



NORTHEAST
COLLABORATIVE
ARCHITECTS

OLD SAYBROOK POLICE



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ARCHITECTS

***MET WITH ENTIRE POLICE DEPARTMENT FOR BRAINSTORMING SESSIONS
10/1/10***

***DEVELOPED A SPACE PROGRAM BASED ON THEIR COMMENTS AND
TYPICAL REQUIREMENTS, STANDARD PRACTICE AND CODE REQUIREMENTS***

DEVELOPED SPACE DIAGRAMS / RELATIONSHIPS TO GUIDE US DURING THE DESIGN

***REVIEWED APPROXIMATELY 4 – 5 FLOOR PLAN OPTIONS FOR DISCUSSION AND
REVISIONS WITH CHIEF AND EXECUTIVE COMMITTEE OF FIRST BUILDING COMMITTEE
10/1/10 – 11/5/10***

***PRESENTED THE FIRST FULL PLAN AND BUDGET TO FULL BUILDING COMMITTEE
ON 11/19/10***

***AFTER THE 11/19/10 BUILDING COMMITTEE MEETING, NCA DEVELOPED TWO
REVISED DESIGNS THAT WERE NOT PRESENTED: OPTIONS 2A AND 2B***

OPTION 3 WAS DEVELOPED AT THE REQUEST OF THIS COMMITTEE



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\$	"	\$	%	
\$	"	\$	%	Z
Entry / Lobby	1	175	175	Public entry, Access to Reception (Communications Personnel) and Records. Include vestibule, trophy case; wall space for awards
Interview Room	1	100	100	
Secure Probation Room	1	80	80	
Public Rest Rooms	2	50	100	
Bonding / Fingerprint area	1	80	80	include AFIS
Media Room / conference room	1	150	150	green screen, 8-10 people
Communications workstations	1	400	400	Secure window for public reception; 3 stations, 1 elevated for decision dispatcher. Next to Squad Room with sliding glass doors. Make sure that public can't see monitors from lobby.
Toilet Room / Shower / Lockers	1	60	60	
Break / kitchenette area	1	40	40	
Storage	1	20	20	
Electronics Room	1	150	150	
Emergency Operations Center	1	450	450	
#				
Public Information Counter	1	20	20	Make sure people can't see records office; provide alcove so that records clerk can talk to COP without public seeing her.
Police Information Counter	1	20	20	
Records Clerk Workstations	3	60	180	
File Area	1	150	150	
Photocopy	1	20	20	
Archives	1	200	200	high density filing system
Storage	1	20	20	
!				
Private Office	2	110	220	
Group Office	2	130	260	2 share each office
School Liaison	1	100	100	
Animal Control	1	120	120	
Traffic Planning	1	140	140	
Roll Call / Media / Police Comm	1	160	160	
Roll Call Storage	1	20	20	
Interview Room	1	100	100	
Squad Room	1	180	180	6 workstations; include mailboxes; near personnel entry; provide mud room to hang wet, dirty gear from patrol; boot wash. Next to Communications with sliding glass doors

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PRELIMINARY SPACE PROGRAM

SPACES	QUANTITY	SQUARE FEET	TOTAL SQUARE FEET	Notes
Firing Range				25 yard, 6-8 lanes; basement; armory, weapons cleaning, ammo storage in basement.
Armory	1	60	60	
Ammunition Storage	1	60	60	
Weapons Cleaning	1	60	60	
Patrol Storage	1	60	60	
Quiet Room	1	120	120	
Kitchenette	1	80	80	include area for vending machines
Decontamination Room	1	140	140	laundry, shower; boot wash; OSPD does EMS for town
Detention and Processing				
Vehicle Sallyport	1	900	900	tandem bay with rear for impound vehicle processing
Prisoner Processing	1	300	300	AFIS, fingerprint, camera, prisoner phone, secure evidence lockers, prisoner personal articles box lockers. Provide separate entry / exit for prisoners that are released and for parents to see juveniles.
Juvenile Holding	2	80	160	must be near Patrol
Juvenile interview / observation	1	90	90	
Adult Holding Cells	4	80	320	
Adult Cells	6	80	480	2 female, 4 male
Secure Interview Room	1	90	90	
Attorney / Bail Room	1	90	90	
Intox Room	1	90	90	
Administration				
Chief	1	140	140	soft seating area
Administrative Assistant	1	120	120	seating for waiting
Future Second in Command	1	130	130	
Lieutenant	1	120	120	
Master Sergeant	1	120	120	
Chief's toilet / shower	1	70	70	
Conference Room	1	160	160	
Coffee area	1	50	50	
Storage	1	80	80	general admin storage
Investigations Division				
Detective Office	1	120	120	
Detective Group Office	1	140	140	
Detective Conference Room	1	160	160	
Interview Room	2	120	240	full video and recording; one with 1-way glass
Interview viewing / electronics	1	80	80	
Storage	1	50	50	



