><b>.2 Dispatch Center</b></p> <ul style="list-style-type: none"> <li>- Console positions: four (4) active, one (1) supervisor’s station</li> <li>- Provide for potential consolidation of dispatch functions</li> <li>- Central Dispatching / E911 service</li> <li>- Monitoring of CCTV surveillance / security systems</li> <li>- B.R. Transaction Drawer w/audio connection to Lobby</li> <li>- Restricted access to police staff</li> <li>- Independent HVAC unit</li> <li>- Lighting on dimming system of reduced levels</li> <li>- Book shelving / Manuals storage</li> <li>- Acoustic control on walls and ceiling</li> <li>- Comply with NFPA 1221 requirements</li> <li>- Elimination of sprinklers/alternate suppression system (may require fire marshal approvals)</li> <li>- Tackboard</li> <li>- Surge suppression</li> <li>- Video / Audio contract with detention facilities</li> <li>- Access flooring below desirable</li> </ul>	<b>355</b>	<b>538</b>
<p><b>.3 Restroom</b></p> <ul style="list-style-type: none"> <li>- Handicap accessible</li> <li>- Radio dispatch / telephone connections</li> </ul>	<b>0</b>	<b>48</b>
<p><b>.4 Kitchenette</b></p> <ul style="list-style-type: none"> <li>- Refrigerator</li> <li>- Microwave</li> <li>- Sink</li> <li>- Eating area</li> <li>- Counter and cabinets</li> </ul>	<b>0</b>	<b>94</b>
<p><b>.5 Lockers</b></p> <ul style="list-style-type: none"> <li>- 10 Lockers for personal items</li> </ul>	<b>0</b>	<b>20</b>
<p><b>.6 OIC Office</b></p> <ul style="list-style-type: none"> <li>- Locate adjacent to or part of Dispatch</li> <li>- To be shared by Officer In Charge of each shift</li> <li>- Space for one(1) workstation</li> </ul>	<b>0</b>	<b>80</b>
<b>3. Community Meeting Room</b>		
<p><b>.1 Location</b></p> <ul style="list-style-type: none"> <li>- Direct access for public use in Lobby</li> <li>- Inviting appearance</li> <li>- Convenient to Public Toilets off Lobby</li> <li>- Audio connection to Lobby</li> </ul>		

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<p><b>.2 Community Meeting Room</b></p> <ul style="list-style-type: none"> <li>- Seating for 40-50 at tables and chairs</li> <li>- Projection screen</li> <li>- Video projection; ceiling mounted LCD projector</li> <li>- Independent sound system</li> <li>- Lighting on dimmers, varied lighting levels</li> <li>- Dual use as Emergency Operations Center – generator power, communications hookup, telephone lines</li> <li>- Video input and output locations</li> <li>- Movable tables and chairs</li> <li>- Kitchenette area adjacent – microwave, sink, refrigerator, counters and cabinets</li> </ul>	<b>110</b>	<b>890</b>
<p><b>.3 Furniture Storage</b></p> <ul style="list-style-type: none"> <li>- Storage of tables and chairs</li> <li>- Lockable</li> </ul>	<b>0</b>	<b>92</b>
<b>4. Records Division</b>		
<p><b>.1 Public / Police Information Center</b></p> <ul style="list-style-type: none"> <li>- Public access from Lobby, with B.R. window</li> <li>- Corridor access to Records Division for police staff</li> <li>- Counter work area</li> <li>- Near photocopy area</li> <li>- B.R. Transaction Drawer w/audio connection to Lobby</li> </ul>	<b>127</b>	<b>103</b>
<p><b>.2 Office/Work Area (approx. ½ of Records/Administrative Area)</b></p> <ul style="list-style-type: none"> <li>- Total number of working stations: 2</li> <li>- Central photocopy machine, paper storage</li> <li>- Workstations for Records Review / NCIC Coordinator</li> </ul>	<b>0</b>	<b>257</b>
<p><b>.3 Active Files</b></p> <ul style="list-style-type: none"> <li>- Total letter files: seven (7) years x three (3) file cabinets per yr.</li> <li>- Adjacent to work area</li> <li>- Juvenile Files: two (2) large cabinets</li> </ul>	<b>0</b>	<b>149</b>
<p><b>.4 Archives</b></p> <ul style="list-style-type: none"> <li>- Total file storage needs equals three (3) times active files needs</li> </ul>	<b>0</b>	<b>300</b>
<b>5. Administration</b>		
<p><b>.1 Chief of Police</b></p> <ul style="list-style-type: none"> <li>- Coat closet</li> <li>- Natural light</li> <li>- Seating for four (4)</li> <li>-Wired for Cable TV</li> <li>- Restroom with shower</li> <li>- Adjacent to Administrative Secretary</li> </ul>	<b>176</b>	<b>207</b>

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<p><b>.2 Deputy Chief's Office</b></p> <ul style="list-style-type: none"> <li>- Adjacent to Chief's Office</li> <li>- Coat closet</li> <li>- Seating for two (2)</li> <li>- Wired for Cable TV</li> </ul>	<b>137</b>	<b>168</b>
<p><b>.3 Administrative Lieutenant's Office</b></p> <ul style="list-style-type: none"> <li>- In vicinity of Chief's Office</li> <li>- Coat Closet</li> <li>- Seating for two (2)</li> <li>- Wired for cable TV</li> </ul>		<b>150</b>
<p><b>.4 Lieutenant's Office</b></p> <ul style="list-style-type: none"> <li>- In vicinity of Chief's Office</li> <li>- Space for three (3) workstations</li> <li>- Coat closet</li> <li>- Seating for two (2) in vicinity of each workstation</li> <li>- Wired for Cable TV</li> </ul>		<b>198</b>
<p><b>.5 Sergeants' Office</b></p> <ul style="list-style-type: none"> <li>- Work stations for six (6) persons</li> <li>- Natural light</li> <li>- Coat closet</li> <li>- Visitor chairs (3-4)</li> <li>- Wired for Cable TV</li> <li>- Adjacent to Administrative Secretary</li> </ul>		<b>439</b>
<p><b>.6 OIC Office (see Dispatch / Communications Center)</b></p> <ul style="list-style-type: none"> <li>- Immediately adjacent to Dispatch</li> </ul>		
<p><b>.7 Administrative Secretary</b></p> <ul style="list-style-type: none"> <li>- Closet</li> <li>- Waiting area in Lobby</li> <li>- Coat rack for visitors and staff use</li> <li>- Workstation for two (2), private: Administrative Assistant &amp; Accreditation Manager</li> <li>- Copy machine</li> <li>- Fax machine</li> <li>- Book shelving</li> <li>- Work area and counter</li> <li>- Paper shredder</li> <li>- Kitchen Area w/sink and counters</li> </ul>	<b>0</b>	<b>305</b>
<p><b>.8 File Storage/Archive Room</b></p> <ul style="list-style-type: none"> <li>- Space for six (6) file cabinets, min.</li> </ul>		<b>114</b>

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<b>.9 Conference Room</b>	<b>176</b>	<b>441</b>
<ul style="list-style-type: none"> <li>- Seating for twelve (12)</li> <li>- Projection screen</li> <li>- Cable TV</li> <li>- Shared use with other Departments</li> <li>- Coat Closet &amp; Storage Closet</li> </ul>		<b>Part of Admin. Secretary)</b>
<b>.10 Office Supplies</b>	<b>0</b>	
<ul style="list-style-type: none"> <li>- Supply closet</li> <li>- Humidity control</li> </ul>		
<b>6. Community Police Unit / School Resource Officer</b>		
<b>.1 Community Police</b>	<b>0</b>	<b>136</b>
<ul style="list-style-type: none"> <li>- Work station for one (1) staff member</li> </ul>		
<b>.2 Storage Closet</b>	<b>0</b>	<b>149</b>
<b>.3 Resource Center</b>	<b>0</b>	<b>116</b>
<ul style="list-style-type: none"> <li>- Training tape file storage</li> <li>- Research table for four (4)</li> <li>- Video Library</li> <li>- Book shelving for legal references</li> </ul>		
<b>7. Detective Division (Investigations)</b>		
<b>.1 Supervisor's Office</b>	<b>62</b>	<b>170</b>
<ul style="list-style-type: none"> <li>- Adjacent to or part of Detective Division</li> <li>- Vision panel to Division</li> <li>- Workstation for one (1)</li> <li>- Coat closet</li> <li>- Natural light</li> <li>- Visitor chairs (2)</li> <li>- Wired for Cable TV</li> </ul>		
<b>.2 Detective's Room</b>	<b>370</b>	<b>595</b>
<ul style="list-style-type: none"> <li>- Work areas for five (5) detectives</li> <li>- File storage: one (1) cabinet per desk/work station</li> <li>- Copy machine</li> <li>- Supplies storage</li> <li>- Pistol locker</li> <li>- Central work area</li> <li>- Visitor's chair(s) – one (1) per desk/work station</li> <li>- Temporary holding bench</li> <li>- Mugshot files: one (1) cabinet</li> <li>- Police service reports and fingerprint files: four (4) cabinets</li> </ul>		

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<b>.3 Storage</b>	<b>0</b>	<b>53</b>
<ul style="list-style-type: none"> <li>- Close to Records Secretary (Detective Secretary)</li> <li>- Fire Suppression System for Records (consider other than water, i.e. chemical)</li> <li>- Storage of tech equipment</li> </ul>		
<b>.4 Interview Rooms</b>	<b>48</b>	<b>156</b>
<ul style="list-style-type: none"> <li>- Total number required: Two (2) @ 75 s.f. +/-</li> <li>- One-way vision panel between rooms</li> <li>- Table seating for four to six (4-6)</li> <li>- Video input and output with remote equipment</li> <li>- No natural light</li> <li>- Interconnected to A/V room</li> </ul>		
<b>.5 Audio/Video Enhancement Closed Circuit Observation</b>	<b>0</b>	<b>140</b>
<ul style="list-style-type: none"> <li>- Space to observe feeds from both adjacent Interview Rooms</li> </ul>		
<b>.6 Domestic Violent Consultation</b>	<b>0</b>	<b>131</b>
<ul style="list-style-type: none"> <li>- One (1) Work station with file cabinet</li> </ul>		
<b>.7 Status Holding Area for Youth</b>		<b>57</b>
<ul style="list-style-type: none"> <li>- Holding area for status juvenile offenders</li> <li>- Bench area</li> <li>- Visual supervision by Dispatcher</li> <li>- Locate near Dispatch Room</li> <li>- Non-locked door</li> </ul>		
<b>.8 Supply Closet</b>		<b>100</b>
<ul style="list-style-type: none"> <li>- File storage</li> <li>- Equipment storage</li> </ul>		
<b>.9 File Room</b>	<b>0</b>	<b>116</b>
<b>8. Evidence and Property</b>		
<b>.1 Evidence Receiving</b>	<b>0</b>	<b>31</b>
<ul style="list-style-type: none"> <li>- Within Prisoner Processing</li> <li>- Temporary evidence lockers (varied sizes)</li> <li>- Total locker count: twelve (12)</li> <li>- Refrigerator for biomedical evidence</li> </ul>		
<b>.2 Evidence Processing / Crime Lab</b>	<b>75</b>	<b>232</b>
<ul style="list-style-type: none"> <li>- Secure access for personnel</li> <li>- Fume hoods with stainless steel counter</li> <li>- Sink (large)</li> <li>- Refrigerator</li> <li>- Storage cabinets</li> <li>- Work area for two (2)</li> <li>- Eye wash &amp; emergency shower</li> </ul>		

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<b>.3 Evidence Storage</b>	<b>61</b>	<b>435</b>
<ul style="list-style-type: none"> <li>- Secure access for Evidence Officer &amp; Assistant Only</li> <li>- Provide written chain of possession</li> <li>- One means of entry only</li> <li>- Refrigerator</li> <li>- Freezer</li> <li>- Fixed metal industrial shelving</li> <li>- Double locking of firearms and ammunition</li> <li>- Double locking of narcotics</li> <li>- Double locking of valuables / cash</li> </ul>		
<b>.4 Bulk Evidence Storage</b>	<b>0</b>	<b>402</b>
<ul style="list-style-type: none"> <li>- Wire mesh cage with oversized door</li> <li>- Secured access</li> <li>- Floor drain</li> <li>- Adjacent to other Evidence Storage</li> </ul>		
<b>.5 Bio-Evidence</b>	<b>0</b>	<b>30</b>
<b>.6 Vehicle Processing (see Sally Port)</b>		
<b>9. Prisoner Processing</b>		
<ul style="list-style-type: none"> <li>- Secured door to Sally Port</li> <li>- Secured door to corridor</li> <li>- Pistol lockers at points of entry</li> <li>- Booking counter</li> <li>- Countertop or base cabinet (Livescan Fingerprint Machine)</li> <li>- Holding bench</li> <li>- CCTV and audio surveillance</li> <li>- Eliminate hard corners and edges</li> <li>- Hose bibb (secured)</li> <li>- Refrigerator for temporary evidence storage (lockable)</li> <li>- Personal property lockers (one per cell)</li> </ul>		
<b>.1 Prisoner Processing - Booking</b>	<b>75</b>	<b>95</b>
<ul style="list-style-type: none"> <li>- Adjacent to Sally Port</li> </ul>		
<b>.2 Large Group Holding</b>	<b>0</b>	<b>90</b>
<ul style="list-style-type: none"> <li>- Space for approximately 25 people</li> </ul>		
<b>.3 Livescan Fingerprinting (within Prisoner Processing)</b>	<b>0</b>	<b>70</b>
<ul style="list-style-type: none"> <li>- Countertop or base cabinet for machine</li> <li>- "Man Trap" locking of doors if access to non-secured (public) area</li> </ul>		

