

**Proposed New Facility**  
*for the*  
**Bethel Police Department**  
**Judd Avenue**

Public Informational Meeting  
October 15, 2014

# Project Timeline:

- December 2002 - The Board of Selectmen approved a motion to assign the review of a new Police station to the Public Site & Building Committee.
- September 2003 - An RFP was developed and sent out for a space needs study.
- February 2004 - The Architectural firm of Jacunski Humes was chosen to conduct the space needs study.

# Project Timeline:

- June 2004 - Jacunski Humes delivered the first space needs study to the PS&BC for review.
- November 2005 - The first cost estimate was completed based upon the space needs study. The 2005 cost was \$9,872.808.
- The project sat dormant from 2005 until 2013.

# Project Timeline:

- 2013 - The Board of Selectmen asked the PS&BC to reopen the Police Station project.
- The 2013 capital budget allocated \$80,000 to update the space needs study, site study and associated needs.
- January 2014 - The PS&BC rehired Jacunski Humes to update the building space needs study.
- February 2014 - The PS&BC hired Hawley Construction to assist with the site selection, site planning and building needs planning .

# Project Timeline:

- June 2014 - The revised space needs study and cost estimate was completed. Total square footage increased 400 sq ft.
- Today's total project cost is \$13,700,000. The Board of Selectmen approved a recommendation to the Board of Finance, for a total cost, not to exceed \$14,100,000, to allow for a contingency for cost escalations and inflation.

# Project Timeline:

## What has been completed to date by the PS&BC:

- We looked at all town owned properties for a potential site.
- The proposed site on Judd Ave was selected as the best location.
- The property was surveyed.
- Wetland study was completed.
- Soil boring of the building location was completed.
- A meeting was held with the high school Athlete Director and Cross County coaches on re-locating the course that runs through the site.

# Project Timeline:

- A meeting was held with the Superintendent of Schools, the Board of Education Chairman and sub-committee on facility and sites. The proposed site plan was reviewed and a site walk was taken.
- A meeting was held with William Cratty, Chairman of the Energy Conservation Commission seeking input on the proposed building needs for going *GREEN* with the building's HVAC system and other power and requirements.
- A cursory meeting was held with the Planning & Zoning Commission to review the proposed site location.

# A Few Building issues:

- Record Storage: Currently a lack of required record storage space. Records are now also being stored in an outside storage building.
- Interview Rooms: Insufficient office space dedicated and available. New laws require that interview rooms be equipped video equipment.
- Prisoner Processing Area: Currently victims are interviewed in the same area as prisoner processing. Finger printing for security background checks, gun permits, etc. take place within this area. Many times non-prisoner finger printing had to be canceled due to prisoner processing.
- Town Wide 911 Computer Server Room: This room is currently within the prisoner processing area.
- Physical Fitness Room: Currently we don't have fitness room; the old room was converted into an office for the six patrol Sergeants.

# A Few Building issues:

- *Training Room/Roll call room*: At present one room serves all purposes of training, roll-call, library, interview and general meeting. Not modernized or conducive to multimedia presentations or information sharing.
- *Locker Rooms*: Currently forty two male employees share a small outdated locker room. Often a single shift can't change at the same time due to the small size of the room. The current lockers are so small they can't fit a normal hanger. Only one toilet for the entire locker room.
- *Evidence Processing Room*: The current evidence processing room is only 6X9; this is an insufficient space for storage and processing evidence. This room is also currently used to store patrol vehicle defibrillators.



## POLICE FACILITY DESIGN EXPERIENCE

- Monroe Police Department
- Woodbridge Police Department
- Milford Police Department
- Trumbull Police Department
- Groton Town Police Department
- Berlin Police Department
- Newtown Police Department
- Wallingford Police Department
- New Canaan Police Department
- Darien Police Department
- Bethel Police Department
- Danbury Police Department
- Glastonbury Police Department
- Redding Police Department
- Hartford Public Safety Facility
- New Haven Police Department
- East Lyme Police Department
- Stonington Police Department
- Weston Police Department
- Wilton Police Department
- Simsbury Police Department
- New Britain Police Department
- Plainville Police Department
- Winsted / Winchester Police Department
- Wethersfield Police Department
- Canton Police Department
- West Haven Police Department
- Cromwell Police Department
- Waterbury Police Department
- Farmington Police Department
- Clinton Police Department
- Granby Police Department
- Orange Department of Police Service
- Eastern Connecticut State University Police
- Western Connecticut State University Police
- Central Connecticut State University Police
- Newington Police Department
- Windsor Police Department
- East Hartford Police Department
- Old Saybrook Department of Police Services

Existing Department: 9,262 gross s.f.

