

# PUBLIC SAFETY FACILITIES STUDY

CARVER, MA



**December 28, 2010**

**REINHARDT ASSOCIATES**

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**PUBLIC SAFETY FACILITIES STUDY  
CARVER, MA**

**PART I                      FIRE HEADQUARTERS STUDY**

**PART II                     POLICE HEADQUARTERS STUDY**

**PART III                    APPENDIX**

## **PART II POLICE HEADQUARTERS STUDY**

### **A. Projected Staffing and Facility Analysis**

- 1. June 12, 2009**

### **B. Draft Summary Spatial Needs Assessment**

- 1. October 6, 2009 – Superseded**
- 2. October 6, 2009 – Revised**

### **C. Probable Estimate of Project Costs – Schematic Phase**

- 1. December 10, 2010**

### **D. Existing Plan Review**

### **E. Previous Police Station Design Drawings**

### **F. Overhead Site Photographs**

### **G. Proposed New Police Headquarters Design Drawings**

- 1. Proposed Site Layout Plan**
- 2. Preliminary First Floor Plan**
- 3. Preliminary Second Floor Plan**
- 4. Schematic Exterior Elevations**

### **H. Proposed New Police Headquarters Presentation Drawings**

- 1. Proposed Site Layout Plan**
- 2. Preliminary First Floor Plan**
- 3. Preliminary Second Floor Plan**
- 4. Schematic Exterior Elevations**

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## PROPOSED NEW CARVER POLICE HEADQUARTERS PROJECTED STAFFING AND FACILITY ANALYSIS

June 12, 2009

### **A. Population Growth Analysis**

#### 1. Population Statistics (U.S. Census Bureau)

- a. 1980: 6,988 pop.
- b. 1990: 10,590 pop.
- c. 2000: 11,163 pop.
- d. 2005: 11,562 pop.

#### 2. Population Growth Statistics

- a. 1980-2005:  $11,562/6,988 = 65\%/25 \text{ yrs.} = 2.6\% \text{ per yr.}$
- b. 1990-2005:  $11,562/10,590 = 9\%/15 \text{ yrs.} = .6\% \text{ per yr.}$
- c. 2000-2005:  $11,562/11,163 = 3.4\%/5 \text{ yrs.} = .68\% \text{ per yr.}$

#### 3. Population Projection (SRPEDD)

- a. 2010: 12,443 pop.
- b. 2020: 13,723 pop.
- c. 2030: 15,003 pop.

#### 4. Population Growth Projection

- a. 2000-2030:  $15,003/11,163 = 34.4\%/30 \text{ yrs.} = 1.1\% \text{ per yr.}$

#### 5. Summary Population Growth Analysis

- a. Projected annual population growth: .7% to 1.1% per yr.
- b. Projected population growth is approximately ½ CFS growth rate and follows general rule of thumb comparison.
- c. Recommend Calls-For Service (CFS) projection method as it more closely aligns with Police activity and service levels.

### **B. Calls for Services Analysis**

- 1. Earliest provided CFS statistics (current records management system)  
1994: 6962 CFS (Apr-Dec) or  $6962/.75 = 9282 \text{ CFS (annualized)}$

- 2. Current 2008: 11,770 CFS

- 3. CFS Growth:  $11,770/9282 = 1.27$  or 27% growth in 14 yrs.

- 4. Average Annual CFS Growth:  $27\%/14 \text{ yrs.} = 1.93\% \text{ avg. CFS growth per year}$



- a. Note 1: Fluctuations occur in CFS each year. Based on actual years studied CFS growth can be higher or lower. This analysis uses longest study term possible to reduce highest and lowest statistical comparisons, and calculate a reasonable average growth rate.
- b. Note 2: In comparable Police CFS Projection Studies an approximate 2% annual CFS growth rate is typical.

5. Projected CFS Growth:

- a. 5 yr projection @ 1.93% = 10% total CFS growth
- b. 10 yr projection @ 1.93% = 21% total CFS growth
- c. 20 yr projection @ 1.93% = 47% total CFS growth
- d. 30 yr projection @ 1.93% = 77% total CFS growth
- e. 40 yr projection @ 1.93% = 115% total CFS growth

6. Existing Staffing

- a. Sworn officers (full time): 18 = 18 full time equivalent (FTE)
  - b. Sworn officers (part time): 1 = 0.33 FTE
  - c. Civilian (full time): 5 = 5 FTE
  - d. Civilian (part time): 7 = 2.33 FTE
- Total Staffing 31 or 25.6 FTE staff
- e. Assume adequate total Officers (18) to population (11,547) ratio = 1.56 Officers per 1000 pop.
  - f. Bureau of Justice statistics (2003) notes average for this population to be 2.0 Officers per 1000 pop.
  - g. Assume adequate CFS (11,770) to Officer (18) ratio = 654 CFS per officer.