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<b>.4 Toilet Room</b>	<b>0</b>	<b>40</b>
<ul style="list-style-type: none"> <li>- Security prison fixture, remote flush</li> <li>- Lighting control outside of room</li> <li>- Reverse door swing</li> <li>- Shower with tempered water, remote controls</li> <li>- Floor drain</li> </ul>		
<b>.5 Intoximeter (within Prisoner Processing)</b>		<b>90</b>
<ul style="list-style-type: none"> <li>- Deep counter with sturdy base</li> <li>- Equipment storage</li> <li>- Supply storage</li> <li>- Inaccessible power outlets</li> <li>- Video Recording System in locked, secure location</li> </ul>		
<b>.6 Mugging</b>	<b>40</b>	<b>62</b>
<ul style="list-style-type: none"> <li>- Camera mount at 60" from subject</li> <li>- Paint wall gray with scale for photo compatibility</li> </ul>		
<b>.7 Conference / Bail Room</b>	<b>0</b>	<b>92</b>
<ul style="list-style-type: none"> <li>- Space for four (4) persons</li> <li>- Secured exit to non-secured (public) areas</li> </ul>		
<b>10. Detention</b>		
<b>.1 Design per National Accreditation Standards</b>		
<b>.2 Detention Cells</b>		<b>770</b>
<ul style="list-style-type: none"> <li>- Male: Provide Six (6) cells</li> <li>- Female: Provide Two (2) cells</li> <li>- Handicapped: One (1) cell required</li> <li>- Cell features:                             <ul style="list-style-type: none"> <li>• Secured bunk with closed base</li> <li>• Security prison fixtures</li> <li>• Impact resistant lighting and fire suppression</li> <li>• Two-way audio communication</li> <li>• CCTV surveillance</li> <li>• No floor drains within cells</li> <li>• 50 SF (min.), consult local codes</li> <li>• Cell fronts designed for suicide prevention (maximize vision panel)</li> <li>• Sliding doors</li> </ul> </li> </ul>	4 @ 50 2 @ 50 1 @ 65	
<b>11. Sally Port</b>		
<b>.1 Sally Port Garage</b>	<b>365</b>	<b>302</b>
<ul style="list-style-type: none"> <li>- Accommodate two (2) vehicles</li> <li>- Ambulance accessible</li> <li>- Floor drain with oil separator</li> <li>- CCTV and audio monitoring</li> <li>- Interlocked doors at exterior and prisoner processing</li> </ul>		

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<ul style="list-style-type: none"> <li>- Hose bibb</li> <li>- Overhead panel doors</li> <li>- Pistol locker at entry to Prisoner Processing</li> <li>- Exhaust fan</li> <li>- Eye wash and emergency shower</li> </ul>		
<b>12. Patrol Functions</b>		
<b>.1 Shift Commander</b>		<b>150</b>
<ul style="list-style-type: none"> <li>- Area for one (1) workstation</li> <li>- Adjacent to Communications and Dispatch</li> </ul>		
<b>.2 Supervisor's Office</b>		<b>195</b>
<ul style="list-style-type: none"> <li>- Separate office area with work stations for five (5) with side chairs</li> <li>- Coat closet (small)</li> <li>- File storage</li> <li>- Adjacent to Patrol Functions</li> </ul>		
<b>.3 Accident Investigation/Traffic Officer</b>		<b>108</b>
<ul style="list-style-type: none"> <li>- Work stations for two (2) traffic officers</li> <li>- File cabinet at each desk</li> <li>- Coat closet</li> </ul>		
<b>.4 Patrol Resources</b>		<b>126</b>
<ul style="list-style-type: none"> <li>- Work station for one (1) officer</li> <li>- File cabinet</li> <li>- Coat closet</li> </ul>		
<b>.5 Harbor Master</b>		<b>143</b>
<ul style="list-style-type: none"> <li>- Locate near main Entrance or school resource officer.</li> <li>- Space for one work station and chairs for public</li> </ul>		
<b>.6 Briefing/Roll Call</b>		<b>410</b>
<ul style="list-style-type: none"> <li>- Accommodate ten (10) at seminar type tables and chairs</li> <li>- Podium area</li> <li>- Coat rack</li> <li>- Tackboard</li> <li>- Cable TV</li> <li>- Projection screen</li> <li>- Markerboard</li> <li>- Mailboxes: total number – fifty (50)</li> </ul>		
<b>.7 Locker Rooms</b>		<b>1,230</b>
<ul style="list-style-type: none"> <li>- Male: Forty (40) with electrical outlets in each</li> <li>- Female: Ten (10) with electrical outlets in each</li> <li>- Locker sizes: 24 w. x 24 d. x 72 h.</li> <li>- Ten (10) smaller (12" x 12") lockers for Reserves with mesh/open front faces</li> <li>- Male showers: two (2) individual, with changing space</li> </ul>	<ul style="list-style-type: none"> <li>ML 192</li> <li>ML 150</li> <li>FL 37</li> <li>MS 80</li> <li>FS 74</li> </ul>	

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<ul style="list-style-type: none"> <li>- Female showers: one (1) individual, with changing space</li> <li>- Locker benches</li> <li>- Sink area</li> <li>- Toilet area</li> <li>- Robe hooks</li> <li>- Shoe shine area</li> <li>- Wet garment area</li> <li>- Full height mirrors</li> <li>- Ten (10) lockers for Reserves</li> </ul>		
<b>.8 Physical Training Room</b>		<b>542</b>
<ul style="list-style-type: none"> <li>- Locate adjacent to locker rooms</li> <li>- Ceiling clearance for weightlifting</li> <li>- Drinking fountain</li> <li>- Exercise equipment</li> <li>- Mats and mat storage</li> </ul>		
<b>.9 Lunch Room / Day Room</b>		<b>438</b>
<ul style="list-style-type: none"> <li>- Microwave</li> <li>- Sink</li> <li>- Refrigerator</li> <li>- Storage cabinets</li> <li>- Utilities for food and beverage equipment</li> <li>- Lounge area, seating for eight (8)</li> <li>- Locate adjacent to Patrol Functions</li> </ul>		
<b>.10 Report Preparation</b>	<b>224</b>	<b>407</b>
<ul style="list-style-type: none"> <li>- Work counter for four (4) computers</li> <li>- Locate adjacent to Briefing / Roll Call Room</li> <li>- Forms storage shelving in wall cabinets</li> </ul>		
<b>13. Armory / Arsenal</b>		
<b>.1 Armory / Storage</b>		<b>80</b>
<ul style="list-style-type: none"> <li>- Storage area for firearms and ammunition</li> <li>- Gun cleaning counter</li> <li>- Canopy exhaust hood with light</li> <li>- Secured access to room</li> <li>- Storage cabinets</li> <li>- Equipment storage</li> <li>- Gun cleaning supply storage</li> <li>- Weapon cleaning tank</li> </ul>		
<b>14. Toilets and Janitorial Services</b>		
<b>.1 Custodial Office &amp; Bulk Supply Storage</b>		
<ul style="list-style-type: none"> <li>- Work area for one (1)</li> <li>- Service sink</li> <li>- Workbench</li> <li>- Equipment storage</li> </ul>		

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<b>.2 Building Receiving</b>		<b>143</b>
- Large supply storage		
<b>.3 Janitor Closets</b>	<b>16</b>	<b>119</b>
- One (1) per floor, minimum		
- Service sink		
- Janitorial supply storage		
- Cart storage		
- Equipment storage		
<b>.4 Toilet Facilities</b>		<b>500</b>
<b>15. Computer Network Server &amp; Office</b>		
<b>.1 Computer Network Server (IT Room)</b>	<b>117</b>	<b>238</b>
- Main Frame		
- Work area for two (2)		
- Networked System monitor and keyboard		
- Separate dedicated air conditioning unit		
- E911 support system		
- Telephone system backboards		
- Future conduits to Dispatch Center		
- Emergency power supply		
-PS back-up system		
<b>.2 Work Space for IT Equipment</b>	<b>0</b>	<b>73</b>
- Work area for two (2)		
<b>.3 IT Closets</b>	<b>0</b>	<b>40</b>
- One (1) per floor		
<b>16. Mechanical</b>		
<b>.1 Boiler / Mechanical Room</b>	<b>173</b>	<b>186</b>
- Utility Room		
- Two (2) boilers (min.)		
- Gas-fired burners		
- Hot Water Heater		
- Floor Drains		
- Chimney Breaching/ flue		
<b>.2 HVAC Equipment</b>		
- Ducted supply and returns		
- High efficiency filters		
- Zoned temperature control system, computer-based		
<b>.3 Emergency Generator (exterior enclosure)</b>		
- Transfer switch		
- Diesel fired generator		
- Muffler system		

SPACE DESCRIPTION	Existing Square Feet	Recommended Square Feet
<ul style="list-style-type: none"> <li>- Day tank</li> <li>- Acoustic control</li> </ul>		
<b>.4 Fire Suppression</b>		<b>102</b>
<ul style="list-style-type: none"> <li>- Fully sprinkled facility recommended</li> <li>- Sprinklers in Communications, Dispatch, Communications Equipment to have special delayed initiation device</li> <li>- High security sprinklers in high risk areas</li> <li>- Code designed minimum</li> </ul>		
<b>.5 Electrical Service Equipment/Meter Rooms/Telephone Equip.</b>	<b>181</b>	<b>238</b>
<ul style="list-style-type: none"> <li>- Space for switchgear and panel boards</li> <li>- Wall space for telephone and communication racks</li> </ul>		
<b>17. Vehicle Maintenance Bays</b>		
<b>.1 Mechanic Maintenance Bay</b>		<b>419</b>
<ul style="list-style-type: none"> <li>- Lift or pit to perform basic vehicle maintenance</li> <li>- Tire changing equipment</li> <li>- Storage space for parts, tires, chains, etc.</li> <li>- Overhead door to exterior</li> </ul>		
<b>.2 Car Washing/Vehicle Impound &amp; Investigation Bay</b>		<b>423</b>
<ul style="list-style-type: none"> <li>- Area to disassemble and search vehicles inside building</li> </ul>		
<b>18. Circulation</b>		
<b>.1 Corridors</b>	<b>933</b>	
<b>.2 Stairs (within net to gross calculation)</b>		
<ul style="list-style-type: none"> <li>- Code required minimum, two (2) per floor</li> <li>- Located remote from each other; no dead end corridors over 20'</li> <li>- 48" clear width (min.)</li> <li>- Area of refuge at landings for disabled</li> </ul>		
<b>.3 Elevator (within net to gross calc.)</b>		<b>50 x 3 = 150</b>
<ul style="list-style-type: none"> <li>- Public use (required for access for persons with disabilities)</li> <li>- Department use</li> <li>- Automatic recall</li> </ul>		

**1.6 SPACE NEEDS SUMMARY & COMPARISON - POLICE DEPARTMENT**

<b>FUNCTIONAL AREAS</b>	<b>Existing Square Feet</b>	<b>Recommended Square Feet</b>
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
<b>TOTAL NET SQUARE FOOTAGE</b>	<b>4,839</b>	<b>16,368</b>
Net to Gross Factor (Stairs, Corridors, Ducts, Wall Thickness)	933	X 1.35
<b>TOTAL GROSS SQUARE FOOTAGE</b>	<b>5,772</b>	<b>22,097</b>

