

PUBLIC SAFETY COMPLEX COUNCIL MEETING

SOLUTIONS
ARCHITECTURE
FRANK A. MESSINEO • AIA

PUBLIC SAFETY COMPLEX - CONCEPT

POLICE DEPARTMENT, FIRE DEPARTMENT - CO. #2, RESCUE SQUAD



WHAT WE ARE PROPOSING?



The Township of Verona would be requesting, that action be taken to resolve longstanding facilities issues affecting the Police, Fire and Rescue Squad. Over the years, several alternative and individual plans have been evaluated for each of the Departments, yet little has been brought to fruition.

THE PROPOSED PLAN ENTAILS THE ESTABLISHMENT OF A UNIFIED SOLUTION THAT SEAMLESSLY INTEGRATES THE POLICE, FIRE, AND RESCUE DEPARTMENTS INTO A SINGULAR PUBLIC SAFETY COMPLEX.

THIS CONSOLIDATION NOT ONLY FACILITATES THE SHARING OF PROGRAM SPACES AND SERVICES BUT ALSO SERVES AS A STRATEGIC MEASURE TO CONTROL COSTS EFFECTIVELY.



HOW DID WE GET HERE?



- » Since 2015, Solutions Architecture has worked with the Township to explore potential improvements to the PD. The NEED has been here for some time.
- » In July of 2018, Solutions Architecture was asked to review the Rescue Squad Facility and prepare a qualifications package to potentially come on board to assist with renovations/expansions.
- » In November of 2020, Solutions Architecture was asked to review Company No.2 Firehouse and prepare a concept and budget for a new facility.
- » Unfortunately, budgetary concerns sidelined many of these efforts.



HOW DID WE GET HERE?

- » The township has been exploring properties; over 20 locations including Township owned, County owned, BOE owned and private facilities with little success.
- » In April of 2023, Solutions Architecture was commissioned to evaluate in greater detail, several properties around town with the prospect of placing a new Police Department, or potentially a consolidated Public Safety Complex. Sites included:
 - » **820 Bloomfield Ave - Fmr. Nature's Corner Nursery** - (22,200 sq.ft. irregular site - including partial street, ingress/egress challenges, requires street closure/reconfiguration - inadequate site size/shape for any of the three departments)
 - » **318 Bloomfield Ave - Henry's + Verona Aluminum** (36,200 sq.ft. irregular site - bordered on Church St. - inadequate site size for PD or a consolidated public safety complex with necessary parking)
 - » **Lakeside Ave - OLL Parking Lot** (48,100 sq.ft. regular site - significant grade differential and retaining wall at back of property. Inadequate site size for a consolidated public safety complex with parking)
 - » **217/225 Pompton Ave** (118,309 sq.ft. regular site - significant grade change from street to back; 91,000 sq.ft. of usable space - can fit a consolidated public safety complex and additional parking - 27,000 sq.ft. of unusable natural green site.)

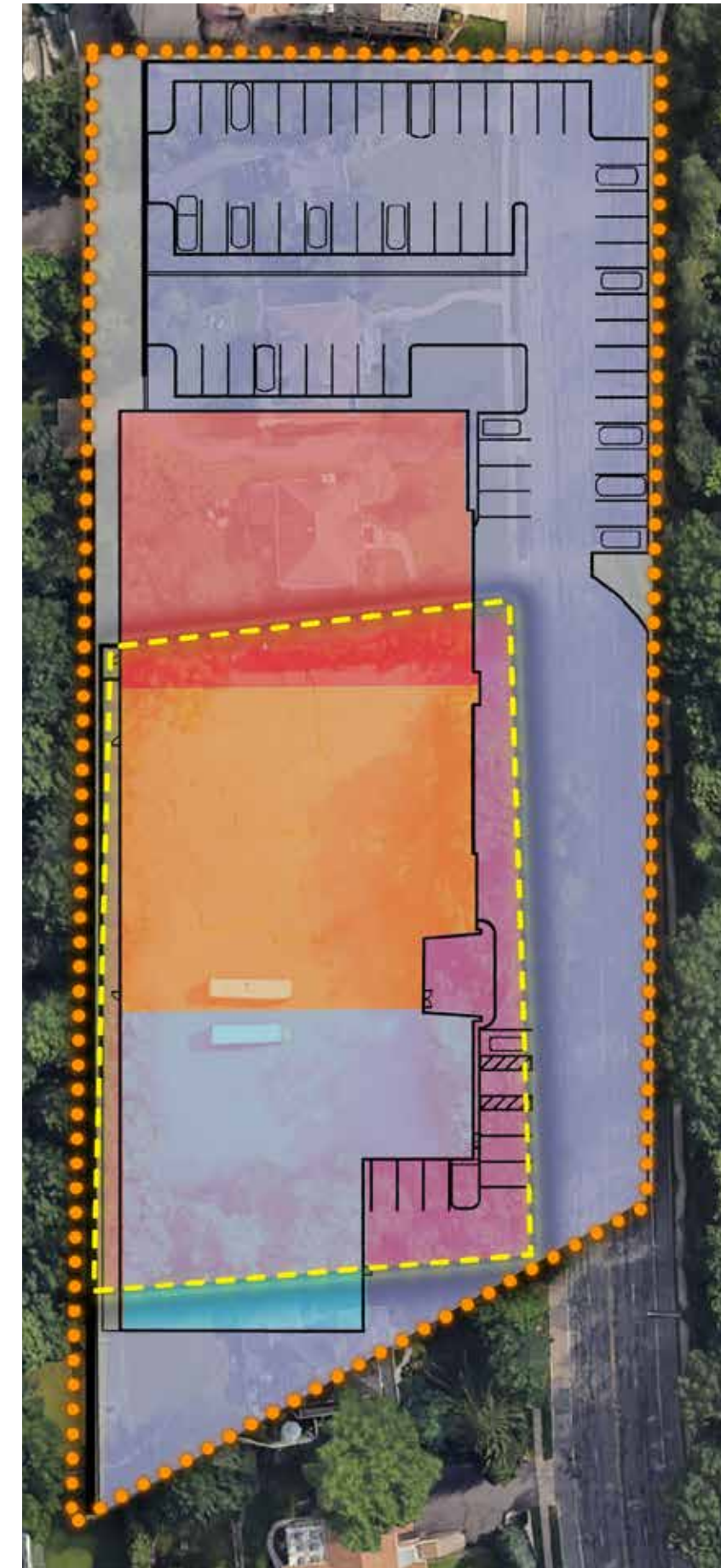
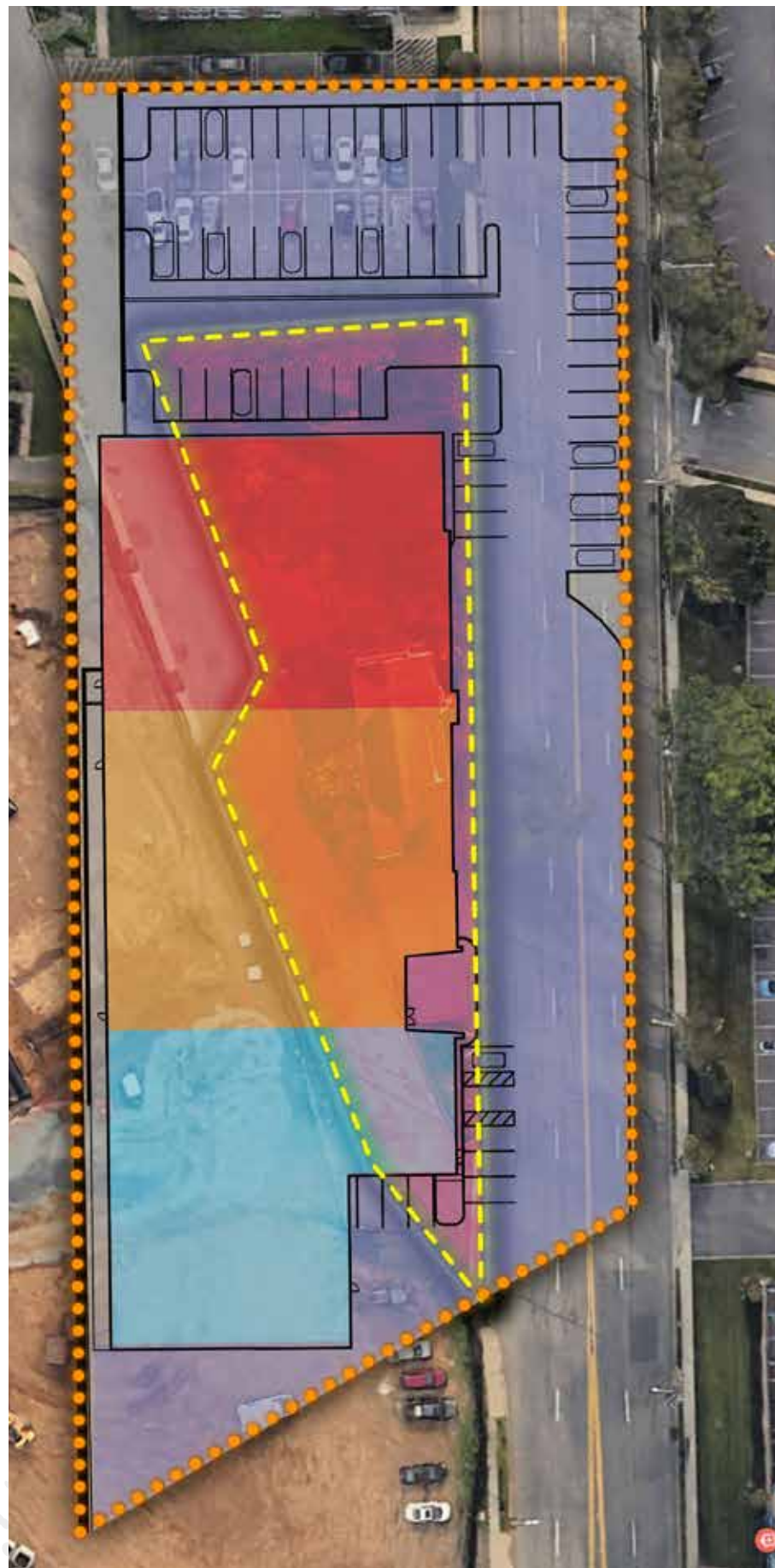
SITE ANALYSIS vs PROGRAM NEEDS

» 820 Bloomfield Ave

» 318 Bloomfield Ave - Henry's + Verona Alum.

» 22 Lakeside Ave - OLL Parking Lot

» Subject Site - 217/225 Pompton Ave



HOW DID WE GET HERE?



- » Since April, Solutions Architecture has met with the Township Administration, Police, Fire and Rescue, Chiefs and key personnel to explore their deficiencies, their needs and potential improvements to each of the Townships Departments.
- » Over the course of multiple meetings held at Solutions Headquarters here in Verona, over the last six months, numerous concepts were explored and revised, all at the aim of gaining consensus and compromise from the three Departments on a facility that would meet their needs yet all for consolidation of shared services.
- » While nothing included herein is set in stone, the concepts have been reviewed and approved by the members of each of the Police, Fire and Rescue Squad.



