

# PUBLIC PRESENTATION



## VERONA EMERGENCY SERVICES BUILDING

POLICE DEPARTMENT, FIRE DEPARTMENT - CO. #2





# WHAT WE ARE PROPOSING?



The Township of Verona would be requesting, that action be taken to resolve longstanding facilities issues affecting the Police Department and Fire Company No.2. 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 AND FIRE DEPARTMENTS INTO A SINGULAR EMERGENCY SERVICES FACILITY.

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

# THE NEED

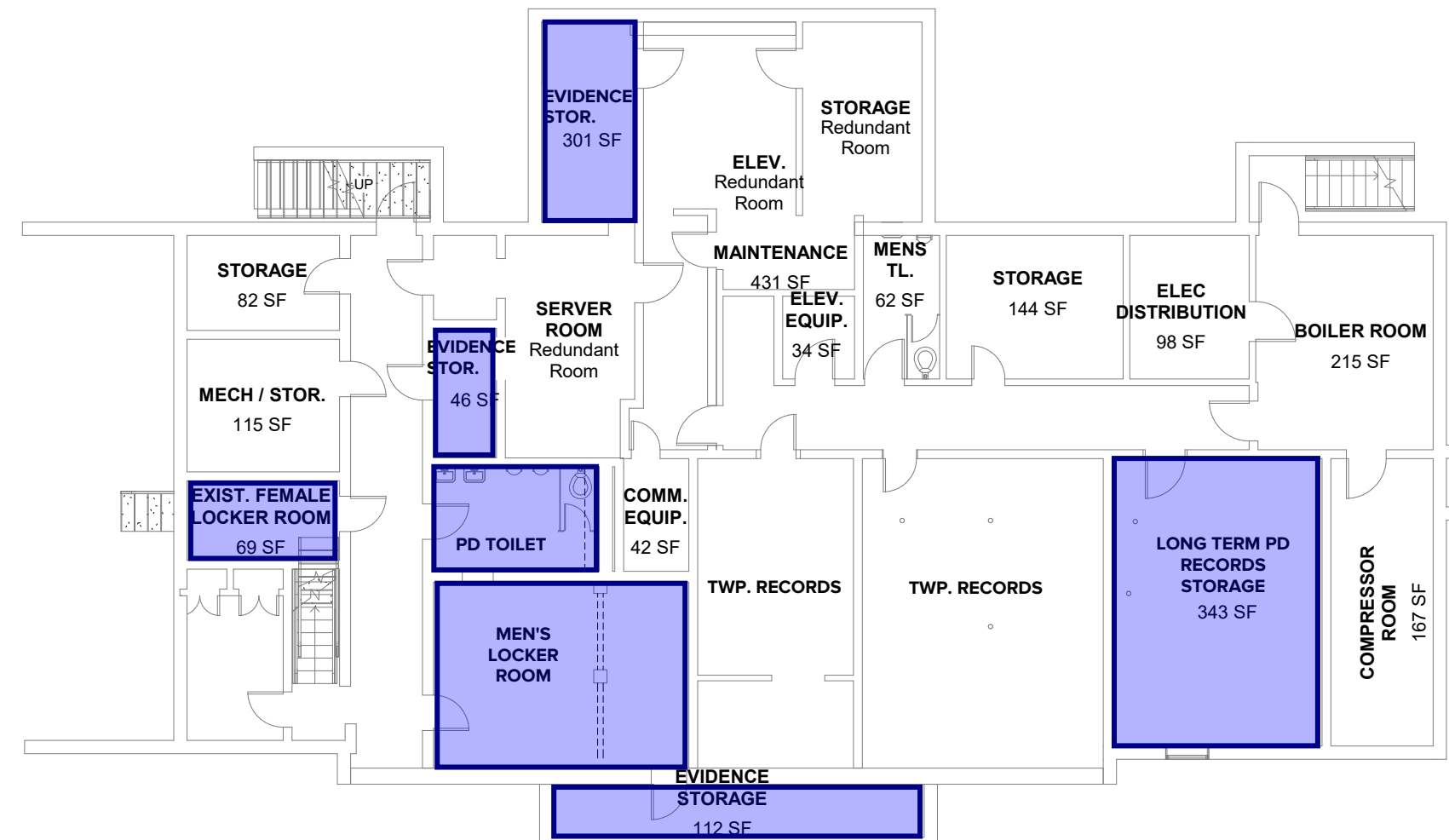
