

COUNCIL PROJECT REVIEW



VERONA EMERGENCY SERVICES BUILDING

POLICE DEPARTMENT, FIRE DEPARTMENT - CO. #2



WHAT WE ARE PROPOSING?



Modern police facilities in 2025 are expected to include a broad range of functional spaces to meet operational needs and comply with guidelines from the International Association of Chiefs of Police (IACP) and state regulations.

Meanwhile, modern fire station facilities in 2025 have their own set of required spaces, guided by NFPA standards and best practices for combination or volunteer departments.

WHAT WE ARE PROPOSING?



The Verona combined facility has been designed to encompass all the required spaces for police and fire, ensuring compliance with NJAC 10A:34 for detention (e.g. proper cell construction, sally port) and aligning with IACP design guidelines (appropriate administrative, operations, training, and support areas) (theiacp.org/ojp.gov)

Modern features like a shared EOC, fitness gym, and wellness/resiliency rooms reflect 2025 best practices for public safety buildings focused on training, health, and multi-agency coordination.

THE NEED... DEFICIENCIES

POLICE DEPT. • • • • •



- » The existing Police Building lacks the necessary square footage to accommodate the most basic of recommended program elements.
 - » NO sallyport - secure detainee entrance.
 - » NO Separation of detainee/staff or detainee/public.
 - » NO Confidential interview rooms.
 - » NO Secured prisoner processing/holding areas or cell block.
 - » NO Adequate space for department briefings or roll call.
 - » NO Adequate space for an Emergency Operations Center.
 - » NO Adequate report / administrative areas.
 - » NO No fitness / training areas or adequate locker rooms.
 - » NO Adequate space for future growth.

THE NEED... DEFICIENCIES

FIRE DEPT.



» The existing Fire Dept. is in disrepair and lacks required and adequate space.

- » NO Additional, future apparatus bays;
- » NO regulation bay clearances; either height or width
- » NO Adequate space for a training room
- » NO Adequate kitchen space
- » NO Adequate office space
- » NO Adequate oxygen tank storage facilities
- » No adequate toilet facilities or shower facilities
- » No locker rooms,
- » NO Maintenance / Work space
- » Deteriorated infrastructure/structural issues, cracking, plaster deteriorating, power, lighting, plumbing

EMERGENCY SERVICES BUILDING

POLICE & FIRE FACILITY

PRIORITIES

 SOLUTIONS
ARCHITECTURE

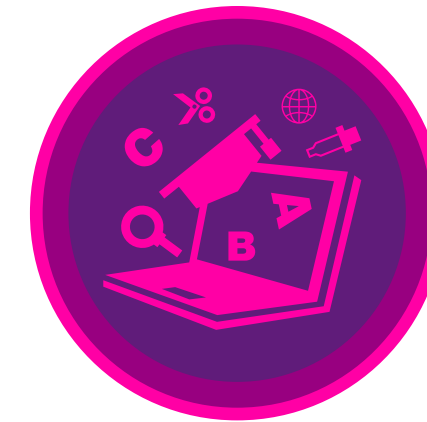


POLICE & FIRE FACILITY PRIORITIES



ADEQUATE PROGRAM SQUARE FOOTAGE

- » Accomodate all program needs.
- » Provide previously unavailable program spaces
- » Bring facility up to current standards for each department
- » Create safe and efficient spaces for staff, administration and the public



INCREASED EFFICIENCY / PERFORMANCE

- » Bring facility up to current standards for each department
- » Increase efficiency and turnaround times for calls and responses
- » Create operational adjacencies which improve performance



SHARED PROGRAM SPACES / OPERATIONAL COST SAVINGS

- » Capitalize on the singular facility to allow for shared spaces
- » Eliminate redundancies as possible.
- » Provide unified services that accommodate all departments
- » Allow common areas for necessary collaboration between departments

EXPECTATIONS...

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- » The designs shown within this presentation are conceptual only. We are simply providing an “idea” of what these spaces can look like at this time.
- » Our key focus is to understand the program spaces needed and general footprint of the building. And prepare a general budget for the building cost for approval.
- » Once approval is received, we would be conducting numerous meetings with the design team, (architects + engineers), the departments and administration to work on the detailed design of all of the individual spaces. Looking at needs, finishes, furniture, equipment and overall “feel” of these rooms. **“THINGS WILL CHANGE”**
- » There continue to be cost increases in the construction industry due to material cost increases, shipping increases, material shortages, and expanded schedules. **Per our original schedule, we were to have been out to bid by now; if we take much longer, it is likely that these numbers will need to increase.**

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EMERGENCY SERVICES BUILDING

POLICE & FIRE FACILITY

PLANNING PROCESS



SQUARE FOOT BENCHMARKS

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SQUARE FOOTAGE PER STAFF BENCHMARK ANALYSIS

METRIC	TYPICAL RANGE PER STAFF	VERONA FACILITY
Police HQ - SF/Officer/Employees	400–600 SF	~464 SF (21,790 SF ÷ 47 staff)
Fire House - SF/Firefighters/Staff	300–500 SF	~209 SF (7,100 SF ÷ 34 staff)
SF/ CAPITA (Combined Facility)	2.0–3.5 SF/capita	2.69 SF/capita (40,410 SF ÷ 15,000 pop.)

All current allocations fall within reasonable benchmarks for NJ municipal standards and national planning best practices. Total building size is appropriate, (slightly above average) due to it being a combined facility in a town of this population and the inclusion of added amenities, long-term capacity and revenue potential.