## 1.7 EXTERIOR & SITE CONSIDERATIONS

SPACE DESCRIPTION	Recommended Square Feet
<p><b>1. Public parking</b></p> <ul style="list-style-type: none"> <li>- Total number of spaces required = 20</li> <li>- Vehicle drop off area</li> <li>-Handicapped Accessible Spaces (2)</li> </ul>	<b>10,000</b>
<p><b>2. Police Vehicle and Staff Parking</b></p> <ul style="list-style-type: none"> <li>- Total number of spaces required (police cruisers) = 15</li> <li>- Total number of spaces required (officers vehicles) = 35</li> <li>- Total number of spaces required (civilian staff vehicles) = 12</li> <li>- Motorcycle parking required = 3</li> <li>- Motorcycle parking on concrete pad</li> <li>- Fenced enclosure</li> <li>- Restricted access</li> </ul>	<b>26,000</b>
<p><b>3. Vehicle Impound</b></p> <ul style="list-style-type: none"> <li>- Total vehicle capacity = 10</li> <li>- Tow truck access</li> <li>- Fenced enclosure</li> <li>- CCTV monitoring</li> <li>- Lockable gates</li> </ul>	<b>2,000</b>
<p><b>4. Flagpoles</b></p> <ul style="list-style-type: none"> <li>- USA</li> <li>- State</li> </ul>	
<p><b>5. Signs</b></p> <ul style="list-style-type: none"> <li>- Department identification</li> <li>- Illuminated</li> <li>- Conform to Local Zoning Regulations</li> </ul>	
<p><b>6 Lighting</b></p> <ul style="list-style-type: none"> <li>- Lighting to public area</li> <li>- Lighting in all parking areas</li> <li>- Illuminated walkways</li> <li>- Illuminated entry locations</li> <li>- Lighting coordinated with CCTV location</li> </ul>	
<p><b>7. CCTV Cameras</b></p> <ul style="list-style-type: none"> <li>- Color</li> <li>- Pan-tilt-zoom cameras</li> <li>- Weatherproof housings</li> <li>- Pole mounted away from structure</li> <li>- Control of all points of entry</li> </ul>	

SPACE DESCRIPTION	Recommended Square Feet
<b>8. Handicap accessibility</b>	
<ul style="list-style-type: none"> <li>- Entire facility handicap accessible</li> <li>- Wheelchair access to public entry</li> </ul>	
<b>9. Plant Material</b>	
<ul style="list-style-type: none"> <li>- Minimize maintenance</li> <li>- Avoid creating hiding places</li> <li>- Eliminate large ground cover</li> </ul>	
<b>10. Trash Storage</b>	<b>150</b>
<ul style="list-style-type: none"> <li>- Number of dumpsters required = one (1)</li> <li>- Dumpster enclosure</li> <li>- Concrete pad</li> </ul>	
<b>11. Snow Storage</b>	
<ul style="list-style-type: none"> <li>- Provide snow storage capacity</li> <li>- Motorcycle storage area (alternative location)</li> </ul>	
<b>12. Exterior Hose Bibb Locations</b>	
<ul style="list-style-type: none"> <li>- Provide varied locations around building</li> <li>- Car wash location adjacent to Sally Port</li> </ul>	
<b>13. Communications Antenna</b>	<b>200</b>
<ul style="list-style-type: none"> <li>- Ground mounted antenna</li> <li>- Concrete pad as per antenna manufacturer recommendations</li> <li>- Fenced enclosure</li> </ul>	

**SITE NEEDS SUMMARY**

Designated Requirements	Square Feet Recommended
Visitor Drop Off	1,500
Visitor Parking	8,500
Cruiser Parking	10,000
Staff Parking	16,000
Vehicle Impound	2,000
Driveways	6,000
Refuse	150
Communications Antenna	200
Sally Port Approach	1,000
<b>SUBTOTAL</b>	<b>45,350</b>
Building Footprint (One story)	8,542
Undesignated Open Space	30,000
Landscaped Setbacks	within open space
Future Expansion Potential	5,000
<b>SUBTOTAL</b>	<b>43,542</b>
<b>TOTAL SITE AREA</b>	<b>88,892</b>

*Divided by 43,560 SF/ACRE = 2.04 acres (minimum buildable acres required)*

**Note:** Total existing paved surface utilized by the Police Department for visitor, cruiser and staff parking is approximately 13,500 sq. ft.

## 1.8 AREAS OF CONCERN WITH EXISTING FACILITY

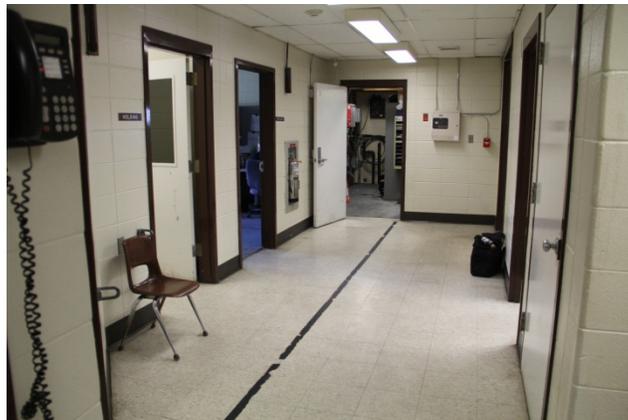
During the preparation of this Feasibility Study and after preparing the previous outline of spaces often found in public safety facilities with a similar number of personnel as that found in Portsmouth, the following problematic issues have been identified:

### **SAFETY**

- The drive-in prisoner discharge (i.e. – "sally port") has a fairly steep slope on the floor. This condition could lead to an unsafe situation from car doors accidentally closing to slipping on the floor when trying to complete a transfer of a prisoner from vehicle into the building. (Photo 1)



- Prisoners entering from the Sally Port must share public areas (connecting corridors) to access the Booking and Interview Rooms. This requires the temporary securement of the corridors and Dispatch Room until the prisoner has been brought into the Interview area. This arrangement can lead to further confrontations or a breach of security if a person in the Corridors or Patrol Room is associated with the prisoner being arrested. It may also disrupt the flow of normal business activities and the efficiency of operations for the dispatcher/receptionist.



## **SAFETY**

- Prisoners located in the Detention Cells off the Interview Room share the same corridor serving other functions and pass public areas where civilian employees and others are present in order to get to the Interview Room. This not only endangers uninvolved people but also increases the risk of prisoners obtaining and using available weapons.



- Within the Detention Area, there is a storage cabinet due to a lack of space in this building. This could be a potential safety issue if an unruly prisoner gained access to its contents or could severely vandalize the cabinet.



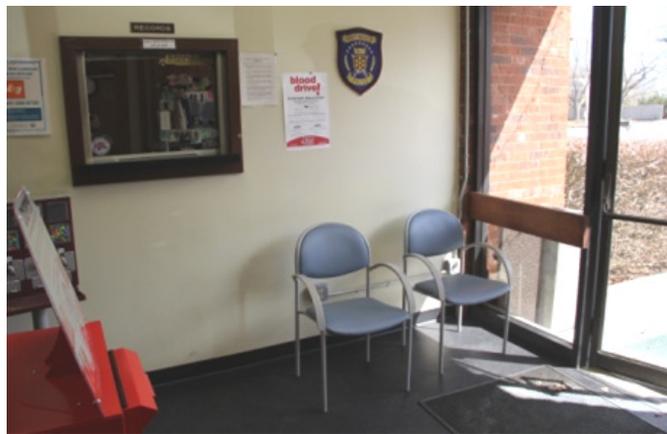
- Officers entering and leaving the building are armed and use the same corridors as those used by individuals being processed and interviewed thereby creating a potential safety breach if an unruly prisoner were to gain freedom.

**SAFETY**

- Administrative staff must pass by the interview room and detention cell subjects them to potential verbal and visual abuse when passing by these areas.



- Prisoners accessing the various areas create situations where suspects, victims and angered complainants all must pass each other. No separate entrances are readily available to prevent such conflicts.



- Victim safety is inadequate – one often must wait alone in the small public lobby until an officer or interview room is available to provide testimony or lodge a complaint.



**SAFETY**

- Police vehicles are not located in a separated area from public access while parked and may be subject to occasional vandalism with the potential for worse situations. This could be dangerous or disastrous to the officers who may not discover the damage prior to driving the vehicle away. This also represents a large investment of the taxpayer’s money.



- Many areas of the Police Department are not secured with modern devices or equipment. This allows the potential to have vandalism, theft and the shutting down or compromise of services to occur. Areas such as the telephone and radio equipment room off the corridor serving the Sally Port where telephone, communications and electrical equipment are accessible, are not well secured and can be severely damaged within minutes with little or no chance of stopping such an occurrence. This Utility Room is shared by the police personnel, mailboxes, gear and miscellaneous storage, thus is wide open to the public.



- Fire potential: Many of the areas within the Police Department are unprotected by fire detecting equipment or an automatic sprinkler system thus allowing a fire, especially a smoldering fire, to build before anyone would realize there was a problem. Not only could this be potentially deadly, especially with locked prisoners, but systems could suffer major damage before a fire was detected (telephone, electrical, computer, EOC, evidence areas, etc.).
- The building lacks a Youth/Juvenile Holding space in close proximity to the Dispatch Room in which to hold non-status offenders. The existing space originally designated for this use has been found unacceptable by state authorities.

## **SECURITY**

- Many areas are unmonitored and easily accessible. Important areas such as evidence storage and police records could be easily compromised and/or destroyed without being discovered in a timely manner. Windows to the exterior are points of entry where security can be breached.
- Restrooms are not separate and private for witnesses, victims or employees. This is potentially dangerous when being shared simultaneously with suspects, angry family members and other opposing persons.



- Prisoner processing area (booking) is not located in a “secure” portion of the building and is subject to visual and audible contact with members of the staff passing through the adjacent corridor.



**SECURITY**

- Private parking of employee’s vehicles – police employees are often the focus of angry suspects looking for a way to get back at the establishment which has focused on them. The potential for vandalism or tampering with private vehicles is great when unmonitored, especially at night, in the back or side parking lots. This also pertains to the lack of safe designated separate parking for victims, witnesses and the public.



- Exterior HVAC unit, emergency generator and radio tower are not located inside a locked, fenced-in area. These could be subject to vandalism or intentional damage so as to disrupt police functions and cause security breaches.



- The unprotected service window in Records/Administration appears to be located in a wall with little or no ballistics resistance. This can lead to injury to personnel, damage to sensitive equipment, and a breach of security. Accomplices to a crime could gain access, force an employee to disable security systems and set free those being processed or being detained.



**SECURITY**

- Evidence areas are totally inadequate for a facility of this size and are minimally protected. These areas house numerous firearms, evidence that serious cases are based on, controlled substances and drugs. An evidence processing room and system to track all evidence in an organized manner is necessary to avoid compromising a case.



- There is inadequate evidence storage space. There is one "secure room" which has been over-loaded for years making working in the area difficult and time consuming. It also makes locating evidence much more difficult than is reasonable. Due to the room's small size, some evidence is stored in other spaces that are "unsecured", including storage bins behind the Fire Department. The current evidence storage space was originally a storage room converted to its current usage and is truly not "secure" due to the surrounding walls that terminate at the ceiling plane and do not extend to the underside of the structure above.

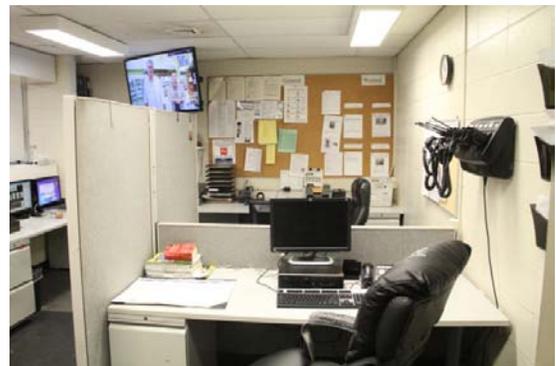


**SECURITY**

- The main components of the Police Department's computer system and records located in the Administrative Office are unprotected from easy access, tampering with or destruction thereof. The server generates heat and excess noise, thus requiring additional coding and rendering telephone conversations difficult, possibly leading to misinterpreted information.



- The current Dispatch Center will need expansion and there is no room to do so. There is no space available for another dispatcher in the event of an emergency or if the dispatcher is extremely busy.



## **SECURITY**

- The computer for radios is located immediately adjacent to the gas-fired hot water heater. The door to this room has been removed which would allow a fire to spread between it and the connecting Utility Room.



## **HAZMAT CODES**

- The Dispatch Center does not currently meet NFPA standards and should be upgraded to do so.
- With new technology (E-911 service, computerization, etc.) the Dispatch area does not allow good access for wiring upgrades and the installation of new equipment without considerable disruption of operations.
- Electrical wiring and telephone lines in certain areas are hazardous and not supported using code-approved fasteners.
- Corridors are being used for copier, fax and scan equipment along with storage of supplies in violation of building and fire safety codes. In the event of an emergency, these items could impede the safe evacuation of the building. An unruly detainee could also cause considerable damage to the equipment.



- There are inadequate numbers of outlets in many areas which result in the use of multipliers and extension cords (some of which are probably violations of electrical and OSHA Codes). In addition, circuits are often loaded to the maximum in order to accommodate everything requiring power.