THE NEED

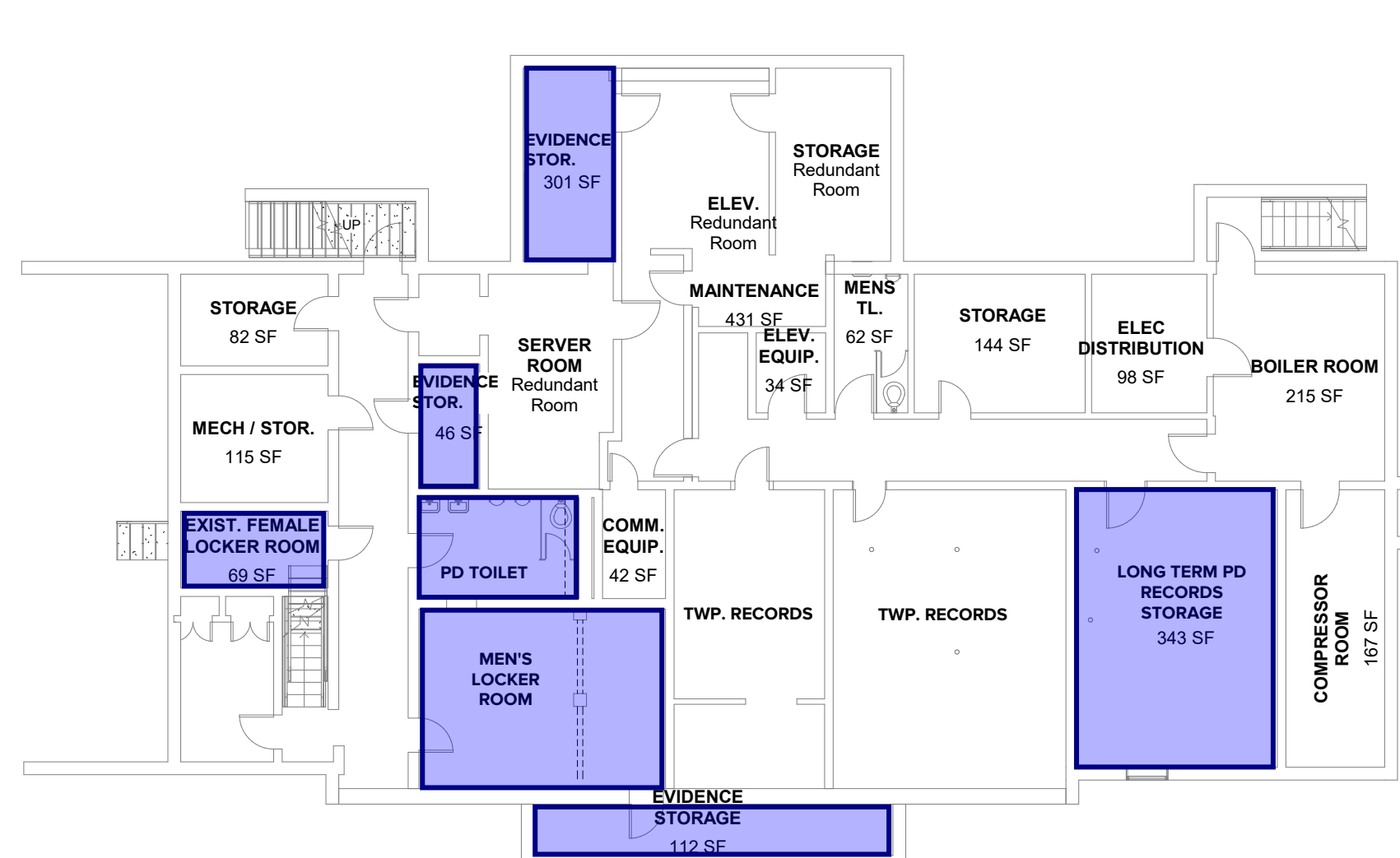
VERONA POLICE DEPT

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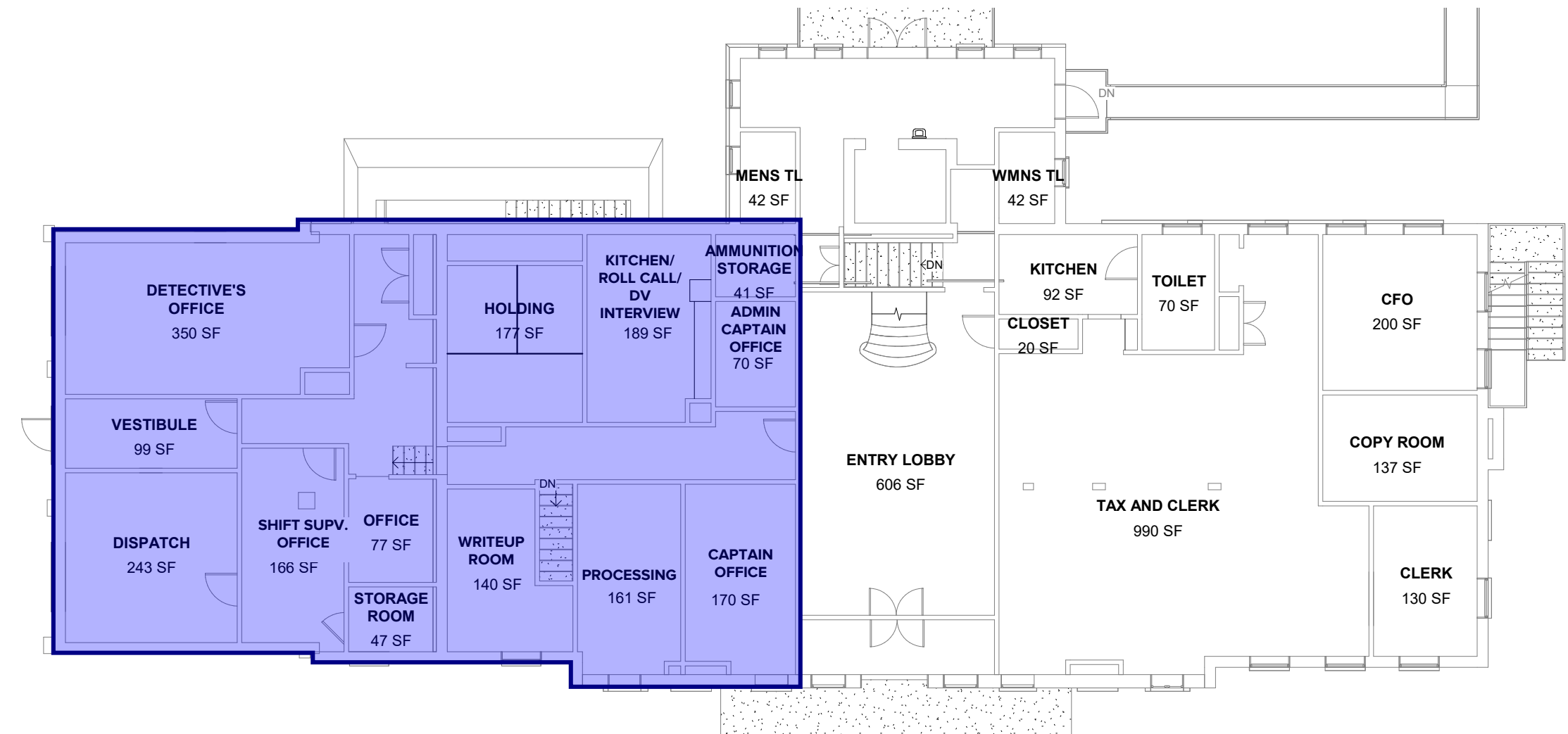


EXISTING PLAN - POLICE DEPT.

POLICE DEPT.



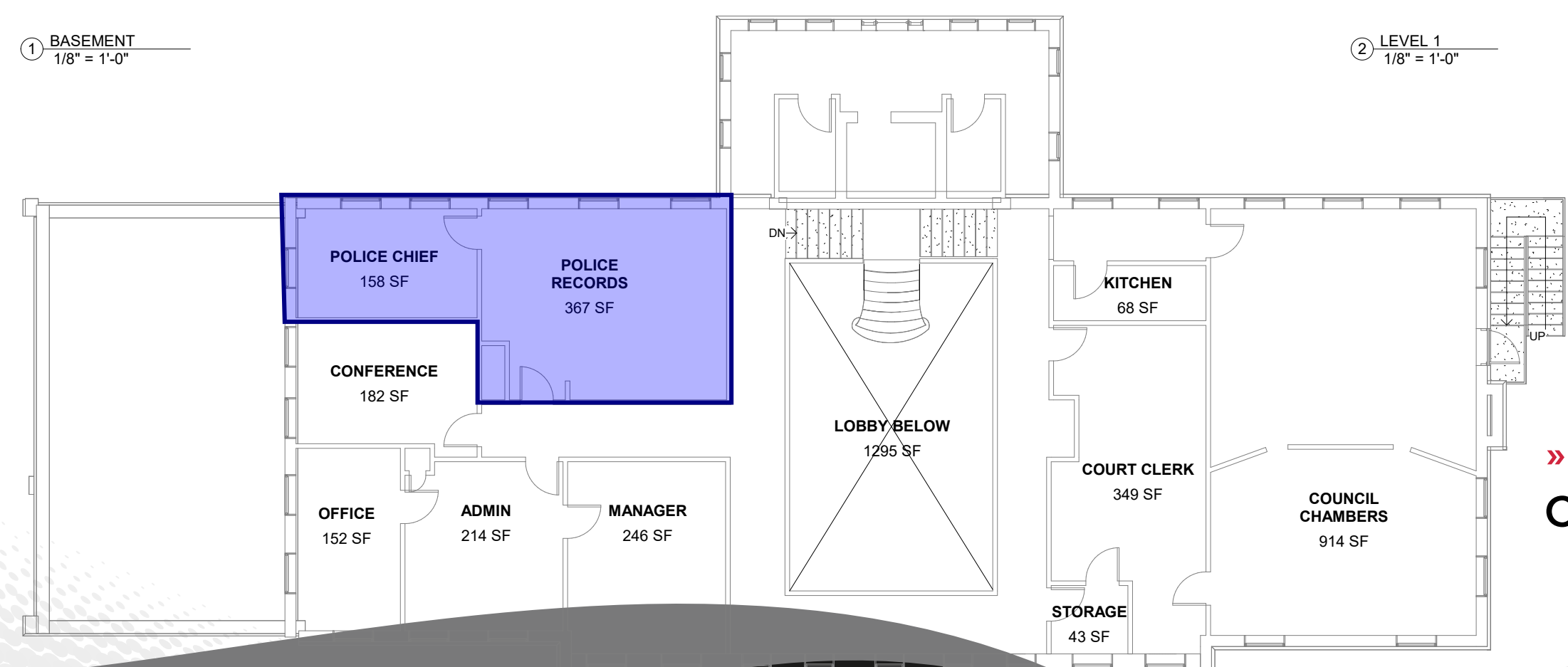
» Lower Level - 1,000 sq.ft. - lockers, long term records, evidence



» Main Level - 2,800 sq.ft. - Dispatch, holding, processing, offices, entrance, write up, detectives, kitchen/rollcall/ meeting/ DV interview room

1 BASEMENT
1/8" = 1'-0"

2 LEVEL 1
1/8" = 1'-0"



» 2nd Floor Level - 525 sq.ft. - Chief Office / PD Records

- » Existing Police Department occupies 4,000+/- sq.ft. dispersed on various floors throughout Town Hall
- » Lacks adequate program space
- » Lacks efficiency and safety protocols
- » Lacks gender compliance protocols
-(female PD officers must go upstairs and use tax office toilet)

THE NEED... THE HISTORY

POLICE DEPT.

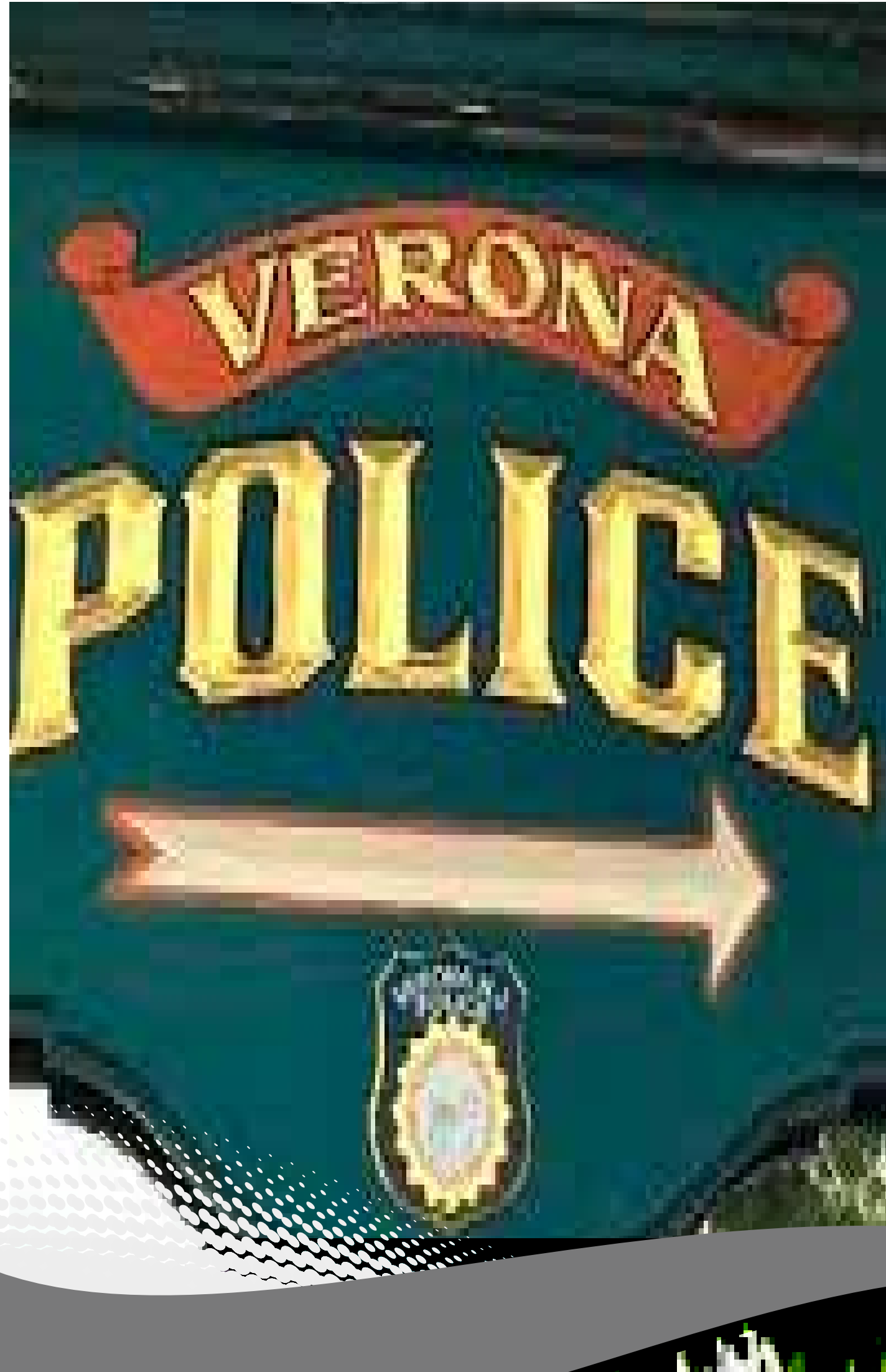


» Dating as far back as 1978, the Borough’s Comprehensive Master Plan called out that the “**Police and Borough Facilities are presently inadequate and it would be desirable to relocate the Police Department in other facilities.**”

community facilities Review of existing buildings has indicated that Police and Borough facilities in the Municipal Building are presently inadequate, and it would be desirable to relocate the Police Department in other facilities. Other municipal facilities are satisfactory but should be reviewed frequently to assure proper levels of service.

THE NEED... THE HISTORY

POLICE DEPT. • • • • •



- » In the 1980's, it was discussed publicly and the quote from the leadership was they would “work with the Police Department in developing a cost effective plan for the upgrading of our Police Headquarters”.
- » In 1981, it was stated that “the facilities rank among the worst in the county, they are inefficient and overcrowded. These are poor working conditions under which “Verona’s Finest must labor and has a detrimental effect of morale and job effectiveness.”
- » Again in 1983, it was stated that “our facility has serious limitations.”

THE NEED... THE HISTORY

POLICE DEPT. • • • • •



» In 1984, a “move” to the basement “attempted” to provide additional needed space”.

THE VERONA-CEDAR GROVE TIMES (N.J.), THURSDAY, MARCH 8, 1984



NEW HEADQUARTERS. Det. Sgt. Doug Huber and Det. Joseph Petrillo are on the job at the new Verona Detective Bureau now located in the basement of the Municipal Building. The Township Detective offices for many years were on the first floor of the building. The move provides more space and a quieter work environment for investigators. Not shown is Det. John McClellan.

(Staff Photo by Michael Corey)

- » 1986, two years later it was AGAIN “front page news” - “Public Safety Facility Proposal Being Studied.”
- » 1998, with the construction of the Community Center and new Fire House, the relocation of the Fire Dept. allowed the Police Dept. to move Dispatch and the Detective Bureau out front to its current location.

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THE NEED... DEFICIENCIES

POLICE DEPT.