****New Providence Police HQ by comparison**

400–600 SF

783.3 SF (23,500 SF ÷ 30 staff)

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COMPARATIVE FACILITY BENCHMARKS

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FIRE DEPARTMENTS - COMPARATIVE FACILITY BENCHMARKING

MUNICIPALITY	POPULATION	FACILITY SF	SF/CAPITA	NOTES
Fairfield (Essex)	8,000	6,800 SF	1.325	Police only - Separate Firehouse – Does not have all required or necessary program spaces
West Caldwell (Essex)	11,000	30,000 SF	2.7	Separate Firehouse
Cedar Grove Fire (Essex)	12,500	Combined 7,000 SF	0.56	Two new small firehouses (2021, Essex County) These are bare-bones volunteer substations (no extensive amenities)
Berkeley Heights (Union County)	13,300	13,639 SF	1.03	New Volunteer Fire Station (2019) This is a smaller station with 3 bays, serving one section of town; police were in a separate building.
South River (Middlesex County)	16,000	23,113 SF	1.44	New Fire Headquarters (volunteer, 2017) Includes 5 bays, offices, day room, bunk, exercise & training rooms mitchell-architects.com – a comparable scope to Verona's fire portion.
Summit Fire HQ (Union)	22,000	32,000 SF	1.45	New standalone Fire Dept. Headquarters 2021–2023 This is a career department with ~43 fire-fighters, including extensive training features (8 bays, classrooms, EOC)

POLICE HQ'S - COMPARATIVE FACILITY BENCHMARKING

MUNICIPALITY	POPULATION	FACILITY SF	SF/CAPITA	NOTES
Rutherford (Bergen County)	18,000	21,106 SF	1.17	New Police HQ & Municipal Offices (2023) This was a single-department building; the lower ratio reflects a more basic program focused on police and some town offices.
Montville (Morris)	21,000	38,000 SF	1.8	Shared Police/EMS
New Providence (Union County)	23,500	13,300 SF	.57	Police Addition on existing municipal building.
Maplewood (Essex)	25,000	42,000 SF	1.68	New Police & Courts Building (2011, not including fire) This facility includes a municipal court and even a firing range and fitness center, so it's a robust police building.

VERONA DEPARTMENT	POPULATION	GROSS FACILITY SF	SF/CAPITA	NOTES
Verona Police (Proposed)	15,000	30,875 SF <i>(incl. allocated shared and common)</i>	2.06	Includes dispatch/virtual range/shared training/shared fitness/resiliency room/EOC
Verona Fire (Proposed)	15,000	10,060 SF <i>(incl. allocated shared and common)</i>	.67	Includes quiet room/hose room/shared training/shared fitness

While Verona slightly exceeds peers in per capita square footage due to specialized spaces and dual department co-location, the inclusion of a training room, EOC, resiliency room and virtual scenario-based training room provides long term value.

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SQUARE FOOT BENCHMARKS

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BUILDING SQUARE FOOTAGE BENCHMARK ANALYSIS			
BUILDING COMPONENTS	SQ. FT.	% OF TOTAL	SHARED + COMMON
Police Function	23,150 sq.ft.	57%	
Fire Function	8,410 sq.ft.	21%	
Shared Spaces	5,870 sq.ft.	15%	22%
Common Areas	2,980 sq.ft.	7%	
Total Building	40,410 sq.ft.	100%	

In typical public safety design (police, fire, or combined), circulation, lobbies, meeting rooms, storage rooms and mechanical rooms as well as and multi-use shared spaces often make up 20–25% of gross floor area. This figure includes both common and shared zones. At 22%, Verona's combined shared/common allocation is slightly right in the middle of the normal range. It suggests that elements like the courtyard and shared spaces areas may be tilting the number. During design these elements can be tightened up and addressed in more detail.

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PROGRAM SPACES vs DESIGNED

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Designed Police Headquarters - Program Spaces	Typical SF Range	Required vs Optional	Included in Design	Designed Sq. FT	NOTES
Public Lobby / Reception	300–800	Required	Yes	638	
Records Unit	200–500	Required	Yes	223	
Interview Rooms (Soft / Hard)	100–200 each	Required	Yes	245/232/226	(Three Rooms - one soft / one hard, one cellblock)
Dispatch / Communications Center	400–800	Required	Yes	398	
Administrative Offices (Chief, Command Staff)	150–250 each	Required	Yes		
Patrol / Squad Room	400–800	Required	Yes	343	Patrol Reporting
Briefing / Roll Call Room	400–800	Required	Yes	715	Ready Room
Report Writing Area	150–300	Required	No		In Patrol Reporting Room
Armory & Weapons Storage	150–300	Required	Yes	312	
Evidence Storage & Processing	400–800	Required	Yes	588	
Temporary Holding Cells (M/F/Juv)	70–100 each	Required	Yes	79/79/80	(3) - Two single and one Juvenile
Processing / Booking Area	150–300	Required	Yes	651	
Sallyport	400–800	Required	Yes	3,207	Incl. garage and storage areas 7 vehicles
Locker Rooms (Male & Female)	300–600 each	Required	Yes	731/499	Includes showers and toilet rooms
Restrooms	60–120 each	Required	Yes	166/143/55/56 /62/55/54/88	(5) - (M)+(F) in PD; (U) in cell block; (U) in corridor; (U) in Lobby; (2U) Upstairs by training; (U) Chief
Janitorial / Utility Rooms	60–120 each	Required	Yes	299	(7) (2) First Floor (4) Second Floor
Storage (General, Tactical, IT)	200–400	Required	Yes	1,652	Several allocated now - could be mech/storage/it
Breakroom / Kitchen	150–300	Required	Yes	1,262	Kitchenettes for EOC/Training - Kitchen for PD/Fire
Fitness / Wellness Room	400–800	Optional	Yes	2,000	Wellness/retention; Shared with Fire
Training Room	800–1,200	Optional	Yes	1500	In-house training; potential rental revenue
Resiliency / Quiet Room	120–300	Optional	Yes	363	Officer wellness & decompression
Emergency Operations Center (EOC)	700–1,200	Optional	Yes	790	Incident coordination; doubles as training
Virtual Situation Training Room	200-400	Optional	Yes	240	In-house training; revenue savings

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PROGRAM SPACES vs DESIGNED

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Designed Fire Facility - Program Spaces	Typical SF Range	Required vs Optional	Included in Verona Design	Designed Sq. FT	NOTES
Apparatus Bays	1,200–1,600 each	Required	Yes	4,500	(3) Bays with proper clearances
Gear Storage / Turnout Gear Lockers	150–300	Required	Yes	306	(2) storage room + gear racks in bays
SCBA Maintenance / Fill Room	150–300	Required	Yes	113	In mechanical room
Decontamination Area	150–300	Required	Yes	321	
Watch Office	100–200	Required	NO		? This would be in a career dept.
Administrative Offices (Chief, Officers)	150–250 each	Required	NO	0	Using Officers /Administrative Room
Day Room / Lounge	400–800	Required	NO	0	Ready Room
Kitchen / Dining	400–800	Required	NO	0	Ready Room
Locker Rooms (Male & Female)	300–600 each	Required	Yes	608	Adjusted for M/F ratio
Laundry (Uniform/Gear)	100–200	Required	NO	0	Included in Decon Room
Workshop / Maintenance	200–400	Required	Yes	180	Included in apparatus bays
Medical Supply Storage	150–300	Required	NO	0	Not needed
Janitorial / Utility Rooms	60–120 each	Required	Yes	35	
General Storage	200–400	Required	Yes	163	
Training Room	800–1,200	Optional	Yes	1500	Supports drills/shared with PD
Bunk Rooms / Quiet Room	300–600 each	Optional	Yes	383	Overnight standby; offices
Hose Tower / Drying Rack	100–200	Optional	Partial	98	Extends gear life; faster turnaround
Fitness / Wellness Room	400–800	Optional	Yes	2000	Injury reduction; shared with PD