## **COMFORT**

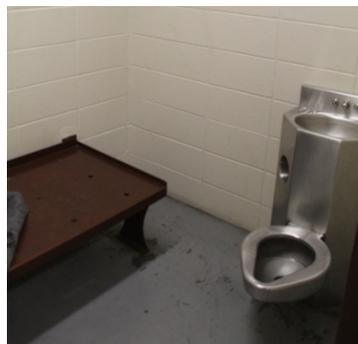
- Heat and cold fluctuations are a daily occurrence, which affects employee's ability to work comfortably. Entire sections of the building are on one zone causing some spaces to over-cool or over-heat while others are receiving the opposite effect. In several east-facing rooms with glazing extending to the floor, electric heat has been used to supplement the ineffective air system.



- Lack of ventilation in certain areas poses health risks. Areas such as the Evidence Room, Janitor and Photo Lab need better venting to the outside of the building. None of these areas have this at present. The dangers in the Evidence Room come from the storage of certain drugs which product spores. If inhaled, they can cause certain diseases in the employee.



- Poor ventilation in the detention cells creates an odor problem (originating from prisoners) for staff that must access these areas on a regular basis to check on prisoners.



**COMFORT**

- Another area greatly suffering from a lack of ventilation is the Male Locker Room. The odor of the hot and humid environment makes the area less than desirable to use. It is also very crowded and does not provide adequate space for changing, or benches and storage in proportion to the number of lockers and equipment needing storage. The female locker room was converted from the former Deputy Chief's Office provide limited, private facilities.



## **MISCELLANEOUS**

- Record storage is fragmented throughout the building. Files are frequently moved from the various locations. Annual files (criminal cases, motor vehicle accidents and citations, personnel documents, parking tickets, etc., which can contain from one page to hundreds of pages each) require moving one to three times before going to a permanent storage site.
- There are inadequate separate washrooms for both employees and the public, which are inadequately ventilated, and these allow the easy destruction of evidence from suspects allowed to use them.
- The Records Department should be readily accessible through a protected opening located in the Lobby. There is no private waiting area allowing safety or separation of victims and other witnesses.
- There is no space available for an officer to fill out forms required when residents visit the building to have their VIN checked. Officers are forced to use the small counter in the Lobby, which may contain others visiting the station, desiring to file a complaint or obtain an accident report at the Records window.
- There is inadequate public parking for access to the Department's services. The parking issues are further exacerbated during shift changes.
- There is no indoor vehicle garage space to process a vehicle involved in a crime. During inclement weather, this can present procedural problem and delays in completing a thorough, timely investigation.
- Chemical storage areas are inadequately ventilated and are not self-contained.
- There are no eyewash or decontamination stations available for accidental chemical or blood borne contamination other than in the Sally Port.
- There are no secure drying areas available for evidence. Blood and other "wet" evidence must be dried prior to packaging or there is a substantial risk of it molding or rotting prior to testing or during storage. Some evidence (such as marijuana) can actually rot during storage if wet causing a situation similar to hay where decomposition process builds heat and can spontaneously combust (ignite).
- There are no refrigerated evidence lockers to store safely evidence containing human blood, DNA or biohazard features.
- Access to wiring (electrical and telephone) and other utilities is both confusing and difficult due to all of the overlapping construction changes and added walls/rooms developed in previous attempts to better utilize the existing spaces.



## **MISCELLANEOUS**

- The front public entry doors, toilets, locker room, detention and processing areas are not in compliance with ADA (American Disability Act) for persons with disabilities.
- The Conference Room serves as the employee lunch/break room and occasionally as another interview room. The small alcove housing an under counter refrigerator, coffee machine and microwave are inadequate in size for the number of staff utilizing these appliances.



- On occasion the building has had an infestation of rodents requiring exterminators to eliminate the problem.
- Persistent roof leaks are the result of a loose laid stone ballasted EPDM (rubber) membrane that has lasted far beyond its 20 year life expectancy.



## **PRIVACY**

- Privacy issues are common. Any employee involved in a confidential or private conversation in any of the administrative or supervisory office can be both seen and easily heard by other employees, some of whom work just a few feet from the window, wall or door that separates the work spaces. This also pertains to phone conversations and the interview areas, which afford little privacy.
- Certain areas present a noise problem. Recording statements from small child victims becomes overpowered by noise generated from other parts of the building or people in adjacent rooms or corridors.
- The existing Male and Female Locker/Toilet/Shower Rooms are extremely overcrowded and provide minimal privacy between functional areas. This is especially true in the Female Locker Room where the only shower is being used to hand uniforms and foul-weather gear.



## **1.9 CONCLUSIONS / RECOMMENDATIONS**

Having prepared this Assessment Study in which an evaluation was made of existing areas in comparison to recommended areas for police facilities of a comparable nature, reviewing the existing physical building and site layout, we have arrived at the following conclusions/recommendations:

- The existing Portsmouth Police Department building is overcrowded, undersized and lacks the very basic levels of separation/security. Based on current standards, the Department should be housed in a facility with approximately four (4) times as many square feet as are currently available.
- The existing site, shared by the Fire Department and Department of Public Works offers limited choices for reconfiguration and/or expansion. Vehicular traffic is shared with the Fire Department and Public Works Department. A very dangerous condition exists with emergency vehicles responding to a call and unsuspecting public or employees driving on the site.
- Acquiring additional adjacent property would be desirable but appears highly unlikely, based on the surrounding residential, municipal and religious uses.
- Further internal building renovations will only provide temporary relief and will not solve the issues of overcrowding, inadequate levels of security, insufficient square footage and poor spatial arrangement.
- Any significant alterations or additions that might be considered would likely be highly disruptive and, in all likelihood, would require temporary displacement of some operations to some other location. Such a scenario may lead to compromises in safety, security and proper law enforcement techniques and would certainly cost more. Therefore, it is not feasible to enlarge/renovate the existing building in a practical and economical manner.
- Construction of a new police facility on the existing site in a manner that allows the existing Police Department to stay in operation until the new building is complete is recommended. Such a new facility will eliminate the previously identified healthy, safety and security deficiencies in the current building. A properly sized Dispatch Room will allow adequate space to locate both Police and Fire Dispatching to occur in one location.

**1.10 GROWTH / STAFF PROJECTIONS**

**GROWTH PROJECTIONS – TOWN OF PORTSMOUTH, RI**

<b>POPULATION STATISTICS</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Projected</i>	<i>Projected</i>
<b>Population</b>	<b>17,149</b>	<b>17,389</b>	<b>17,310</b>	<b>17,378</b>	<b>17,606</b>	<b>17,773</b>

**STAFF PROJECTIONS: POLICE DEPARTMENT**

POLICE PERSONNEL	2005		2010		2015		2020		2025	
	Actual		Actual		Actual		Projected		Projected	
S=SWORN / C=CIVILIAN	S	C	S	C	S	C	S	C	S	C
Chief of Police	1		1		1		1		1	
Deputy Chief	1		1		1		1		1	
Admin. Lt.	1		1		1		1		1	
Det. Lt.	1		1		1		1		1	
Sergeant (Detective)	1		1		1		1		1	
Patrol Lt.	3		3		3		3		3	
Sergeant (Uniform)	3		3		3		6		6	
Patrol Officer (Community Police)							1		1	
Patrol Officer (Detective)	3		3		3		4		5	
Patrol Officer (Uniform)	19		20		20*		22		26	
Patrol Officer (School Resource)							1		2	
Animal Control Officer		1		1		1		1		1
Dispatchers	1		1		1			3		5
IT								1		1
Executive Secretary (for Chief)		1		1		1		1		1
Fiscal Coordinator										
Records Clerk		1		1		1		1		1
Clerk (Detective)								1		1
Criminal Case Coordinator										
VIN / Mechanic Person								1		1
Custodian		1/2		1/2		1/2		1		2
Crossing Guards										
Reserve Officers (Used on an as needed basis)	*13		*13		*15		*18		*20	
Harbormaster	*1		*1		*1		1		1	
Asst. Harbormaster								2		3
Harbormaster Office Clerk								1		1
Auxiliaries								2		3
Department Chaplains						1		1		1
<b>TOTAL POSITIONS</b>	<b>34</b>	<b>3.5</b>	<b>35</b>	<b>3.5</b>	<b>35</b>	<b>4.5</b>	<b>43</b>	<b>16</b>	<b>49</b>	<b>21</b>

\*Harbormaster currently serves as a full time police officer. Reserves are not counted as full time department positions. (Authorized positions)

GENDER STATISTICS POLICE PERSONNEL	2005		2010		2015		2020		2025	
	Actual		Actual		Actual		Projected		Projected	
S=SWORN / C=CIVILIAN	S	C	S	C	S	C	S	C	S	C
Male	33	1.5	34	1.5	32	2.5	37	6	41	7
Female	1	2	1	2	3	2	6	10	8	14
<b>TOTAL POSITIONS</b>	<b>34</b>	<b>3.5</b>	<b>35</b>	<b>3.5</b>	<b>35</b>	<b>4.5</b>	<b>43</b>	<b>16</b>	<b>49</b>	<b>21</b>

**GROWTH PROJECTIONS: POLICE DEPARTMENT**

<b>CALLS FOR SERVICE AND CRIME STATISTICS</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Projected</i>
1. Motor Vehicle Accidents	650	581	550	605	665
2. Moving Violations	5,785	5,478	5,800	6,000	6,500
3. Parking Violations	82	85	90	100	110
4. Part I	386	406	350	390	400
5. Part II	3,215	3,016	2,600	2,860	3,285
6. Juveniles Crimes	238	179	150	165	240
7. Animal Control	440	537	500	550	625
8. Undesignated Calls	7,786	12,852	18,260	23,290	23,500
<b>TOTAL CALLS FOR SERVICE</b>	<b>18,582</b>	<b>23,134</b>	<b>28,300</b>	<b>33,960</b>	<b>35,325</b>

<b>POLICE DEPARTMENT VEHICLES</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Projected</i>	<i>Projected</i>
Cruisers (marked)	15	12	10	12	14
Unmarked Cars	8	8	8	9	10
Special Response Vehicle	1	0	0	0	1
Animal Control Vehicle	1	1	1	1	1
Bicycles	2	2	2	4	4
Motorcycles	2	1	0	2	2
Off-Road Patrol Vehicle (ATV)	0	0	0	1	2
Boat – Marine Patrol	1	1	1	1	2
<b>TOTAL POLICE DEPARTMENT VEHICLES</b>	<b>30</b>	<b>25</b>	<b>22</b>	<b>30</b>	<b>36</b>

**1.11 COST ESTIMATES – POLICE STATION****PROJECT BUDGET - POLICE STATION**

<b>DESCRIPTION</b>	<b>COST</b>
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
<b>TOTAL PROJECT COST</b>	<b>\$9,975,000</b>

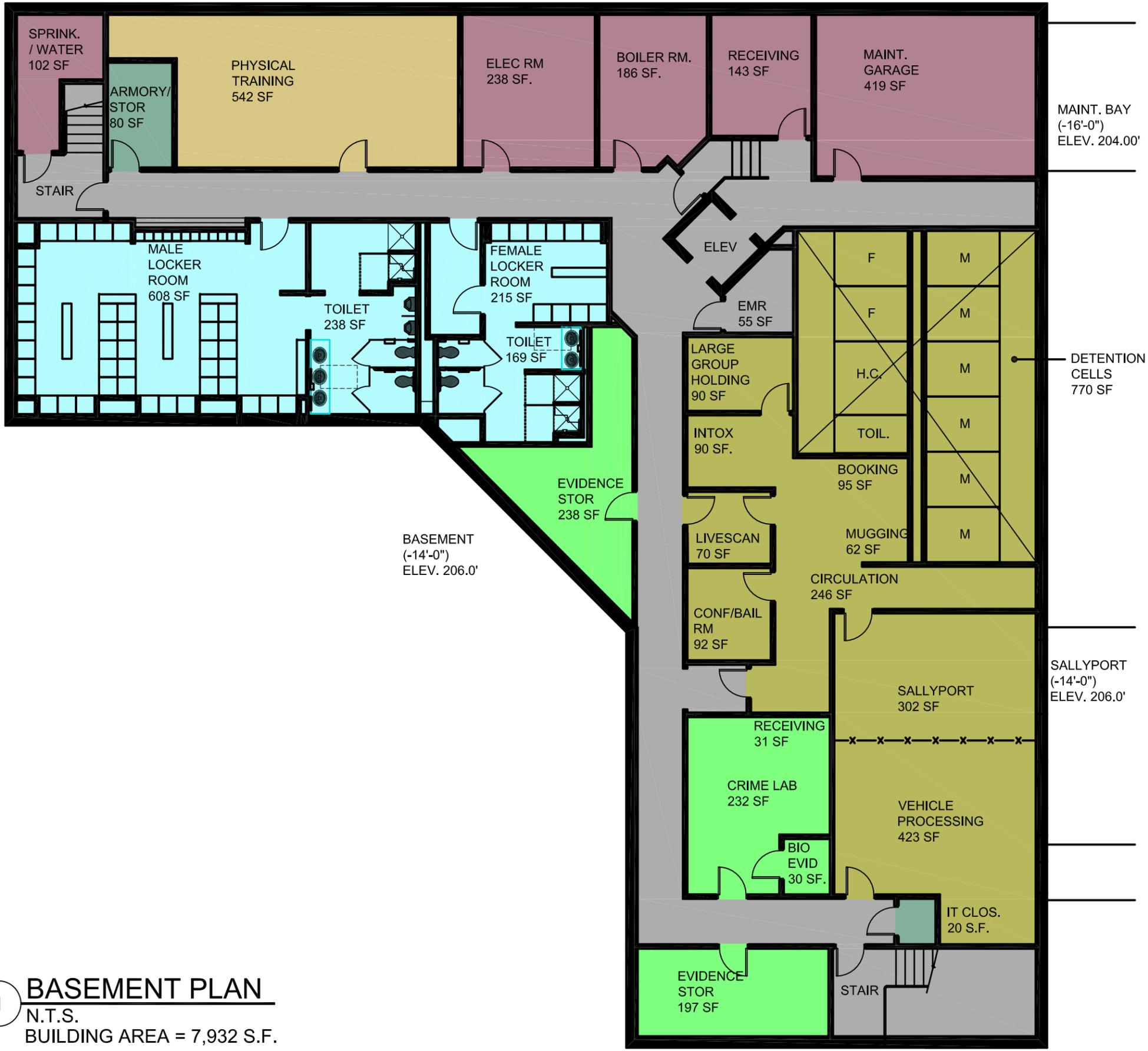
The above budget has been prepared based on the following assumptions/conditions:

**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.

**STATEMENT OF PROBABLE CONSTRUCTION COST – POLICE STATION**

<b>DIVISION NO.</b>	<b>DESCRIPTION</b>	<b>COST</b>
1	<b>General Conditions</b> (GC's Superintendent, Field Trailer, Temporary Utilities, Insurance, etc.)	\$302,990
2	<b>Existing Conditions / Demolition</b> of Existing Police Station	49,703
3	<b>Concrete</b> (Footings, Foundation Walls, Ramps & Floor Slabs)	306,607
4	<b>Masonry</b> (Concrete Masonry Units, Brick and Cast Stone)	474,394
5	<b>Metals</b> (Structural Steel, Lintels, Metal Roof Deck, etc.)	764,701
6	<b>Wood, Plastics &amp; Composites</b> (Wood Trim, Cabinetry, Installation of Framing and Other Items)	178,438
7	<b>Thermal &amp; Moisture Protection</b> (Foundation Dampproofing, Roofing, Insulation, Caulking, etc.)	147,347
8	<b>Openings</b> (Doors, Windows & Glass)	217,091
9	<b>Finishes</b> (Flooring, Painting, Ceilings, etc.)	482,915
10	<b>Specialties</b> (Marker & Tack Boards, Signage, Toilet Partitions, Toilet Accessories, Fire Extinguishers & Cabinets, Metal Lockers & Flag Poles, etc.)	82,913
11	<b>Equipment</b> (Residential Appliances & Projection Screens)	190,894
12	<b>Furnishings</b> (Vertical Louver Blinds, Shower Curtains, & Tracks, Entrance Mats, etc.)	40,476
13	<b>Special Construction</b> ( No Items)	-0-
14	<b>Conveying System</b>	88,044
21 - 23	<b>Mechanical</b> - Fire Suppression - Plumbing - HVAC, Exhaust and Ventilation	99,572 571,408 1,114,528
26 - 28	<b>Electrical</b> - Electrical - Communications - Electronic Safety & Security	839,573 -0- -0-
31 – 33	<b>Site Work</b> - Earthwork - Pavements, Landscaping - Drainage, Utilities, etc.	212,750 116,126 352,523
	<b>SUBTOTAL</b>	<b>\$6,632,993</b>
	<b>GENERAL CONTRACTOR'S OVERHEAD &amp; PROFIT (10% +/-)</b>	<b>633,000</b>
	<b>BOND PREMIUMS</b>	<b>94,950</b>
	<b>TOTAL – CONSTRUCTION COST</b>	<b>\$7,360,943</b>



**1 BASEMENT PLAN**  
 N.T.S.  
 BUILDING AREA = 7,932 S.F.

N.T.S.  
 Scale: KB  
 Drawn by: 00000.00  
 Job# 03/17/15  
 Date:

**SPACE NEEDS STUDY  
 POLICE STATION  
 PORTSMOUTH, RI**

Studio 205  
 225 Oakland Road  
 South Windsor, CT  
 06074

Drumme  
 Rosane  
 Anderson  
 Inc.  
 Architecture  
 Interior Design

860.644.8300 tel  
 860.644.8301 fax



2 **FIRST FLOOR PLAN**  
 N.T.S.  
 BUILDING AREA = 7,932 S.F.

FIRST FLOOR  
 ELEV. 218'

Scale: N.T.S.  
 Drawn by: KB  
 Job#: 00000.00  
 Date: 03/17/15

**SPACE NEEDS STUDY  
 POLICE STATION**

PORTSMOUTH, RI

Studio 205  
 225 Oakland Road  
 South Windsor, CT  
 06074

860.644.8300 tel  
 860.644.8301 fax

Drumme  
 Rosane  
 Anderson  
 Inc.

Architecture  
 Interior Design



3 SECOND FLOOR PLAN  
 N.T.S.  
 BUILDING AREA = 6,316 S.F.

SPACE NEEDS STUDY  
 POLICE STATION

PORTSMOUTH, RI

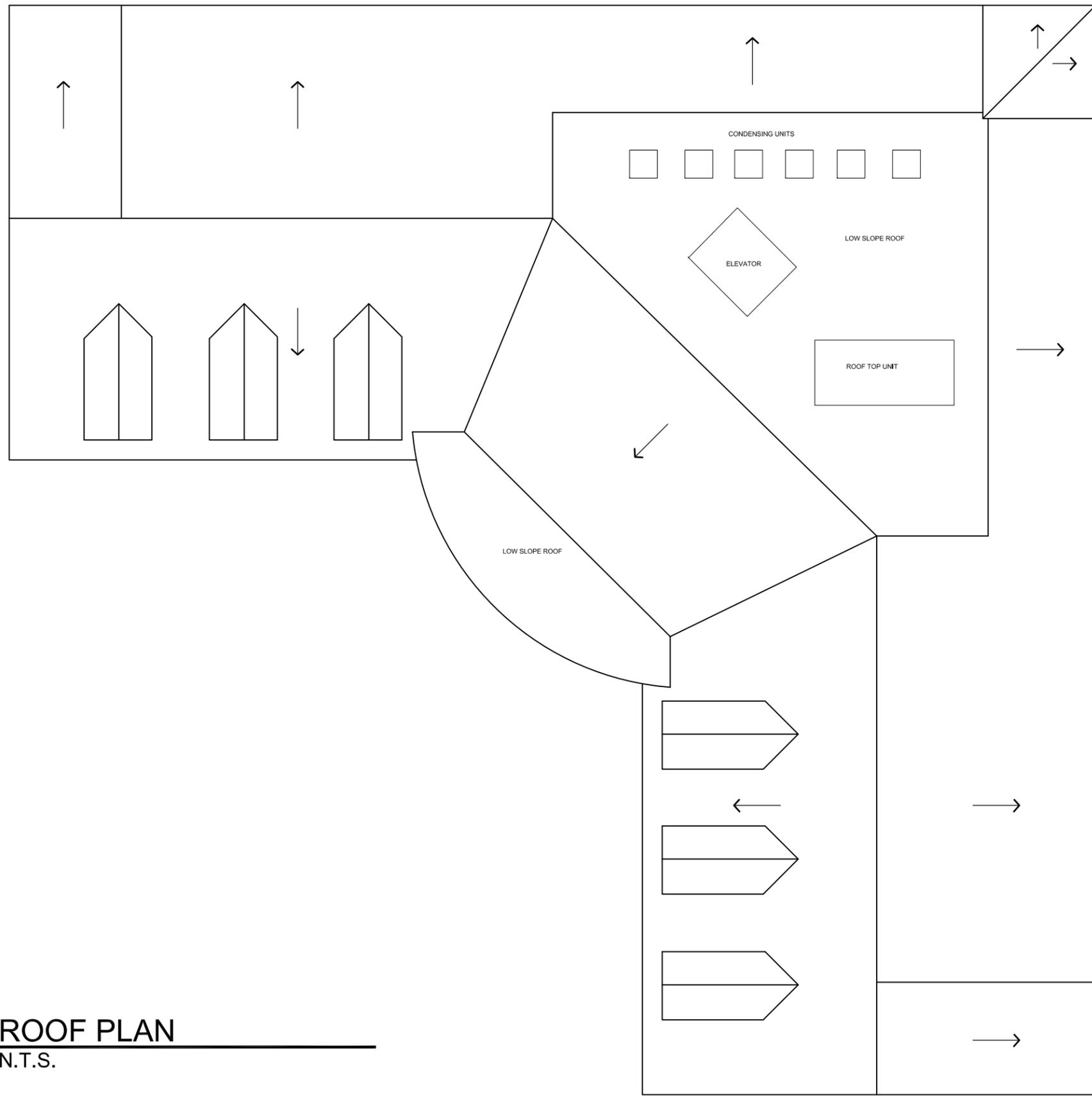
Scale: N.T.S.  
 Drawn by: KB  
 Job#: 00000.00  
 Date: 03/17/15

Drumey  
 Rosane  
 Anderson  
 Inc.  
 Studio 205  
 225 Oakland Road  
 South Windsor, CT  
 06074  
 860.644.8300 tel  
 860.644.8301 fax  
 Architecture  
 Interior Design



SK-3

4 **ROOF PLAN**  
N.T.S.





5 SITE PLAN  
1"=40'

SPACE NEEDS STUDY  
POLICE STATION

PORTSMOUTH, RI

Scale: N.T.S.  
 Drawn by: KB  
 Job#: 00000.00  
 Date: 03/17/15

Studio 205  
 225 Oakland Road  
 South Windsor, CT  
 06074

860.644.8300 tel  
 860.644.8301 fax

Drumrey  
 Rosane  
 Anderson  
 Inc.

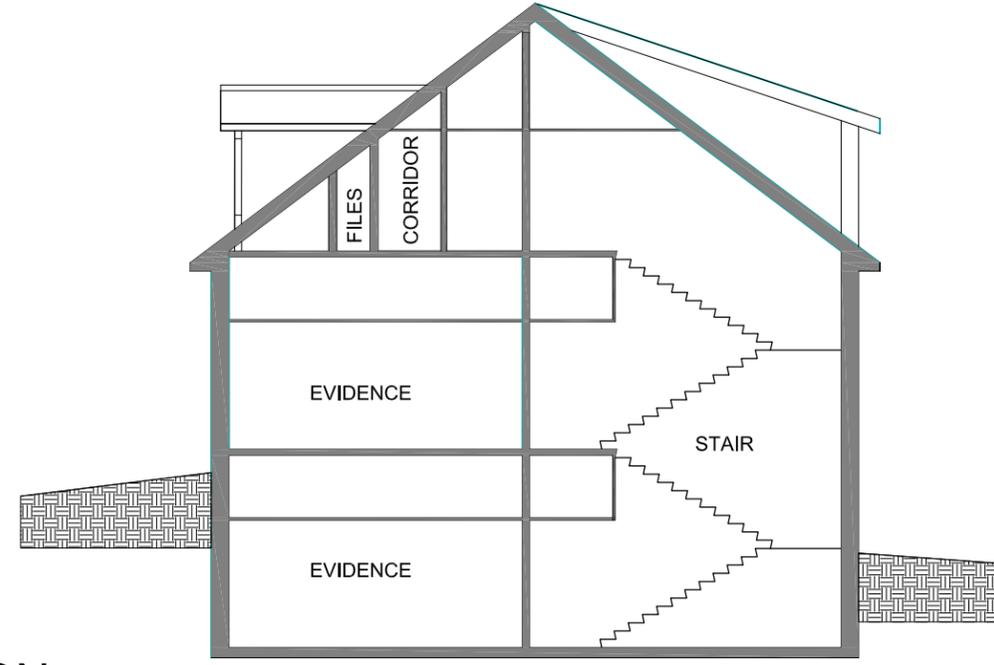
Architecture  
 Interior Design



SK-5



6 FRONT ELEVATION  
N.T.S.



7 SECTION  
N.T.S.

SPACE NEEDS STUDY  
POLICE STATION

PORTSMOUTH, RI

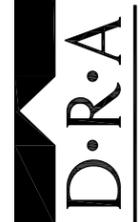
Scale: N.T.S.  
 Drawn by: KB  
 Job#: 00000.00  
 Date: 03/17/15

Studio 205  
 225 Oakland Road  
 South Windsor, CT  
 06074

860.644.8300 tel  
 860.644.8301 fax

Drumme  
 Rosane  
 Anderson  
 Inc.