**July 2004:** Proposed

Gross Square Feet: 25,500 s.f.

Site Area Proposed: 2.5 acres (min.)

Department Size: 35 sworn, 16 civilian

**June 2014:** Proposed

Gross Square Feet: 25,900 s.f.

Site Area Proposed: 2.5 acres (min.)

Department Size: 37 sworn, 17 civilian

## Space Needs Assessment

*for the*

### **Bethel Police Department Bethel, CT**



*July 2004*

*Revised: January 2014*

*Revised: June 2014*

*Prepared By:*

**JHI**

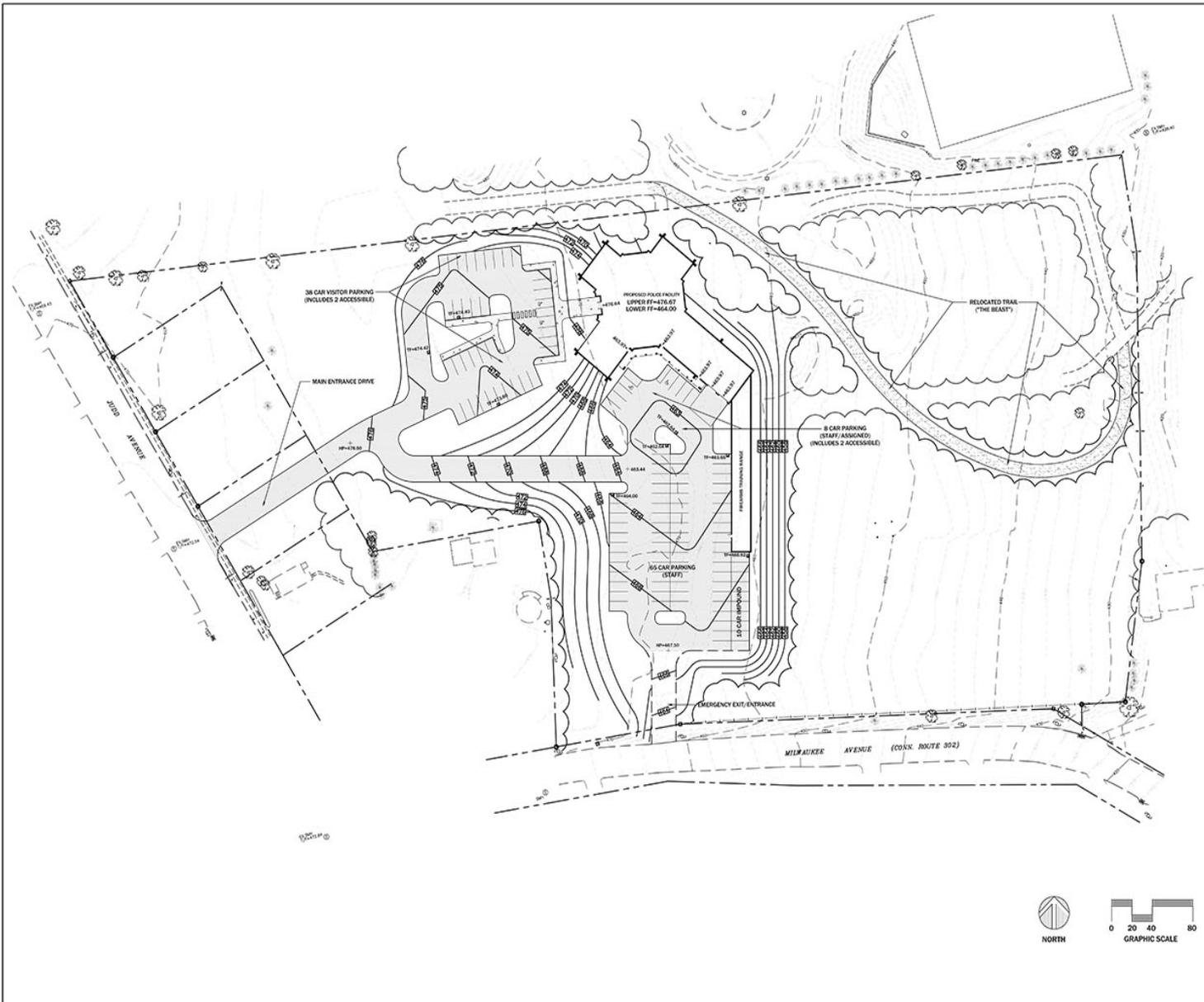
**JACUNSKI HUMES  
ARCHITECTS, LLC**

15 MASSIRIO DRIVE SUITE 101  
BERLIN, CONNECTICUT  
(860)-828-9221 FAX (860)-828-9223

(30 pages)