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SPACES	QUANTITY	SQUARE FEET	TOTAL SQUARE FEET	Notes
Evidence & Property				
Evidence Laboratory	1	180	180	
Evidence Receiving	1	90	90	Near Squad room; small counter for officers to do paperwork
Evidence Processing	1	150	150	
Evidence Storage	1	600	600	
Personnel Support Facilities				
Training / Community Room	1	400	400	
Men's Locker Room	1	800	800	40-45 lockers; smaller lockers for dispatch (in dispatch area?), records, CSO's; 3 showers
Women's Locker Room	1	350	350	6-10 lockers; smaller lockers for dispatch (in dispatch area?), records, CSO's
Explorers Changing Rooms	2	20	40	provide lockers in Roll Call?
Wellness Center	1	700	700	attached to locker rooms
Conference Room	2	160	320	one quiet with law library
Copier Areas	2	30	60	
General Storage	2	80	160	
Men's and Women's Toilets	2	50	100	
Data Room	1	120	120	
Mechanical & Electrical Room				as required
Generator Room	1	120	120	
Custodial Rooms	2	40	80	
SUB-TOTAL NET SQUARE FEET:			12,865	
Add for Mechanical, Walls and Circulation (40%)			5,146	

TOTAL GROSS SQUARE FEET: 18,011

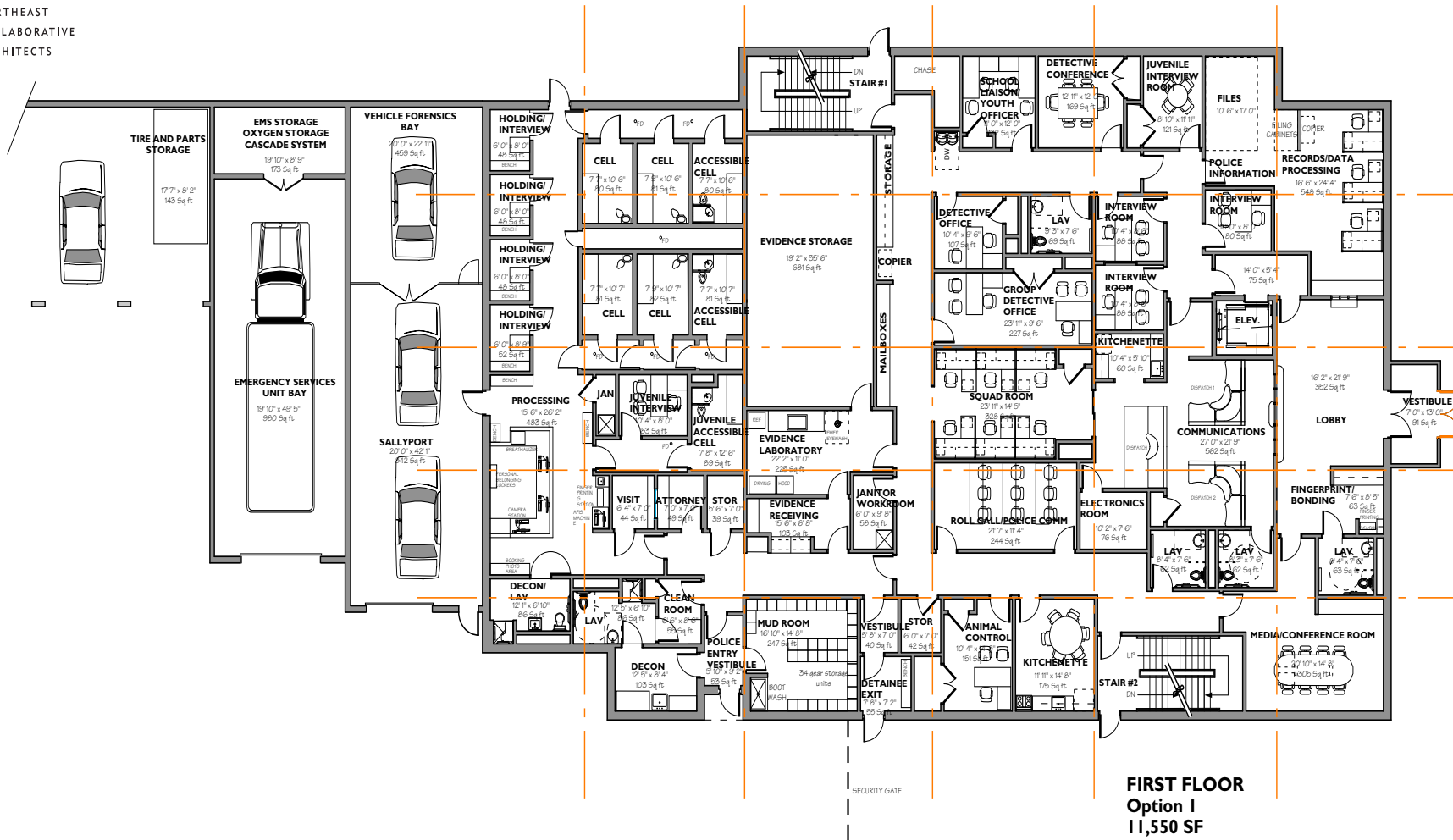
Site / Exterior Storage				
Emergency Services Unit Bay	1	750	750	
Storage in garage				tire racks, vehicle parts, tool storage
Secure storage for oxygen for EMS				
Fleet Parking under cover	18	190	3,420	
Fueling Station				
Impound lot				4 - 6 cars
Employee Parking				secure area needs to be provided

Additional Notes:

Make sure there are many closets for coats and small items storage



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**FIRST FLOOR
Option I
11,550 SF
Sallyport & ESU: 2,638**

