

Proposed New Facility
for the
Bethel Police Department
Judd Avenue

Public Hearing
December 1, 2015

(Shows revised cost estimates as approved by the Board of Selectmen)

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 2015: 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

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.

SPACE NEEDS SUMMARY

Summary Sheet	Square Ft. Existing	Square Ft. Proposed
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
Total Net Square Footage	6,997	19,185
Net to Gross Factor	x 1.32	x 1.35
Total Gross Square Footage	9,262	25,900

Critical 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-prison finger printing had to be canceled due to prisoner processing
- 9-1-1 Dispatch Server Room. This room is currently within the prisoner processing area.
- Flooding. Regular occurrences of flooding and sewage backups.

Critical 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 use to store patrol vehicle defibrillators.

Critical Building Issues:

- Training range no longer meets guidelines: Firing range is too small; currently used for storage due to overcrowding.
- Does not meet new Homeland Security storage requirements: Lack of evidence storage can compromise “chain of evidence” rules and cause criminal cases to be lost or dismissed.

Revised Cost:

- *December 2014 Referendum: \$14.1 million*
- *Revised estimate for 2015 Referendum:*

\$13.492 million

Appx. cost reduction: -\$608,000

Source of Reductions:

- *Lower contingency allowances.*
- *Consolidation of construction management function.*
- *Furnishing & equipment downgrades.*

BOS-BOF Priorities:

In making cost adjustment, the Boards considered the following:

- *Need to Maintain proposed size of structure:*
 - Small reductions to square footage produce no significant cost savings;
 - Large reductions significantly compromise usage and would require future renovations at higher cost.
- *Maintain current training facilities:* A certified firing range is an essential element in developing skills associated with judgement when the use of deadly force may be required in high stress situation.

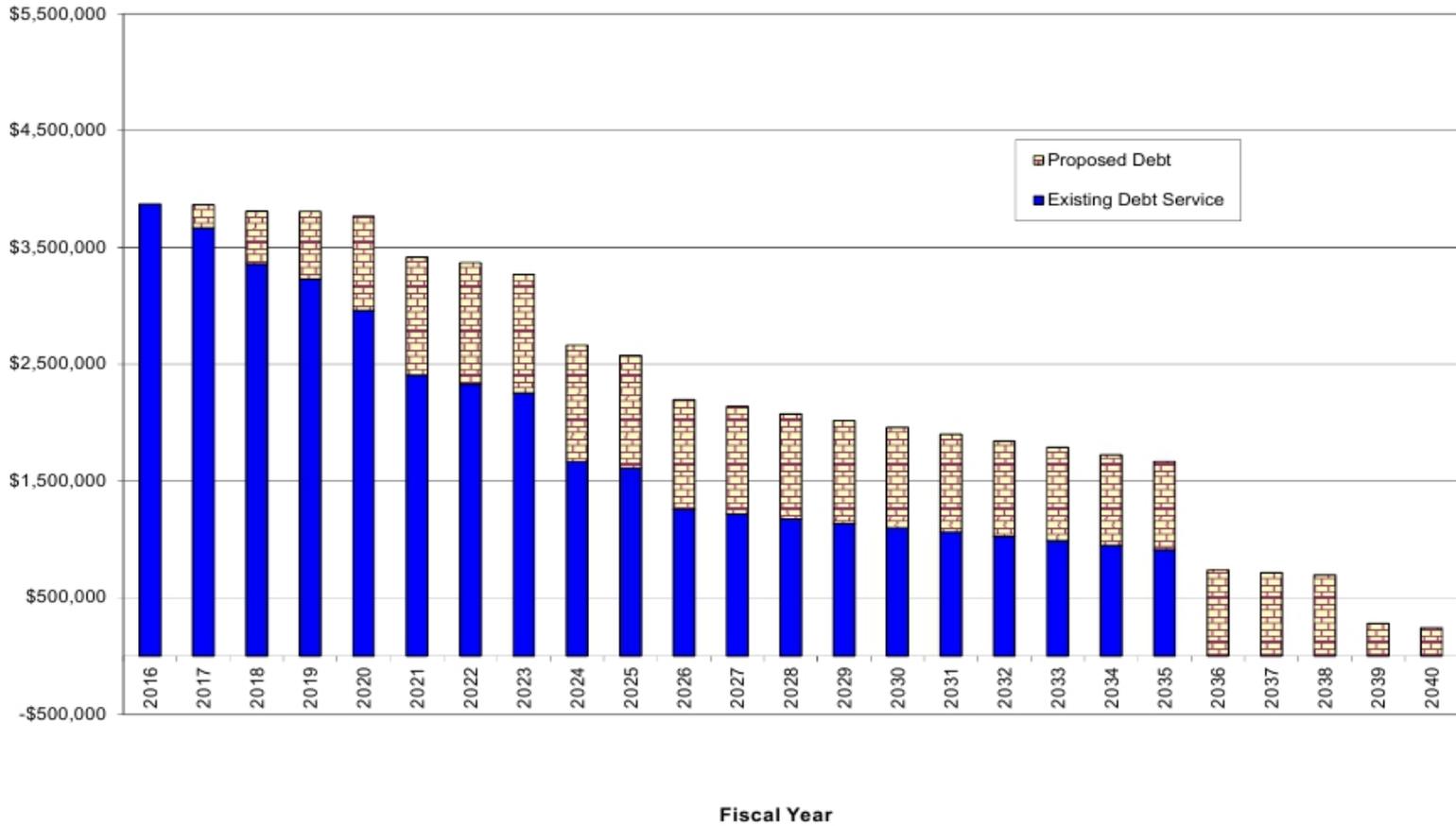
BOS-BOF Priorities:

- *Use town-owned land previously set aside for this purpose:* There are no alternate properties available. Seeking a new location would negate all previous monies expended and would require acquisition of new property at significantly higher cost and delay project by several years.
- *Maintain integrity of the structure:* Downgrading materials and mechanical systems to lower construction costs has been shown to increase operational costs and require upgrades and renovations at a later date.

Tax Implications:

- This proposal has been sequenced to occur as old debt is repaid.
- The following debt projections show old debt dropping, leaving capacity for a new police station without a tax increase.
- There is no projected increase in total debt as a result of this project.

Town of Bethel, Connecticut Existing & Proposed Debt Service



Town of Bethel, Connecticut
Existing & Proposed Debt Service
Assumes \$13.5 Million of Bonds for Police Station

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
Fiscal Year	Existing Bonded Debt Service Excludes Sewer Debt						Proposed Debt Service ==>				Existing & Proposed	Annual Change
	Principal	Interest	Total Debt	BANs P&I	Total Debt Service	Annual Change	\$13.5 Million for Police Station			Total Proposed		
							BANs	P&I \$8 million	P&I \$5.5 million			
2016	1,885,000	1,028,127	2,913,127	957,000	3,870,127	-	-	-	-	-	3,870,127	-
2017	1,785,000	931,888	2,716,888	950,000	3,666,888	(203,240)	196,000	-	-	196,000	3,862,888	(7,240)
2018	1,595,000	864,438	2,459,438	900,000	3,359,438	(307,450)	-	450,000	-	450,000	3,809,438	(53,450)
2019	1,740,000	788,613	2,528,613	700,000	3,228,613	(130,825)	-	580,000	-	580,000	3,808,613	(825)
2020	1,760,000	701,113	2,461,113	500,000	2,961,113	(267,500)	-	615,000	190,475	805,475	3,766,588	(42,025)
2021	1,790,000	615,713	2,405,713	-	2,405,713	(65,400)	-	575,000	433,650	1,008,650	3,414,363	(352,225)
2022	1,795,000	532,738	2,327,738	-	2,327,738	(77,975)	-	615,000	425,100	1,040,100	3,367,838	(46,525)
2023	1,800,000	451,038	2,251,038	-	2,251,038	(76,700)	-	600,000	416,550	1,016,550	3,267,588	(100,250)
2024	1,285,000	383,256	1,668,256	-	1,668,256	(682,781)	-	586,000	408,000	994,000	2,662,256	(605,331)
2025	1,275,000	337,459	1,612,459	-	1,612,459	(55,797)	-	562,000	399,450	961,450	2,573,909	(88,347)
2026	950,000	305,069	1,255,069	-	1,255,069	(357,391)	-	550,000	390,900	940,900	2,195,969	(377,941)
2027	940,000	276,719	1,216,719	-	1,216,719	(38,350)	-	538,000	382,350	920,350	2,137,069	(58,900)