# VERONA POLICE DEPT

 SOLUTIONS  
ARCHITECTURE

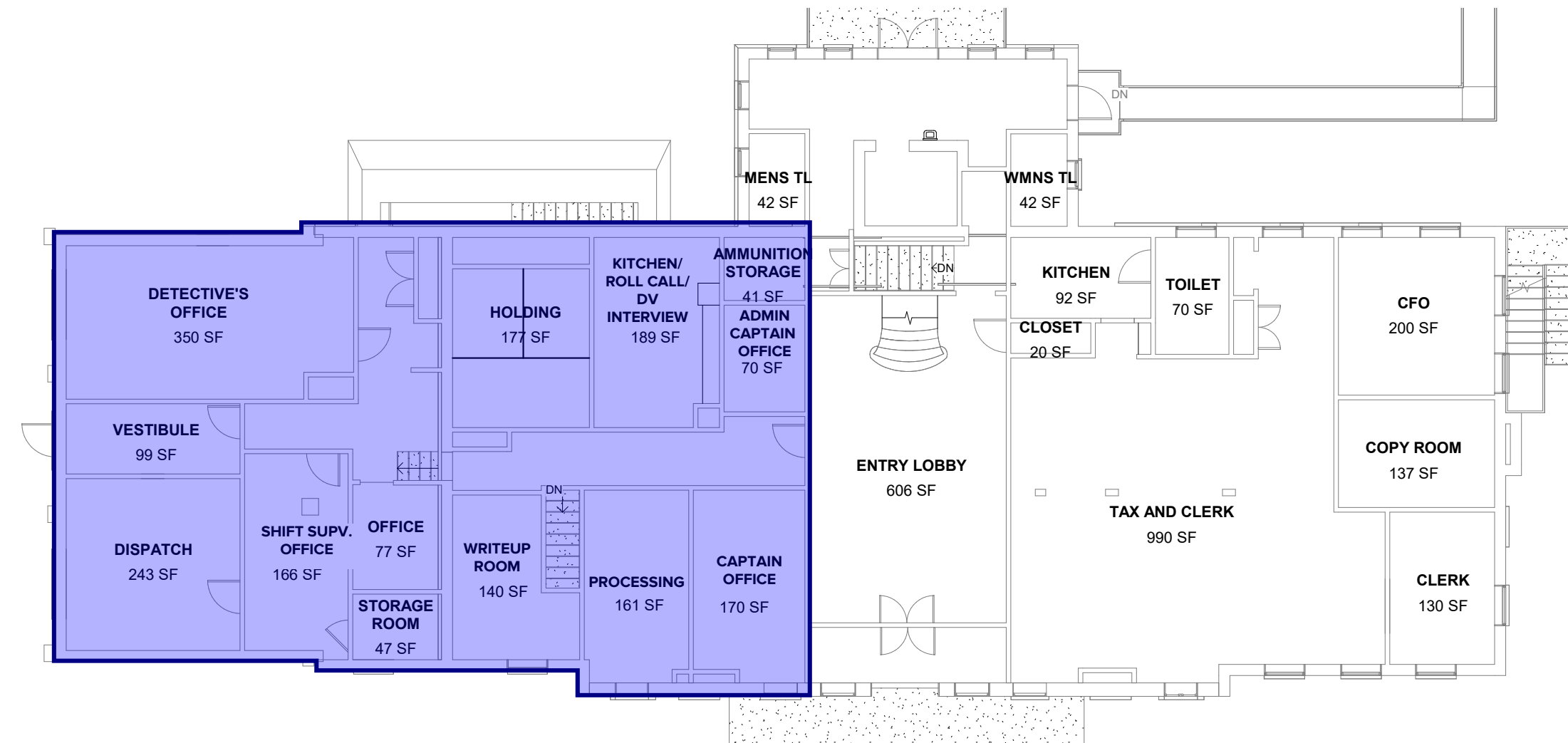


# EXISTING PLAN - POLICE DEPT.

POLICE DEPT. • • • • •



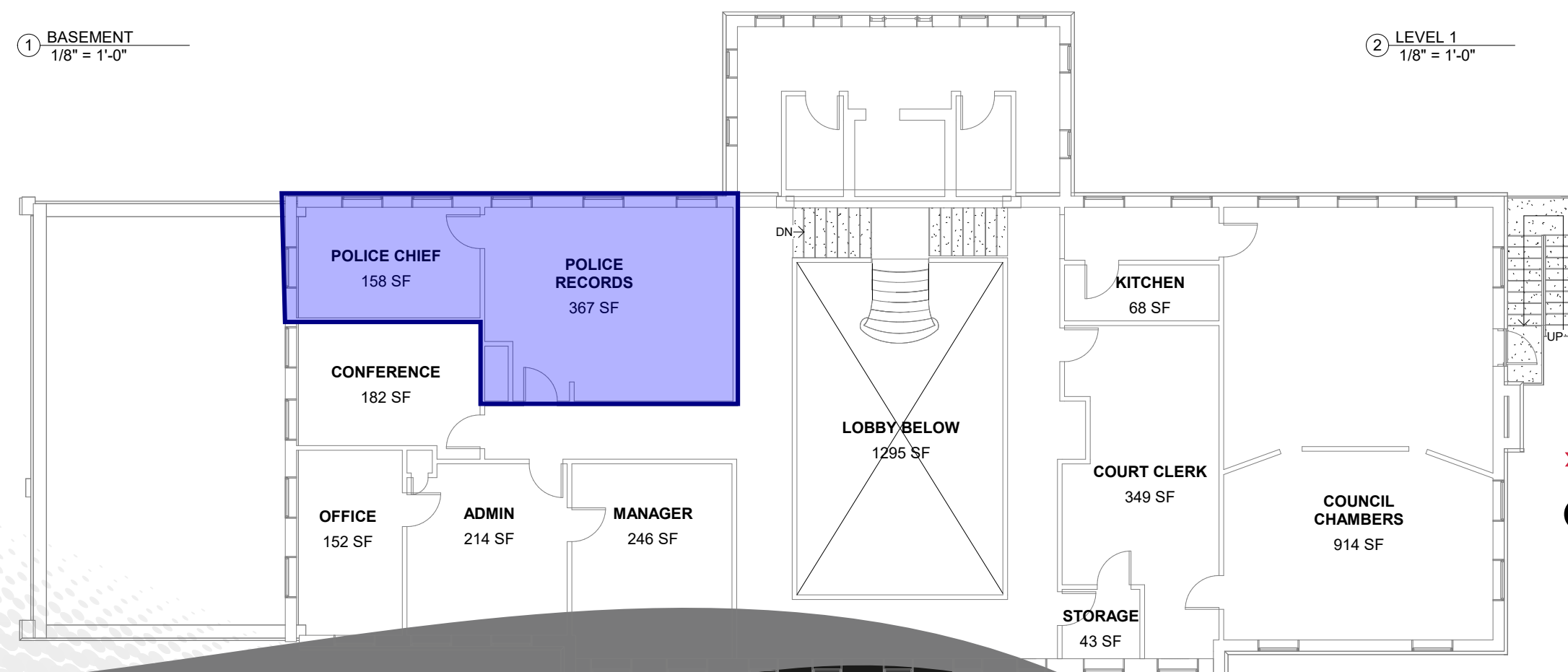
» Lower Level - 1,000 sq.ft. - lockers, long term records, evidence



» 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... 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.



# THE NEED

# VERONA FIRE DEPT

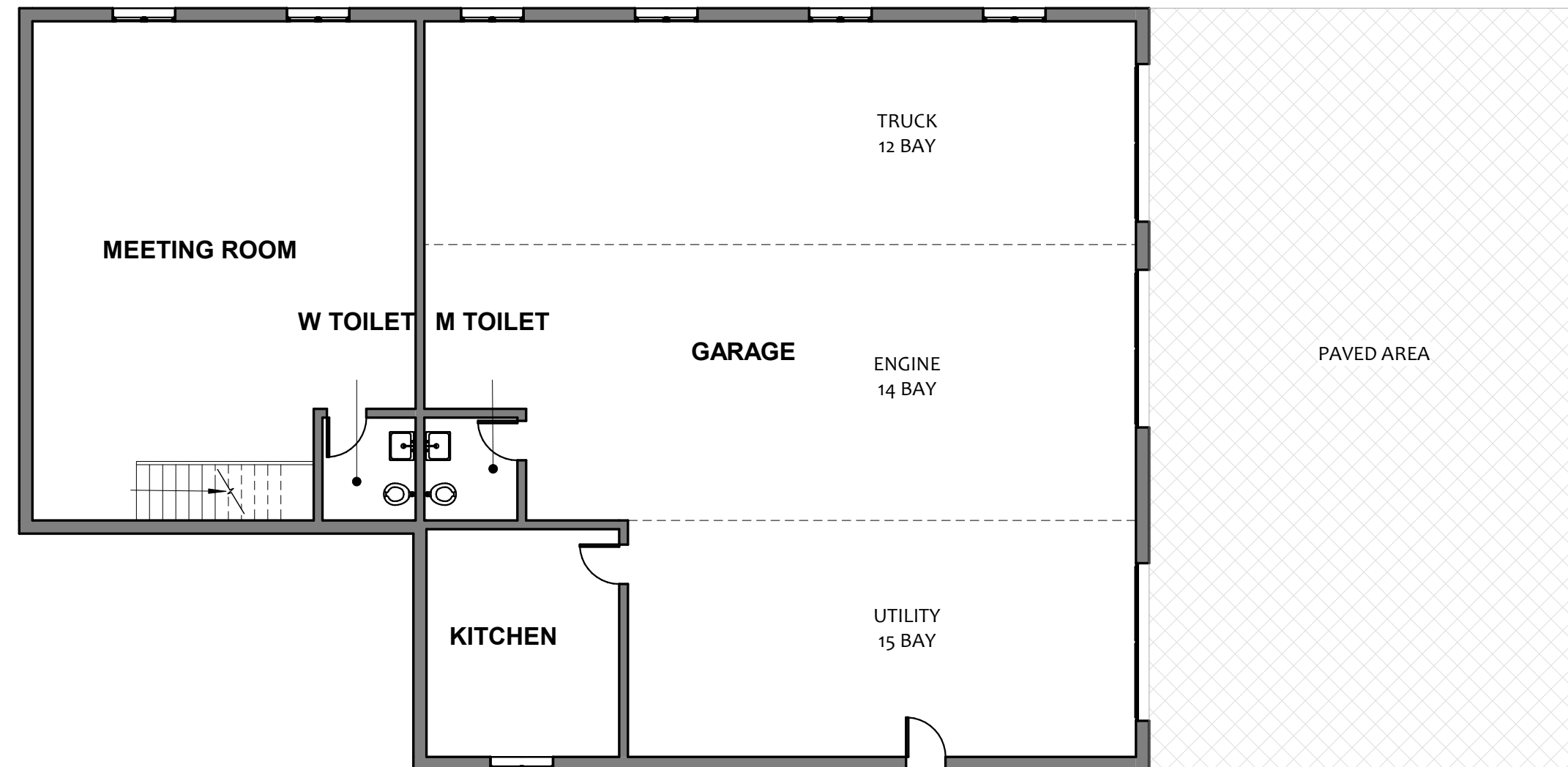
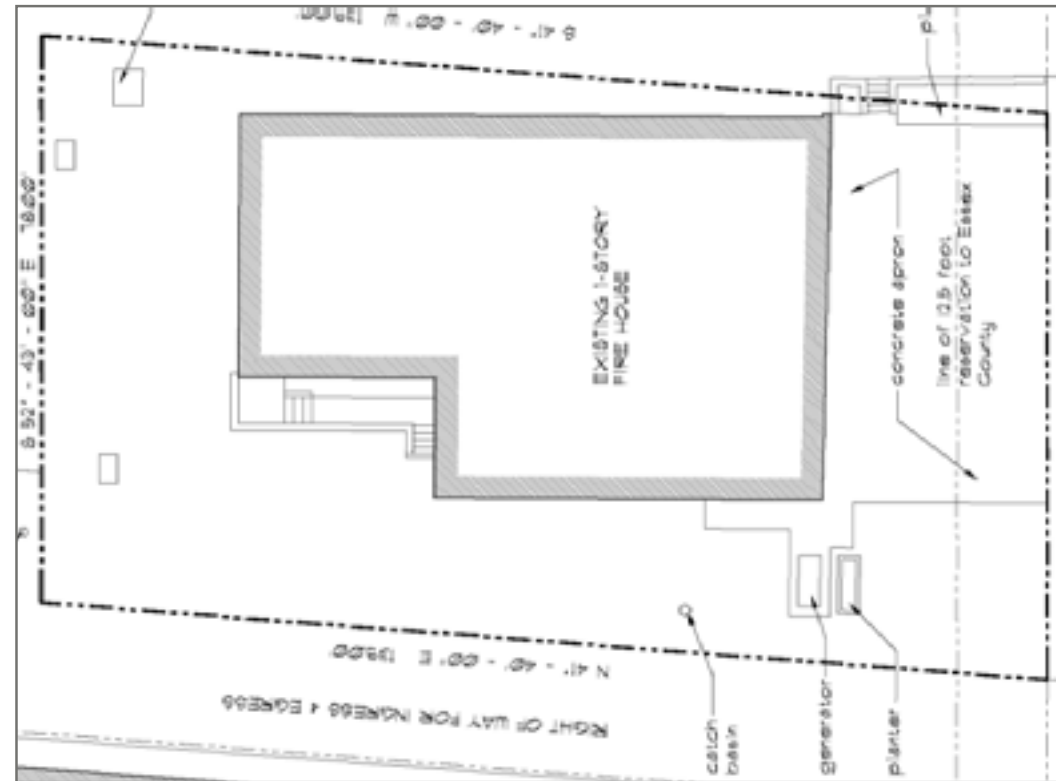
 **SOLUTIONS**  
ARCHITECTURE