7. Projected Staffing Growth:

- a. 5 yr. @ 25.6 FTE + 10% = 28.2 FTE staff
- b. 10 yr. @ 25.6 FTE + 21% = 31.0 FTE staff
- c. 20 yr. @ 25.6 FTE + 47% = 37.6 FTE staff
- d. 30 yr. @ 25.6 FTE + 77% = 45.3 FTE staff
- e. 40 yr. @ 25.6 FTE + 115% = 55.0 FTE staff

8. Projected Facility Area:

- a. 5 yr: 28.2 FTE staff @ 260 sf to 300 sf/FTE staff = 7330-8460 GSF
- b. 10 yr: 31.0 FTE staff @ 260 sf to 300 sf/FTE staff = 8060-9300 GSF
- c. 20 yr: 37.6 FTE staff @ 260 sf to 300 sf/FTE staff = 9780-11,280 GSF
- d. 30 yr: 45.3 FTE staff @ 260 sf to 300 sf/FTE staff = 11,780-13,590 GSF
- e. 40 yr: 55.0 FTE staff @ 260 sf to 300 sf/FTE staff = 14,300-16,500 GSF

Note 1: Approximate 260 sf to 300 sf per FTE staff based on published study/recommendation of International Association of Chiefs of Police (IACP).

Note 2: Above area does not include Vehicle Storage/Garage facilities.

9. Summary area analysis based on Calls for Service Projection method and existing staffing ratios (1.56 per 1000 pop.)

- a. Study 20-40 yr. facility: 11,280 GSF to 14,300 GSF
- b. Adding (2) bay vehicle garage: 12,100 GSF to 15,120 GSF

10. Area analysis based on CFS projection method and Dept. of Justice staffing ratios (2.0 per 1000 pop.)

- a. Study 20-40 yr. facility: 13,410 GSF to 17,000 GSF
- b. Adding (2) bay vehicle garage: 14,230 GSF to 17,820 GSF

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## PROPOSED NEW CARVER POLICE HEADQUARTERS DRAFT SUMMARY SPATIAL NEEDS ASSESSMENT

October 6, 2009 (Revised)

### **PUBLIC ACCESS:**

|  |                 |
|--|-----------------|
| Lobby  | 240 Net Sq. Ft. |
| Public Toilets (2)                                   | 100             |
| Witness/ Victim Interview and Waiting Room           | 120             |
| Training/ E.O.C. and Community Meeting Room (+/- 40) | 860             |
|  | <hr/> 1320 NSF  |

### **OPERATIONS:**

|                              |                 |
|------------------------------|-----------------|
| Communications/Dispatch      | 400 Net Sq. Ft. |
| Dispatch Toilet Room         | 50              |
| Dispatch Break Room/ Lockers | 120             |
| Watch Commanders Office      | 240             |
| Records Office               | 390             |
| Sergeant's Office (5)        | 400             |
| Copy Work Center             | 60              |
| Office Supply Storage        | 60              |
|                              | <hr/> 1720 NSF  |

### **ADMINISTRATION:**

|  |                 |
|--|-----------------|
| Chief's Office/ Lav.                               | 225 Net Sq. Ft. |
| Deputy Chief / Lieutenant Office                   | 130             |
| Administrative Assistant/Reception                 | 250             |
| Conference Room (10-12)                            | 170             |
| Staff Toilet                                       | 50              |
| Shared Special Duty Office (2 Shared Workstations) | 160             |
| Community Policing/ Crime Prevention               |                 |
| DARE/ SRO  |                 |
| Traffic  |                 |
| Domestic Abuse                                     |                 |
| I.T. Investigations                                |                 |
|  | <hr/> 985 NSF   |

### **INVESTIGATIONS:**

|                                     |                 |
|-------------------------------------|-----------------|
| Detective's Office (1) (+1 Future)  | 160 Net Sq. Ft. |
| Court Officer / Prosecutor's Office | 120             |
| Detective's Storage                 | 70              |
| Interview Room                      | 90              |
|                                     | <hr/> 440 NSF   |

**DETENTION FACILITIES:**

|                                    |                  |
|------------------------------------|------------------|
| Booking                            | 330 Net Sq. Ft.  |
| Search/ Holding                    | 80               |
| Breathalyzer/ Fingerprinting       | 60               |
| Interview/ Interrogation/Matron    | 100              |
| Male Holding Cells (3)             | 240              |
| Female Holding Cells (2)           | 160              |
| Juvenile (Non-Status) Holding Cell | 120              |
| Juvenile (Status) Waiting Room     | 80               |
| Shower                             | 50               |
| Booking / Storage Room             | 50               |
| Sallyport (1 Bay)                  | 440              |
| Secure Garage Bay/ Impound         | Exist. Structure |
| <hr/>                              |                  |
| 1710 NSF                           |                  |

**STAFF SERVICES:**

|                                    |                  |
|------------------------------------|------------------|
| Squad/ Briefing Room               | 240 Net Sq. Ft.  |
| Report Writing                     | 120              |
| Kitchen/ Break Room                | 240              |
| Patrol Equipment Storage           | 80               |
| Male Lockers/Lav/ Showers (32)     | 720              |
| Female Lockers/Lav/ Showers (8)    | 240              |
| Physical Training                  | 500              |
| Records Storage                    | Exist. Structure |
| General Storage                    | Exist. Structure |
| Training/ E.O.C. Equipment Storage | 120              |
| <hr/>                              |                  |
| 2260 NSF                           |                  |