2028	930,000	244,019	1,174,019	-	1,174,019	(42,700)	-	526,000	373,800	899,800	2,073,819	(63,250)
2029	930,000	206,819	1,136,819	-	1,136,819	(37,200)	-	514,000	365,250	879,250	2,016,069	(57,750)
2030	930,000	169,619	1,099,619	-	1,099,619	(37,200)	-	502,000	356,700	858,700	1,958,319	(57,750)
2031	925,000	137,144	1,062,144	-	1,062,144	(37,475)	-	490,000	348,150	838,150	1,900,294	(58,025)
2032	915,000	108,972	1,023,972	-	1,023,972	(38,172)	-	478,000	339,600	817,600	1,841,572	(58,722)
2033	910,000	78,750	988,750	-	988,750	(35,222)	-	466,000	331,050	797,050	1,785,800	(55,772)
2034	900,000	47,075	947,075	-	947,075	(41,675)	-	454,000	322,500	776,500	1,723,575	(62,225)
2035	895,000	15,663	910,663	-	910,663	(36,413)	-	442,000	313,950	755,950	1,666,613	(56,963)
2036	-	-	-	-	-	(910,663)	-	430,000	305,400	735,400	735,400	(931,213)
2037	-	-	-	-	-	-	-	418,000	296,850	714,850	714,850	(20,550)
2038	-	-	-	-	-	-	-	406,000	288,300	694,300	694,300	(20,550)
2039	-	-	-	-	-	-	-	-	279,750	279,750	279,750	(414,550)
2040	-	-	-	-	-	-	-	-	244,225	244,225	244,225	(35,525)
2041	-	-	-	-	-	-	-	-	-	-	-	(244,225)
2042	-	-	-	-	-	-	-	-	-	-	-	-
	25,935,000	8,224,228	34,159,228	4,007,000	38,166,228		196,000	10,797,000	7,212,000	18,205,000	56,371,228	

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
- 5) Existing Debt Service excludes Sewer Debt



Project History & 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 conducted space needs study for the PS&BC for review.
- November 2005 the first cost estimate: \$9,872.808.
- No action was taken to move the project forward from 2005 to 2013.

Project Timeline:

- 2013 The Board of Selectmen asked the PS&BC to reopen the Police Station project.
- The 2013 capitol 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: Study review; increase of 400 sq. ft.
- December, 2014: Referendum at \$14.1 million defeated.
- Project sent back to PS&BC for review and revision.

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.
- Input from the town's Energy Conversion Commission ensured compatibility with "green" HVAC system and other power and requirements.
- A meeting was held with the Planning & Zoning Commission to review the proposed site location. P&Z had previously approved use of the property as a police station.

Project Timeline: Steps Completed to Date

- All town owned properties were evaluated
- The Judd Ave was selected as the best location.
- The property was surveyed.
- Wet land study was completed.
- Soil borings confirmed viability of the site.