# 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 gsf.
- » 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... DEFICIENCIES

FIRE DEPT. NO. 2 • • •



## » Facility Issues:

- » Major roofing/flashings issues allowing water infiltration causing exterior wall, window and door issues/ cracking + stucco/plaster damage.
- » Major structural issues due to building settling. Walls cracking and masonry facade separation. Steel lintels are rusted and bowing.
- » Floor tiles popping, wood floors warping, window frames at meeting room / basement are rotted/leaking.
- » Two sump pumps in basement are inadequate to keep up during heavy rain storms resulting in more water infiltration. Basement door-deteriorated/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



# EMERGENCY SERVICES BUILDING

POLICE & FIRE FACILITY

# PRIORITIES

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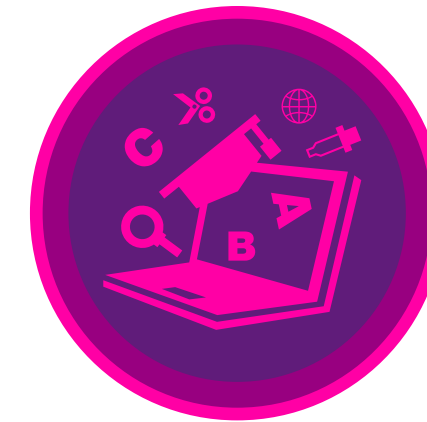


# POLICE & FIRE FACILITY PRIORITIES



## 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



# EMERGENCY SERVICES BUILDING

POLICE & FIRE FACILITY

# SITE SELECTION

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# PROPERTIES REVIEWED ...

VERONA  
EMERGENCY  
SERVICES

- » In search of a Solution for the Emergency Services dilemma, the Township reviewed 20+ parcels of land, either Township, County, School owned, or privately held.
- » Only ONE site could fit all three departments.
- » While other sites could accommodate the program square footage for a single department, they couldn't accommodate additional space needed for parking let alone multiple facilities.

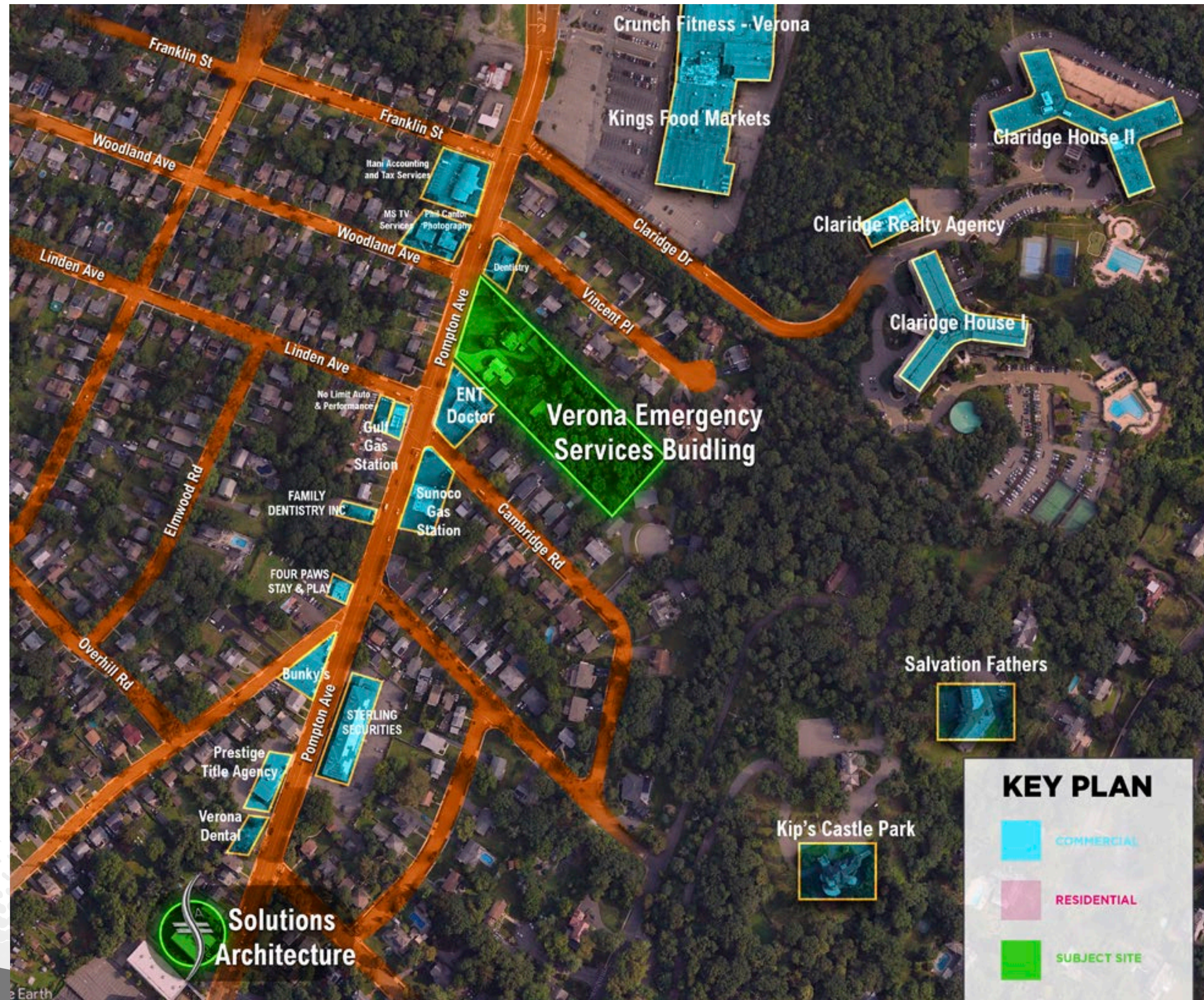
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# WHERE EXACTLY IS THIS SITE ??

VERONA  
EMERGENCY  
SERVICES



- » 217/225 Pompton Ave is located between Vincent Pl. & Cambridge Rd. & diagonally across from Delta Gas on Linden Ave. South of Pilgrim Plaza and the Claridge Houses.
- » It provides the space needed to consolidate PD, FD + VRS and is located in C-2 Commercial Zone - special permit required for Mixed Use or a Variance for Residential Use)

- » 2.7 Acres / 118,309 sq.ft.
- » Somewhat regular site, set lower than surrounding neighbors and with significant existing tree buffers.
- » 91,000 sq.ft. of usable space - can fit a consolidated emergency services building + 77 parking spaces
- » 27,000 sq.ft. of unusable natural, green site - (natural buffer, potential for nature walk)
- » Significant grade change from street to back

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# SITE EVALUATION...

VERONA  
EMERGENCY  
SERVICES



- » Solutions Architecture & our engineers analyzed the 217/225 Pompton Avenue Properties and determined that it had the potential to meet the program needs of each department in a unified two story facility.
- » Given the extent of natural buffers and drop in grade against the neighboring properties; the visual impact is reduced.
- » The 2.7 acre site is located on a State Highway, in a C-2 Commercial Zone. There are many commercial buildings along the route interspersed with residential developments.

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# EMERGENCY SERVICES BUILDING

POLICE & FIRE FACILITY

# PLANNING PROCESS

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# PLANNING FOR SUCCESS . . .

VERONA  
EMERGENCY  
SERVICES



- » With a subject property in place, multiple meetings were held over a six month period and numerous concepts were explored and revised, all at the aim of gaining consensus and compromise from the three Departments.
- » The resulting facility would not only meet their needs now and into the future, but would also allow 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 Department of Corrections has also endorsed the plan.