**SUPPORT FACILITIES:**

|                               |                  |
|-------------------------------|------------------|
| Weapons Cleaning/ Servicing   | 20 Net Sq. Ft.   |
| Armory                        | 120              |
| Evidence Processing           | 100              |
| Secure Evidence Storage       | 200              |
| Cruiser Wash/ Maintenance Bay | Exist. Structure |
| Patrol Bicycles               | Exist. Structure |
| Motorcycle/ Boat Storage      | Exist. Structure |
| Building/ Grounds Maintenance | Exist. Structure |
| Tactical Equipment storage    | Exist. Structure |
| <hr/>                         |                  |
| 440 NSF                       |                  |



**UTILITIES/OTHER:**

|   |                |
|---|----------------|
| Electrical Room                           | 80 Net Sq. Ft. |
| Emergency Electrical/ Generator ATS       | 50             |
| Mechanical Boiler/Sprinkler/ Laundry      | 180            |
| Mechanical Fan Room (poss. rooftop/attic) | 300            |
| Communications/ E911 Room                 | 90             |
| Computer Network Server (MDF)             | 60             |
| Radio Room                                | 80             |
| Elevator/ Hoistway (2 Fls.)               | 140            |
| Elevator Machine Room                     | 70             |
| Janitor's/ Supply Room                    | 60             |
| Stairway (2)                              | 720            |
|   | <hr/>          |
|   | 1830 NSF       |

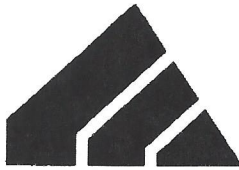
|                                    |                    |
|------------------------------------|--------------------|
| SUBTOTAL SPECIAL NEEDS ASSESSMENT: | 10,705 Net Sq. Ft. |
|------------------------------------|--------------------|

|  |               |
|--|---------------|
| Add 30% for walls, structure, circulation, etc.: | <u>x 1.30</u> |
|--|---------------|

|  |                             |
|--|-----------------------------|
| <b>TOTAL NEW POLICE BUILDING AREA:</b> | <b>13,920 GROSS SQ. FT.</b> |
|--|-----------------------------|

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## PROPOSED NEW CARVER POLICE HEADQUARTERS DRAFT SUMMARY SPATIAL NEEDS ASSESSMENT

October 6, 2009

### **PUBLIC ACCESS:**

|  |                 |
|--|-----------------|
| Lobby  | 200 Net Sq. Ft. |
| Public Toilets (2)                                   | 100             |
| Witness/ Victim Interview and Waiting Room           | 120             |
| Training/ E.O.C. and Community Meeting Room (+/- 40) | 1000            |
|  | <hr/> 1420 NSF  |

### **OPERATIONS:**

|                              |                 |
|------------------------------|-----------------|
| Communications/Dispatch      | 300 Net Sq. Ft. |
| Dispatch Toilet Room         | 50              |
| Dispatch Break Room/ Lockers | 120             |
| Watch Commanders Office      | 90              |
| Records Office               | 120             |
| Sergeant's Office (5)        | 400             |
| Copy Work Center             | 60              |
| Office Supply Storage        | 60              |
|                              | <hr/> 1200 NSF  |

### **ADMISSION:**

|                                      |                 |
|--------------------------------------|-----------------|
| Chief's Office/ Lav.                 | 250 Net Sq. Ft. |
| Deputy Chief                         | 130             |
| Lieutenant's Office (2)              | 180             |
| Administrative Sergeant              | 110             |
| Administrative Assistant/Reception   | 240             |
| Conference Room (10-12)              | 280             |
| Staff Toilets (2)                    | 100             |
| Shared Special Duty Office (5) ???   | 400             |
| Community Policing/ Crime Prevention |                 |
| DARE/ SRO                            |                 |
| Traffic                              |                 |
| Domestic Abuse                       |                 |
| I.T. Investigations                  |                 |
|                                      | <hr/> 1770 NSF  |

### **INVESTIGATIONS:**

|                        |                 |
|------------------------|-----------------|
| Detective's Office (3) | 280 Net Sq. Ft. |
| Prosecutor's Office    | 110             |
| Detective's Storage    | 70              |
| Interview Room         | 90              |
|                        | <hr/> 550 NSF   |

### DETENTION FACILITIES:

|                                    |                  |
|------------------------------------|------------------|
| Booking                            | 240 Net Sq. Ft.  |
| Search/ Holding                    | 100              |
| Breathalyzer/ Fingerprinting       | 60               |
| Interview/ Interrogation/Matron    | 100              |
| Male Holding Cells (3)             | 240              |
| Female Holding Cells (2)           | 160              |
| Juvenile (non-Status) Holding Cell | 120              |
| Juvenile (Status) Waiting Room     | 60               |
| Shower                             | 50               |
| Storage Room                       | 50               |
| Sallyport                          | 800              |
| Secure Garage Bay/ Impound         | Exist. Structure |
| Cruiser Wash/ Maintenance Bay      | Exist. Structure |
|                                    | 1980 NSF         |