- » Present Day...for the past (5) years there have been efforts to **explore potential improvements to the department**, including locker room upgrades, additions + renovations to the existing facility, acquisition, adaptation of an existing non-law enforcement facility or New Construction.
- » It is clear from our evaluations that the existing Police Department in its present condition, **falls short of meeting some very basic requirements** of the Police Facilities Planning Guidelines, that were prepared by the International Association of Chiefs of Police nor does it meet the requirements of the Department of Corrections.
- » Only so much can be done before **DOC mandates that the entire facility** be brought up to standards.

THE NEED... DEFICIENCIES

POLICE DEPT.



- » Commonly, existing facilities often fail on the criteria of adequate space. Even if the existing Police Building were gutted and renovated from top to bottom, the existing structure lacks the necessary square footage to accommodate the most basic of program elements.
 - » A true sallyport - secure detainee entrance.
 - » Separation of detainee/staff or detainee/public.
 - » Confidential interview rooms.
 - » Secured prisoner processing/holding areas or cell block.
 - » Adequate space for department briefings or roll call.
 - » Adequate space for an Emergency Operations Center.
 - » Adequate report / administrative areas.
 - » No fitness / training areas or adequate locker rooms.
 - » Adequate space for future growth.

LOST OPPORTUNITIES

POLICE DEPT.



» Given the lack of needed program spaces, the department cannot take advantage of revenue producing or operational savings aspects that could otherwise be possible with a new facility.

» Shared fee based services:

» Potential Regional Meetings

» Potential Training Conferences

(host often receives free entry for 15 officers to the program - a savings of \$\$\$\$)

» Shared use of Virtual Firing Range

» Potential for a Regional or shared local dispatch center

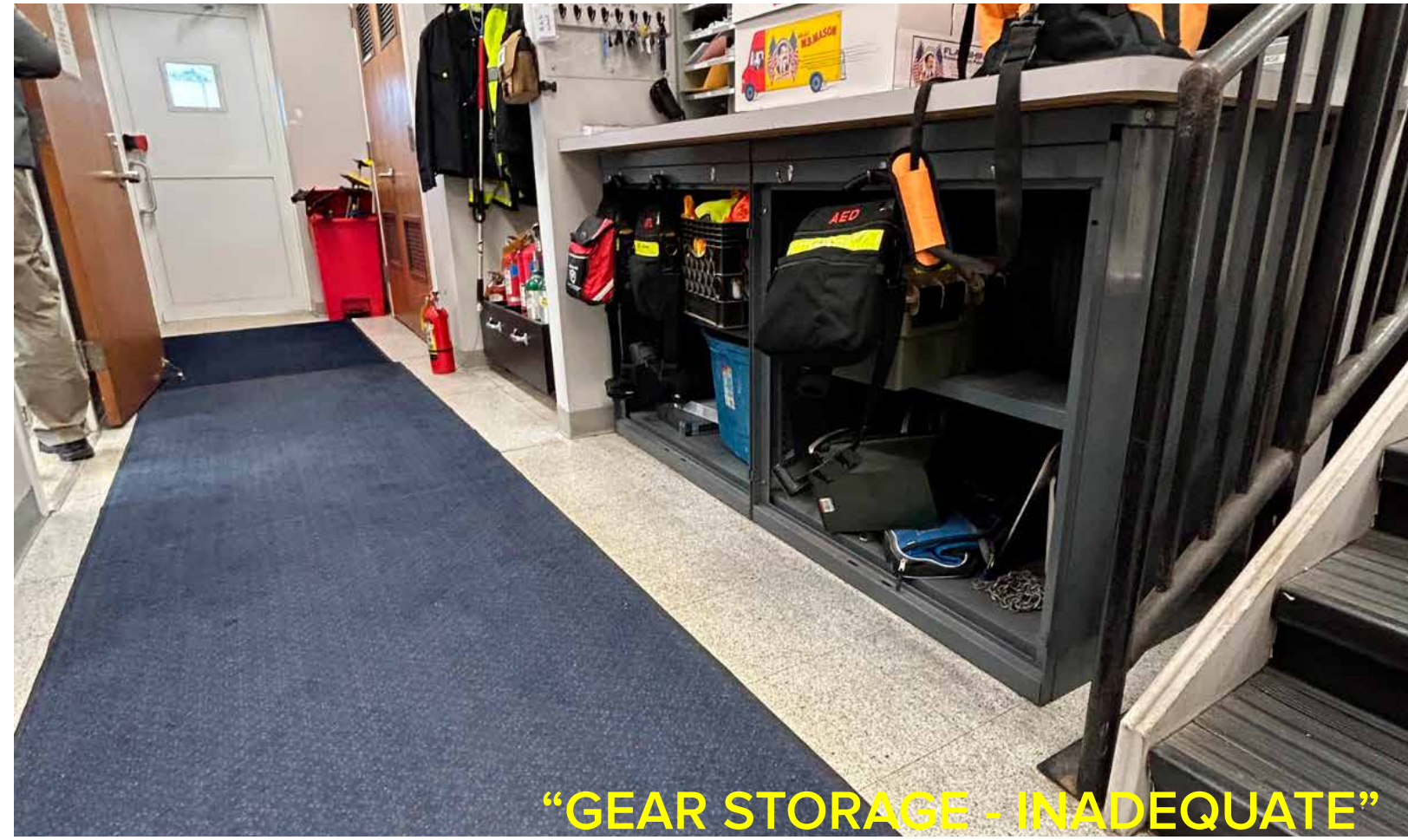
» Potential shared Emergency Operations Command Center

EXISTING CONDITIONS

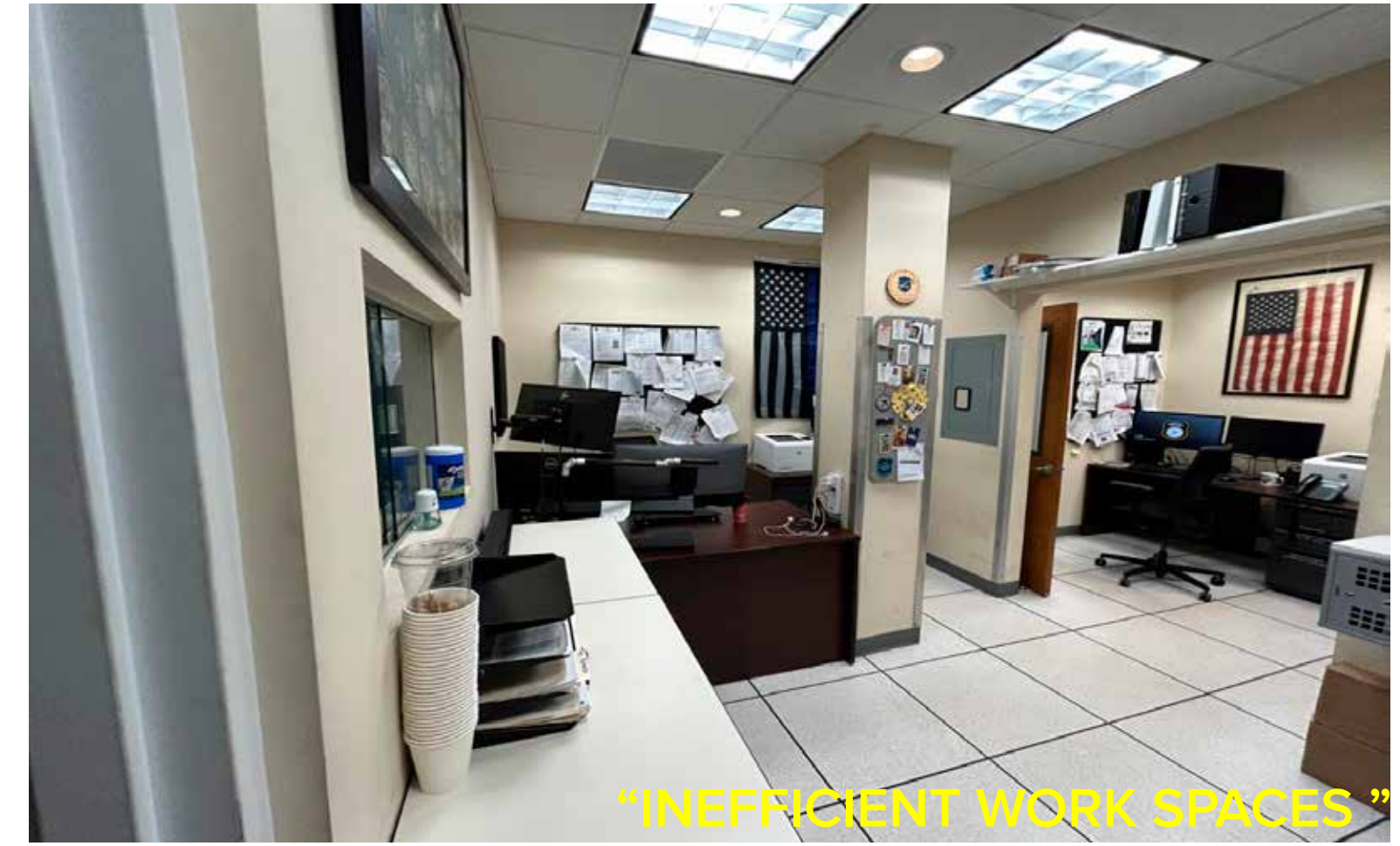
POLICE DEPT.



"DISPATCH - INADEQUATE SPACE"



"GEAR STORAGE - INADEQUATE"



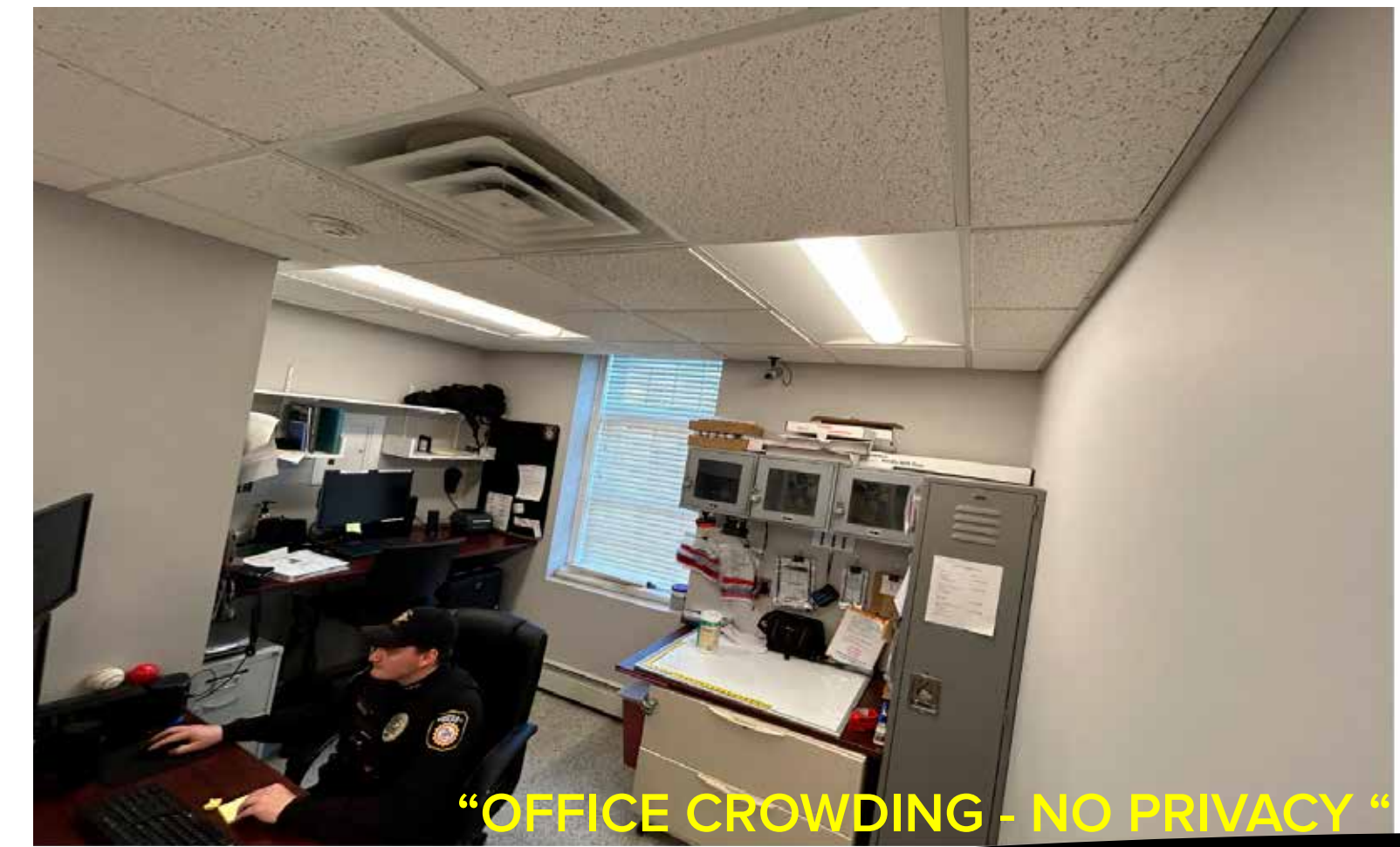
"INEFFICIENT WORK SPACES"



"DEPARTMENT BRIEFINGS - INSUFFICIENT SPACE"