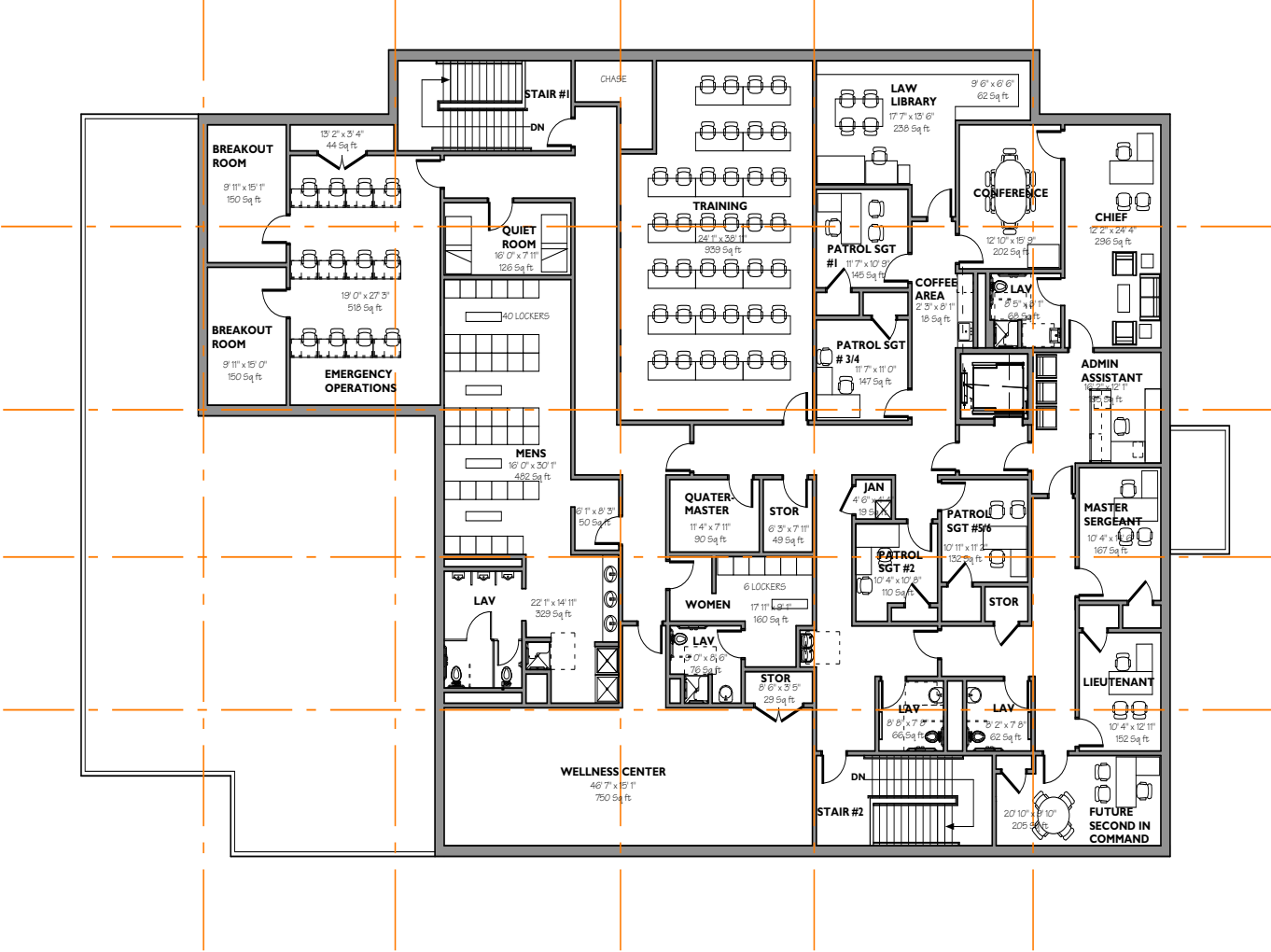
OLD SAYBROOK POLICE

OPTION 1

FIRST FLOOR



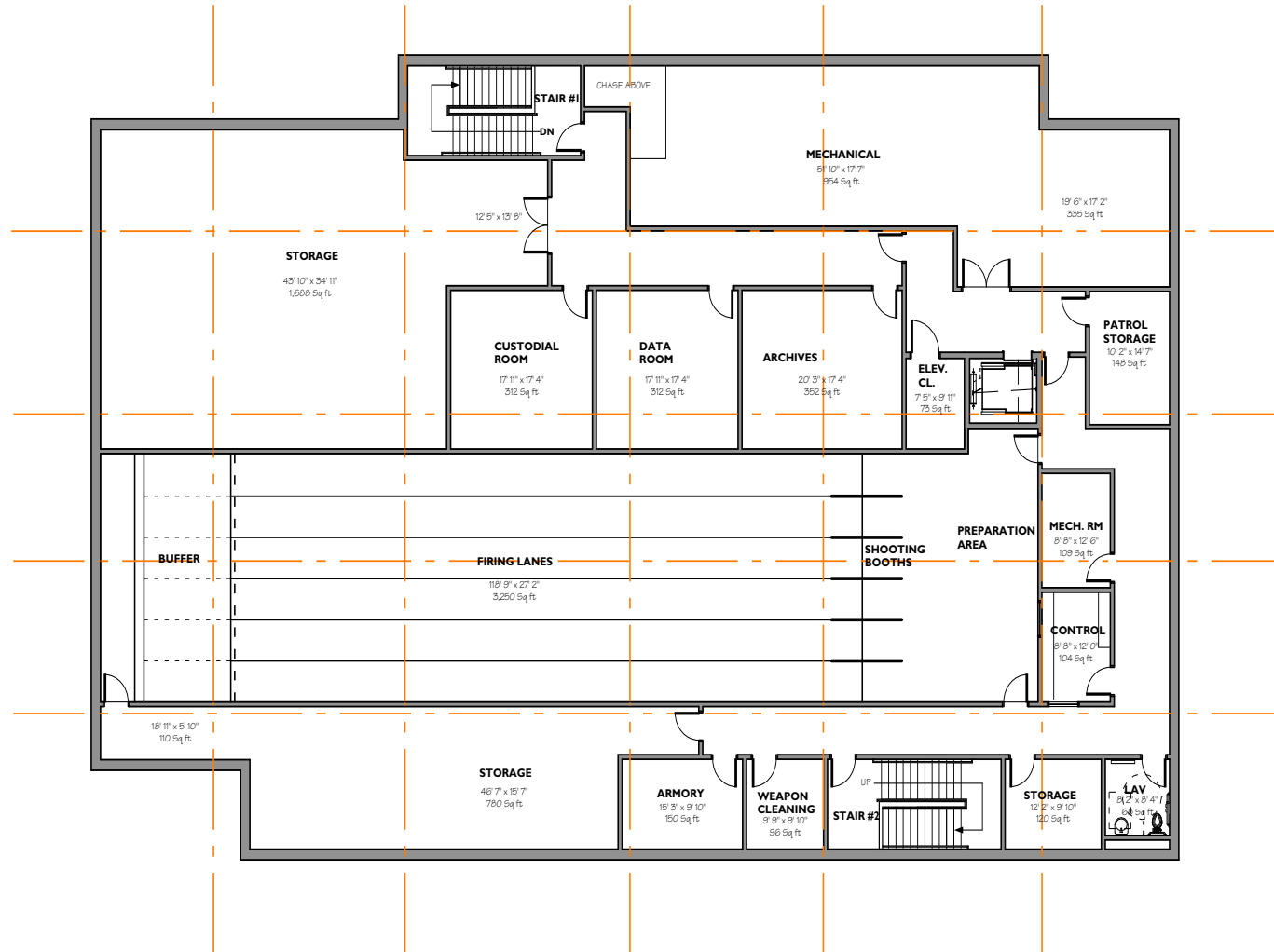
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SECOND FLOOR
Option I
8,044 SF
EOC: 980 SF



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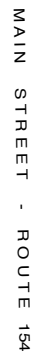


BASEMENT FLOOR
Option 1
11,550 SF

| OLD SAYBROOK POLICE

| OPTION 1

| BASEMENT





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**OLD SAYBROOK POLICE
PROJECT BUDGET**

November 12, 2010

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals
DEMOLITION:				
Existing Building Demolition	130,000	CF	\$0.50	\$65,000
Sub Total:				\$65,000

CONSTRUCTION:				
Basement	11,550	SF	\$125	\$1,443,750
First Floor Office areas	9,035	SF	\$250	\$2,258,750
Detention and processing (not including sallyport)	2,515	SF	\$400	\$1,006,000
Second Floor Offices	8,044	SF	\$250	\$2,011,000
Emergency Operations Center & Emergency Service Breakout Rooms	980	SF	\$250	\$245,000
Sallyport, vehicle forensics and ESU	2,638	SF	\$110	\$290,180
Vehicle garages: wood construction	3,510	SF	\$55	\$193,050