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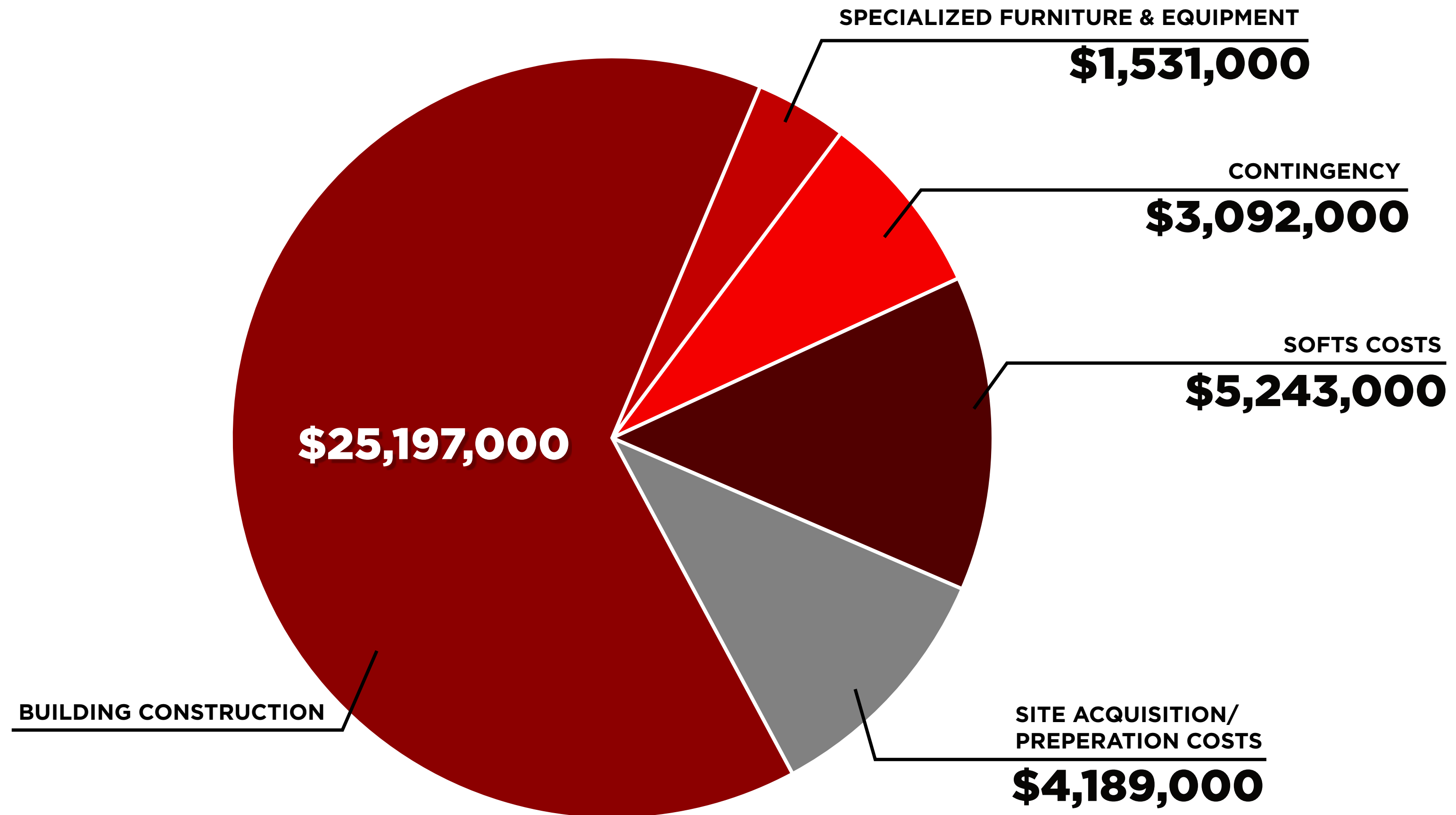