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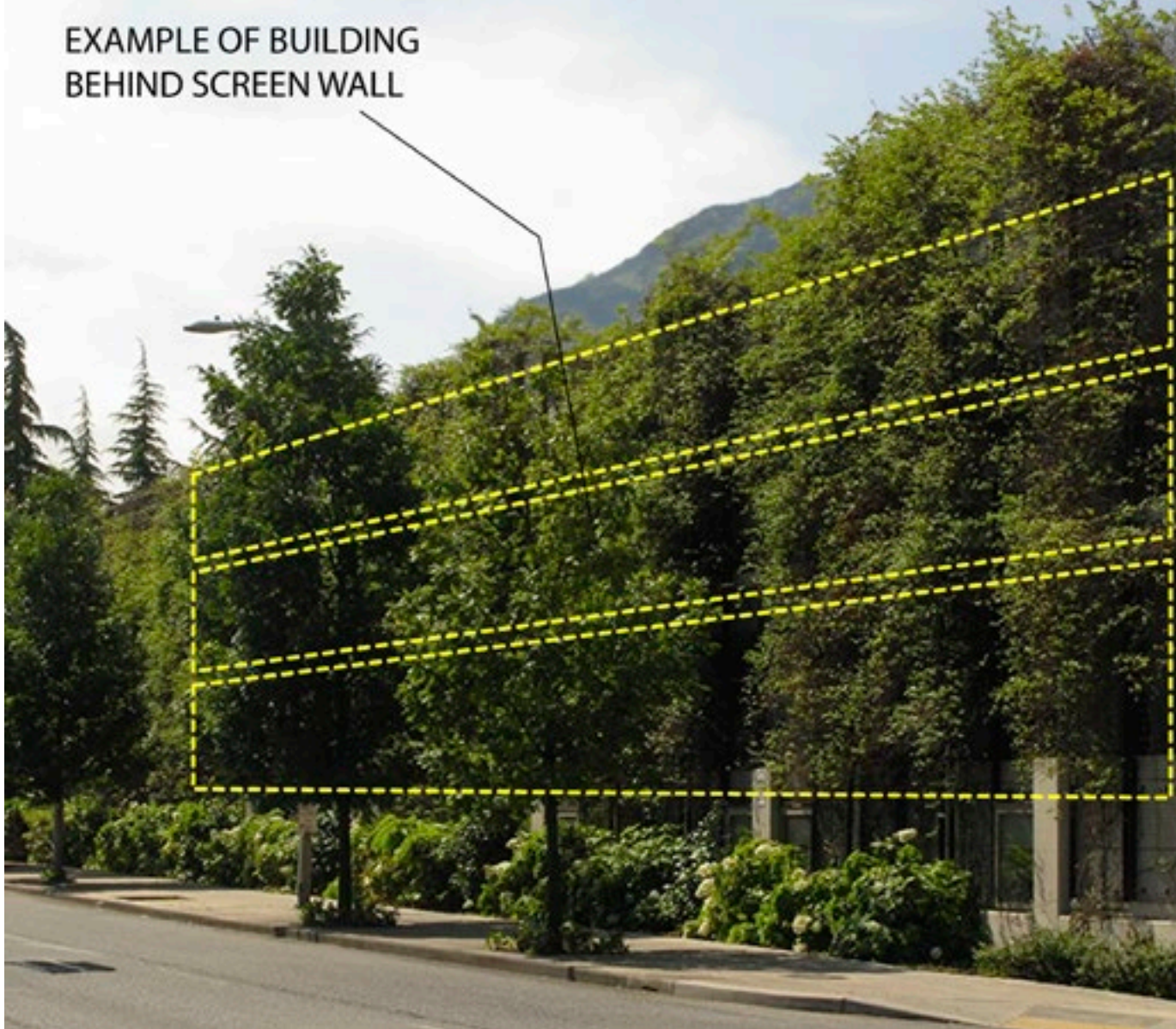




# PLANNING WITH YOU IN MIND

VERONA  
EMERGENCY  
SERVICES

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

VERONA  
EMERGENCY  
SERVICES



- » *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  
SERVICES



- » 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.

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# PLANNING - NEW OPPORTUNITIES

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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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# POTENTIAL DESIGN/CONST SCHEDULE & IMPACTS



# POST-APPROVAL TIMELINE

VERONA  
EMERGENCY  
SERVICES

2025

MAYOR &  
COUNCIL PUBLIC  
MEETINGS

1 MONTH

- » CONTINUE ADMIN DISCUSSIONS
- » DEVELOP DESIGNS EXPANDING PROGRAM REQUIREMENTS
- » CREATE A DETAILED PROJECT TIMELINE
- » SEEK TO ENGAGE A CONSTRUCTION MANAGEMENT FIRM

- » CONDUCT DESIGN PHASE MEETINGS
- » UPDATE PRELIMINARY ESTIMATES & PROJECT SCHEDULE WITH CM
- » PREPARE BIDDING DOCUMENTS

(6-8) MONTHS

4 WEEKS

(WITHIN DESIGN PHASE)

- » CM FINAL REVIEW
- » COUNCIL APPROVAL
- » DETERMINE BID SCENARIOS / PACKAGING WITH CM
- » SUBMISSION OF AD FOR PROJECT BIDS

2026

- » PROJECT OUT TO BID
- » SUBMIT PROJECT TO BIDDING THROUGH BIDBOX

CRITICAL DATE TO BE MET:  
FEB 15, 2026  
(TO BE CONFIRMED WITH  
SELECTED CM)

6-8 WEEKS

- » MUST PROVIDE ENOUGH TIME FOR PROPER BIDDING/ CONTRACTOR PRICING
- » BID OPENINGS - CONDUCTED VIA BIDBOX

» CONSTRUCTION  
START

2026 -  
2028

- » CONSTRUCTION SCHEDULE WILL VARY BY BID BREAKDOWN



# CONSTRUCTION PHASE

VERONA  
EMERGENCY  
SERVICES



- » **Anticipated 20-month construction period - 2026 to 2028.**
  - » Given the hilly terrain there is significant site work, demolition of existing structures and retaining walls required.
  - » Greatest disturbance will be in the beginning of the job with heavy equipment required for site clearing and stripping and whatever potential rock removal is necessary. *(Approx 1 Month)*
  - » There is a substantial amount of retaining wall work involving excavation, grading, exporting of soil, excavators, trucks and rollers. *(Approx 2 Months)*
  - » Next would be utilities: water-domestic/fire, sewer, & gas. Involves road closures *(Approx 1 Week per Utility)*
  - » Then there is storm water management & drainage systems, inlets & piping throughout. *(Approx 1 Month)*
  - » Then the building pad needs to be prepped pour curbs and provide an asphalt base *(Approx 2 Months)*

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# CONSTRUCTION PHASE

VERONA  
EMERGENCY  
SERVICES



- » Obviously, the contractor will be required to work within the times and limitations set by the local ordinances.
- » Site work (heavy machinery) - expected to take (6 to 8) months
- » Contractors will stage parking and material storage on site or coordinate off-site locations with the Township. (not neighborhoods)
- » Once the walls are up and roof is on, the work will be contained on the interior.
- » The potential for odor, dust, and noise is a part of any construction project.
- » For projects of this size, there will be a construction management firm on site who will work with the contractor to ensure that all protocols for safety, security and OSHA compliance will be met.

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# EMERGENCY SERVICES BUILDING

POLICE & FIRE FACILITY

# CONCEPT

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# EMERGENCY SERVICES BUILDING