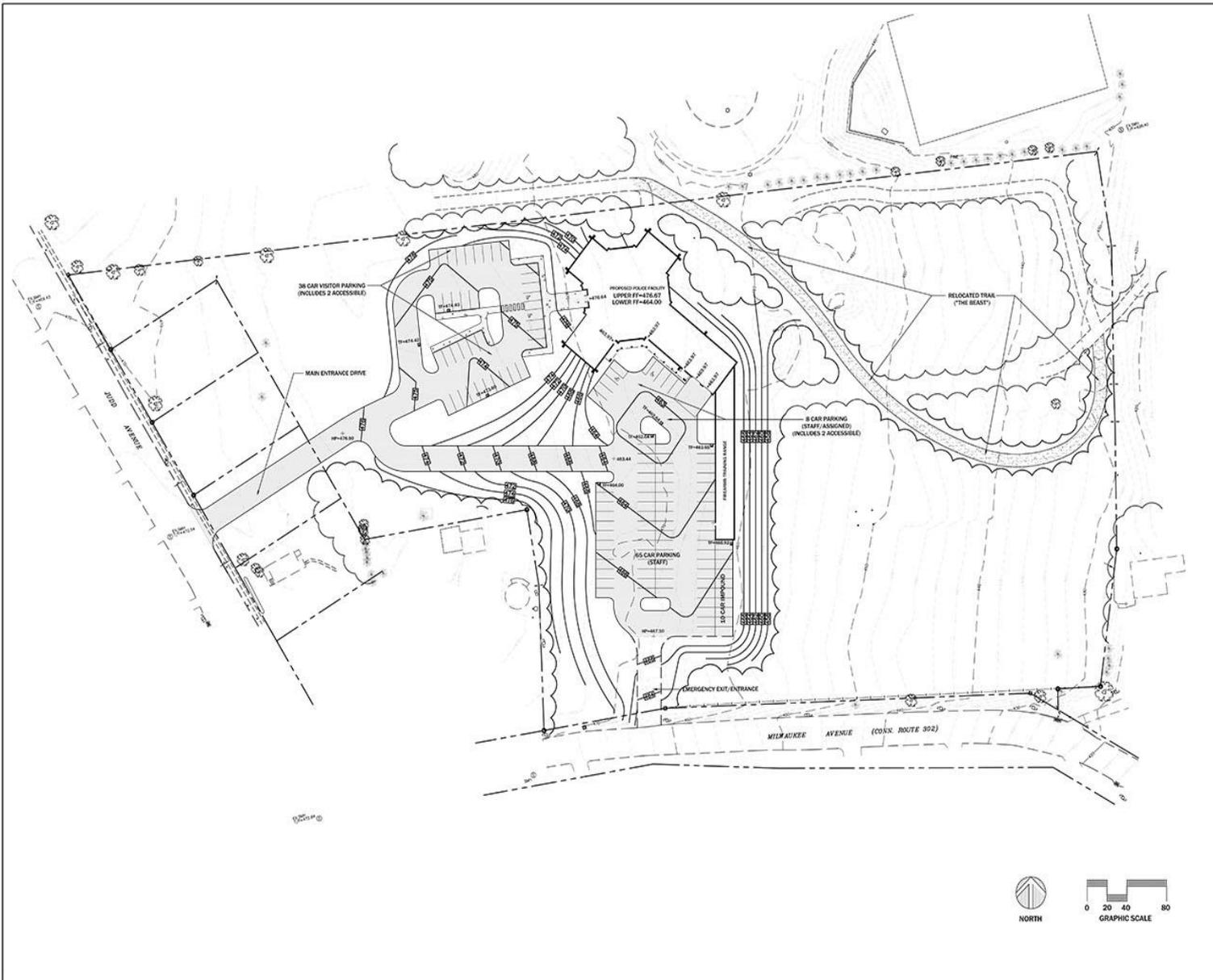


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EXISTING CONDITIONS – JUDD AVENUE



BETHEL
POLICE



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

J J H I
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.	JAC02	DRAWING NO.	S-A
SCALE	1"=40'-0"	DATE	
DATE	APR 4, 2014		