PROPOSED COST PROJECTIONS

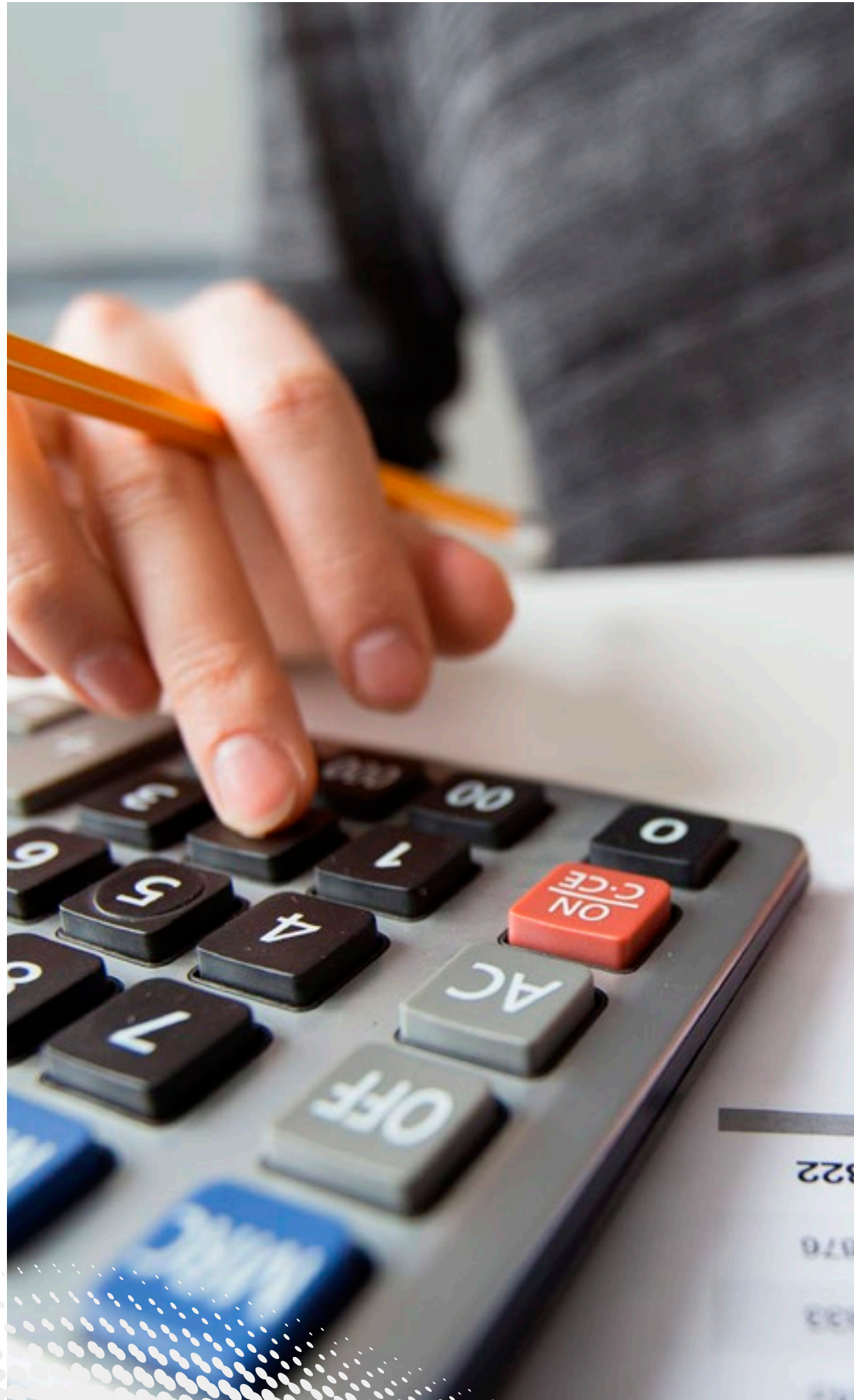


PROJECTED COSTS:

**TOTAL
CONSTRUCTION COST =
\$39,251,000**



PROJECTED COSTS



EMERGENCY SERVICES BUILDING BREAKDOWN				
PROJECT COMPONENT	BUDGETED CONSTRUCTION COST	SOFT COSTS	CONTINGENCY	TOTAL COST
Site Acquisition / Preparation / DEP	\$ 4,189,000.00	\$951,000.00	\$419,000.00	\$ 5,559,000.00
Building Construction Components	\$ 25,197,000.00	\$ 4,121,000.00	\$2,520,000.00	\$ 31,838,000.00
Specialized Equipment & Furnishings	\$ 1,530,000.00	\$ 171,000.00	\$153,000.00	\$ 1,854,000.00
TOTAL - CONSTRUCTION & ASSOCIATED WORK	\$ 30,916,000.00	\$ 5,243,000.00	\$ 3,092,000.00	\$ 39,251,000.00
CONSTRUCTION COST PER SQUARE FOOT - 2027-2028 DOLLARS				\$765.25

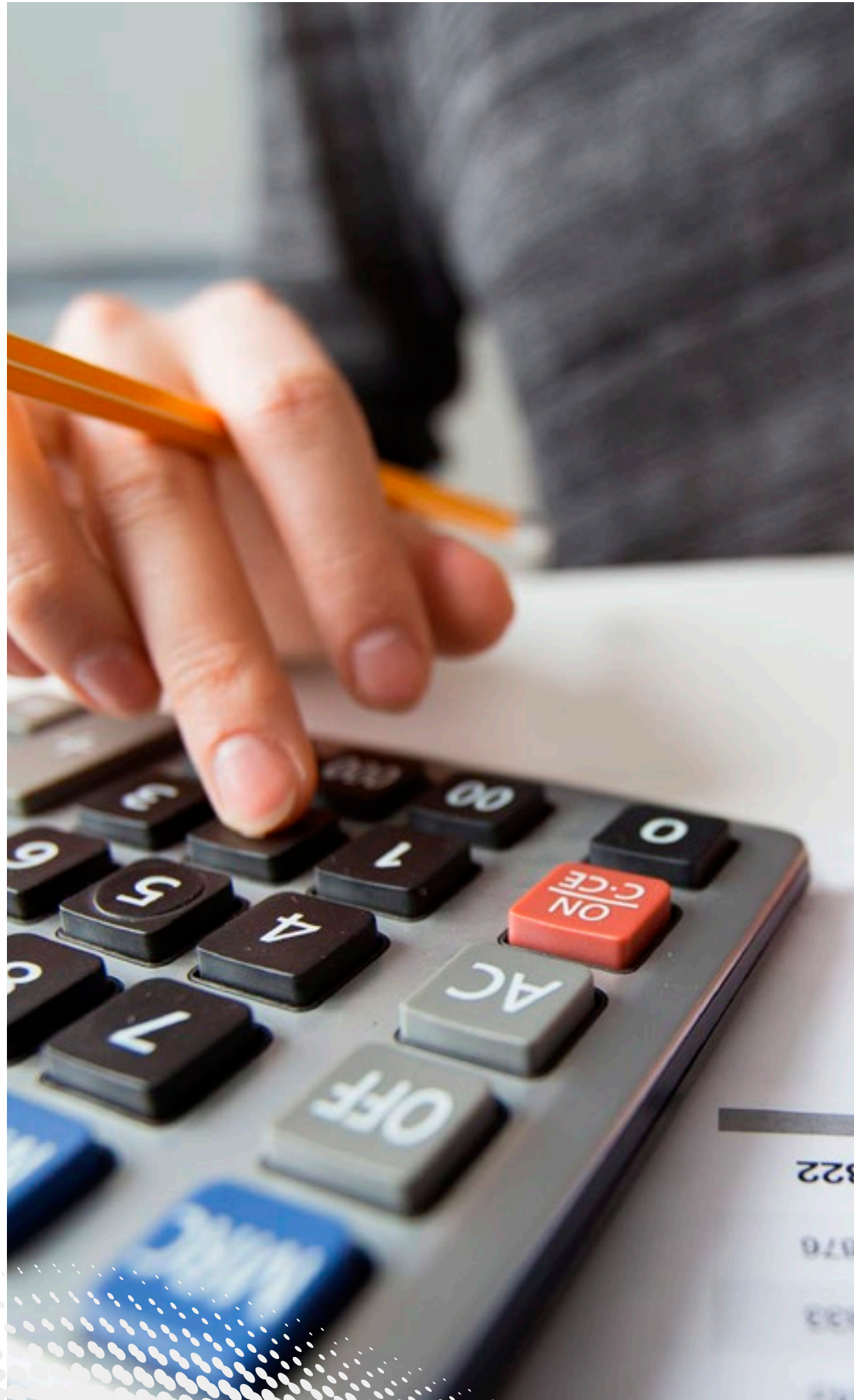
- » Township has significant debt rolling off in the next few years which will offset the tax impact on the community
- » All cost projections based on an assumed 4.75% interest rate / 30 year term through ECIA Funding
- » Rates may vary by the time the project is financed but recent note sales have been under 4%