### STAFF SERVICES:

|                                    |                  |
|------------------------------------|------------------|
| Squad/ Briefing Room               | 240 Net Sq. Ft.  |
| Report Writing                     | 120              |
| Kitchen/ Break Room                | 200              |
| Partial Equipment Storage          | 80               |
| Male Lockers/Lav/ Showers          | 600              |
| Female Lockers/Lav/ Showers        | 200              |
| Physical Training                  | 540              |
| Records Storage                    | Exist. Structure |
| General Storage                    | Exist. Structure |
| Training/ E.O.C. Equipment Storage | 120              |
|                                    | 2100 NSF         |

### SUPPORT FACILITIES:

|                               |                  |
|-------------------------------|------------------|
| Weapons Cleaning/ Servicing   | 50 Net Sq. Ft.   |
| Armory                        | 150              |
| Evidence Processing           | 100              |
| Secure Evidence Storage       | 400              |
| Patrol Bicycles               | Exist. Structure |
| Motorcycle/ Boat Storage      | Exist. Structure |
| Building/ Grounds Maintenance | Exist. Structure |
| Tactical Equipment storage    | Exist. Structure |
|                               | 700 NSF          |

**UTILITIES/OTHER:**

|   |                |
|---|----------------|
| Electrical Room                           | 80 Net Sq. Ft. |
| Emergency Electrical/ Generator ATS       | 50             |
| Mechanical Boiler/Sprinkler/ Laundry      | 180            |
| Mechanical Fan Room (poss. rooftop/attic) | 300            |
| Communications/ E911 Room                 | 90             |
| Computer Network Server (MDF)             | 60             |
| Radio Room                                | 80             |
| Elevator/ Hoistway (2 Fls.)               | 140            |
| Elevator Machine Room                     | 70             |
| Janitor's/ Supply Room                    | 60             |
| Stairway (2)                              | 720            |
|   | <hr/>          |
|   | 1830 NSF       |

SUBTOTAL SPECIAL NEEDS ASSESSMENT: 11,550 Net Sq. Ft.

Add 30% for walls, structure, circulation, etc.: x 1.30

**TOTAL NEW POLICE BUILDING AREA: 15,015 GROSS SQ. FT.**



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**PROPOSED NEW CARVER POLICE HEADQUARTERS  
CARVER, MA****PROBABLE ESTIMATE OF PROJECT COSTS:**

Schematic Phase

December 10, 2010

**1. SITE WORK**

|  |             |
|--|-------------|
| a. General Site Work/ Site Development (Allowance) | \$ 250,000. |
| 1. Demolition of existing fire structure           | 37,000.     |
| 2. On-site sanitary system                         | 30,000.     |

**2. GENERAL CONSTRUCTION**

|   |               |
|---|---------------|
| a. Construct 10,438 GSF @ ~ \$230 / SF =      | \$ 2,400,700. |
| b. Renovate 5,018 GSF Exist. @ ~ \$110 / SF = | 552,000.      |
| c. Construct 5,795 GSF Attic @ ~ \$ 90 / SF = | 521,600.      |

**Sub Total:** \$ 3,791,300.

**3. CONSTRUCTION FACTORS**

|                                    |             |
|------------------------------------|-------------|
| a. Study Phase Contingency @ 10% = | \$ 379,100. |
|------------------------------------|-------------|

**Sub-Total:** \$ 4,170,400.

|  |             |
|--|-------------|
| b. Escalation to Mid Point Construction (12/11) @ 4% = | \$ 166,800. |
|--|-------------|

**Sub-Total:** \$ 4,337,200.

|  |             |
|--|-------------|
| c. Construction/ Change Contingency @ 5% = | \$ 216,900. |
|--|-------------|

**4. TOTAL PRELIMINARY CONSTRUCTION BUDGET:** \$ 4,554,100.

**5. PROJECT DEVELOPMENT**

|  |             |
|--|-------------|
| a. Architectural / Engineering Services (per DCAM sched.): | \$ 432,000. |
| b. Project Manager   | 140,000.    |
| c. Site Survey   | By Town.    |
| d. Wetland Scientists                                      | N/A.        |
| e. Geotechnical Engineer / Borings                         | 9,000.      |
| f. Legal / Bonding Counsel                                 | 100,000.    |
| g. Printing / Reproduction                                 | 30,000.     |
| h. Legal Advertising / Bid                                 | 1,000.      |
| i. Clerk of the Works (See Project Manager)                |             |

|    |   |          |
|----|---|----------|
| j. | Construction Materials Testing              | 25,000.  |
| k. | Furniture, Fixtures & Equipment (Allowance) | 100,000. |
|    | 1) Tel / Data Systems (Est.)                | 45,000.  |
|    | 2) Radio / Antenna Systems (Est.)           | 30,000.  |
| l. | Moving/ Relocation Expenses                 | 15,000.  |
| m. | Commissioning                               | 40,000   |
| n. | Project Development Contingency @ 5%        | 50,000.  |

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Sub Total:                   \$ 1,017,000.