## **SPACE NEEDS SUMMARY**

<b>Summary Sheet</b>	<b>Square Ft. Existing</b>	<b>Square Ft. Proposed</b>
Public Lobby	147	1,210
Training Classroom	0	1,250
Communications Center	265	850
Administrative Sergeant	0	150
Records Division	225	700
Administration	1,313	1,720
Detective Bureau	428	1,280
Youth Bureau	126	230
Patrol Functions	964	3,800
Sally Port	625	900
Prisoner Processing	319	660
Detention	322	820
Evidence and Property	222	1,375
Forensics Lab	0	w/in Evid. & Prop.
Firearms Training Range	976	2,150
Armory / Arsenal	120	120
Homeland Security Storage	0	120
Emergency Services Unit Storage	0	100
Central Copy Room	w/in server room	120
Computer Equipment Server Room	112	120
Circulation	w/in net to gross	w/in net to gross
Toilets / Janitorial	121	240
Mechanical	294	770
Storage Bays	418	500
<b>Total Net Square Footage</b>	<b>6,997</b>	<b>19,185</b>
Net to Gross Factor	x 1.32	x 1.35
<b>Total Gross Square Footage</b>	<b>9,262</b>	<b>25,900</b>



**M•R•ROMING ASSOCIATES P.C.**  
 Landscape Architects • Land Planners  
 West Hartford Connecticut

**PROPOSED NEW FACILITY  
 FOR THE  
 BETHEL POLICE  
 DEPARTMENT**  
 BETHEL, CONNECTICUT  
 JUDD ROAD

**JJH  
 JACUNSKI HUMES  
 ARCHITECTS, LLC**  
 15 MASSIMO DRIVE  
 SUITE 101  
 BERLIN, CT 06037  
 TEL 860-828-9221  
 FAX 860-828-9223