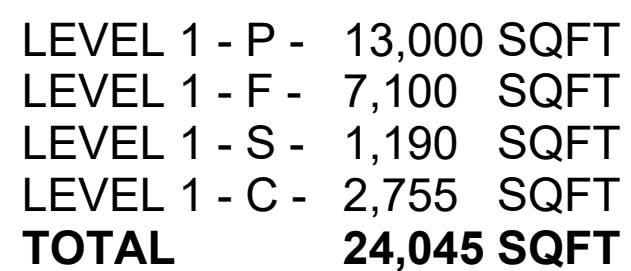


**TOTAL PARKING SPOTS: 107**

**ACQUIRED PROPERTY: 217/225 Pompton Avenue**



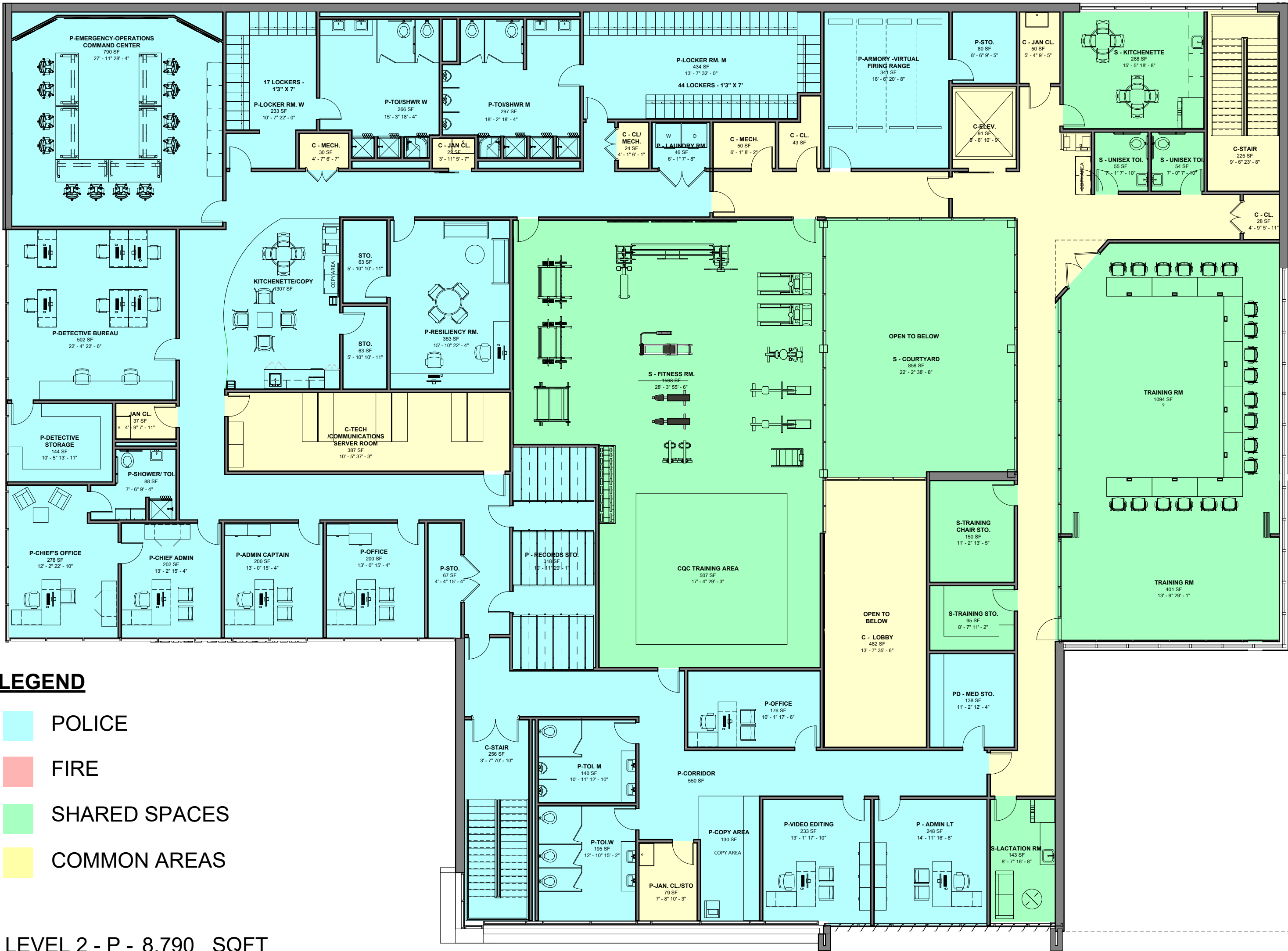
## MAIN FLOOR PLAN





# EMERGENCY SERVICES BUILDING

## SECOND FLOOR PLAN





# EMERGENCY SERVICES BUILDING

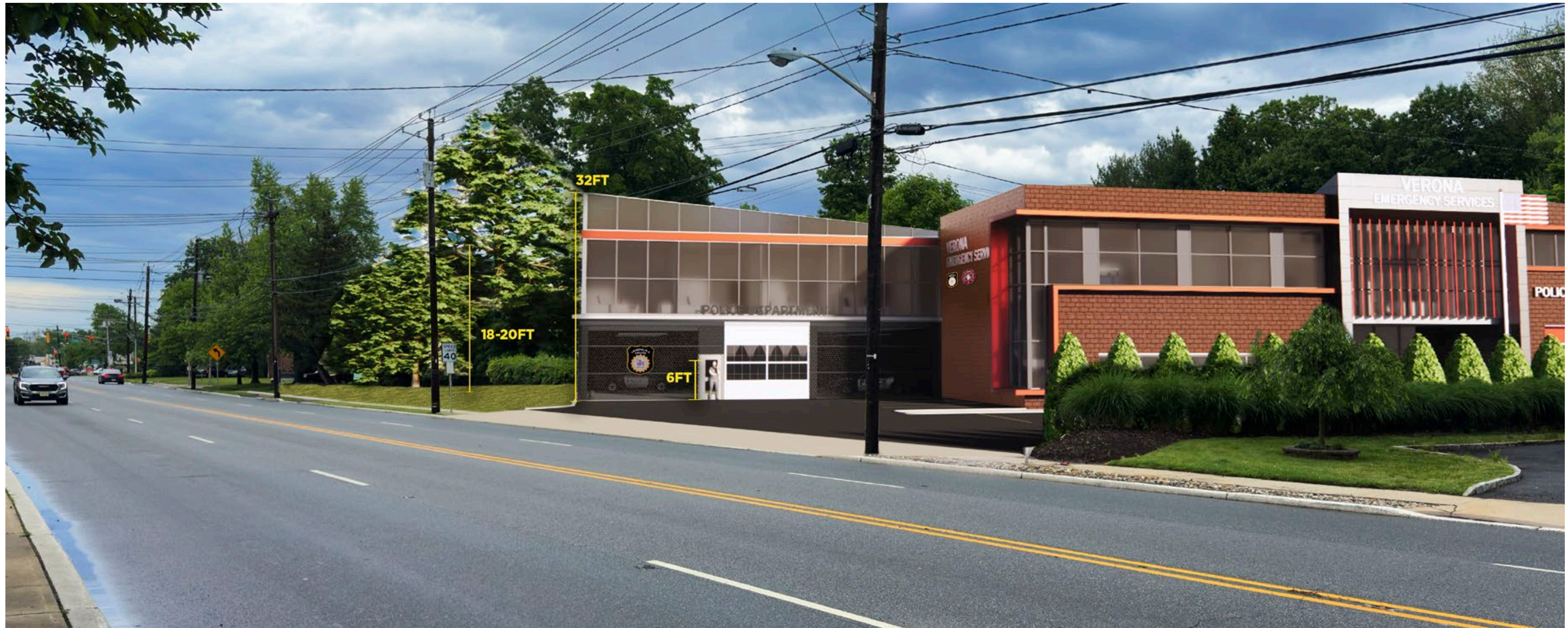
STREET VIEW • • •





# EMERGENCY SERVICES BUILDING

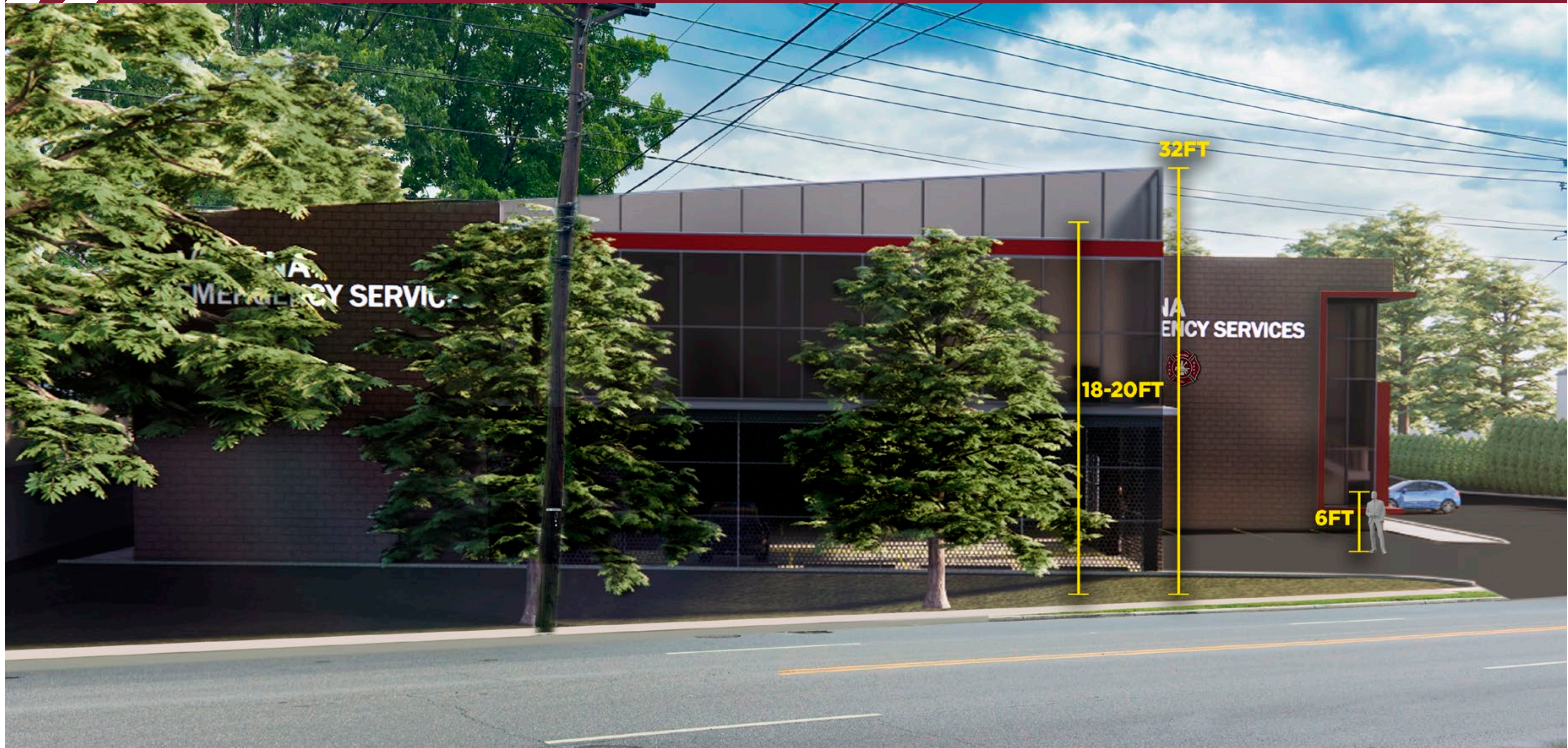
STREET VIEW • • •





# EMERGENCY SERVICES BUILDING

STREET VIEW





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

EXTERIOR





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

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*

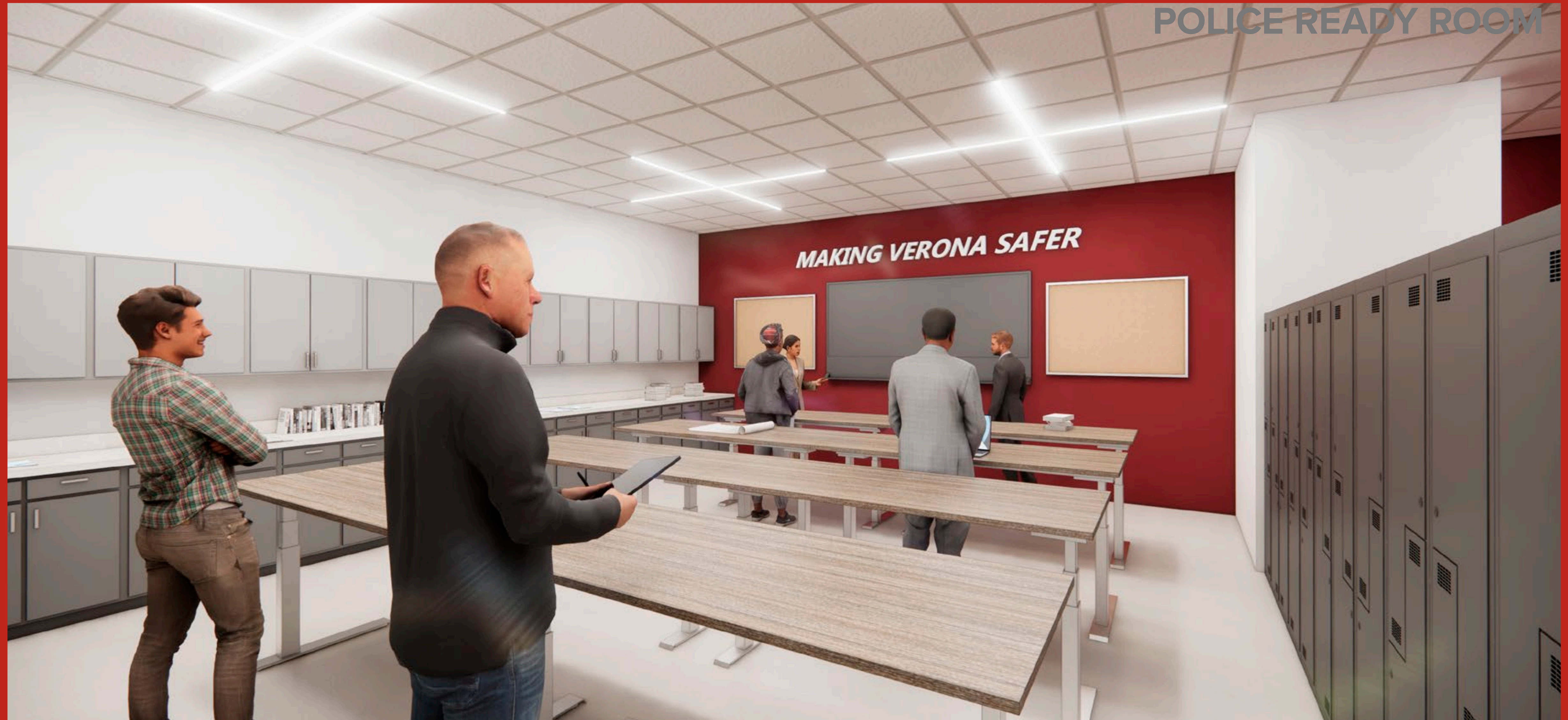




# EMERGENCY SERVICES BUILDING

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

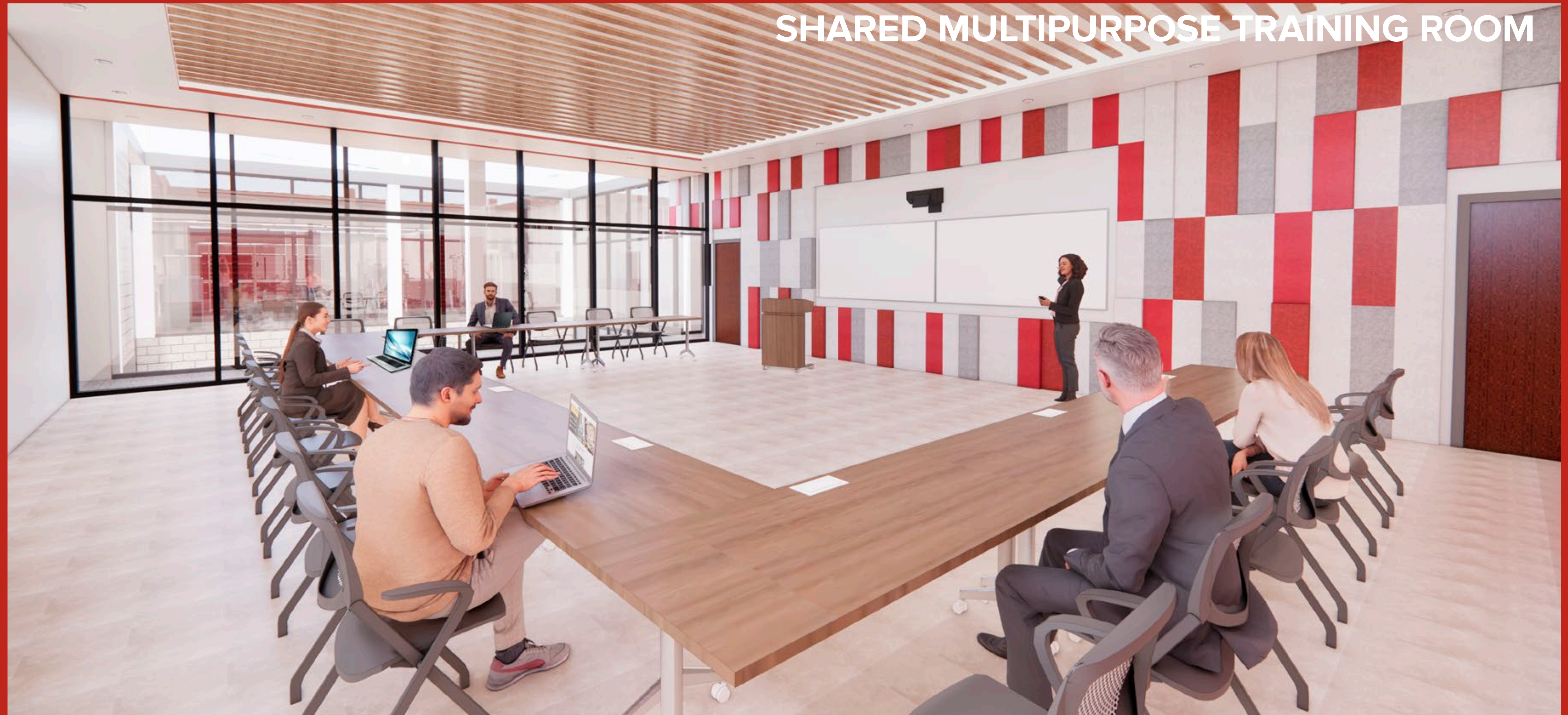