**6. PROBABLE BUDGET ESTIMATE OF PROJECT COSTS** **\$ 5,571,100.**

**7. ALTERNATE BIDS**

|    |                                |         |
|----|--------------------------------|---------|
| a. | LEED Expenses and Construction | TBD     |
| b. | Carport                        | 25,000. |

**8. QUALIFICATIONS**

- a. This Estimate of Probable Project Cost is based on Following assumptions:
1. Normal Construction schedule has been used to prepare the Estimate.
  2. Premium time costs are not included. Costs are based on forty hour work week, Monday thru Friday.
  3. This Estimate is based on prevailing wage rates.
  4. No costs are included for disposal or remedial work on contaminated soil.
  5. No costs are included for abatement of hazardous materials.
  6. Items that could impact this Estimate are:
    - a. Unforeseen subsurface conditions
    - b. Restrictive technical specification
    - c. Non-competitive bid conditions (less than five qualified bids)
    - d. Sole source specification of materials or products
    - e. Delays beyond the project schedule of **August 2011** bid date
    - f. Accelerated completion
    - g. Restrictive phasing and extended construction schedule.
    - h. Partial Owner occupancy of Project site.
  7. This opinion of Probable Budget Estimate of Project Cost is made on the basis of the experience, qualifications and best judgment of RAI's professional staff. This Estimate is for budget purposes only; actual construction value is determined after the completion of the Construction Documents and the Bid Award process. Variance of +/- 5% of the estimate amount is probable.

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## PROPOSED NEW CARVER POLICE HEADQUARTERS EXISTING PLAN REVIEW

June 16, 2009

Reinhardt Associates, Inc. conducted a professional Plan Review of Schematic Design Drawings for the Proposed New Facility for Town of Carver Police Department, dated April 11, 2006 and prepared by Robert Therrien, AIA. Our review consists of General design efficiency and constructability, preliminary Code review and our own professional experience in similar Police Facility design.

RAI's comments are only preliminary in nature but if accepted in whole would appear to require significant schematic redesign. It is our professional opinion that a more efficient, secure and code compliant Police facility design can be achieved through additional redesign effort.

RAI's scaled building areas from available CAD Drawing files are approximately:

|                      |                  |   |
|----------------------|------------------|---|
| First Floor:         | 10,180 SF.       | New Addition  |
| First Floor:         | 5,720 SF.        | Existing Salvaged/ Renovated Building (Storage Use) |
| <u>Second Floor:</u> | <u>5,050 SF.</u> | New Addition  |

Subtotal Area: 20,950 SF.

Although no Basement Floor Plan was prepared it appears that a Basement was intended by this schematic design for mechanical, electrical, communication, plumbing and fire protection utility space, elevator machine room, etc., therefore RAI recommends verification of ground water elevation to determine appropriateness of proposed Basement Design. Probable Basement Design area could add approx. 4000 SF. to 8000 SF. to overall Building area.

RAI plan review comments follow:

### **A. First Floor Review Comments**

1. Recommend Conference Room near Lobby with Public Access Door from Public Lobby for Witness / Victim access without entering secure Police areas. Recommend second door from Police side for Witness / Victim to enter Police facility without exposing them to Public.
2. No Elevator Machine Room shown on plan.
3. No secure way out of Record's Office, no Staff access to records without going through Public Lobby. Possibly consider hi-density file storage option to reduce file storage area.
4. Stair landing with exterior doorway (near Records) is +/- 6' above grade, no access possible.
5. Juvenile cell not visually and acoustically separate from Adult cells.
6. Narrow hall at Booking / Sallyport Door increases Detainee's leverage and Officers physical risk.

7. Breathalyzer area not handicap accessible.
8. Each holding cell (6) is 6 ft. wide, minimum bunk length is 6' – 8" per DPH.
9. Holding cell doors should never swing into cell, detainee can block access.
10. Watch commander should have access to Lobby (transaction window).
11. Can see Dispatch kitchen through Public Lobby window, possible poor appearance issue.
12. Entrance Vestibule is not handicap accessible, 7 ft. minimum depth required.
13. 110 ft. dead end Corridor in storage wing is a Code violation.
14. Three (3) seats per 6' Meeting / Training table is tight, particularly with table legs. Room capacity and dimensions should be verified.
15. Chief's Toilet Room may need to be ADA / Handicap accessible.
16. There is mechanical duct space through First Floor, presumably there is a Basement. Stairs indicate they go down.
17. No mechanical, electrical, fire protection utility spaced indicated, presume Basement intended.
18. Indoor shooting range is short distance, expensive, complicated and hazardous.
19. Open Administrative Assistant space in enlarged Corridor offers no privacy or security of records/ information, and is busy access point for all storage wing.
20. Recommend Watch Commander be closer to Sergeants Office.
21. Stairs have 18 risers @ 7' = 10' – 6" between floors, leaves less than 1 ft. above ceiling for utilities, ductwork, sprinklers, etc...
22. Strike side clearance makes many doors non-handicap accessible.
23. Deputy Chief's Office has no windows.
24. Stair (near Records) does not appear on 2<sup>nd</sup> Floor Plan.
25. Communications Room does not appear in previous 2005 "Space by Function" list.
26. Do not recommend stove in dispatcher's kitchen area.
27. Very little mechanical access provided to holding cell fixture piping.
28. There is no handicap accessible holding cell lav/toilet fixture shown in men's, women's and juvenile cell blocks. H.C. fixture is much larger and will not fit into existing cell design.
29. Detention area shower is not ADA accessible.
30. Women officers shower is not ADA accessible.