Architecture  
 Interior Design



SK-6

# 2.0 FIRE DEPARTMENT

## **2.0 SPACE NEEDS ANALYSIS AND ASSESSMENT – FIRE DEPARTMENT**

### **2.1 INTRODUCTION**

This report is intended to provide a space needs analysis based on an assessment of the existing fire protection and emergency medical services, balanced with the needs of the Town of Portsmouth. This report addresses the following areas:

- The Portsmouth Fire Department Fire Station's current configuration and the anticipated facility needs.
- The needs of the Portsmouth Fire Department based on the potential growth of the Town and Fire Department personnel.

### **2.2 BRIEF HISTORY**

According to information on the Fire Department's website and supplemented by information provided by department personnel, the department was organized in 1936 as the Portsmouth Volunteer Fire Department. At that time, it was a volunteer organization and over the years transitioned into a combination department and now a fully paid organization.

All department staff and equipment are housed in a single station at 2300 East Main Road, sharing a site with the Police Department to the south and Public Works Department to the west. The Department's jurisdiction includes the northern end of Aquidneck Island and several smaller populated and unpopulated islands in Narragansett Bay. The second largest land area is Prudence Island, which is served by the Prudence Island Volunteer Fire Department with regular assistance from Portsmouth Fire Department. In total, Portsmouth Fire Department protects 23.2 square miles of land and 36 square miles of water.

### **2.3 PROCESS**

In determining the recommendations for this document, a review was made of the current resources of the Portsmouth Fire Department by providing the Fire Chief with a Planning/Programming Checklist. After reviewing this Checklist and the current building configuration, the most deficient areas and needs were identified.

### **2.4 GEOGRAPHIC & TOWN DEMOGRAPHICS**

(See information in Police Department Section.)

## 2.5 ASSESSMENT OF FACILITIES

### Station Description

The Portsmouth Fire Department building was constructed in 1970 and contains a total of 15,319 square feet with 10,433 sq. ft. on the first floor, 4,086 sq. ft. on the second floor and 800 sq. ft. in the basement. The building contains ten (10) apparatus bays (five drive-through bays), a day room, a kitchen, a radio/dispatch room, bunk space, locker room/shower room, mechanical space and offices for the Chief and Deputy Chief, along with a combination conference/training room on the second floor, which serves as the Town's Emergency Operations Center.

After receiving the Planning/Programming Checklist and discussing the Fire Department needs with the Fire Chief, the following deficiencies were identified:

- No separation of male/female locker room spaces.
- No separation of male/female toilet facilities.
- No separation of male/female bunk facilities.
- Office space and work space is inadequate with no area for a future administrative assistant.
- No public toilet facility that meets accessibility requirements.
- No shower/decontamination facility located reasonably close to Apparatus Bays.
- Minimal clearance above tower apparatus when passing through existing overhead doors.

### Public Access and Parking Needs

Currently the public requires little access to the Fire Station as compared with other municipal entities located on the shared site. To the south and east of the front entrance door there are a few parking spaces for the public. The present configuration of the Apparatus room is such that secondary response vehicles exit the rear bays and must travel through the rear parking lot to respond. The traffic flow through the rear parking lot is not defined and subject to a variety of vehicles from police, fire, civilian and public works passing through in an undefined traffic pattern and shared access road.

The public entry to the facility is from the front with limited parking available. The spaces and entry might be better defined with signage so individuals who come to meet with the Chief, Deputy Chief or Fire Marshal park in the front and do not enter the rear parking facility.

However, the parking needs of the other municipal agencies that use the property can and most probably do interfere with the response activities and training of fire fighters of the PFD. The actual parking needs of the department will be dependent on the activity or emergency and the number of visitors at any given time. The objective should be for two full shifts and all administrative staff at a minimum to have space to park.

Future expansion of the existing facilities should consider parking needs as well as access behind the fire station from both directions for apparatus and the rear bay doors.



## 2.6 COST ESTIMATES – FIRE STATION

### 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
<b>TOTAL PROJECT COST</b>	<b>\$968,000</b>

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.

**STATEMENT OF PROBABLE CONSTRUCTION COST – FIRE STATION**

<b>DIVISION NO.</b>	<b>DESCRIPTION</b>	<b>COST</b>
1	<b>General Conditions</b> (GC's Superintendent, Field Trailer, Temporary Utilities, Insurance, etc.)	\$147,869
2	<b>Existing Conditions</b>	\$7,106
3	<b>Concrete</b> (Footings, Foundation Walls, Ramps & Floor Slabs)	26,880
4	<b>Masonry</b> (Concrete Masonry Units, Brick and Cast Stone)	136,577
5	<b>Metals</b> (Structural Steel, Lintels, Metal Roof Deck, etc.)	47,734
6	<b>Wood, Plastics &amp; Composites</b> (Wood Trim, Cabinetry, Installation of Framing and Other Items)	8,878
7	<b>Thermal &amp; Moisture Protection</b> (Foundation Dampproofing, Roofing, Insulation, Caulking, etc.)	33,923
8	<b>Openings</b> (Doors, Windows & Glass)	30,226
9	<b>Finishes</b> (Flooring, Painting, Ceilings, etc.)	49,645
10	<b>Specialties</b> (Marker & Tack Boards, Signage, Toilet Partitions, Toilet Accessories, Fire Extinguishers & Cabinets, Metal Lockers & Flag Poles, etc.)	12,098
11	<b>Equipment</b> (Residential Appliances & Projection Screens)	1,352
12	<b>Furnishings</b> (Vertical Louver Blinds, Shower Curtains, & Tracks, Entrance Mats, etc.)	16,253
13	<b>Special Construction</b> ( No Items)	
14	<b>Conveying System</b> (No Items)	
21 - 23	<b>Mechanical</b> - Fire Suppression - Plumbing - HVAC, Exhaust and Ventilation	9,002 47,370 24,952
26 - 28	<b>Electrical</b> - Electrical - Communications - Electronic Safety & Security	39,042 -0- 9,639
31 – 33	<b>Site Work</b> - Earthwork - Pavements, Landscaping - Drainage, Utilities, etc.	3,250 5,245 567
	<b>SUBTOTAL</b>	<b>\$657,638</b>
	<b>GENERAL CONTRACTOR'S OVERHEAD &amp; PROFIT (10% +/-)</b>	<b>50,974</b>
	<b>BOND PREMIUMS</b>	<b>7,646</b>
	<b>TOTAL – CONSTRUCTION COST</b>	<b>\$716,258</b>

**PORTSMOUTH  
 FIRE  
 DEPARTMENT**

Portsmouth,  
 Rhode Island

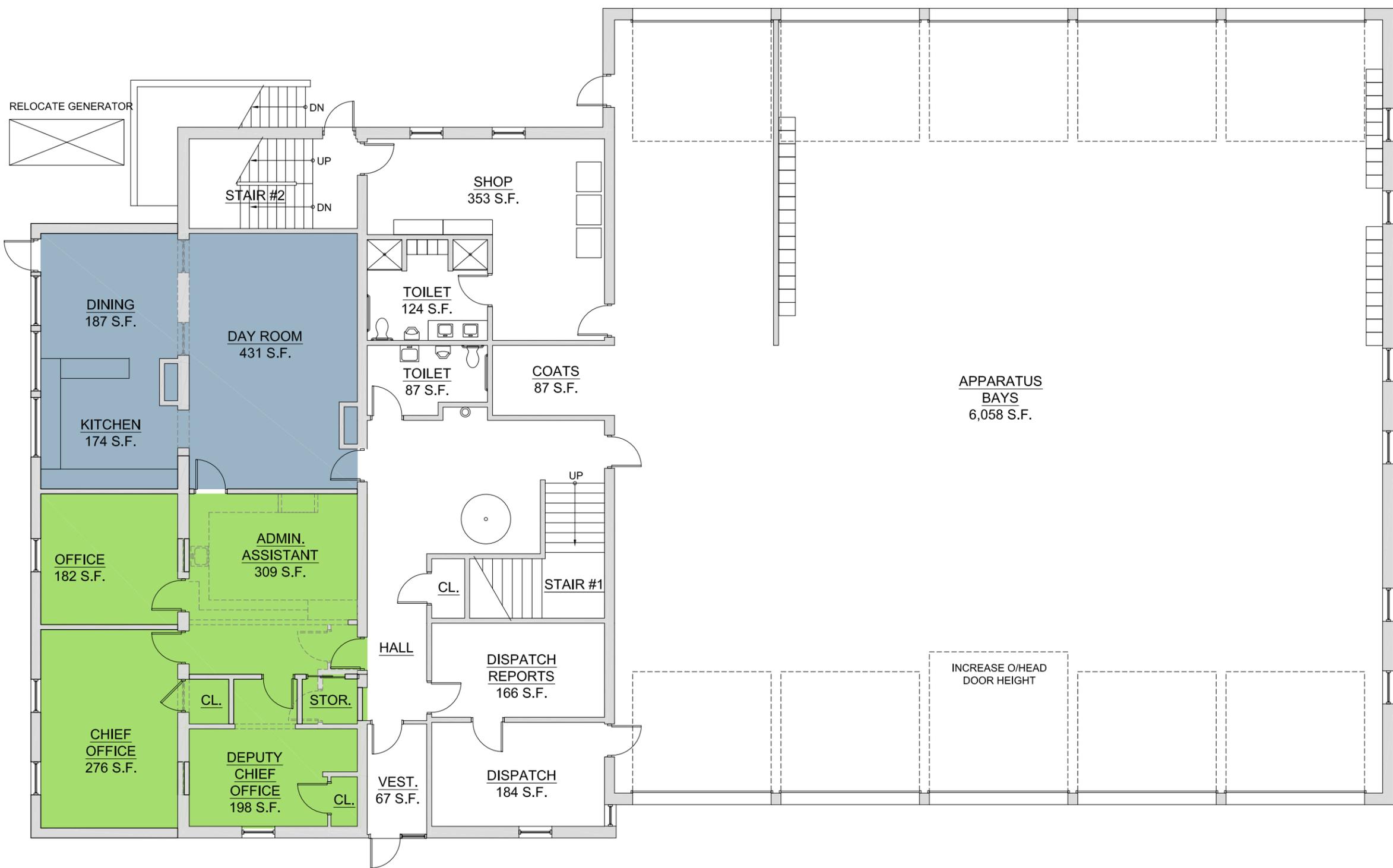
**SPACE NEEDS  
 STUDY**

PROGRESS PRINT  
 3-31-2015

KEY PLAN

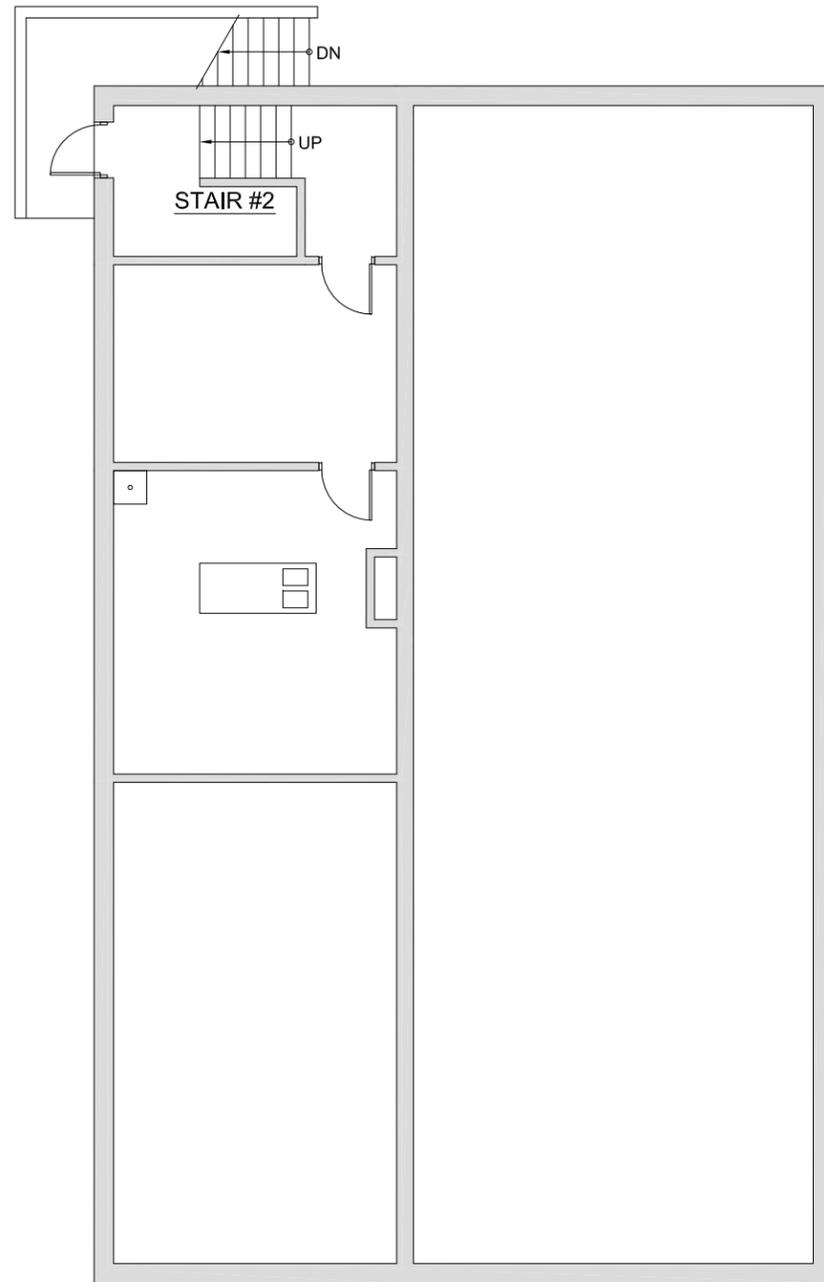
**PROPOSED FIRST  
 FLOOR PLAN  
 OPTION B**