Site Work	1	allow	\$185,000	\$185,000
Firing Range system	1	allow	\$325,000	\$325,000
Communications Equipment for 3rd station, relocation of existing & emergency operations room	1	allow	\$200,000	\$200,000
Locking controls, CCTV, security systems, integration	70	EA	\$2,500	\$175,000
FF&E / Lab equipment	19,400	SF	\$8	\$155,200
Sub Total:				\$8,552,930

Escalation to midpoint of construction (1%)				\$85,529
Sub Total:				\$8,638,459
Contingency 10%				\$863,846
Total Construction Cost:				\$9,502,305

OWNER SOFT COSTS:				
Miscellaneous Administrative costs				\$1,500
A/E fees				\$807,696
LEED Administration and/or CT High Performance Building				\$30,000
Borings, Geotech				\$20,000
Environmental Permitting/Coastal Management				\$10,000
Special Inspections, testing				\$35,000
Commissioning				\$25,000
Telephone system: use existing				\$0
Insurance				\$0
Moving / Storage expenses				\$2,500
Bonding Costs				\$40,000
Clerk of the Works				\$60,000
Total Owner Soft Costs				\$1,031,696
Sub Total Project Costs				\$10,534,001
Project Contingency: 1.5%				\$158,010
TOTAL PROJECT COST:				\$10,692,011