31. Some areas/spaces from "Space Needs" missing on plans.
  - a. 400 SF. Administrative conference room
  - b. 200 SF. Lab/evidence processing area
  - c. 400 SF. Squad/briefing room
  - d. 80 SF. Buildings and ground maintenance room
  - e. 80 SF. Animal control storage
  - f. 100 SF. Volunteer's office
  - g. All utility spaces
32. Some areas/spaces shown on plans do not appear in "Space Needs".
  - a. Traffic office
  - b. Domestic abuse office
  - c. IT office/investigator
  - d. Juvenile holding cell

**B. Second Floor Review Comments**

1. 53' dead end corridor is Code violation.
2. Training Room area is + 750 SF. = +50 occupants = (2) egress doors swinging out, second exit has to pass in front of first exit and does not qualify as a remote second exit.
3. Appears to be a Second Floor exterior door to 4 porch over Staff entrance, problematic detail and waterproofing.
4. Men's Room has no urinals.
5. Switch Janitor's Room with Storage room so plumbing is condensed.
6. High visitor / community contact offices should be closer to public entrance (Traffic, D.A.R.E., Community Policing, etc.) so public doesn't traverse secure building areas.
7. Only (16) Men's Lockers provided with little room for growth.
8. No need for Second Floor Elevator Lobby, will be Code issue if locked.
9. There appears to be too many showers for Men (4) and Women (2) for anticipated use.
10. Detectives office has 3 desks and there is a separate Prosecutor's Office, this differs from "Space Needs".
11. Officer's lockers should be near Officer's Building entrance for convenience/efficiency.

**C. Site Plan Review Comments**

1. Visitors parking is split 4 spaces each side of Building requiring visitors to exit site onto Route 58 if visitors spaces filled, and re-enter opposite Visitor's parking area. Recommend one unified Visitors' parking area.
2. Staff entrance should be re-labeled to rear Building entrance nearest staff parking area.
3. Drive through Sally Bays are convenient for Officers but also require more site area for vehicular access, aprons and vehicle circulation. Based on existing limited site area and dimensions we recommend studying non-drive through Sallyport Bay option.

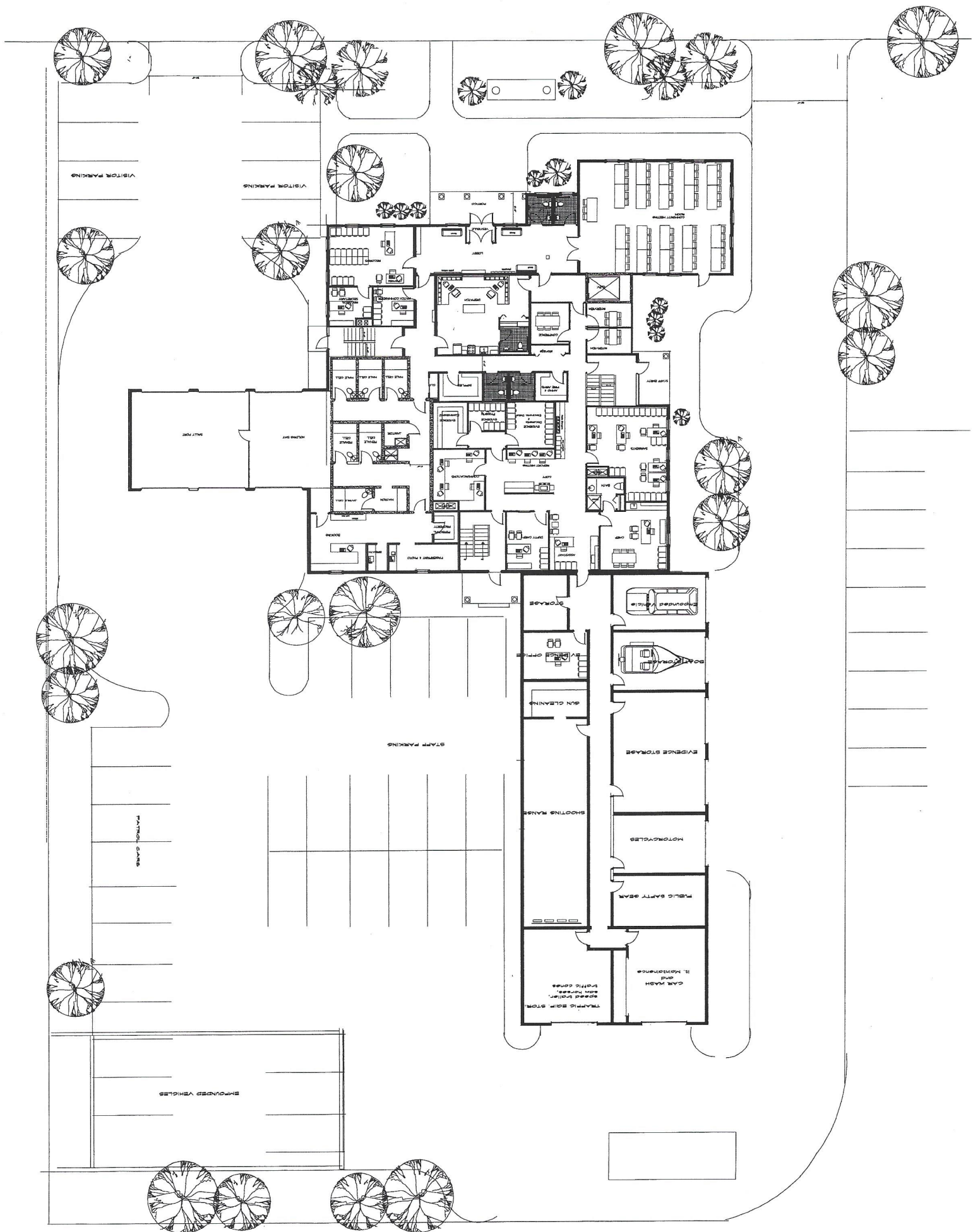
4. Impounded vehicle area (fenced) is in a visually exposed area with no space for landscape screening/barrier.