ESTIMATED TAX IMPACT

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TAX IMPACT PER DOLLARS OF COST



EMERGENCY SERVICES BUILDING BREAKDOWN			
TAX IMPACT PER DOLLARS OF COST	\$\$\$ VALUE	TOTAL COST/ YEAR	TOTAL COST/ MONTH
For every \$1 MM dollars of cost	\$1,000,000.00	\$xx.00	\$x.00
For every \$3 MM dollars of cost	\$3,000,000.00	\$xx.00	\$x.00
For every \$5 MM dollars of cost	\$5,000,000.00	\$1xx.00	\$xx.00
FOR TOTAL - COST OF DESIGNED PROJECT	\$ 39,251,000.00	\$ 349.00	\$ 29.08

TAX IMPACT OF EMERGENCY SERVICES BUILDING DEBT

SITE WORK, NEW CONSTRUCTION, EQUIPMENT

Comprised of the construction of a new two-story, 40,410 sq.ft. Police and Fire Facility including sitework, retaining walls, parking/entry drive & necessary drainage upgrades included herein.

ESTIMATED TAX IMPACT

ON THE AVERAGE
ASSESSED HOME
(\$434,575)

TOTAL
PROJECT COST:
\$39,251,000

\$349⁰⁰
PER YEAR

\$29⁰⁸
PER MONTH

- » All cost projections based upon a conservative assumed 4.75% interest rate / 30 year term through ECIA Funding.
- » Rates may vary by the time the project is financed but recent note sales have been under 4%.

EMERGENCY SERVICES BUILDING

POLICE & FIRE FACILITY

CONCEPT

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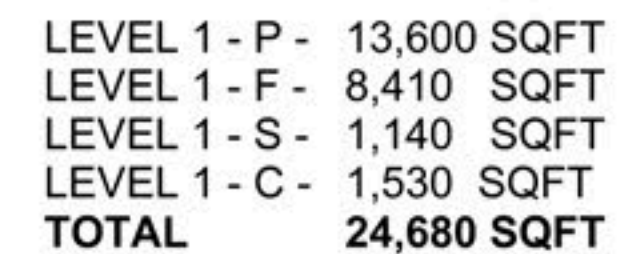
EMERGENCY SERVICES BUILDING



TOTAL PARKING SPOTS: 107

ACQUIRED PROPERTY: 217/225 Pompton Avenue

MAIN FLOOR PLAN



EMERGENCY SERVICES BUILDING

SECOND FLOOR PLAN





For further information and to keep updated on the Future Verona Emergency Services Complex, please scan the QR Code to the left or visit the township website:

www.veronanj.org

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SOLUTIONS ARCHITECTURE | FRANK MESSINEO, AIA

fm@solutions-arch.com | www.solutions-arch.com

973-484-4800 (OFFICE) | 201-618-0606 (CELL)



REFERENCED SOURCES



- » NJ Admin. Code 10A:34 (Municipal Detention requirements) – cell size, sally port, etc. (law.cornell.edu; ojp.gov)
- » International Association of Chiefs of Police – Police Facility Planning Guidelines (typical space needs) theiacp.org
- » Verona Facility Plan-June 2025 (Solutions Architecture) – floor plan labels and areas
- » MyVeronaNJ local reporting – project details, alternative comparisons, cost and tax impact (myveronanj.com)
- » Firehouse Magazine (South River HQ example) – modern volunteer fire HQ size and features (mitchell-architects.com)
- » Summit Patch (Summit fire HQ) – example of new fire HQ including EOC/training (patch.com)
- » Cannon Beach study (Industry benchmark ~360 sf per public safety employee) (ci.cannon-beach.or.us)
- » IACP and DLR Group articles – modern trends in gender-neutral locker room design (zastudios.com; dlrgroup.com)