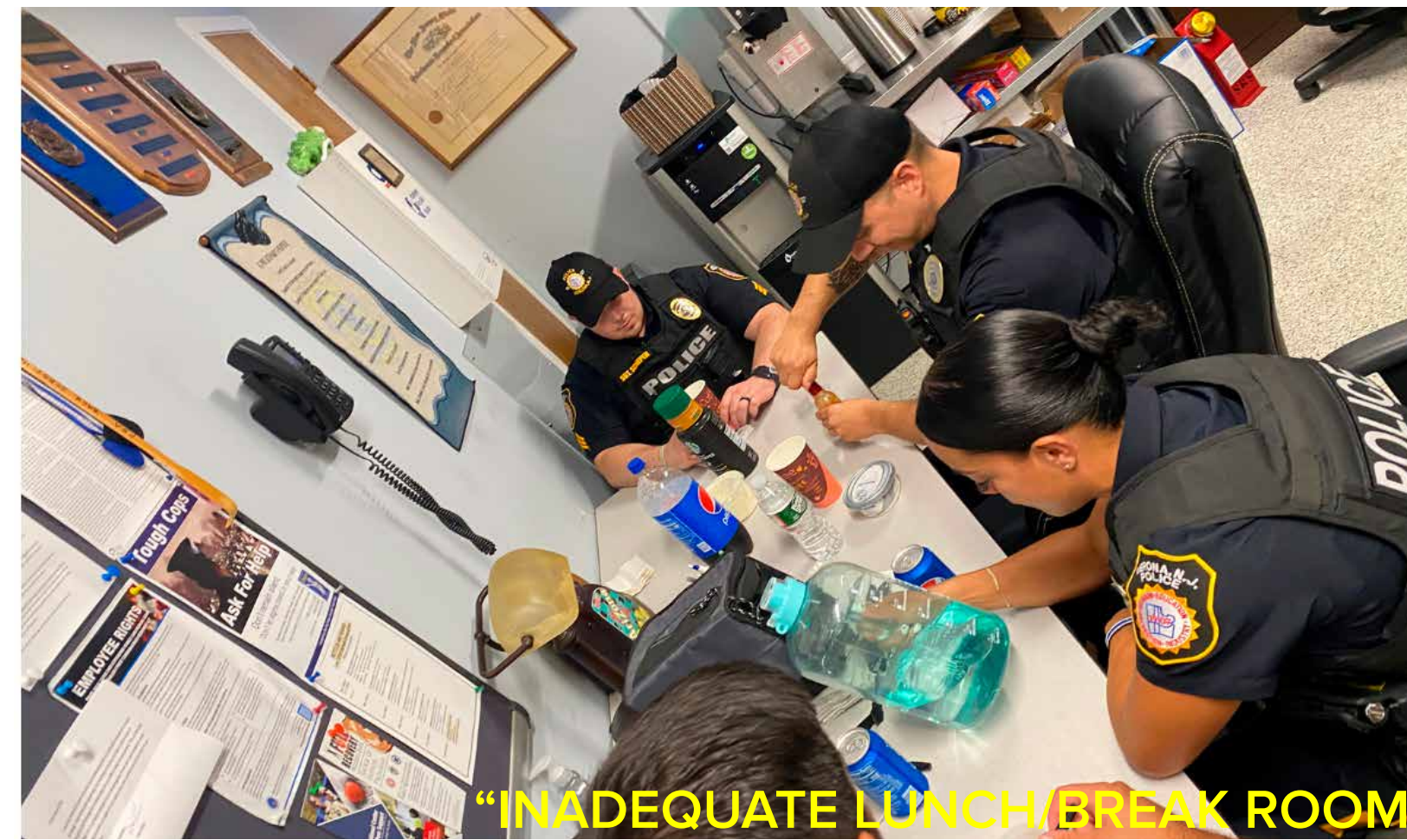
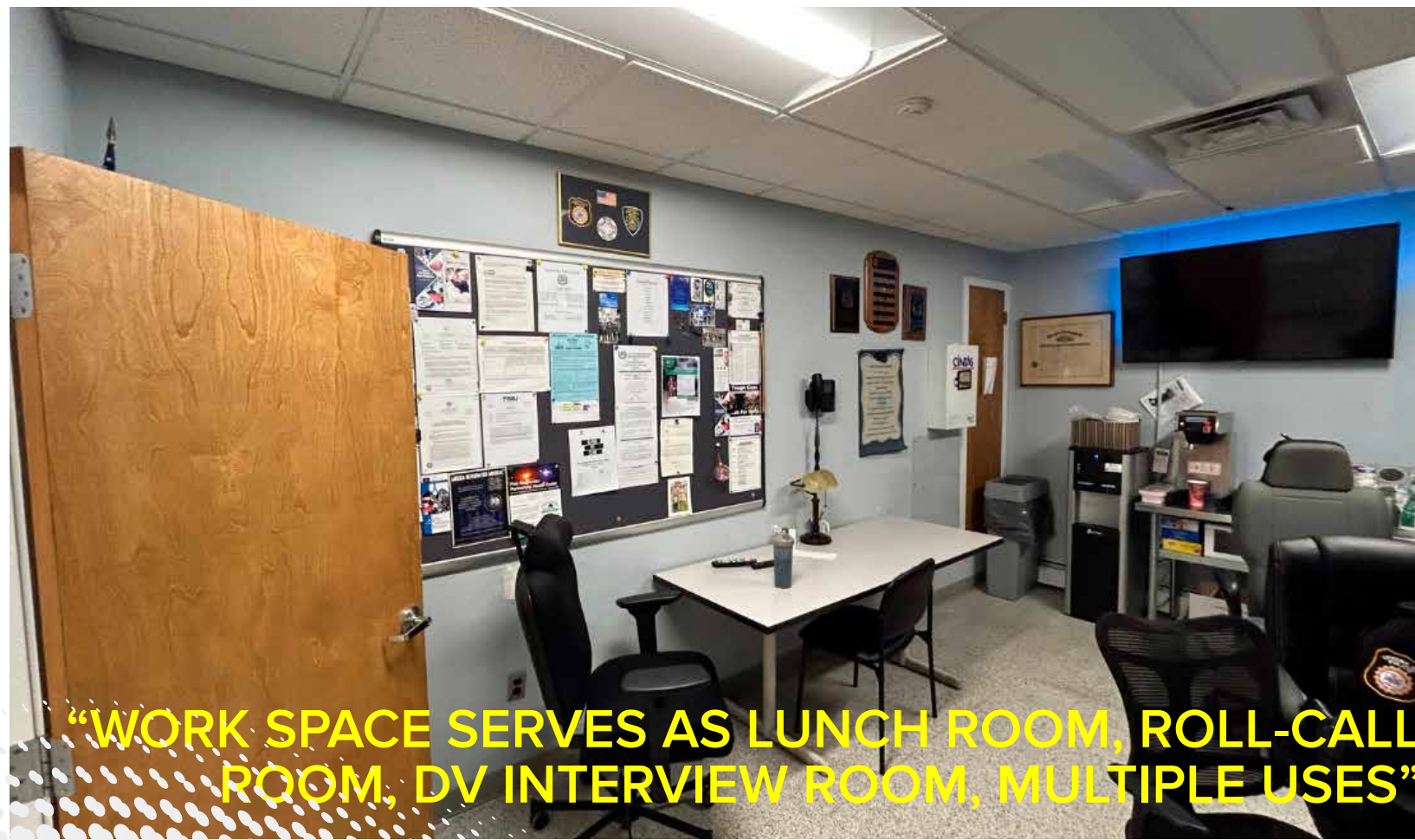
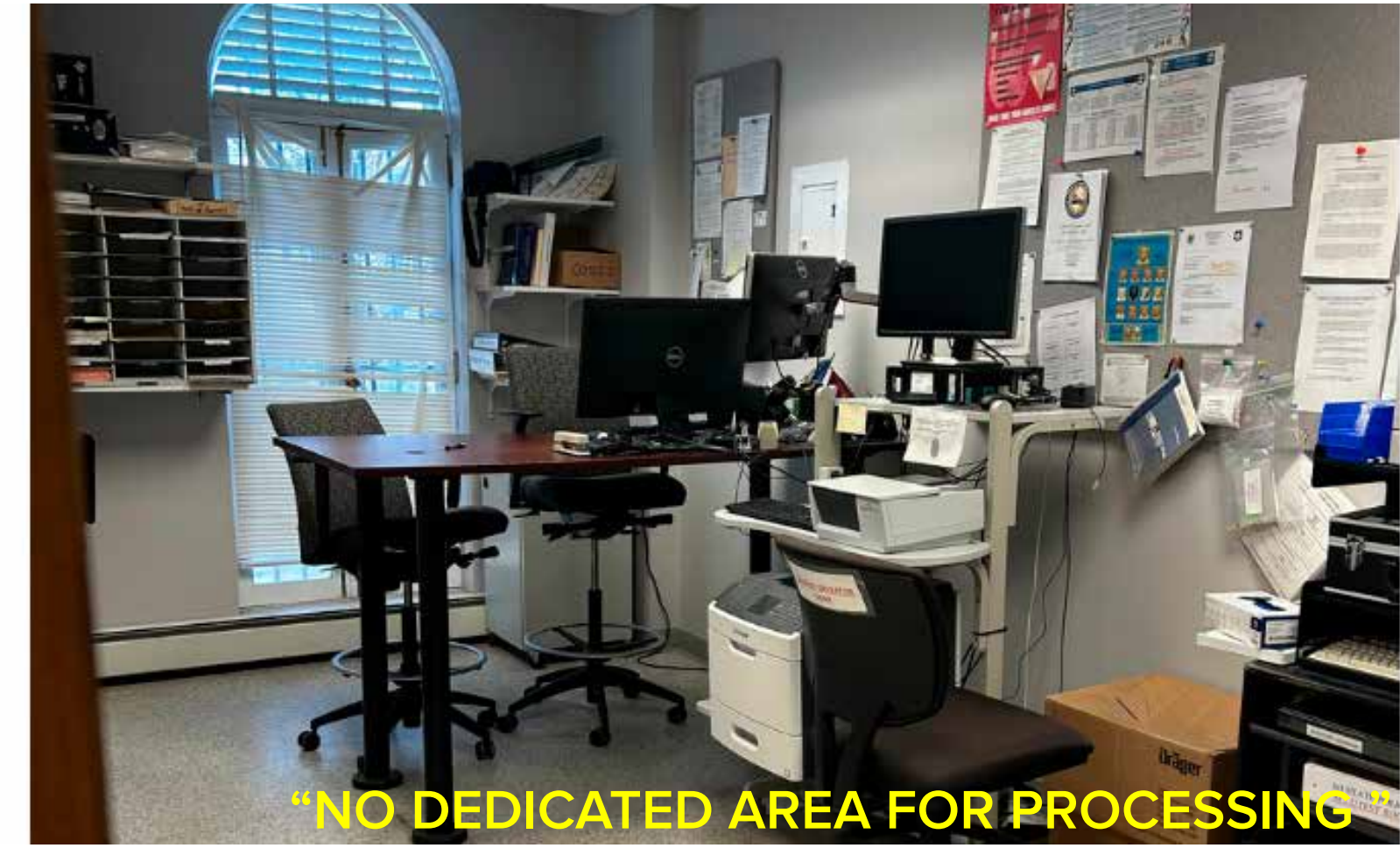
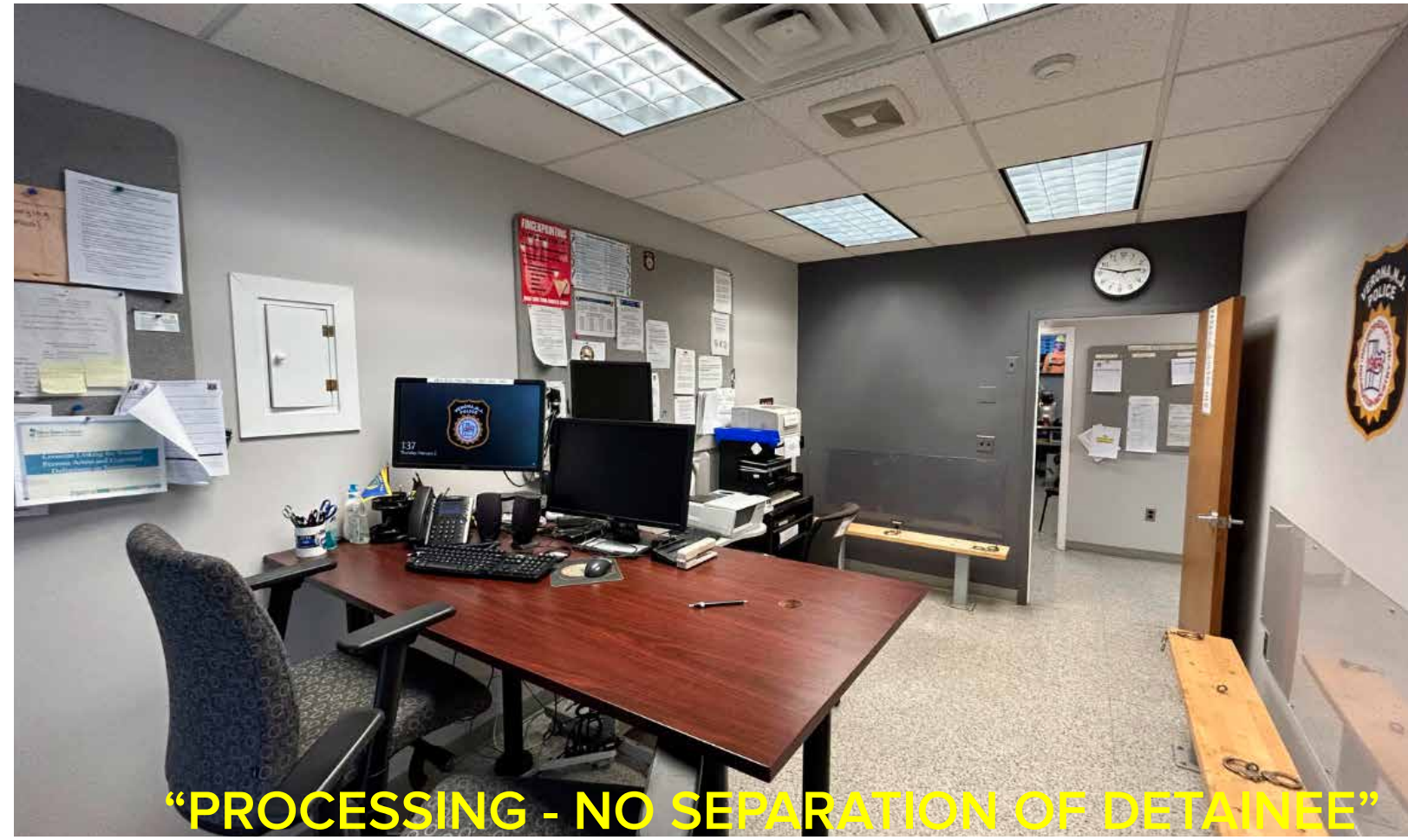
"INADEQUATE WORK AREAS"



"OFFICE CROWDING - NO PRIVACY"

EXISTING CONDITIONS

POLICE DEPT. ● ● ● ● ● ● ●



EXISTING CONDITIONS

POLICE DEPT. ● ● ● ● ● ● ●



"INADEQUATE, NON-SECURE WEAPONS STORAGE"