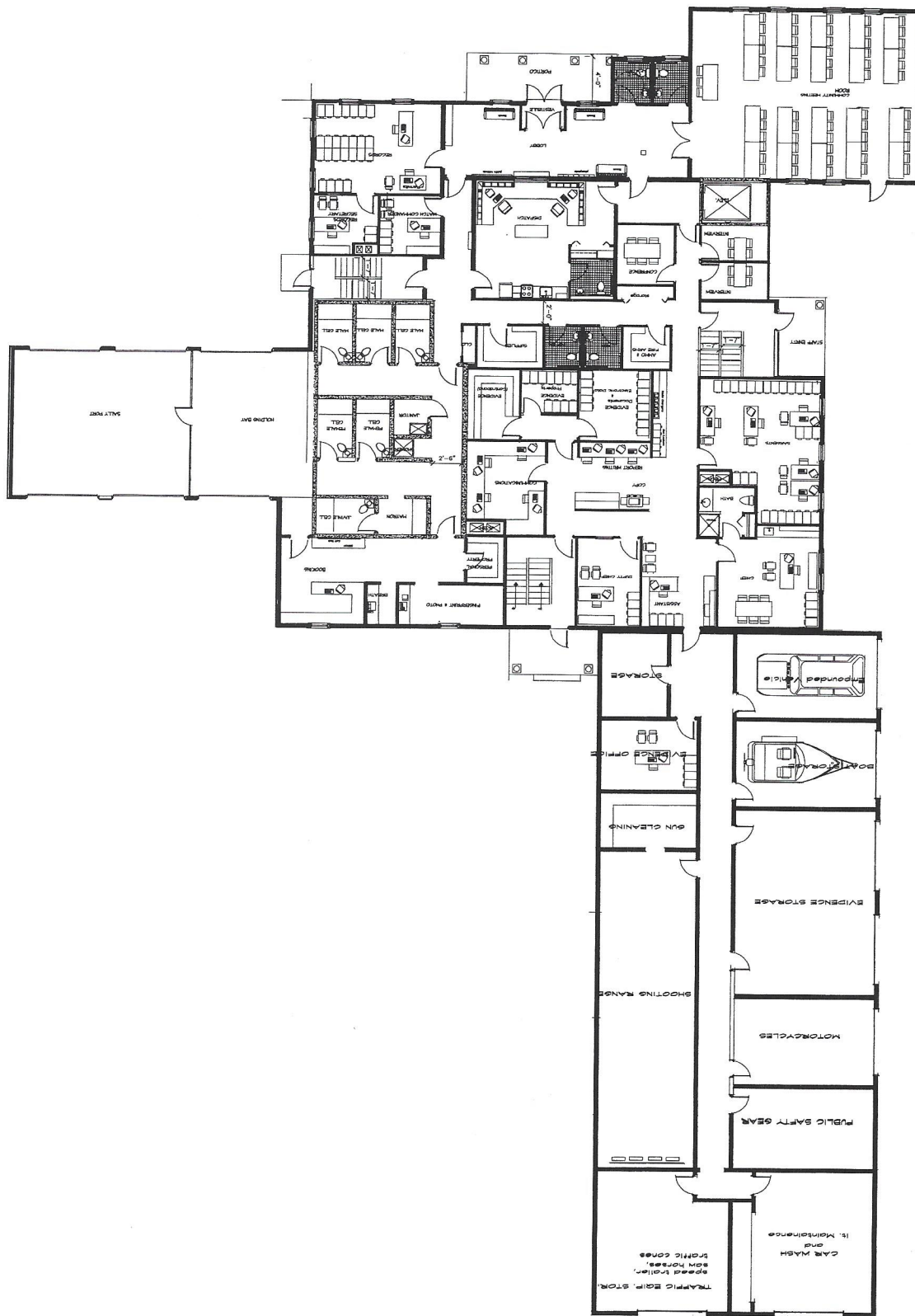
**D. Exterior Elevation Review Comments**