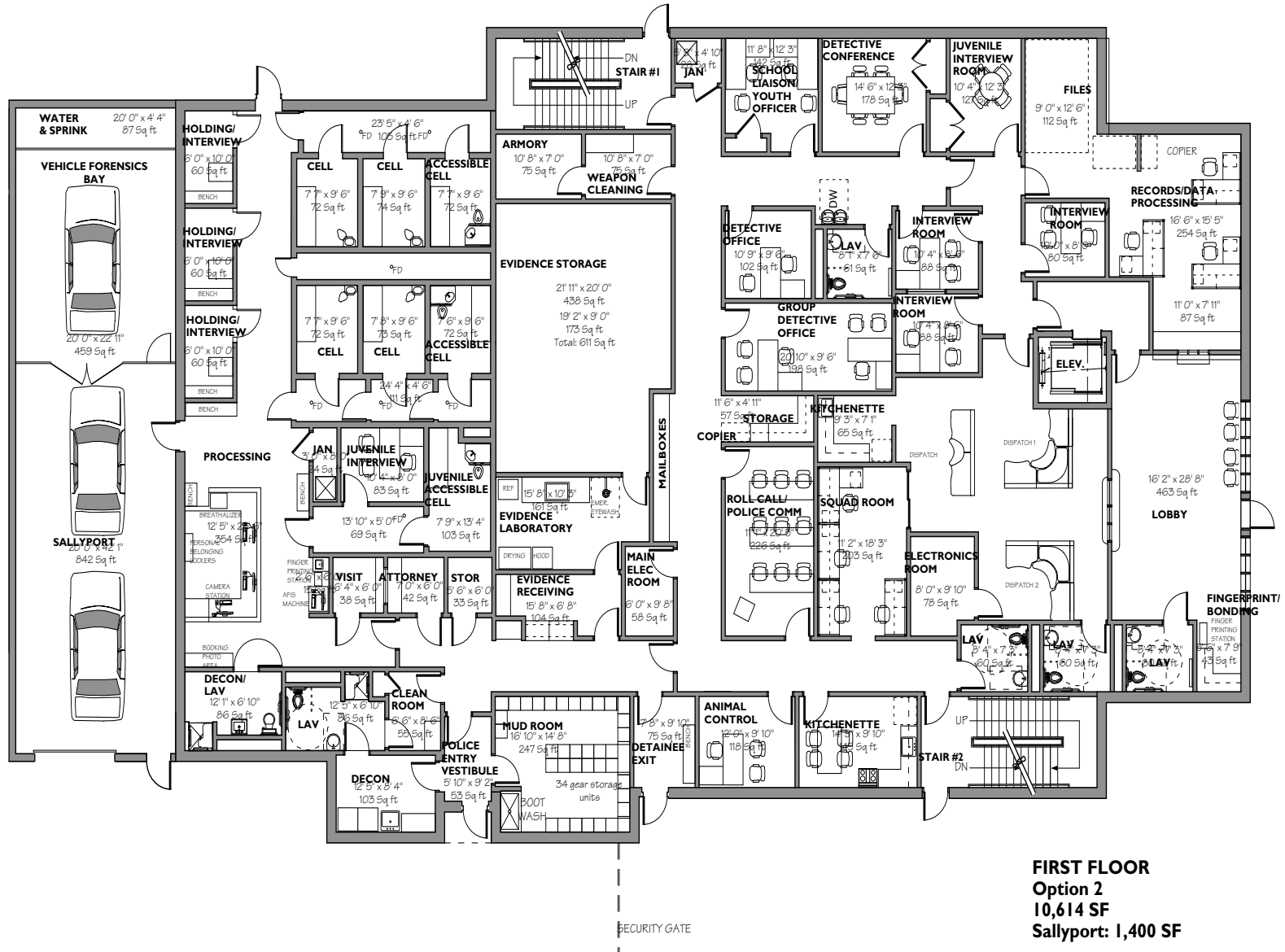
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OPTION 1

ESTIMATE



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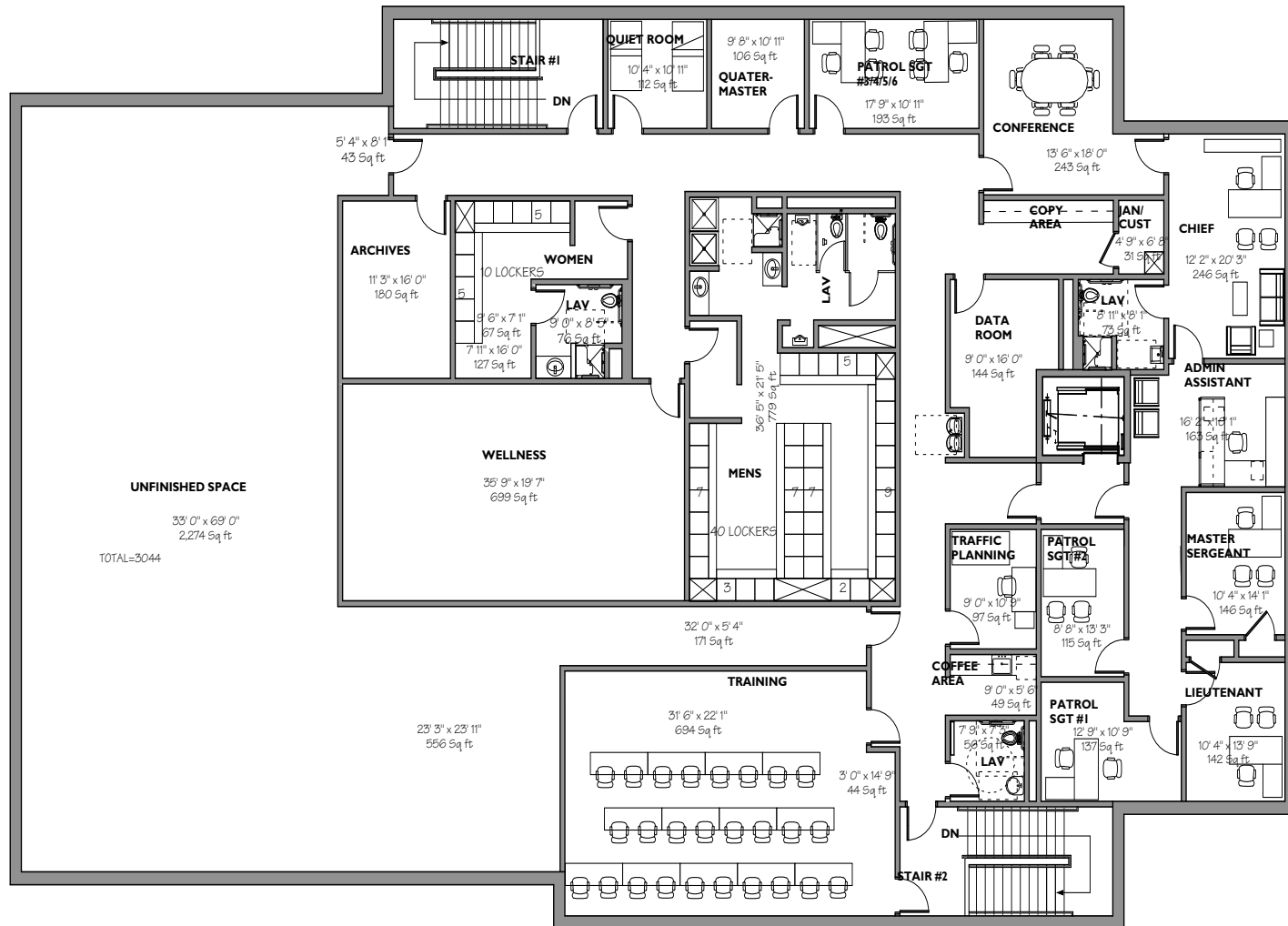
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OPTION 2