# EMERGENCY SERVICES BUILDING

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

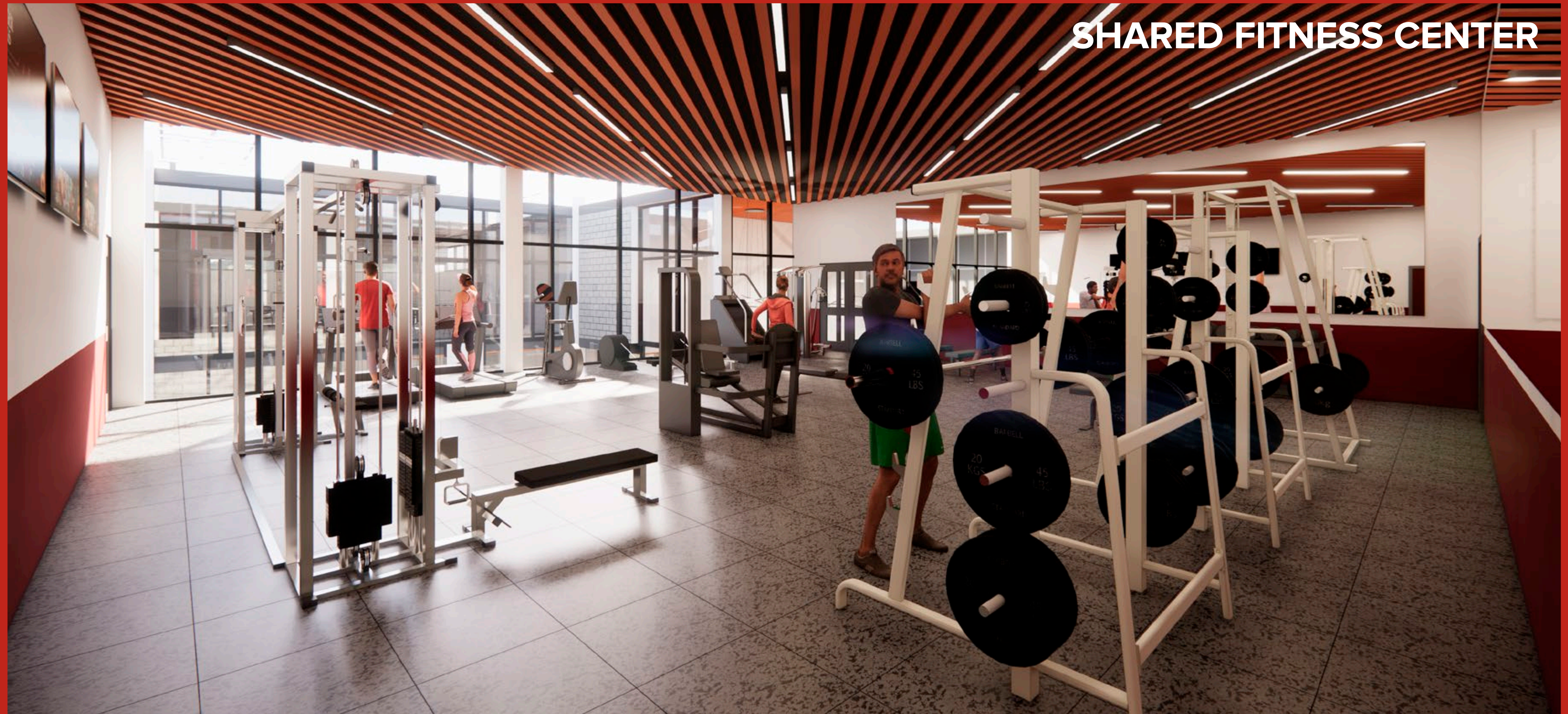




# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

## SHARED FITNESS CENTER



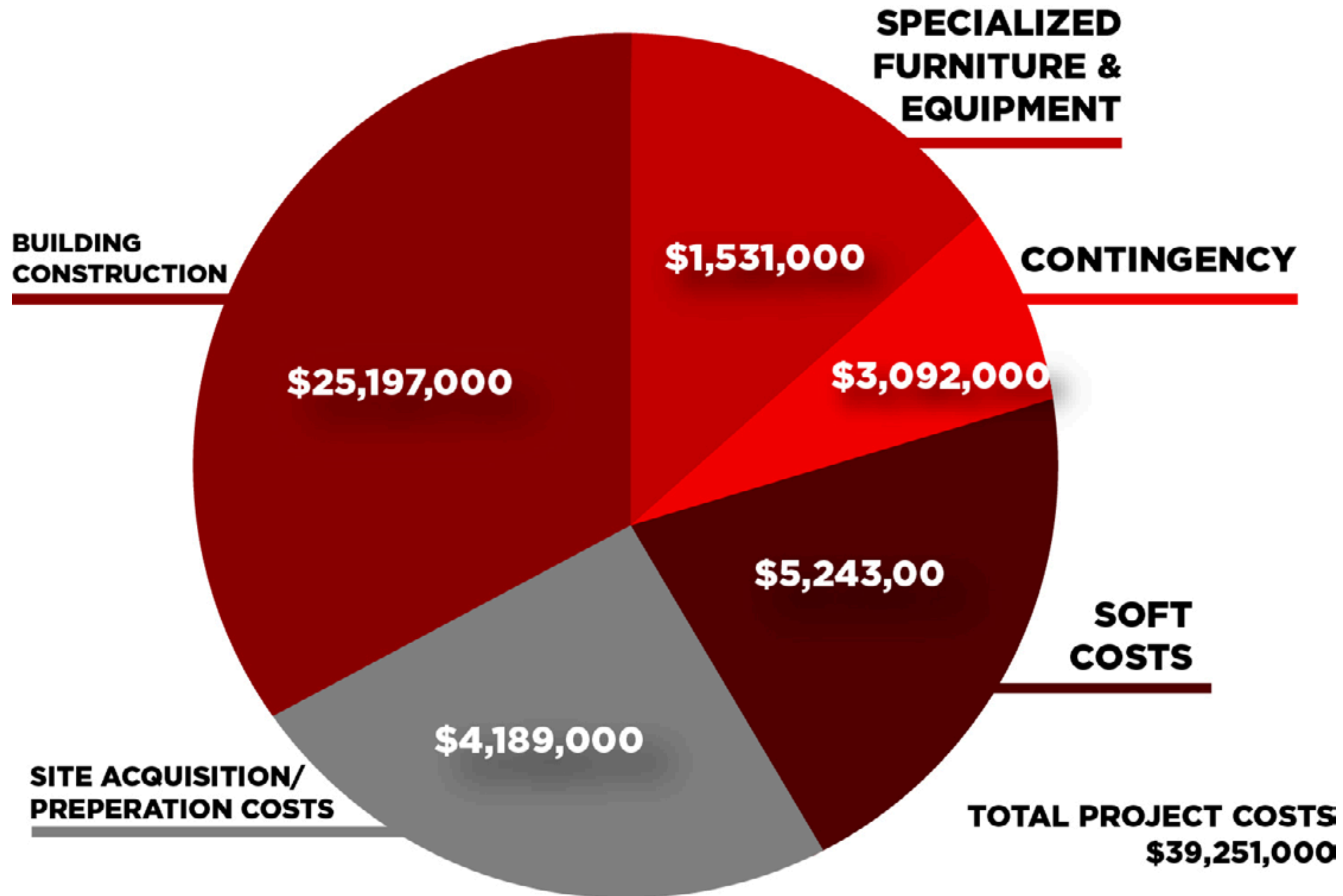


# PROPOSED COST PROJECTIONS



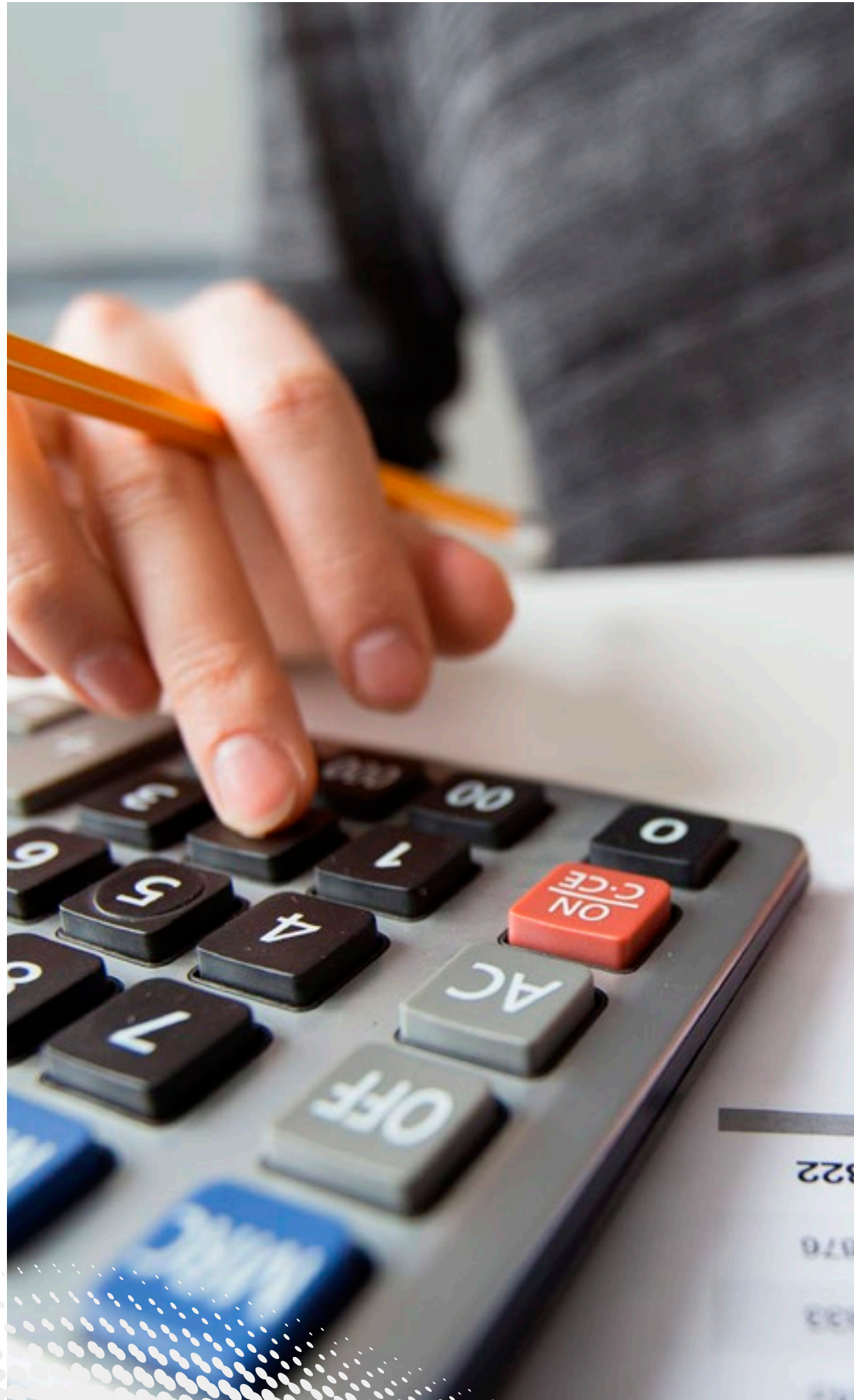


# PROJECTED COSTS:





# 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				\$745.62

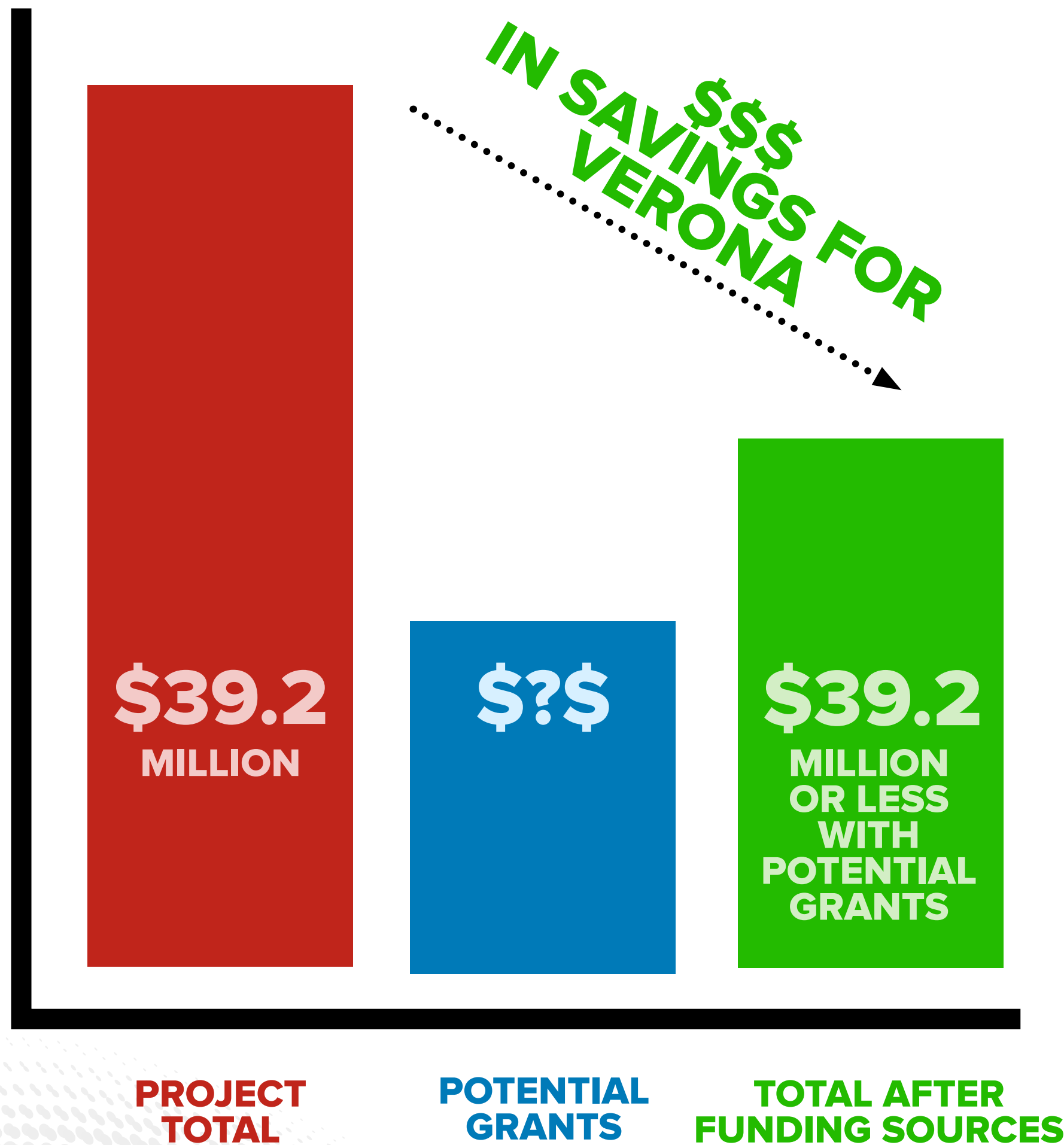
- » Township has significant debt rolling off in the next few years which will offset the tax impact on the community
- » All cost projections based on an assumed 4.75% interest rate / 30 year term through ECIA Funding
- » Rates may vary by the time the project is financed but recent note sales have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