1. Narrow Sallyport wing would have low roof and ridge line and is not shown correctly on exterior elevations.

**E. CAD Drawing Review Comments**

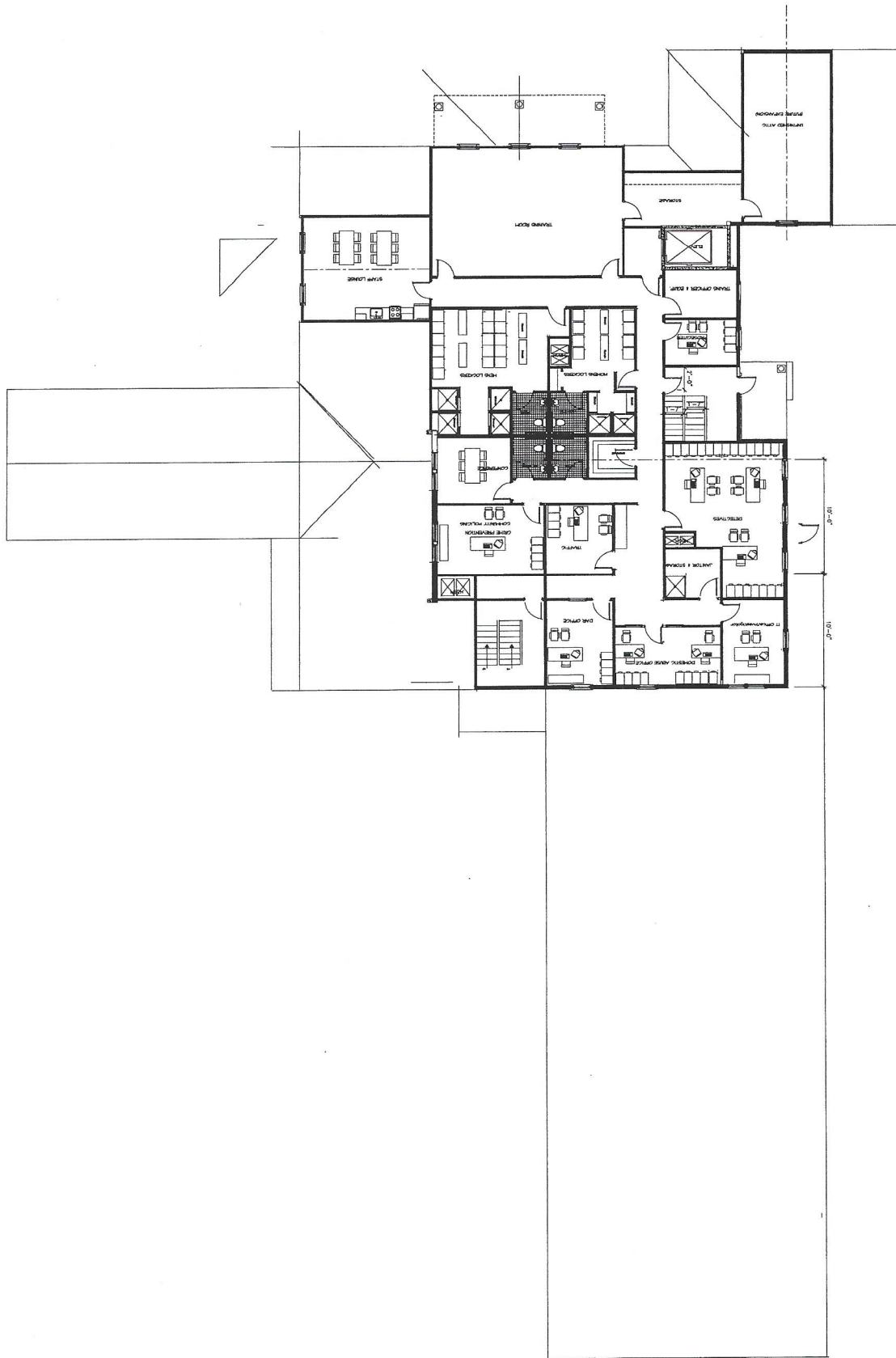
1. CAD Drawing files appear to have multiple lines for every object, all offset by fraction of an inch. CAD Drawing files cannot be reused for development of any final Construction Drawing.






|                              |  |  |  |                                  |  |
|------------------------------|--|--|--|----------------------------------|--|
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|                              | PROPOSED NEW FACILITY FOR<br><b>TOWN OF CARVER FIRE DEPARTMENT</b> |  |  |                                  |  |
|                              |  |  |  |                                  |  |
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|                                    |   |   | <small>CHKD BY:</small><br><b>R.H.T.</b>     |                          |                            |                     |
|                                    |   |   | <small>DATE:</small><br><b>4-11-06</b>       |                          |                            |                     |

Sheet  
A-1

COMMISSION NO. R0208

TITLE  
PROPOSED NEW FACILITY FOR  
TOWN OF CARVER FIRE  
DEPARTMENT

FRONT & LEFT SIDE ELEVATIONS



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|                  |                        |
|------------------|------------------------|
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| CHECK BY:<br>RHT | BY:                    |
| DRAWN BY:<br>RHT | DESCRIPTION:           |
|                  | REVISIONS:             |
|                  | DATE:                  |

FRONT ELEVATION