Scale: 1/4"=1'-0"  
 Drawn by:  
 Job# 14025.00  
 Date: 3-31-15



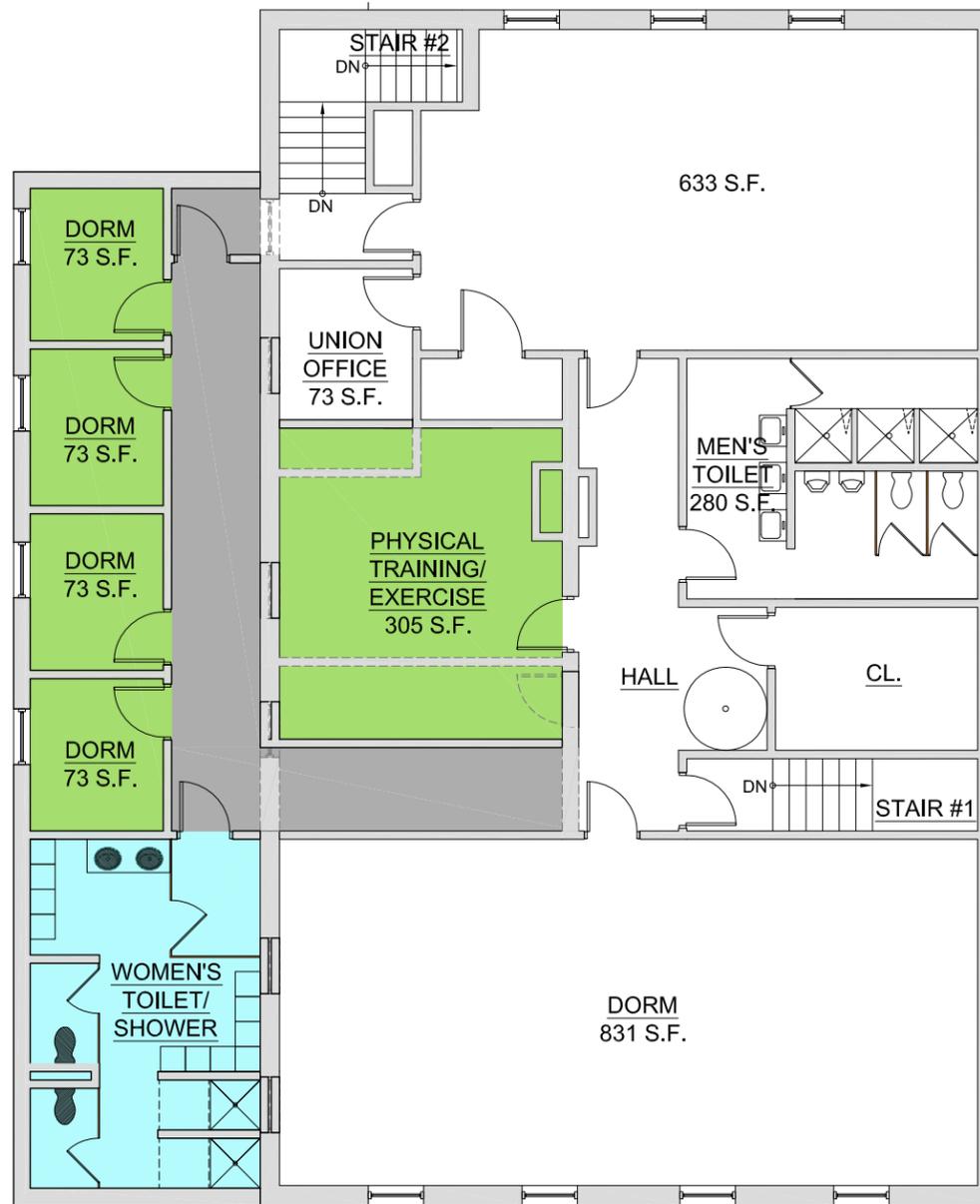
1 FIRST FLOOR PLAN  
 1/4" = 1'-0"

Copyright 2002, Drummey Rosane Anderson, Inc.



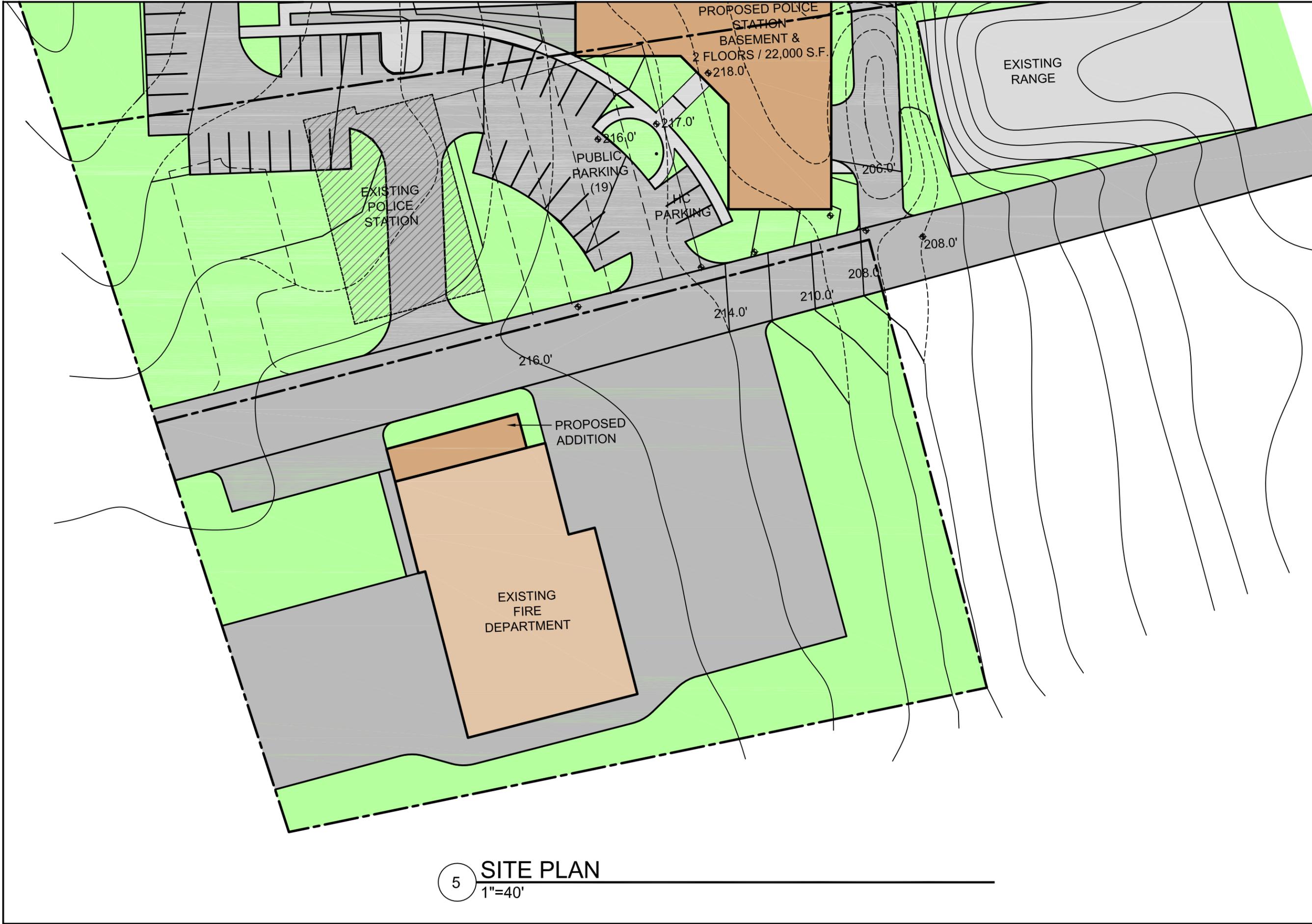
1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"

800 S.F.



2 SECOND FLOOR PLAN  
1/4" = 1'-0"

4,086 S.F.



5 SITE PLAN  
1"=40'

SPACE NEEDS STUDY  
FIRE STATION

PORTSMOUTH, RI

Scale: N.T.S.  
 Drawn by: KB  
 Job#: 00000.00  
 Date: 03/17/15

Studio 205  
 225 Oakland Road  
 South Windsor, CT  
 06074

860.644.8300 tel  
 860.644.8301 fax

Drumme  
 Rosane  
 Anderson  
 Inc.

Architecture  
 Interior Design

# 3.0 DEPT. OF PUBLIC WORKS

### 3.0 SPACE NEEDS ANALYSIS AND ASSESSMENT - DEPARTMENT OF PUBLIC WORKS

#### 3.1 EXISTING FACILITIES DESCRIPTION

The Department of Public Works is the third town department that was a component of this study. The most pressing needs for this facility are an indoor wash bay and addressing overcrowding in the maintenance bays. With the construction of a new Police Station as proposed in the first part of this report, an existing maintenance bay most often used for police vehicle servicing will become available for the DPW. The lack of a wash bay will remain as this department's primary physical space shortcoming. Inasmuch as this would most likely be secondary in importance behind the suggested Police Department and Fire Department solutions, a design and cost estimate were not prepared.

At the onset of this study, a request was made to consider a combined Police/Fire/DPW facility. As the space program requirements were developed for the Police and Fire Departments, it quickly became apparent that the available town-owned land on East Main Road would not be of sufficient size to accommodate such a complex. Consideration must be made for the continuous operation of these three departments and the available open space along with challenging topographical differences will not allow this type of complex to be situated on the current site.