# POTENTIAL OFFSETS...

» The Township is actively seeking additional funding for the facility to offset the financial burden on the community. These include:

- » Seeking donation of Fitness Room Equipment - \$150K
- » Sale of 209 Bloomfield Avenue - \$1-2MM
- » Annual Net Reclaimed Tax Revenue - \$16,000/yr
- » Income Opportunity - Virtual Firing Range - \$100K+/yr
- » Income Opportunity - Shared Dispatch Services \$125K+/yr
- » Operational Savings - Self hosted training - \$30K





# EMERGENCY SERVICES BUILDING

REIMAGINED • • • • •

## VERONA EVOLUTIONS OF SQUARE FOOTAGES FOR THE FACILITY

Budgetary Cost Estimate		Associated Square Footages				
EMERGENCY SERVICES PROJECT		ORIGINAL PROGRAM SQ.F.T	INDIVIDUAL PROGRAM SQ.FT. NEEDED	REVISED 2024 DESIGN CONCEPT SQ.FT. P+F+E	REVISED 2025 DESIGN CONCEPT SQ.FT. P+F	REVISED 2025 DESIGN CONCEPT SQ.FT. P+F
	POLICE DEPARTMENT PROGRAM SPACE SQ.FT. + COSTS	4,000+/-	33,390	26,400	32,400	28,450
	FIRE DEPARTMENT PROGRAM SPACE SQ.FT. + COSTS	5,500 +/-	17,920	12,900	14,900	13,450
	RESCUE SQUAD PROGRAM SPACE SQ.FT. + COSTS	4,600+/-	18,495	16,100	0	0
SUBTOTAL OF SELECTED - PROGRAM SPACES + COSTS		14,100	69,805	55,400	47,300	41,900
COMPARISON OF SINGULAR FACILITY		**	\$ 75,321,629	\$ 51,118,252	\$ 42,570,000	\$ 39,251,000



# ESTIMATED TAX IMPACT

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# TAX IMPACT OF EMERGENCY SERVICES BUILDING DEBT

## SITE WORK, NEW CONSTRUCTION, EQUIPMENT

Comprised of the construction of a new two-story, 41,900 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

**\$349<sup>00</sup>**  
PER YEAR

**\$29<sup>08</sup>**  
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%.





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](http://www.veronanj.org)**

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