PROPOSED SITE PLAN – JUDD AVENUE



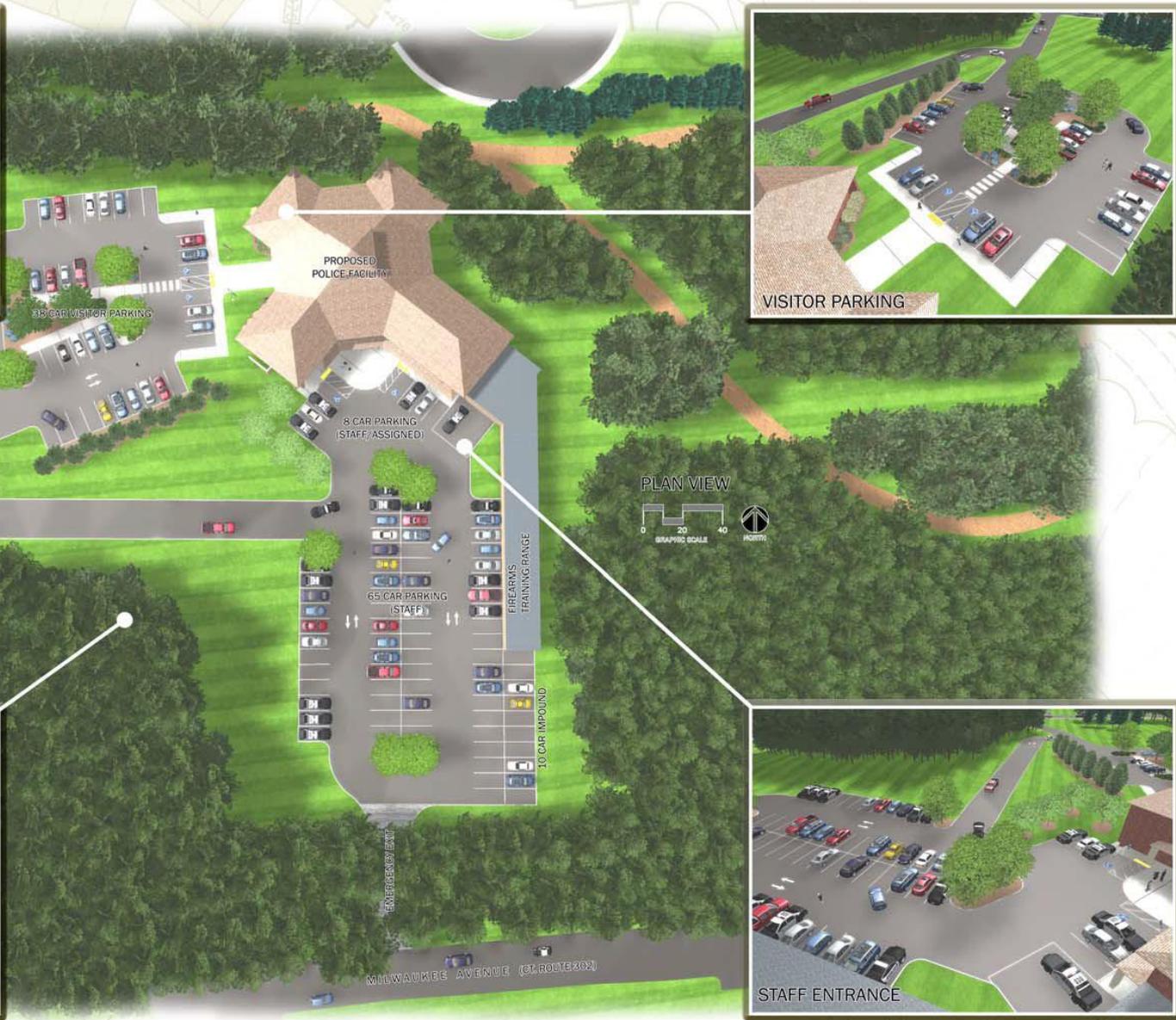
MAIN ENTRANCE DRIVE



VISITOR PARKING



NORTH BIRD'S EYE VIEW



PLAN VIEW
0 20 40
FEET
NORTH



STAFF ENTRANCE



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
	YOUTH/ DETECTIVE

PROPOSED NEW FACILITY
 FOR THE
BETHEL POLICE
DEPARTMENT
 BETHEL, CONNECTICUT
 JUDD AVENUE

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PROPOSED
UPPER LEVEL
FLOOR PLAN

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

UPPER LEVEL FLOOR PLAN



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