"NO DEDICATED STORAGE - ALL MIXED TOGETHER"



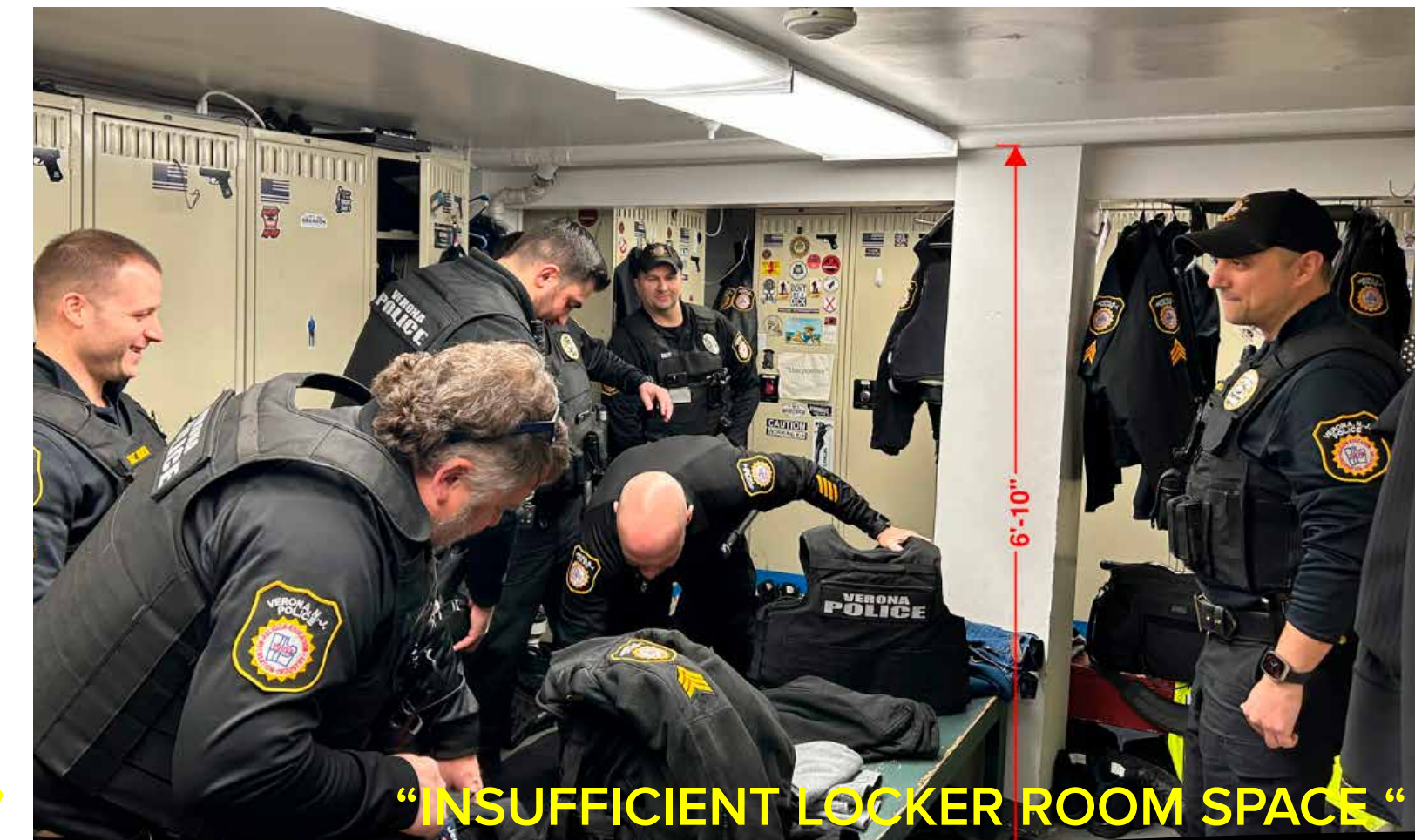
"INADEQUATE STORAGE AREAS"



"INEFFICIENT BUILDING AND OFFICE LAYOUT"



"INADEQUATE LOCKER ROOM FACILITIES"



"INSUFFICIENT LOCKER ROOM SPACE"

THE NEED

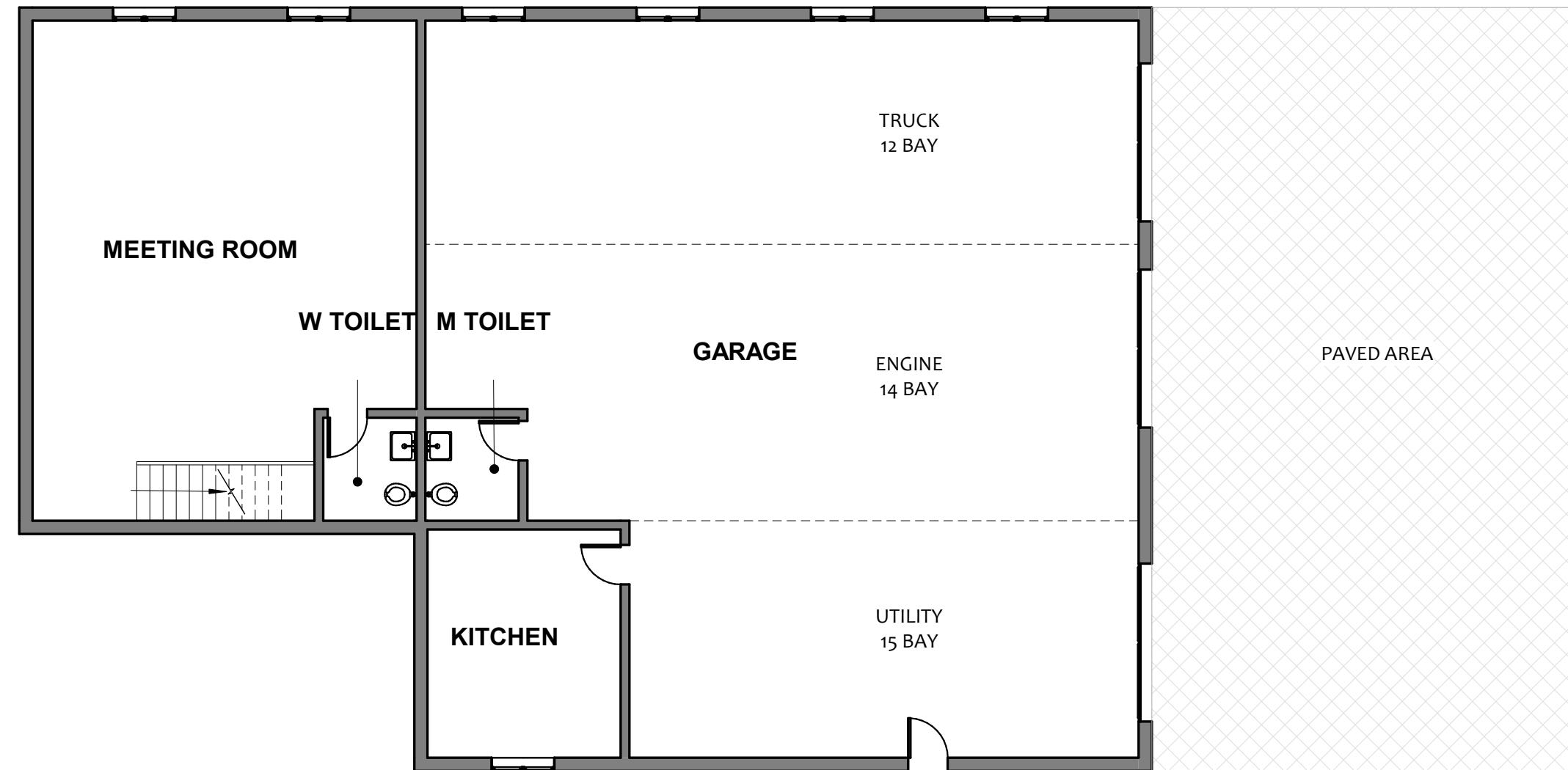
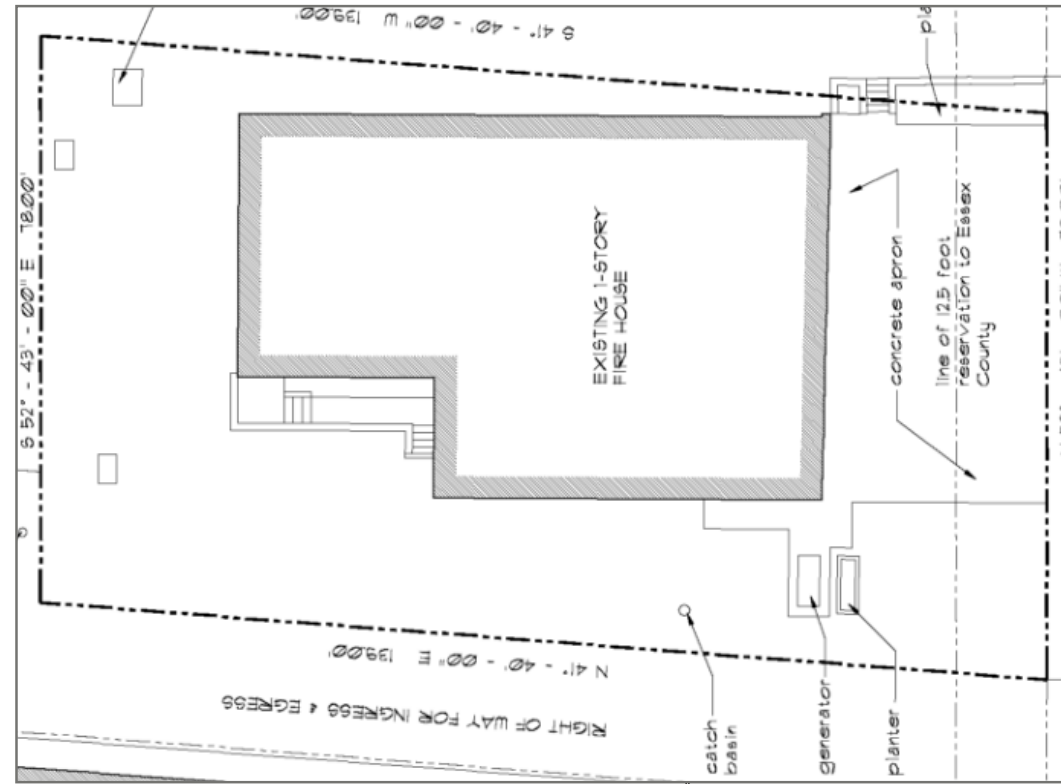
VERONA FIRE DEPT

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EXISTING PLAN

FIRE DEPT.



- » Existing Fire Company No.2 occupies 5,500+/- sq.ft. in its own facility on Bloomfield Ave.
- » Existing site is 10,842 gs.
- » Lacks adequate program spaces
- » Lacks adequate clearances for apparatus
- » Lacks efficiency and safety protocols
- » Is significantly deteriorated

» Main Level - 5,500 sq.ft. - (3) Garage Bays, (2) Unisex Toilet Rooms, (1) Meeting Room (1) Kitchen, Access to lower level basement which is presently unusable

THE NEED... THE HISTORY

FIRE DEPT.



- » In 1922 a wooden one-bay firehouse was built on the present location to house one hose tender. In 1926 a second bay was added and this housed the rescue truck.
- » In 1949 a fire destroyed the firehouse and the present building was erected with two bays. In the early 60's, a third bay was added for an additional apparatus.
- » 1982 - (40 Years Ago) Fire station was renovated to allow for heavier apparatus and addition of a ladder truck. The front of the building was modified and new concrete floor added. Furnace and boiler were replaced and a new three-inch water line was run into the building.
- » In 2016 a study was conducted and explored - renovations, renovations + additions, and the construction of a new firehouse on the existing site.

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THE NEED... DEFICIENCIES

FIRE DEPT.



- » Building is 74 years old and is NOT OSHA compliant with present day standards:
 - » Apparatus bay is 50' - Ladder Truck is 48' and the platform on the ladder must have 1.5' clearance from the garage doors, leaving 6" from wall of the bay.
 - » There is no room for gear racks behind the ladder truck, all the gear racks are on the driver's side wall creating a safety issue when four or five members are donning the gear necessary to respond to a fire call.
 - » Overhead doors are only 12' high resulting in minimal clearance for certain apparatus.
 - » There are inadequate parking spaces. The company may have as many as 28 members and there are only 11 parking spaces.

THE NEED... DEFICIENCIES

FIRE DEPT. ● ● ● ● ● ● ●



» Facility Issues:

- » Major roofing/flashing issues allowing water infiltration causing facade separation, exterior wall, window and door issues/cracking + stucco/plaster damage.
- » Major structural issues due to building settling likely from the building being constructed over organic materials leftover from fire demolition in 1949.
- » Floor tiles popping, wood floors warping, window frames at meeting room / basement are rotted/leaking. Steel lintels are rusted and bowing.
- » August 2017 - Break in main sewer line, flooded the basement. Two sump pumps in basement are inadequate to keep up during heavy rain storms resulting in more water infiltration.

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THE NEED... DEFICIENCIES

FIRE DEPT.



» Facility Issues:

- » The air conditioning unit on the roof is irreparable. Building and Grounds had a company come in to assess the unit, and they estimated that it would be \$15,000 to replace it.
- » Heating system was overhauled in 2020, but the boiler that was installed 70's was never replaced in spite of extensive repairs, it is in need of replacement.
- » Major plumbing leaks throughout the facility, sediment found in the system. Apparatus bay floor drains do not appear to have an oil separator.
- » The basement entry stairwell floods during heavy rain. Basement door-deteriorated and does not open, posing a safety problem. Basement cannot be used.

THE NEED... DEFICIENCIES

FIRE DEPT.



- » Commonly, existing facilities often fail on the criteria of adequate space.
 - » Additional, future apparatus bays; unsafe bay clearances
 - » Adequate space for a training room
 - » Adequate kitchen space
 - » Adequate office space
 - » Adequate oxygen tank storage facilities
 - » No adequate toilet facilities or shower facilities
 - » No locker rooms,
 - » Maintenance / Work space
 - » Deteriorated infrastructure/structural issues, cracking, plaster deteriorating, power, lighting, plumbing

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EXISTING CONDITIONS

FIRE DEPT.