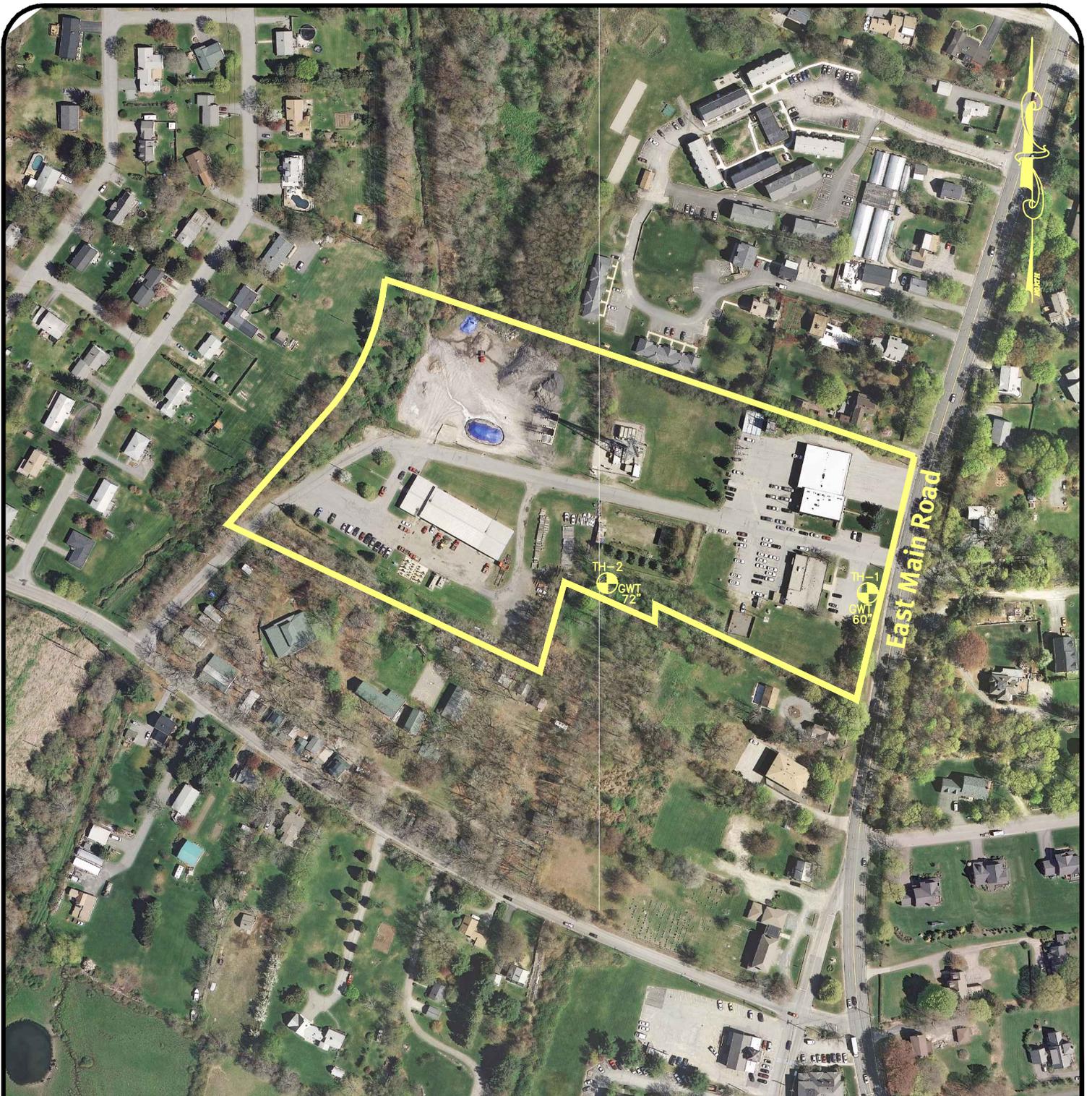


# 4.0 APPENDIX

**4.0 APPENDIX**

**4.1 TEST HOLE LOCATIONS, UTILITIES SUMMARY & SITE EVALUATION FORM  
(SEE ATTACHED)**

**4.2 BOUNDARY SURVEY (SEE ATTACHED)**



Scale: 1"=250'



SHEET  
1  
OF 1

# Test Hole Locations 2270 East Main Road

Portsmouth, Rhode Island

Client

**Drumney Rosane Anderson**

225 Oakland Road, Studio 205, South Windsor, CT 06074

Date:  
5-8-2015



**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**



## DiPrete Engineering

May 11, 2015

Drummey Rosane Anderson, Inc  
225 Oakland Road, Studio 205  
South Windsor, CT 06074

**RE: Police and Fire Facilities  
Portsmouth, RI  
Project #: 2283-001  
Utility Summary**

Dear Mr. Lawrence:

DiPrete Engineering has evaluated the existing and proposed utility infrastructure required to construct the new Police and Fire Facilities in Portsmouth, RI

The following is a summary of the utilities as estimated.

Water – New 2" domestic water service and new 6' fire service, lines to start in East Main Road and continue to new basement mechanical room.

Sewer / Septic – Existing Septic system to be used. Actual Flow data from existing Police Station, Fire Station Town Hall and Administrative Buildings (based on water usage) has been used to approximate existing average daily flow to be 617 gpd. The existing septic system is sized for 2220 gpd. The intent is to receive approval from RIDEM to use the existing system for the proposed police station.

Electric – New underground concrete encased service from existing pole to new basement electrical room.

This summary is based on the Conceptual Site Design dated 5/6/2015.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,  
DiPrete Engineering Associates, Inc.

Molly Titus, PE  
Senior Project Engineer



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment System Program



Site Evaluation Form
Part A - Soil Profile Description

Application Number NA

Property Owner: Town of Portsmouth

Property Location: 2270 East Main Rd. Portsmouth, RI

Date of Test Hole: April 23, 2015

Soil Evaluator: Chris Sutter

License Number: D-4077

Weather: Clear, 40's

Shaded: Yes No Time: 11:00 am

Table with 10 columns: TH Horizon, Depth, Horizon Boundaries (Dist, Topo), Soil Colors (Matrix, Re-Dox Features), Re-Dox (Ab., S., Contr.), Texture, Structure, Consistence, Soil Category. It contains two sections for TH 1 and TH 2 horizons with detailed soil data.

TH 1 Soil Class Basal Till Total Depth 96" Impervious/Limiting Layer Depth NA (og) GW Seepage Depth NA SHWT 60" (og)

TH 2 Soil Class Basal Till Total Depth 108" Impervious/Limiting Layer Depth NA (og) GW Seepage Depth NA SHWT 72" (og)

Comments:

**General Notes**

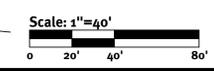
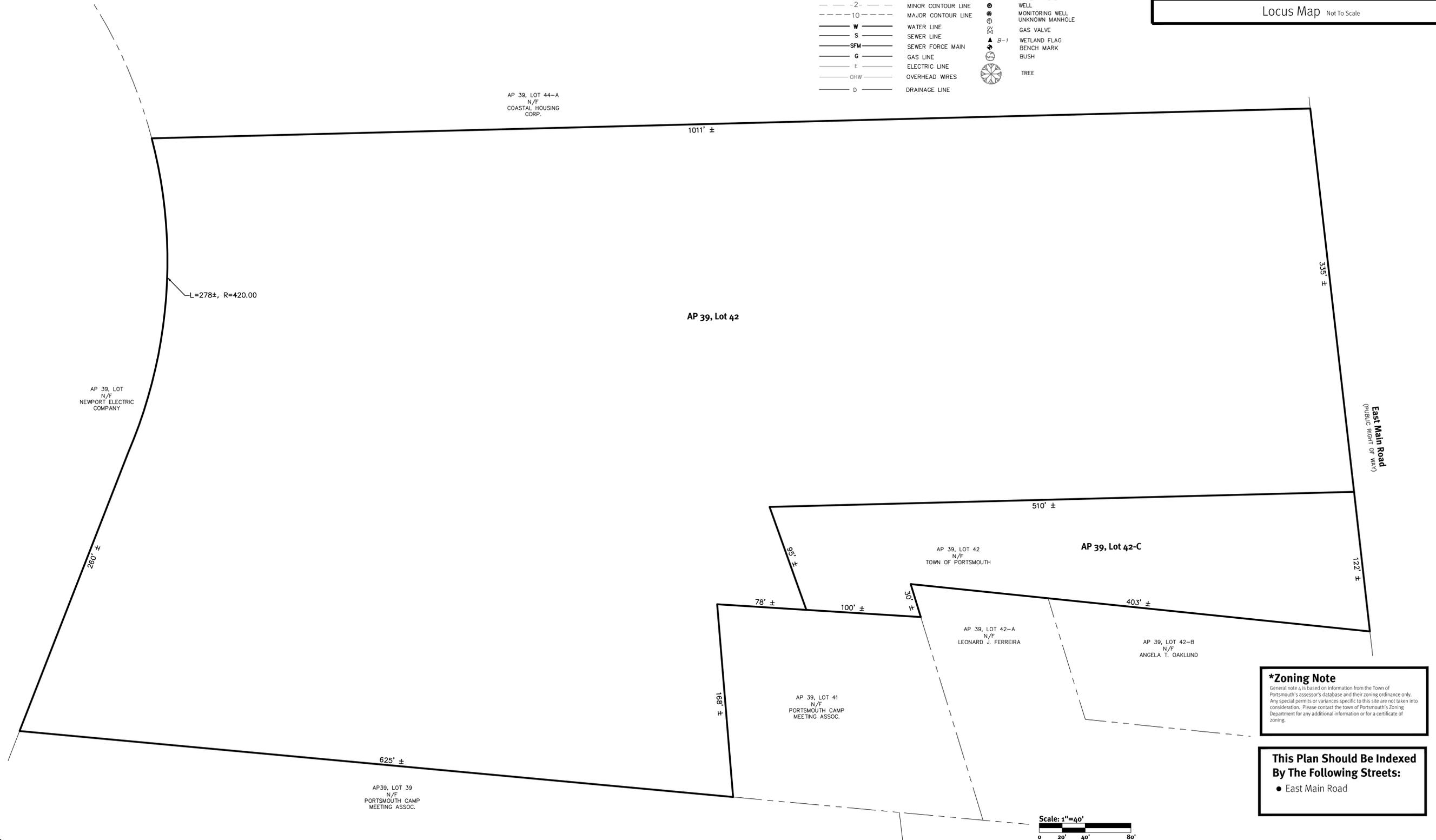
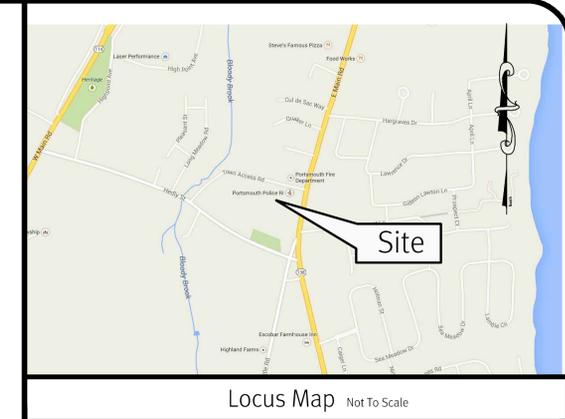
1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 39, LOTS 42 & 42C IN THE TOWN OF PORTSMOUTH, NEWPORT COUNTY, RHODE ISLAND.
2. THE OWNER OF LOT 42 PER DEED BOOK 52, PAGE 194 IS TOWN OF PORTSMOUTH. THE OWNER OF LOT 42-C PER DEED BOOK 621, PAGE 67 IS TOWN OF PORTSMOUTH.
3. THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44005C0084J, DATED SEPTEMBER 4, 2013.
4. THE PARCEL IS ZONED R-20 PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. NO FIELD SURVEY WAS PERFORMED. THIS PLAN REFLECTS PLANS OF RECORD ONLY.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

**Plan References:**

1. "LAND OF CLARA ANTHONY PORTSMOUTH, R.I." SCALE 1"=100' DATED 29 FEBRUARY 1960.

**Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

	BUILDING		NAIL FOUND/SET
	ASPHALT		DRILL HOLE FOUND/SET
	ASSESSOR'S PLAT		IRON ROD/PIPE FOUND/SET
	NOW OR FORMERLY DEED		BOUND FOUND/SET
	MEASURED		SIGN
	CALCULATED		BOLLARD
	CHORD ANGLE		SOIL EVALUATION
	HANDICAPPED		CATCH BASIN
	PROPERTY LINE		DOUBLE CATCH BASIN
	ASSESSOR'S LINE		DRAINAGE MANHOLE
	TREELINE		FLARED END SECTION
	GUARDRAIL		GUY POLE
	FENCE		ELECTRIC MANHOLE/HANDHOLE
	RETAINING WALL		UTILITY/POWER POLE
	STONE WALL		LIGHTPOST
	MINOR CONTOUR LINE		SEWER/SEPTIC MANHOLE
	MAJOR CONTOUR LINE		SEWER VALVE
	WATER LINE		CLEANOUT
	SEWER LINE		HYDRANT
	SEWER FORCE MAIN		IRRIGATION VALVE
	GAS LINE		WATER VALVE
	ELECTRIC LINE		WELL
	OVERHEAD WIRES		MONITORING WELL
	DRAINAGE LINE		UNKNOWN MANHOLE
			GAS VALVE
			WETLAND FLAG
			BENCH MARK
			BUSH
			TREE



**\*Zoning Note**  
General note 4 is based on information from the Town of Portsmouth's assessor's database and their zoning ordinance only. Any special permits or variances specific to this site are not taken into consideration. Please contact the town of Portsmouth's Zoning Department for any additional information or for a certificate of zoning.

**This Plan Should Be Indexed By The Following Streets:**

- East Main Road

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel /01-943-1000 fax /01-943-6006 www.diprete-eng.com

**Boston • Providence • Newport**



**CERTIFICATION:**  
THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV SURVEY AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

Drawn By:	ELT	By:
5-02-2015		
Date:		
Description:		

**Boundary Survey**  
**East Main Road**  
Portsmouth, Rhode Island

**CLIENT**  
**Drumney Rosane Anderson**  
225 Oakland Road, Studio 205, South Windsor, Connecticut 06074  
tel 617-964-1700

DE JOB NO: 2283-001 Copyright: 2015 by Diprete Engineering Associates, Inc.

SHEET **1** OF 1