**SITE  
 OVERALL  
 PLAN**

PROJ. NO. JH-002	DRAWING NO. S-A
SCALE 1"=40'-0"	
DATE APR 9, 2014	

PROPOSED SITE PLAN – JUDD AVENUE



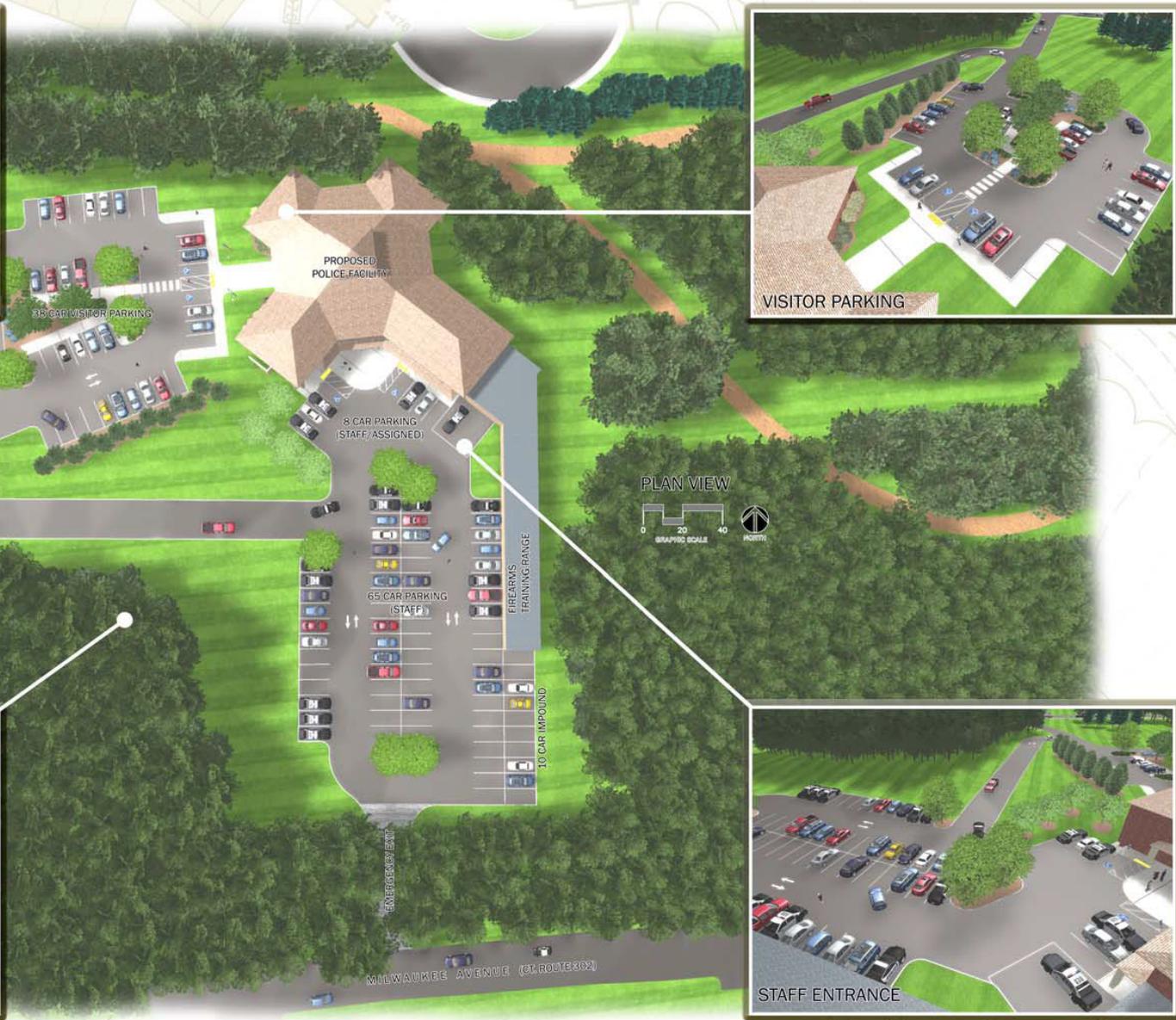
MAIN ENTRANCE DRIVE



VISITOR PARKING



NORTH BIRD'S EYE VIEW



PLAN VIEW  
0 20 40  
GRAPHIC SCALE  
NORTH

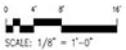


STAFF ENTRANCE



LOWER LEVEL FLOOR PLAN

15,372 SQ FT



LEGEND

- CORRIDOR
- TOILETS/ JANITORIAL/ STORAGE
- PUBLIC SPACES
- ADMINISTRATION
- PATROL/INTERVIEW
- PATROL FUNCTIONS
- PRISONER PROCESSING/ DETENTION
- COMMUNICATIONS
- EVIDENCE STORAGE AND PROCESSING
- MECHANICAL
- YOUTH/ DETECTIVE

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**PROPOSED**  
**LOWER LEVEL**  
**FLOOR PLAN**

PROJ. NO. JH1422 DRAWING NO.  
 SCALE: 1/8" = 1'-0" **A-1**  
 DATE: AUG. 5, 2014

**LOWER FLOOR PLAN**



UPPER LEVEL FLOOR PLAN

11,275 SQ. FT.  
 SCALE: 1/8" = 1'-0"

LEGEND

	CORRIDOR
	TOILETS/ JANITORIAL/ STORAGE
	PUBLIC SPACES
	ADMINISTRATION
	PATROL/INTERVIEW
	PATROL FUNCTIONS
	PRISONER PROCESSING/ DETENTION
	COMMUNICATIONS
	EVIDENCE STORAGE AND PROCESSING
	MECHANICAL
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 FOR THE  
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**PROPOSED**  
**UPPER LEVEL**  
**FLOOR PLAN**

PROJ. NO. JH1432	DRAWING NO. <b>A-2</b>
SCALE: 1/8" = 1'-0"	
DATE: AUG. 5, 2014	

UPPER LEVEL FLOOR PLAN



PROPOSED RENDERING – MAIN ENTRANCE



PROPOSED RENDERING – LOWER LEVEL



EXISTING CONDITIONS – JUDD AVENUE



PROPOSED RENDERING – JUDD AVENUE

# Space Needs Assessment vs. Schematic Design

Bethel Police Department, Bethel, CT

## SPACE NEEDS ASSESSMENTS:

July 2004 25,500 s.f.

**June 2014 25,900 s.f.**

## SCHEMATIC FLOOR PLANS:

Lower Level Plan 15,372 s.f.

Upper Level Plan 11,275 s.f.