FIRST FLOOR



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SECOND FLOOR
Option 2A
7,506 SF; 3,108 SF Unfinished

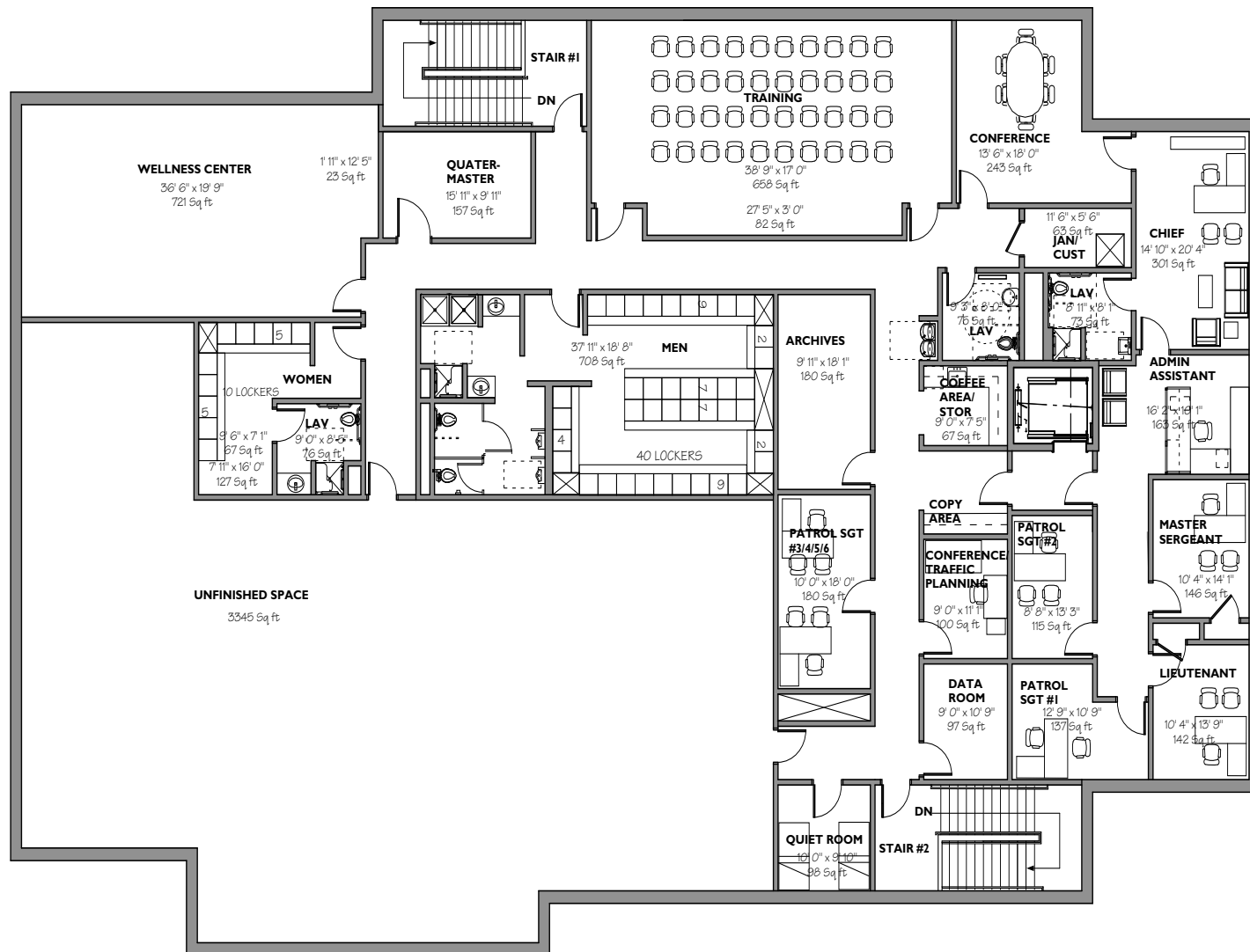
OLD SAYBROOK POLICE

OPTION 2

SECOND FLOOR - A



NORTHEAST
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SECOND FLOOR
Option 2B
7,506 SF; 3,108 SF Unfinished