EMERGENCY SERVICES BUILDING

ALTERNATE MAIN FLOOR PLAN



ALTERNATE SECOND FLOOR PLAN



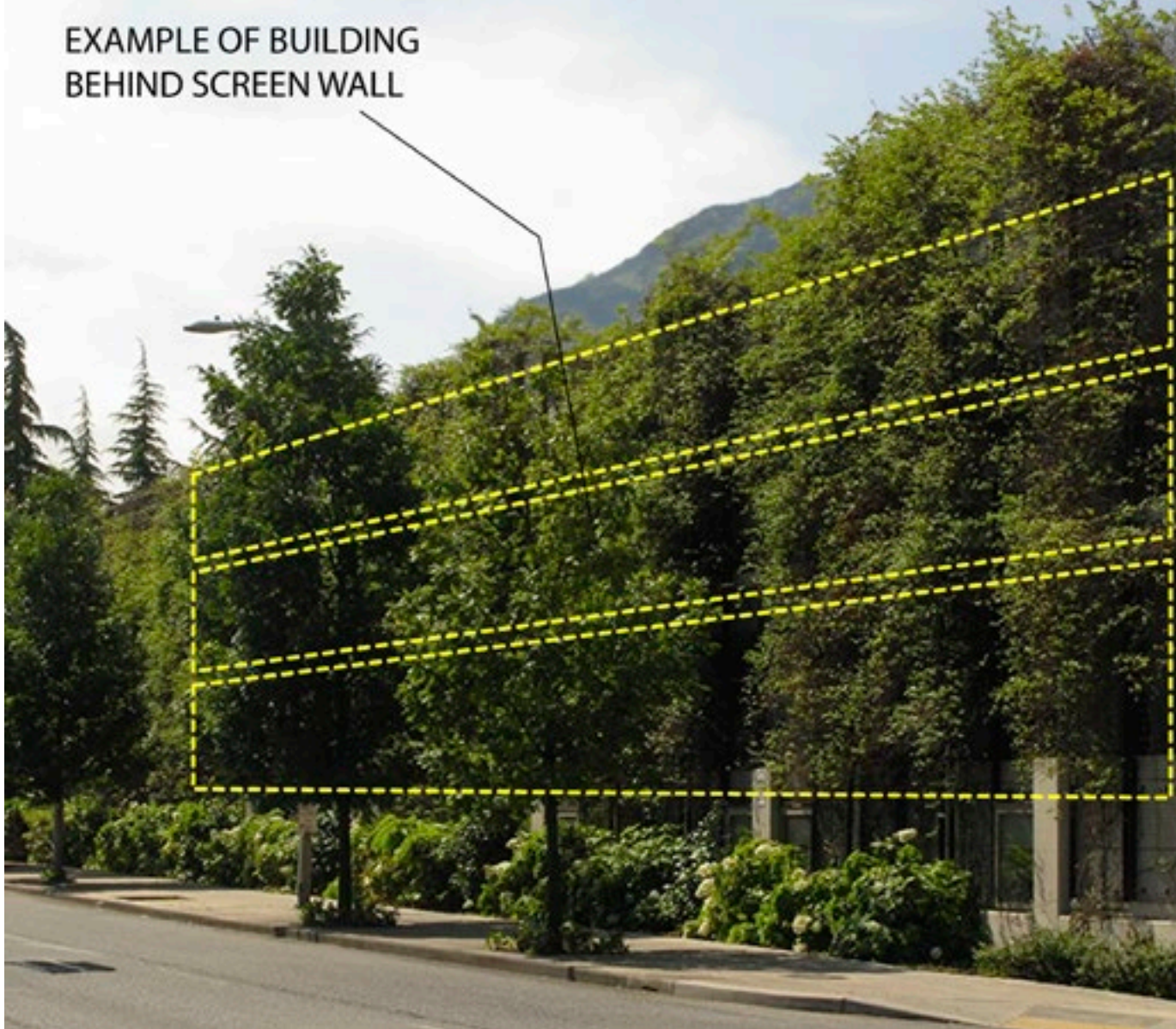
COMMON AREAS

LEVEL 2 - P -	8,880	SQFT
LEVEL 2 - F -	0	SQFT
LEVEL 2 - S -	4980	SQFT
LEVEL 2 - C -	2,670	SQFT
TOTAL	16,530	SQFT

PLANNING WITH YOU IN MIND

VERONA
EMERGENCY
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EXAMPLE OF BUILDING
BEHIND SCREEN WALL



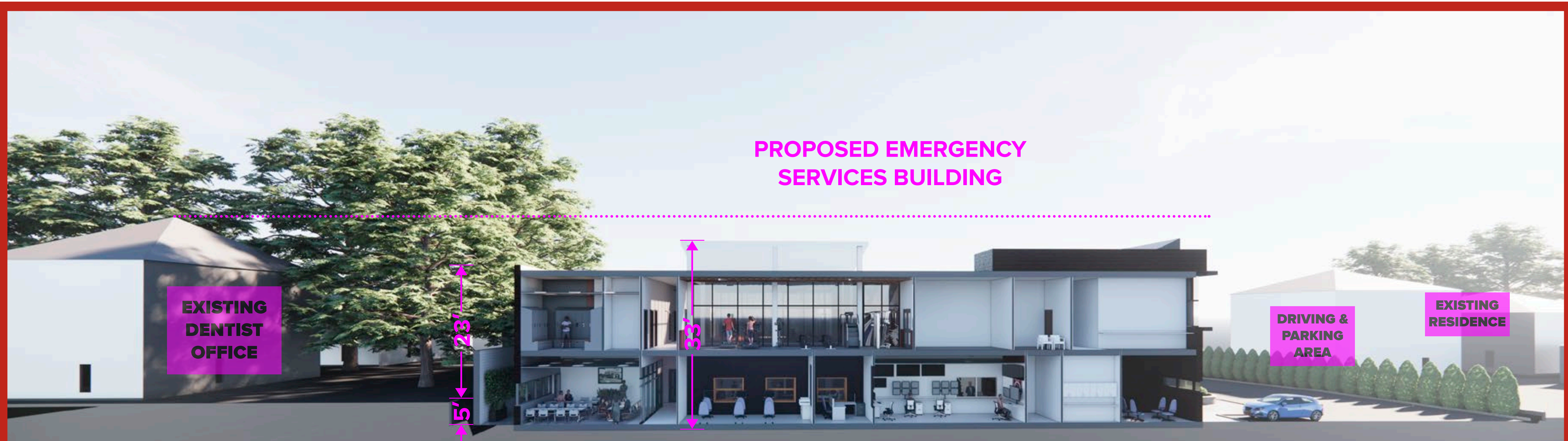
- » Our goal in designing a best-in-class Police & Fire Facility, we have had YOU, the residents in mind, every step of the way:
 - » Visual Impact on immediate and surrounding neighborhoods:
 - » Existing Natural/Vegetative Buffers
 - » Architectural Visual screening, using “live wall” screening
 - » Construction Materials / Appearance
 - » Noise Impact on immediate and surrounding neighborhoods:
 - » Natural/Vegetative sound absorption
 - » Retaining wall sound reflection
 - » Environmental Impact:
 - » Natural Green Spaces / Environmental Design Principals

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USING THE EXISTING LANDSCAPE

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- » *The section above shows the relationship to and defines the impact on the adjacent properties. With the site being an average of 5' lower and with a building height of 33' at the tallest projection, it is lower than the adjacent residence to the West. It should be noted that the average height of the building across the site is 28'.*

PLANNING - TRAFFIC AND NOISE

VERONA
EMERGENCY
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- » Trees and natural buffers surrounding the building will help to absorb noise.
- » Noise/decibel studies will be conducted to evaluate any impact above accepted standards.
- » Siren patterns have been evaluated with the Police, Fire and VRS personnel:
 - » **Police:** It's not often that Police sirens would be used when exiting the facility. Police are responding to calls the majority of time while out on patrol.
 - » **Fire:** On average typically respond to one call per day and do not always roll with sirens until on the way to the scene
 - » Public use of the facility was considered during design with Police and Fire:
 - » Verona Police Department dispatch and public records department.
 - » Typically there are no more than a few people at a time, with an average 15-20 public walk-ins in a 24hr period.
 - » Training sessions would be held on an as needed basis on the second floor.
- » Traffic light interruptors will be implemented to control traffic lights during calls.
- » Existing emergency services horn will not be relocated.