**Total 26,647 s.f.**

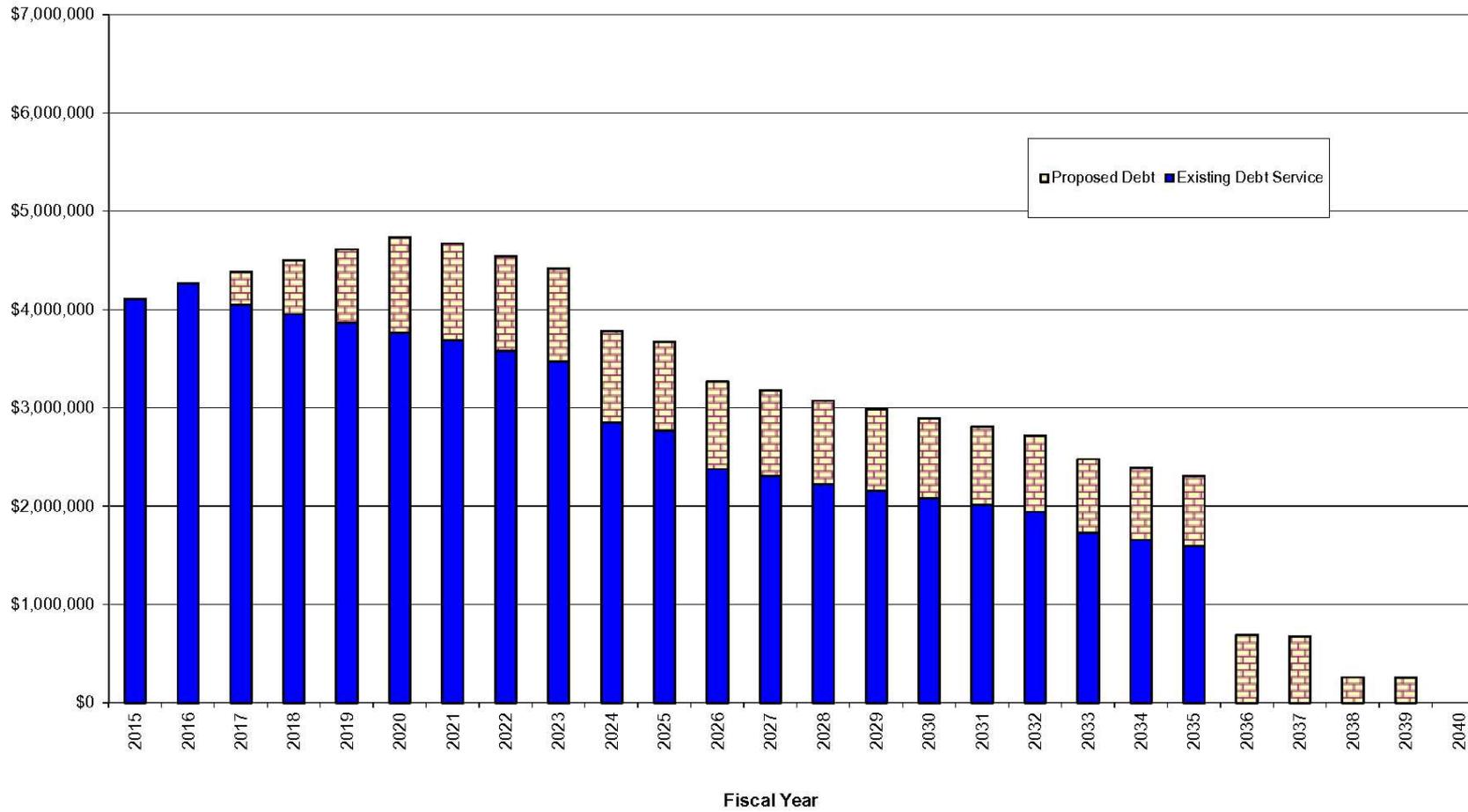
# Police Facility Comparison Chart

Bethel Police Department, Bethel, CT

Municipality	Pop.	Proj. Sworn	Space Needs	S.F./ Sworn	Built
<b>Newington Police Department</b>	28,754	57	23,848	418	24,740 + renov.
Newtown Police Department	26,990	63	29,500	468	
<b>Wethersfield Police Department</b>	25,951	60	26,000	433	26,500
<b>Farmington Police Department</b>	23,217	57	25,515	447	26,600
<b>Simsbury Police Department</b>	22,994	39	15,587	400	12,559
<b>Darien Police Department</b>	19,429	55	36,400	661	36,938
<b>New Canaan Police Department</b>	19,289	49	34,290	699	renov.
<b>Monroe Police Department</b>	19,180	47	15,000	319	19,044
Berlin Police Department	18,215	56	31,833	568	32,633
<b>Bethel Police Department</b>	18,100	44	25,900	588	
Westborough Police Department	17,997	40	30,050	751	
<b>Plainville Police Department</b>	17,400	39	19,800	507	