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**OLD SAYBROOK POLICE
PROJECT BUDGET**

November 30, 2010

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals
DEMOLITION:				
Existing Building Demolition and removal of 2 underground fuel tanks. Assumes that Town receives debris at no cost.	130,000	CF	\$0.65	\$84,500
Sub Total:				\$84,500
CONSTRUCTION:				
First Floor Office areas	8,150	SF	\$250	\$2,037,500
Detention and processing (not including sallyport)	2,464	SF	\$400	\$985,600
Second Floor Offices	7,506	SF	\$250	\$1,876,500
Second Floor unfinished space	3,108	SF	\$150	\$466,200
Sallyport, vehicle forensics	1,400	SF	\$110	\$154,000
ESU & Vehicle garages: wood constr	0	SF	\$55	\$0
Site Work	1	allow	\$250,000	\$250,000
Firing Range system	0	allow	\$325,000	\$0
Communications Equipment for 3rd station, relocation of existing to new facility	1	allow	\$220,000	\$220,000
Locking controls, CCTV, security systems, audio/video recording, telephone system with voice mail, all cable installation and terminations, integration	135	EA	\$2,500	\$337,500
FF&E / Lab equipment	17,500	SF	\$8	\$140,000
Sub Total:				\$6,551,800
Escalation to midpoint of construction (3%)				\$196,554
Sub Total:				\$6,748,354
Contingency 10%				\$674,835
Total Construction Cost:				\$7,423,189

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals
OWNER SOFT COSTS:				
Miscellaneous Administrative costs				\$1,500
A/E fees: (includes services for demolition and construction)				\$638,154
CT High Performance Building documentation, energy modeling (no LEED)				\$30,000
Borings, Geotech				\$20,000
Environmental Permitting/Coastal Management				\$10,000
Hazardous Materials Testing allowance for demolition				\$15,000
Special Inspections, testing				\$35,000
Commissioning				\$25,000
Insurance				\$0
Moving / Storage expenses				\$2,500
Bonding Costs				\$40,000
Clerk of the Works				\$60,000
Total Owner Soft Costs				\$877,154
TOTAL PROJECT COST:				\$8,384,843

**BUILT – OUT SECOND FLOOR EXTERIOR WALLS
FOR UNFINISHED SPACE**

OLD SAYBROOK POLICE

OPTION 2

ESTIMATE 2A



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**OLD SAYBROOK POLICE
PROJECT BUDGET**

November 30, 2010

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals
DEMOLITION:				
Existing Building Demolition and removal of 2 underground fuel tanks. Assumes that Town receives debris at no cost.	130,000	CF	\$0.65	\$84,500
Sub Total:				\$84,500
CONSTRUCTION:				
First Floor Office areas	8,150	SF	\$250	\$2,037,500
Detention and processing (not including sallyport)	2,464	SF	\$400	\$985,600
Second Floor Offices	7,506	SF	\$250	\$1,876,500
Second Floor unfinished space	0	SF	\$150	\$0
Sallyport, vehicle forensics	1,400	SF	\$110	\$154,000
ESU & Vehicle garages: wood constr	0	SF	\$55	\$0
Site Work	1	allow	\$250,000	\$250,000
Firing Range system	0	allow	\$325,000	\$0
Communications Equipment for 3rd station, relocation of existing to new facility	1	allow	\$220,000	\$220,000
Locking controls, CCTV, security systems, audio/video recording, telephone system with voice mail, all cable installation and terminations, integration	135	EA	\$2,500	\$337,500
FF&E / Lab equipment	17,500	SF	\$8	\$140,000
Sub Total:				\$6,085,600
Escalation to midpoint of construction (3%)				\$182,568
Sub Total:				\$6,268,168
Contingency 10%				\$626,817
Total Construction Cost:				\$6,894,985

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals
OWNER SOFT COSTS:				
Miscellaneous Administrative costs				\$1,500
A/E fees: (includes services for demolition and construction)				\$593,256
CT High Performance Building documentation, energy modeling (no LEED)				\$30,000
Borings, Geotech				\$20,000
Environmental Permitting/Coastal Management				\$10,000
Hazardous Materials Testing allowance for demolition				\$15,000
Special Inspections, testing				\$35,000
Commissioning				\$25,000
Insurance				\$0
Moving / Storage expenses				\$2,500
Bonding Costs				\$40,000
Clerk of the Works				\$60,000
Total Owner Soft Costs				\$832,256
TOTAL PROJECT COST:				\$7,811,741