"WATER DAMAGE - STUCCO - RUSTED LINTELS"



"WATER DAMAGE - STUCCO - CAN SEE DAYLIGHT"



"STRUCTURAL SETTLEMENT CRACKING"



"WATER DAMAGE - CEILINGS - ON RADIO EQUIPMENT"



"FACADE STRUCTURAL DAMAGE"



"FACADE STRUCTURAL DAMAGE"



EXISTING CONDITIONS

FIRE DEPT.



“WATER DAMAGE - PLASTER”



“WATER DAMAGE - PLASTER”



“ANTIQUATED 1970'S MECHANICAL SYSTEMS”



“WATER DAMAGE - CEILINGS”



“RECURRING BASEMENT FLOODING”



“WATER DAMAGE - INTO ELECTRICAL JUNCTION BOXES”

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EXISTING CLEARANCES

FIRE DEPT. ● ● ● ● ● ● ●



THE NEED

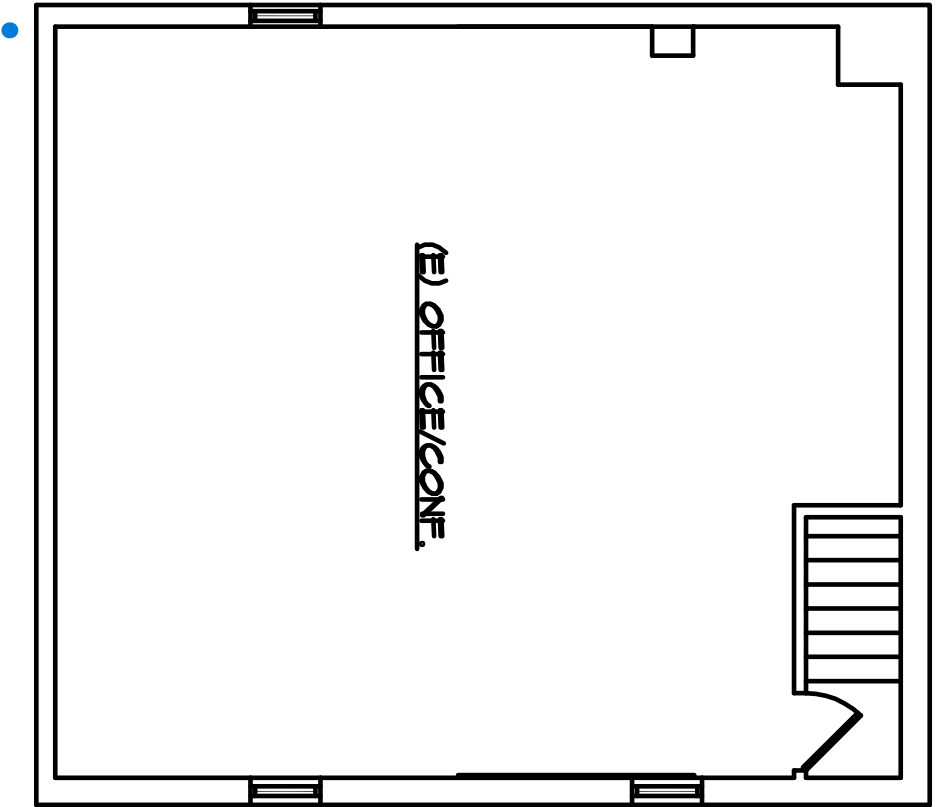
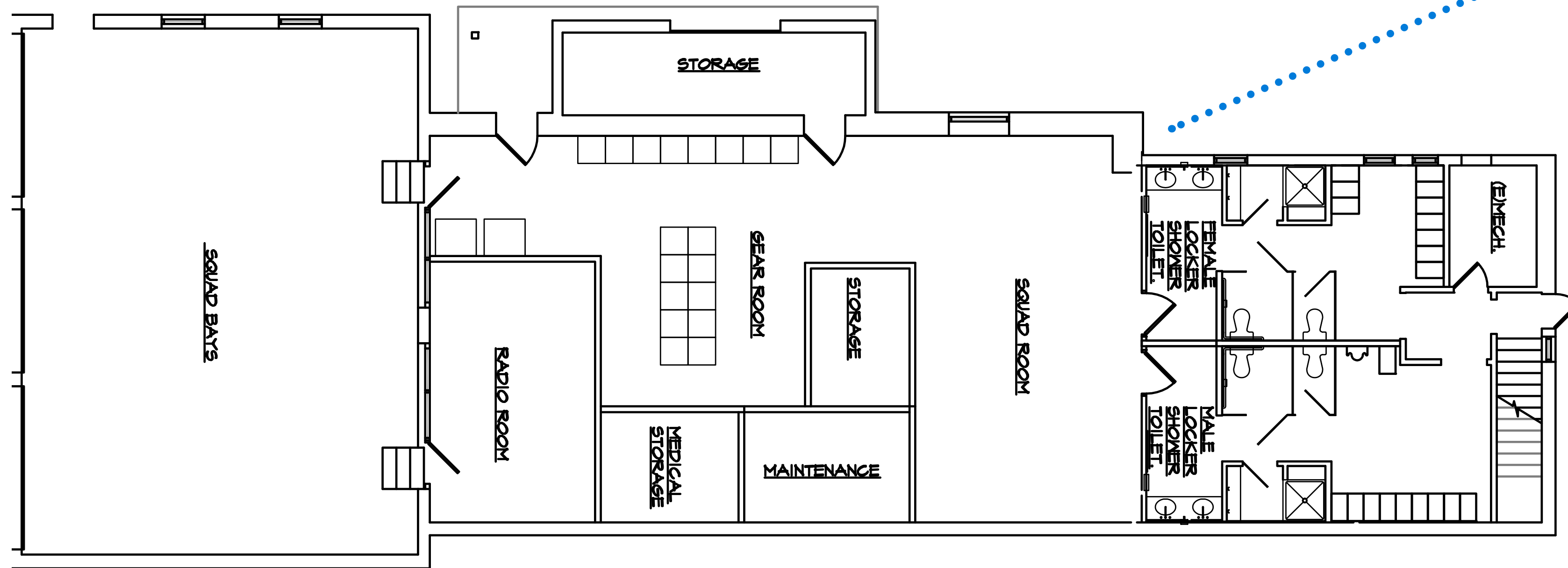
VERONA RESCUE SQUAD

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EXISTING PLAN

RESCUE SQUAD



» Main Level - 4,632 sq.ft. - (3) Garage Bays, (1) Large Squad Room (no private areas for sensitive discussion), non-ADA compliant unisex toilet rooms, (1) Day Room, (1) Storage Room (1) Mechanical Room, (1) Kitchen, access to second floor office and conference space.

- » Existing Verona Rescue Squad occupies 4,600+/- sq.ft. in its own facility on Church Street.
- » Lacks adequate program spaces
- » Lacks adequate clearances for apparatus
- » Lacks efficiency and safety protocols
- » Is significantly deteriorated

THE NEED... THE HISTORY

RESCUE SQUAD



- » In 1927, VRS was formed and is currently the oldest, 24-Hour, 100% Volunteer EMS Squad in the New Jersey.
- » The current building was a 1920's carriage house that was converted for the squad. It underwent upgrades in 1942 and in 1980. Little has been done since.
- » On average 20%-30% of donations received, fund the maintenance and utilities for the building. It is 100% managed by the volunteer team.
- » In 2019, VRS commissioned an evaluation of the existing facility conditions to determine current deficiencies and to evaluate the facility's ability to handle future growth.

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THE NEED... DEFICIENCIES

RESCUE SQUAD



- » The report determined that the existing facility lacks some very essential building planning elements. And operationally is very inefficient.
- » The report suggested proper planning concepts that would result in a safer, more efficient facility capable of a faster turnout which is so critical for life saving operations.
- » The report highlighted that the existing facility, if renovated, would still lack necessary program elements or the ability to accommodate growth.

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THE NEED... DEFICIENCIES

RESCUE SQUAD



- » Commonly, existing facilities often fail on the criteria of adequate space.
 - » Main entrance public access / ADA compliance
 - » Additional, future apparatus bays; unsafe bay clearances
 - » Adequate space for a training room
 - » Adequate kitchen space
 - » Adequate office space / watch / report rooms
 - » No decontamination space / eye wash capabilities
 - » Adequate oxygen tank storage facilities
 - » No adequate toilet facilities or shower facilities
 - » No locker rooms, bunk rooms, or private space for calls that may regard sensitive HIPAA related subjects
 - » Maintenance / Work space
 - » Inadequate parking for members
 - » Deteriorated infrastructure, power, lighting, plumbing

EXISTING CONDITIONS

RESCUE SQUAD

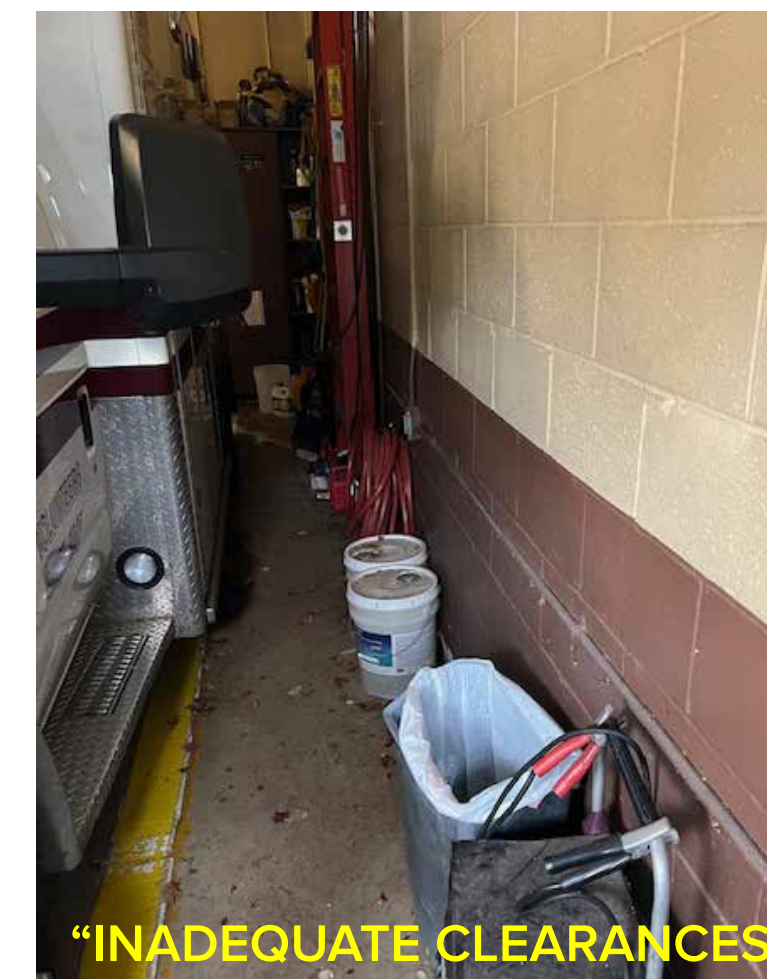
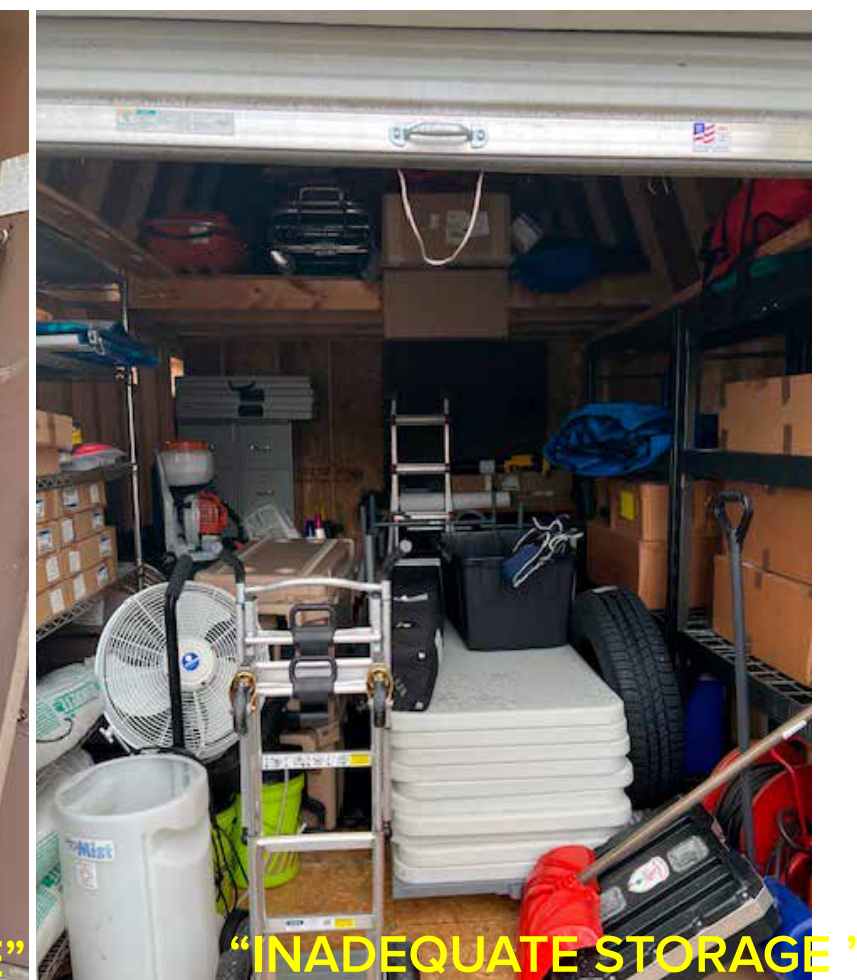
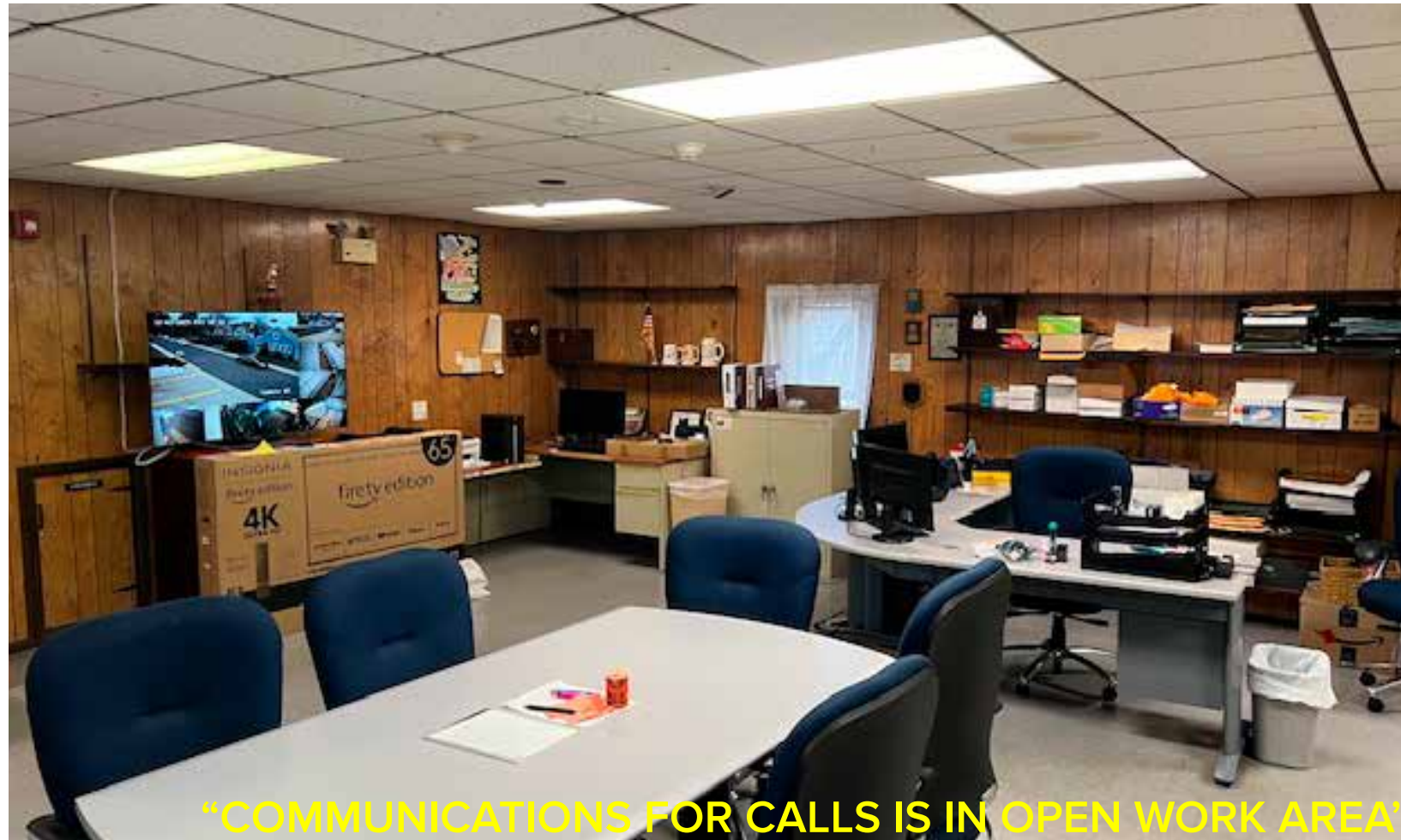