MUNICIPALITIES HIGHLIGHTED HAVE FUNDED THEIR PROJECTS BEYOND THE STUDY PHASE

### Town of Bethel, Connecticut Existing & Proposed Debt Service



**Town of Bethel, Connecticut**  
**Existing & Proposed Debt Service**  
**Assumes \$13 Million of Bonds for Police Station**

Fiscal Year	Existing Debt Service				Proposed Debt Service ==> \$13 Million for Police Station			Existing & Proposed	Annual Change
	Total Principal	Total Interest	Total Debt	Annual Change	P&I \$8 million	P&I \$5 million	Total Proposed		
2015	2,525,000	1,584,972	4,109,972		-	-	-	4,109,972	
2016	2,735,000	1,533,794	4,268,794	158,822	-	-	-	4,268,794	158,822
2017	2,605,000	1,442,519	4,047,519	(221,275)	340,000	-	340,000	4,387,519	118,725
2018	2,600,000	1,352,019	3,952,019	(95,500)	550,000	-	550,000	4,502,019	114,500
2019	2,605,000	1,258,994	3,863,994	(88,025)	600,000	150,000	750,000	4,613,994	111,975
2020	2,600,000	1,164,913	3,764,913	(99,081)	570,000	396,250	966,250	4,731,163	117,169
2021	2,615,000	1,070,969	3,685,969	(78,944)	598,000	388,750	986,750	4,672,719	(58,444)
2022	2,605,000	972,356	3,577,356	(108,613)	586,000	381,250	967,250	4,544,606	(128,113)
2023	2,600,000	870,606	3,470,606	(106,750)	574,000	373,750	947,750	4,418,356	(126,250)
2024	2,070,000	784,006	2,854,006	(616,600)	562,000	366,250	928,250	3,782,256	(636,100)
2025	2,055,000	709,822	2,764,822	(89,184)	550,000	358,750	908,750	3,673,572	(108,684)
2026	1,740,000	638,713	2,378,713	(386,109)	538,000	351,250	889,250	3,267,963	(405,609)
2027	1,735,000	570,888	2,305,888	(72,825)	526,000	343,750	869,750	3,175,638	(92,325)
2028	1,720,000	503,413	2,223,413	(82,475)	514,000	336,250	850,250	3,073,663	(101,975)
2029	1,720,000	436,213	2,156,213	(67,200)	502,000	328,750	830,750	2,986,963	(86,700)
2030	1,715,000	369,088	2,084,088	(72,125)	490,000	321,250	811,250	2,895,338	(91,625)
2031	1,715,000	301,844	2,016,844	(67,244)	478,000	313,750	791,750	2,808,594	(86,744)
2032	1,710,000	233,513	1,943,513	(73,331)	466,000	306,250	772,250	2,715,763	(92,831)
2033	1,560,000	165,750	1,725,750	(217,762)	454,000	298,750	752,750	2,478,500	(237,262)
2034	1,560,000	99,450	1,659,450	(66,301)	442,000	291,250	733,250	2,392,700	(85,801)
2035	1,560,000	33,150	1,593,150	(66,300)	430,000	283,750	713,750	2,306,900	(85,800)
2036	-	-	-	-	418,000	276,250	694,250	694,250	(1,612,650)
2037	-	-	-	-	406,000	268,750	674,750	674,750	(19,500)
2038	-	-	-	-	-	261,250	261,250	261,250	(413,500)
2039	-	-	-	-	-	253,750	253,750	253,750	(7,500)
2040	-	-	-	-	-	-	-	-	(253,750)
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
	44,350,000	16,096,989	60,446,989		9,770,000	5,590,000	15,360,000	75,806,989	

**Assumptions:**

- 1) Interest rates for proposed bond issues are projected at 3.0% (current rates are at 2.75%)
- 2) Bond issues are for 20 years with equal principal payments
- 3) There is one first interest payment in each bond issue
- 4) This debt schedule will be further mitigated by the Town's short-term BAN payoffs

**The Bethel Police Department will be  
conducting open house tours of the current  
building.**

**Tour schedules will be available after the  
meeting.**

**THANK YOU FOR ATTENDING!**