**NO EXTERIOR WALLS FOR UNFINISHED SPACE
ROOF ONLY**

OLD SAYBROOK POLICE

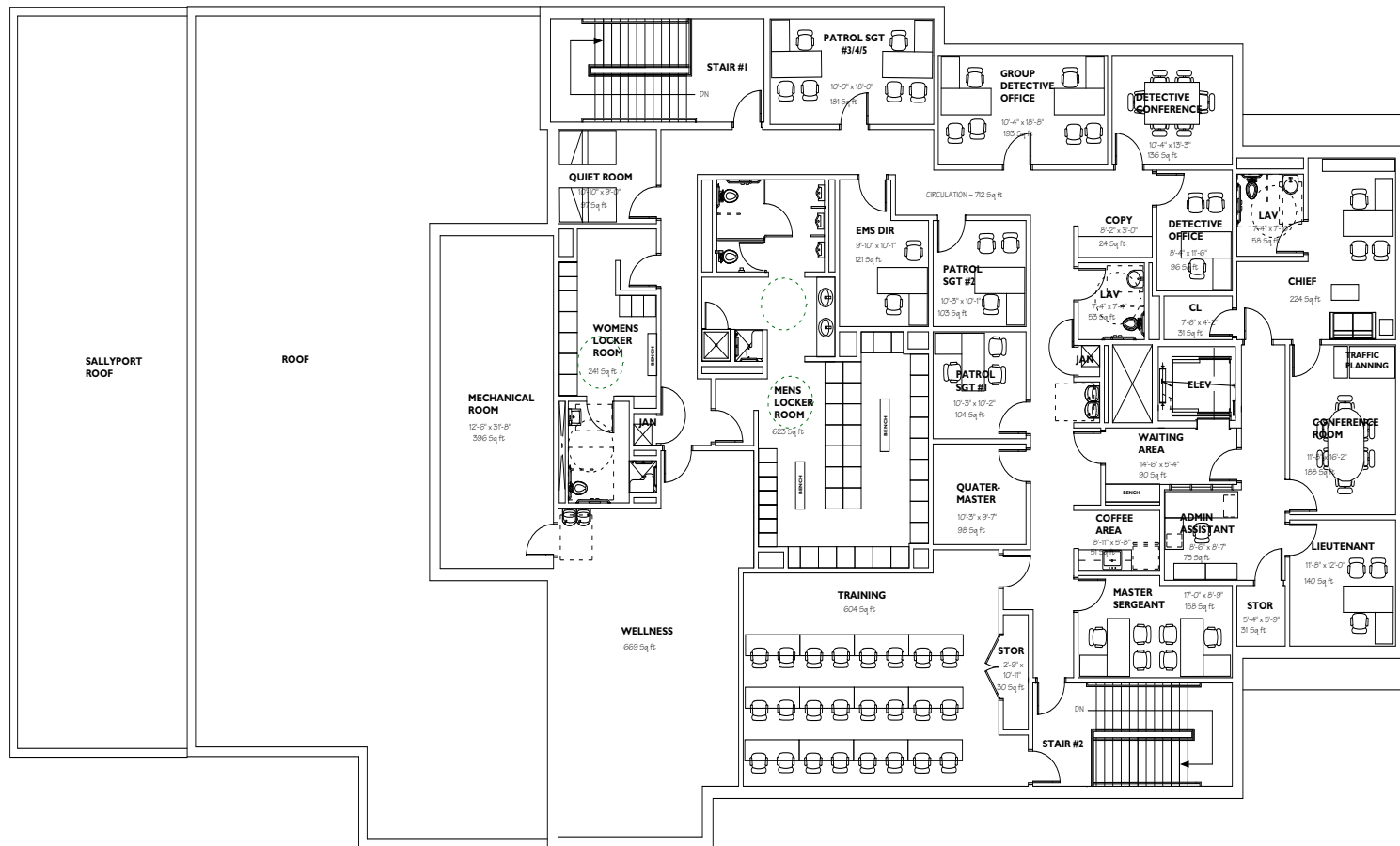
OPTION 2

ESTIMATE 2B





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SECOND FLOOR
Option 3
7,086 SF

OLD SAYBROOK POLICE

OPTION 3

SECOND FLOOR



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**OLD SAYBROOK POLICE
PROJECT BUDGET
OPTION 3**

June 14, 2011

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals
CONSTRUCTION:				
First Floor Office areas	7,006	SF	\$250	\$1,751,500
Detention and processing (not including sallyport)	2,654	SF	\$400	\$1,061,600
Second Floor Offices	7,086	SF	\$250	\$1,771,500
Sallyport, vehicle forensics	1,490	SF	\$160	\$238,400
Site Work: no fuel station	1	allow	\$250,000	\$250,000
Communications Equipment for 3rd station, relocation of existing to new facility	1	allow	\$220,000	\$220,000
Locking controls, CCTV, security systems, audio/video recording, telephone system with voice mail, all cable installation and terminations, integration; done as a Design/ Build contract	135	EA	\$2,500	\$337,500
Sub Total:				\$5,630,500
Escalation to midpoint of construction (3%)				\$168,915
Total Construction Cost:				\$5,799,415

FLOOR AREA: Building 16,746
FLOOR AREA: Sallyport & Vehicle Forensics Bay: 1,490
TOTAL FLOOR AREA 18,236

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals
OWNER SOFT COSTS:				
Construction Contingency: 10%				\$579,942
Construction Management Fee: 4%				\$231,977
Existing Building Demolition and removal of 2 underground fuel tanks. Assumes that Town receives debris at no cost.	130,000	CF	\$0.65	\$84,500
A/E fees: (includes services for demolition and construction, no FF&E)				\$535,667
CT High Performance Building documentation, energy modeling (no LEED)				\$30,000
Borings, Geotech				\$10,000
Environmental Permitting/Coastal Management				\$10,000
Hazardous Materials Testing allowance for demolition				\$15,000
Special Inspections, testing				\$35,000
Commissioning				\$17,000
FF&E / Lab equipment	16,000	SF	\$8	\$128,000
Miscellaneous Administrative costs				\$1,500
Insurance				\$0
Moving / Storage expenses				\$2,500
Bonding Costs				\$40,000
Clerk of the Works				\$30,000

Total Owner Soft Costs \$1,751,085

TOTAL PROJECT COST: \$7,550,500

OLD SAYBROOK POLICE

OPTION 3

ESTIMATE