SOLUTIONS ARCHITECTURE



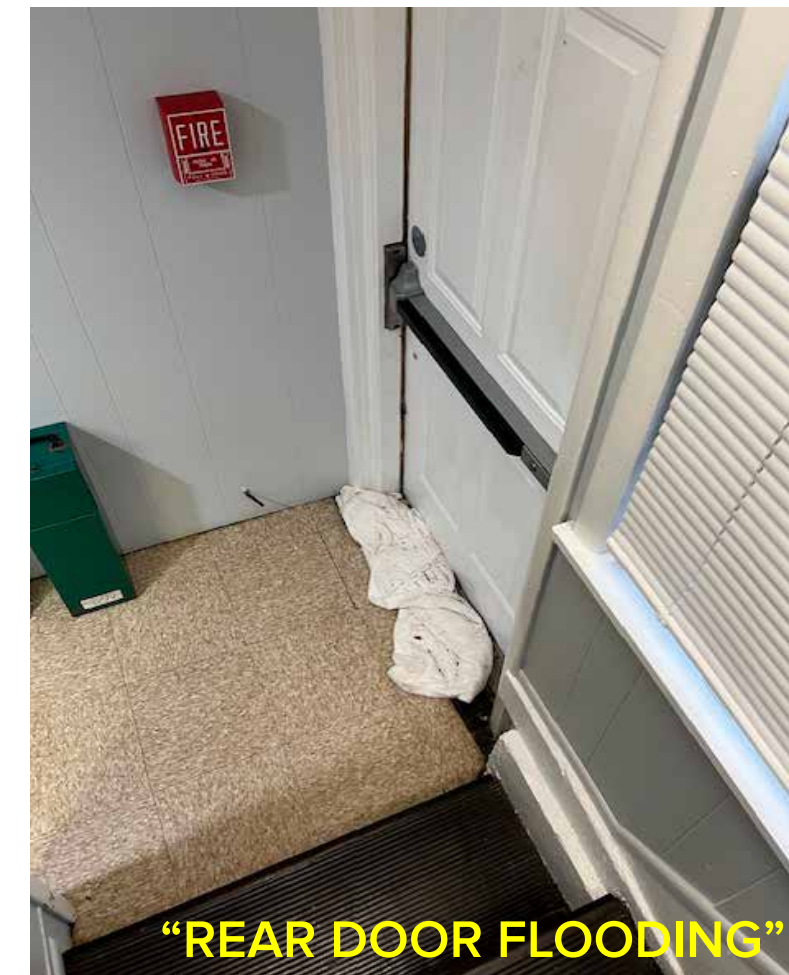
EXISTING CONDITIONS

RESCUE SQUAD



EXISTING CONDITIONS

RESCUE SQUAD



PUBLIC SAFETY COMPLEX PRIORITIES



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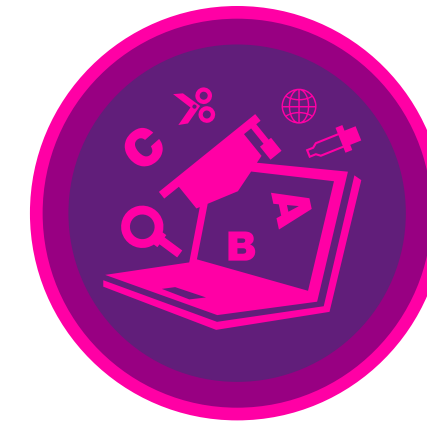


PUBLIC SAFETY COMPLEX PRIORITIES



ADEQUATE PROGRAM SQUARE FOOTAGE

- » Accommodate 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

PUBLIC SAFETY COMPLEX PLANNING



- » **A MEETING WAS HELD WITH DEPARTMENT OF CORRECTIONS (D.O.C.) TO REVIEW PD DESIGN / LAYOUT**
- » **THE QUESTION WAS ASKED WHAT FACILITIES IN THE STATE ARE THE ONES TO LEARN FROM? WHICH ARE THE STATE OF THE ART FACILITIES TO EMULATE?**
 - » Camden County Police Facility
 - » Rutgers Police Facility
 - » Holmdel Police Facility
- » **AFTER OUR PRESENTATION OF THE COMPLEX, THE D.O.C. CONCLUDED THAT THE SUBMISSION WOULD:**
 - » 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
- » **THEY FURTHER INDICATED THAT IF BUILT, THIS FACILITY WOULD BECOME THE MODEL BY WHICH ALL OTHERS WOULD BE MEASURED.**



PUBLIC SAFETY COMPLEX CONCEPT UNVEILED

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PUBLIC SAFETY COMPLEX

SITE PLAN



PUBLIC SAFETY COMPLEX

SECOND FLOOR PLAN



LEGEND

- POLICE
- FIRE
- RESCUE
- SHARED SPACES
- COMMON AREAS

LEVEL 2 - P -	9,270	SQFT
LEVEL 2 - F -	500	SQFT
LEVEL 2 - R -	500	SQFT
LEVEL 2 - S -	5,810	SQFT
LEVEL 2 - C -	3,705	SQFT
TOTAL	19,785	SQFT

PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX EXTERIOR



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX EXTERIOR



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX EXTERIOR



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX EXTERIOR



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX EXTERIOR



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX EXTERIOR



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX EXTERIOR



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX LOBBY/DISPATCH



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX

REIMAGINED



PUBLIC SAFETY COMPLEX COURTYARD



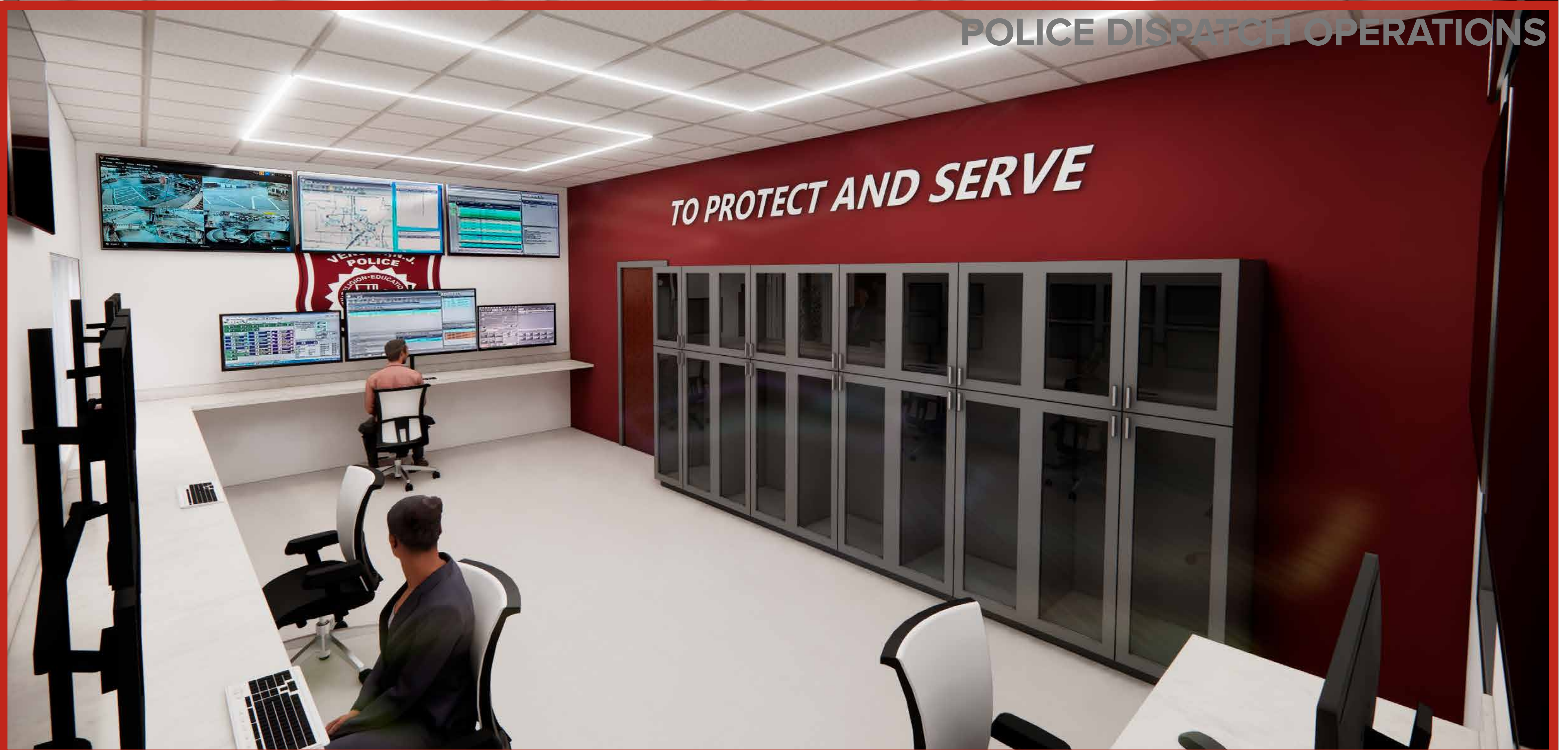
PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE DISPATCH OPERATIONS

TO PROTECT AND SERVE



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE DISPATCH OPERATIONS

TO PROTECT AND SERVE



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE READY ROOM

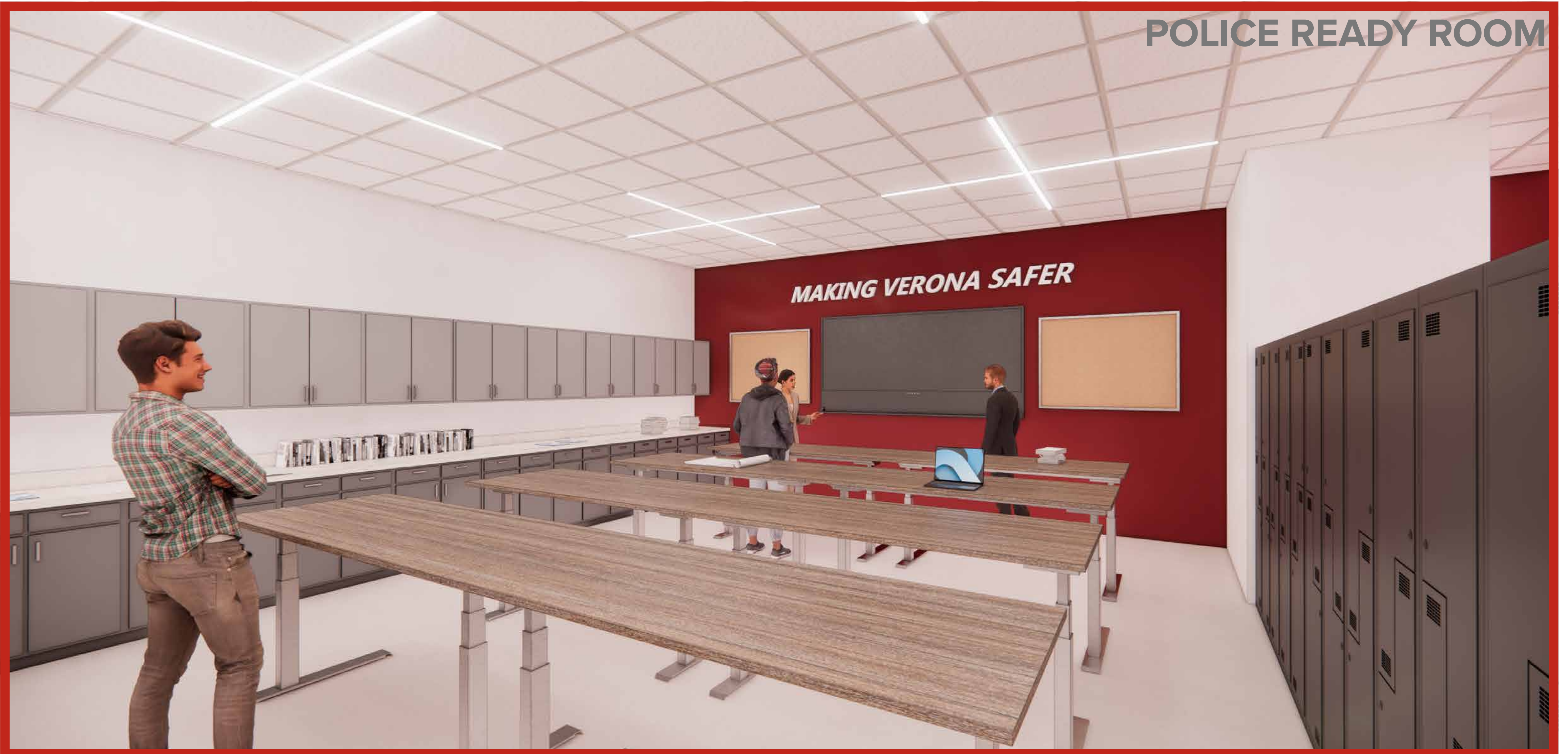


PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE READY ROOM



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE EMERGENCY OPERATIONS CENTER