PLANNING - NEW OPPORTUNITIES

VERONA
EMERGENCY
SERVICES



» The new facility will allow the Township to take advantage of opportunities for **Shared, fee-based services:**

» Potential Regional Meetings

» Potential Training Conferences

(host often receives free entry for officers to the program - an operational savings of \$\$\$\$)

» Shared use of Virtual Firing Range

» Potential for a Regional or shared local dispatch center

» Potential shared Emergency Operations Command Center

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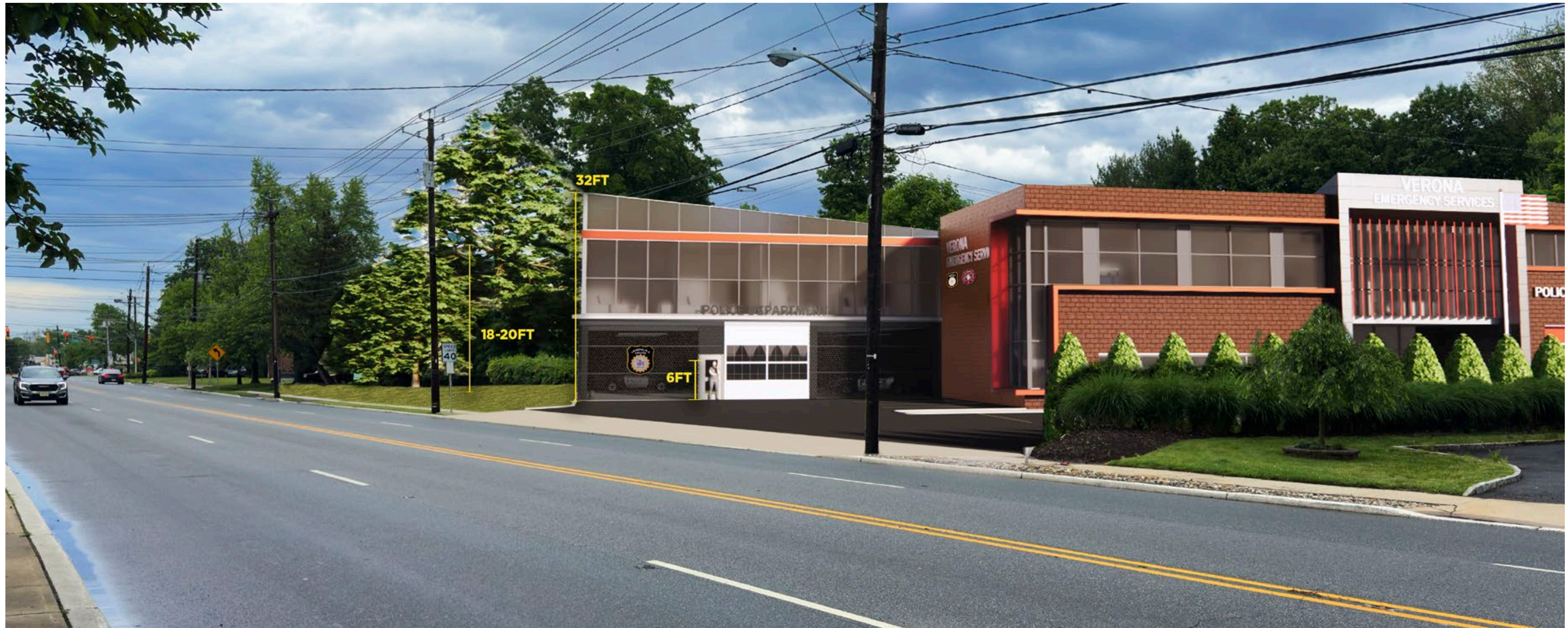
EMERGENCY SERVICES BUILDING