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE EMERGENCY OPERATIONS CENTER



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE EMERGENCY OPERATIONS CENTER



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE STAFF CAFETERIA



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE STAFF CAFETERIA



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE DETAINEE PROCESSING



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE HOLDING CELL



PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE MEN'S LOCKER ROOM

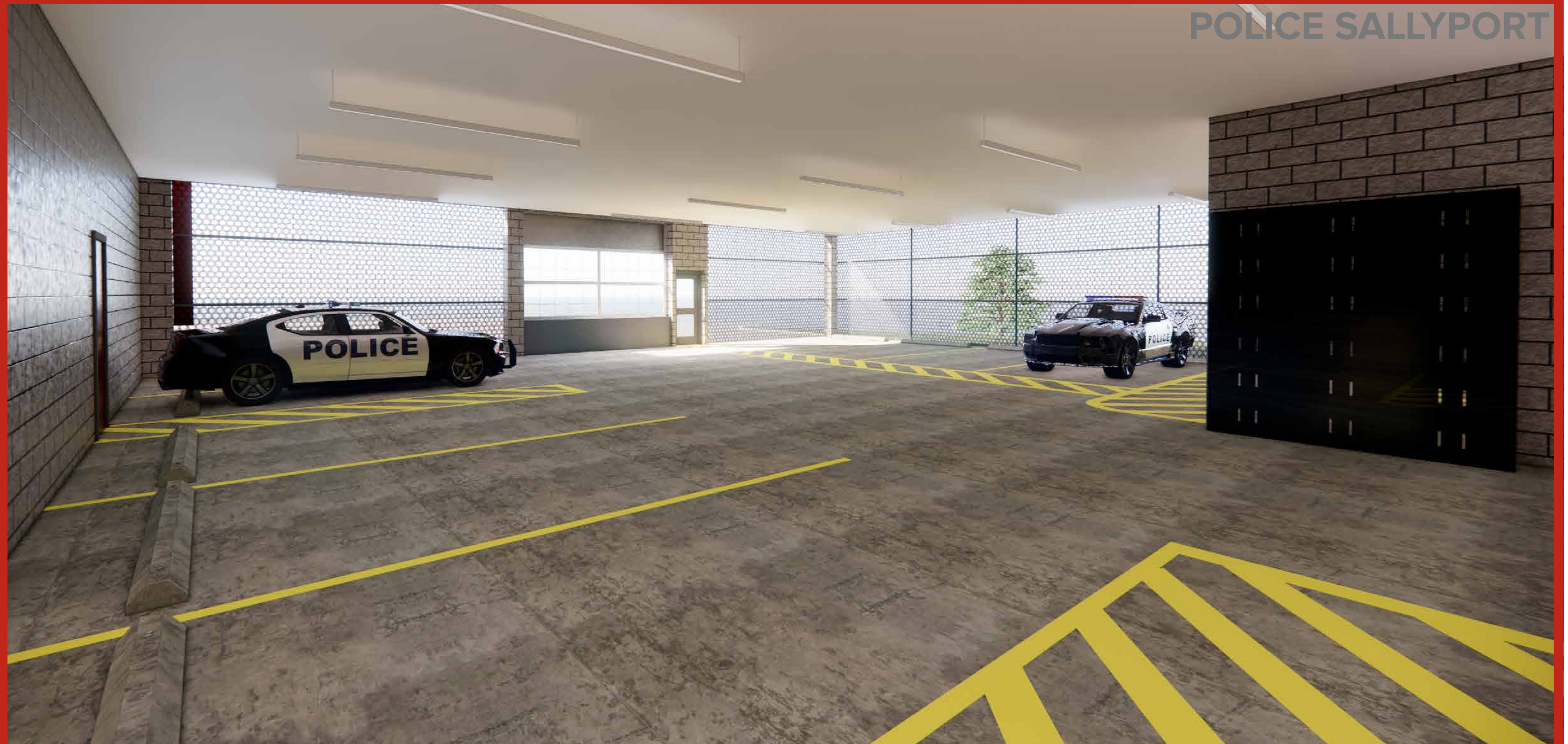


PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE SALLYPORT

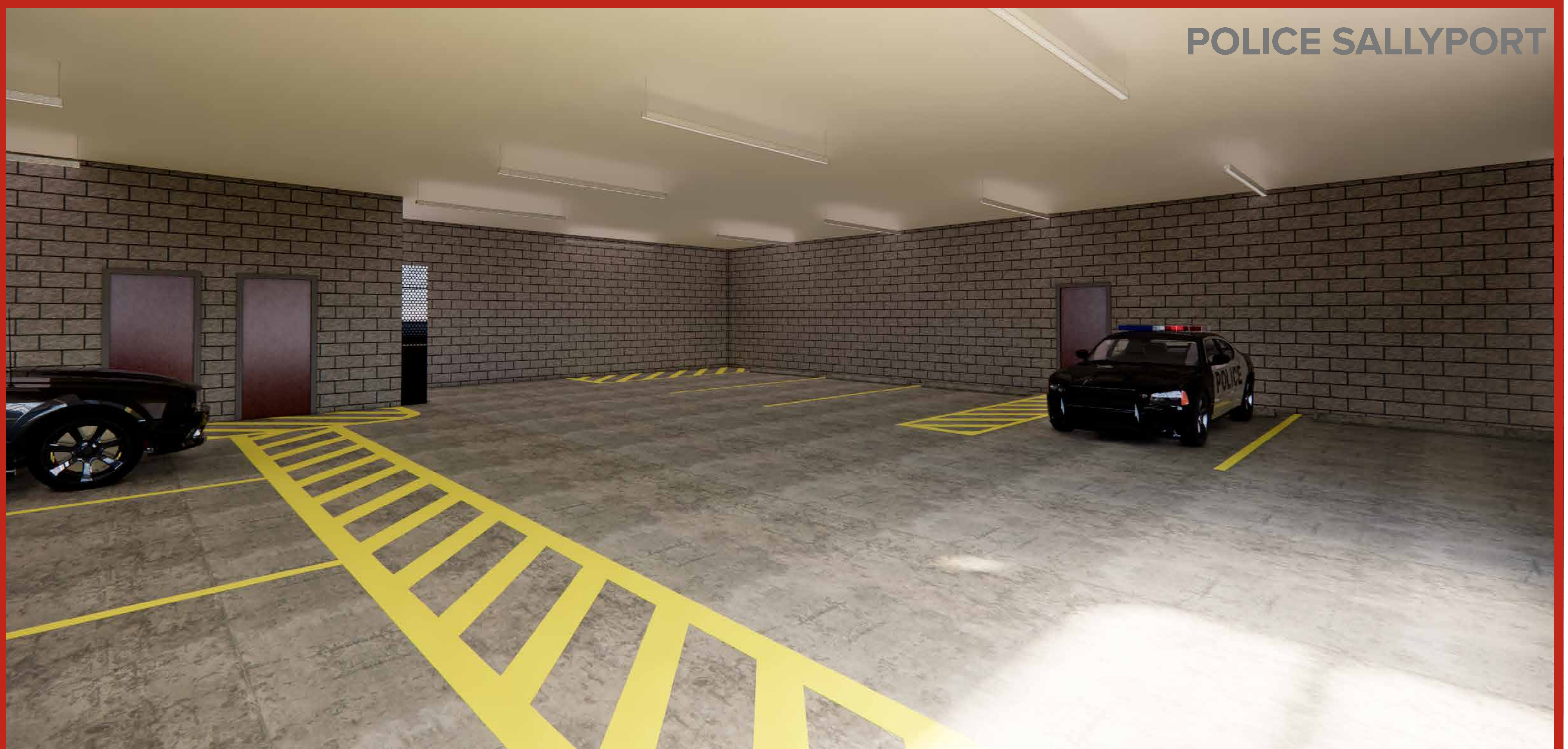


PUBLIC SAFETY COMPLEX

REIMAGINED



POLICE SALLYPORT



PUBLIC SAFETY COMPLEX

REIMAGINED



RESCUE SQUAD BAYS & WORK AREA



PUBLIC SAFETY COMPLEX

REIMAGINED



FIRE DEPARTMENT BAYS



PUBLIC SAFETY COMPLEX

REIMAGINED



FIRE DEPARTMENT READY ROOM



PUBLIC SAFETY COMPLEX

REIMAGINED



SHARED FITNESS CENTER

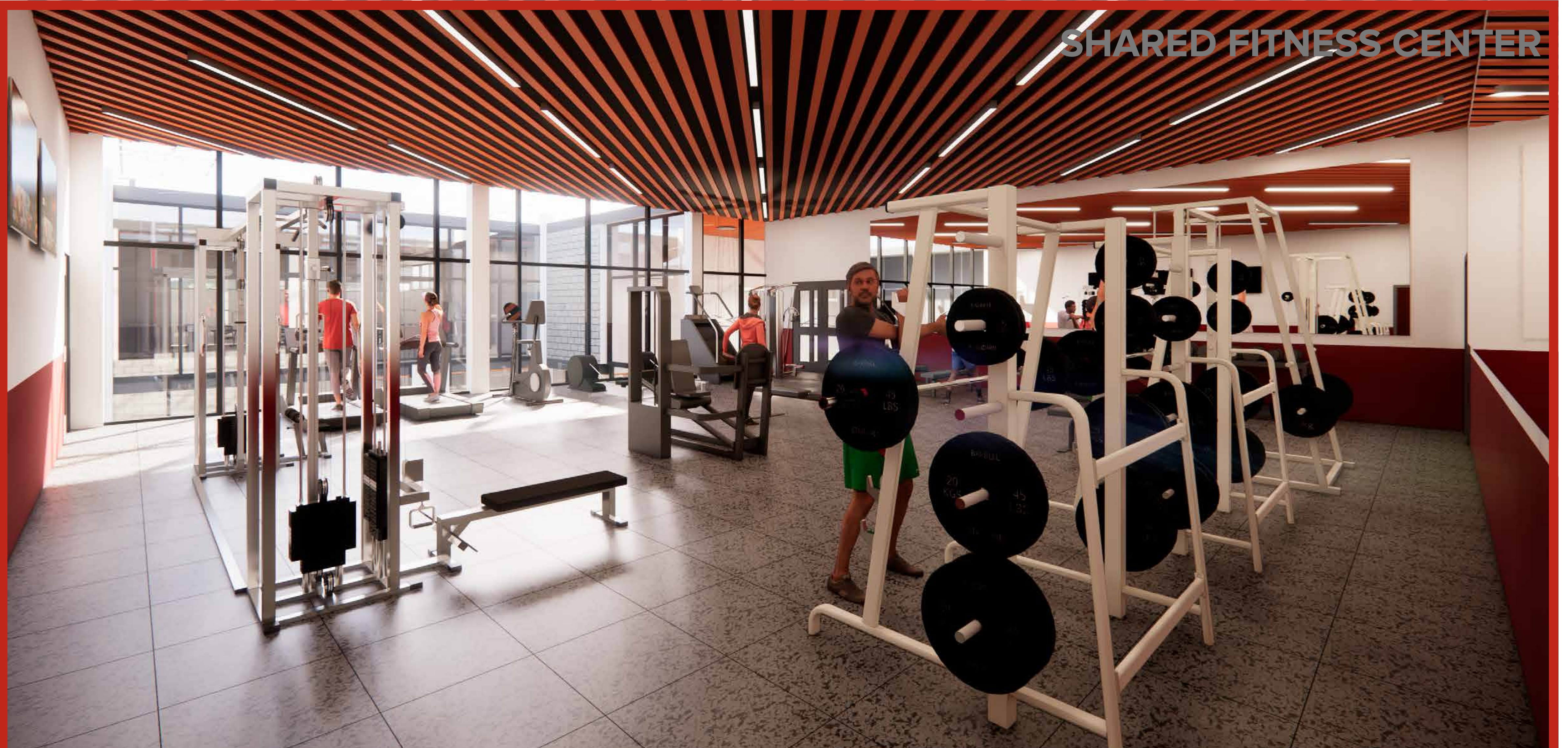


PUBLIC SAFETY COMPLEX

REIMAGINED



SHARED FITNESS CENTER



PUBLIC SAFETY COMPLEX

REIMAGINED



SHARED MULTIPURPOSE TRAINING ROOM



PUBLIC SAFETY COMPLEX

REIMAGINED



SHARED MULTIPURPOSE TRAINING ROOM



SOLUTIONS ARCHITECTURE | FRANK MESSINEO, AIA

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

O: 973-484-4800 | C: 201-618-0606

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