STREET VIEW



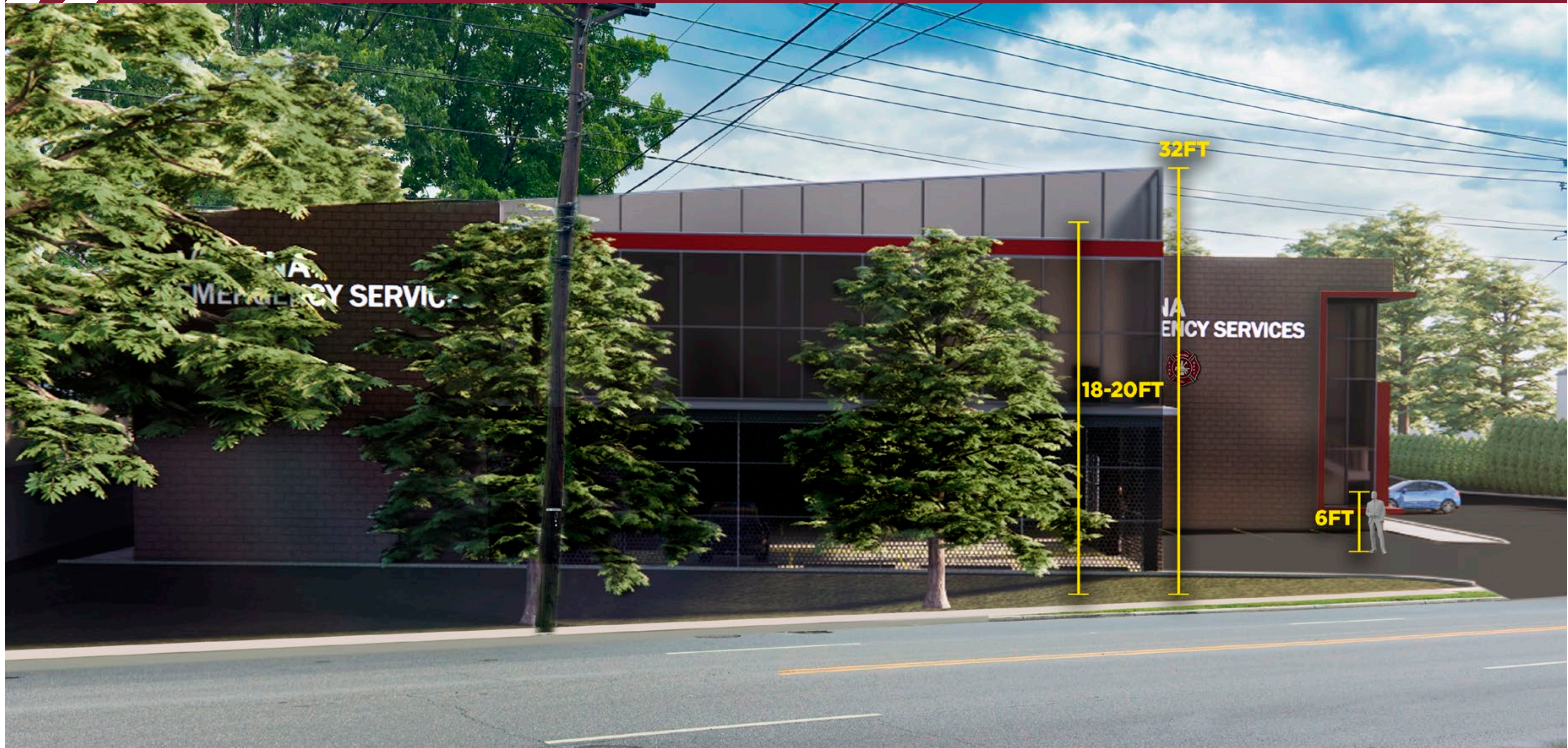
EMERGENCY SERVICES BUILDING

STREET VIEW



EMERGENCY SERVICES BUILDING

STREET VIEW



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR



EMERGENCY SERVICES BUILDING

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EMERGENCY SERVICES BUILDING

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EXTERIOR



EMERGENCY SERVICES BUILDING

REIMAGINED • • •



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

LOBBY/DISPATCH



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

LOBBY/DISPATCH



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

COURTYARD



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE DISPATCH OPERATIONS

TO PROTECT AND SERVE



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE READY ROOM

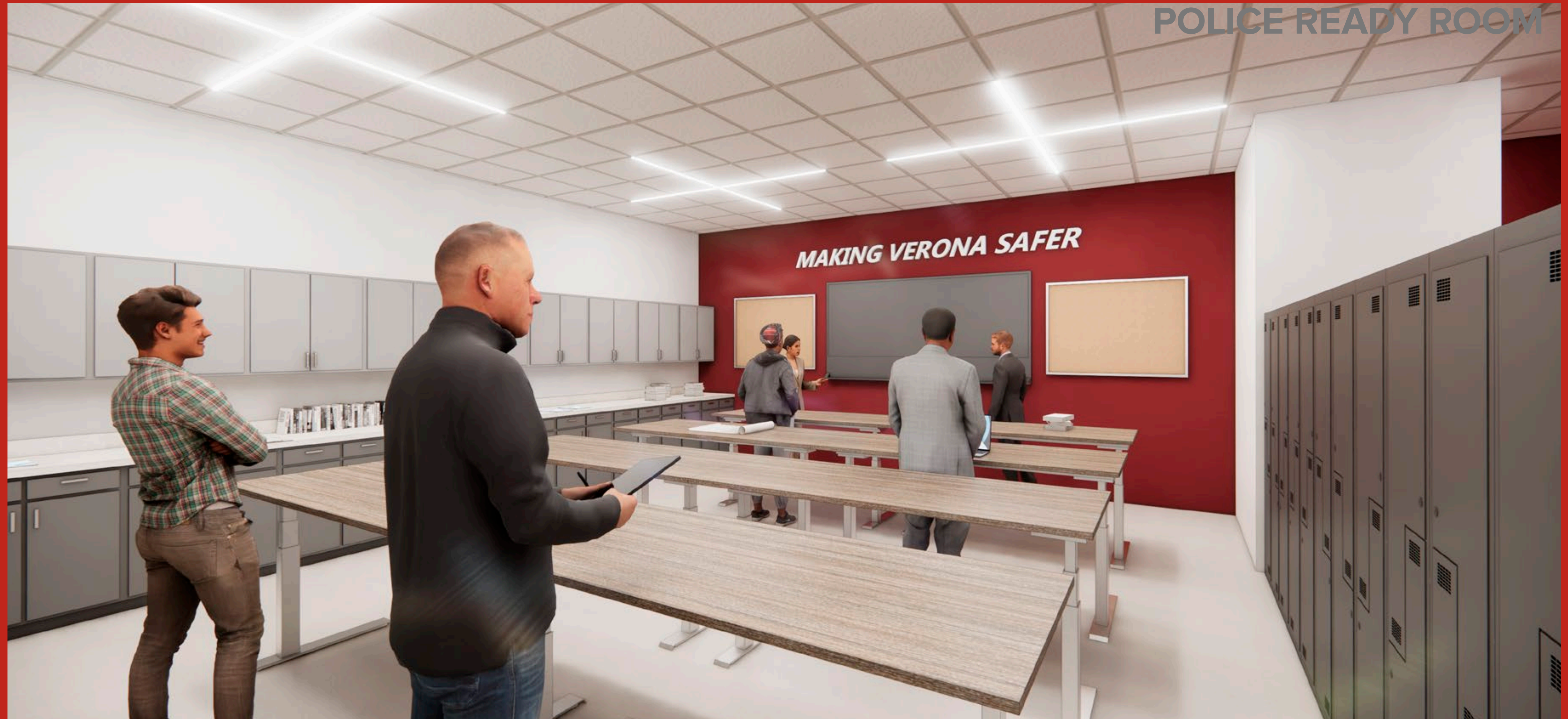
MAKING VERONA SAFER



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE READY ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE EMERGENCY OPERATIONS CENTER



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE EMERGENCY OPERATIONS CENTER



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE EMERGENCY OPERATIONS CENTER



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE STAFF CAFETERIA



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE STAFF CAFETERIA



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE DETAINEE PROCESSING



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE HOLDING CELL



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE MEN'S LOCKER ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

FIRE DEPARTMENT READY ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

SHARED MULTIPURPOSE TRAINING ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

SHARED MULTIPURPOSE TRAINING ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE SALLYPORT



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

POLICE SALLYPORT



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

FIRE DEPARTMENT BAYS



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

SHARED FITNESS CENTER



EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

SHARED FITNESS CENTER

