

PUBLIC PRESENTATION



VERONA EMERGENCY SERVICES

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



WHAT WE ARE PROPOSING ?



The Township of Verona is requesting, that action be taken to resolve longstanding facilities issues affecting the Police, Fire and Rescue Squad. Over the years, several 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 EMERGENCY SERVICES BUILDING.

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 ?

- » The NEEDS of PD, Fire & Rescue have existed for DECADES. The average age of the three facilities is **90.7 YEARS OLD**.
 - » POLICE BUILDING - oldest section 101 years old.
 - » FIRE DEPARTMENT - oldest section is 74 years old.
 - » RESCUE SQUAD - oldest section is 97 years old.
- » Since 2015, Solutions Architecture has actively worked with the Township to explore potential improvements to the PD, FD-No.2 and Rescue Squad.
- » The township has explored over 20+ Township, County, BOE owned and private property locations that might fit any one of the departments, with little success.
- » In April of 2023 the Township acquired two adjacent parcels at 217/225 Pompton Ave.



THE NEED

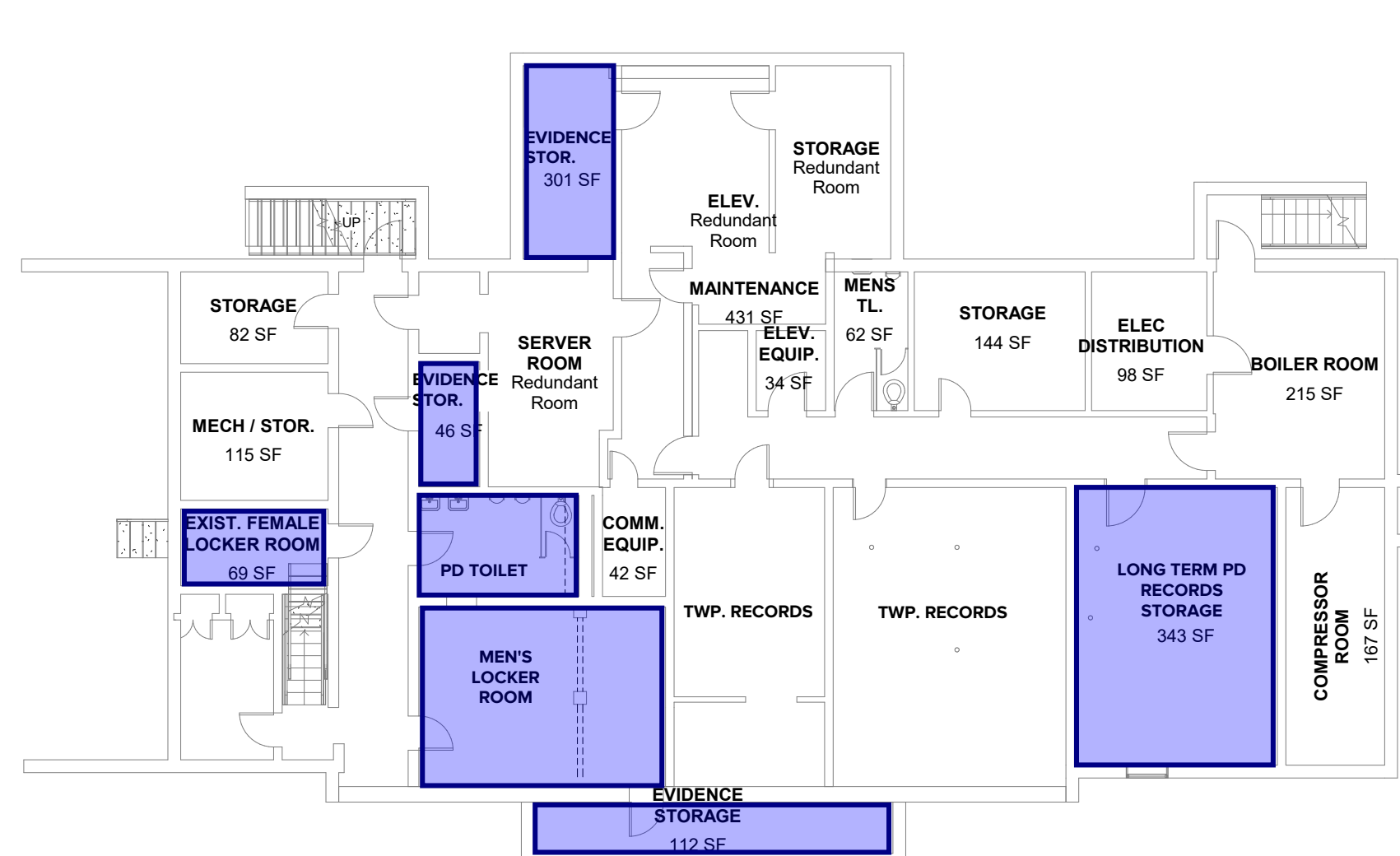
VERONA POLICE DEPT

 **SOLUTIONS**
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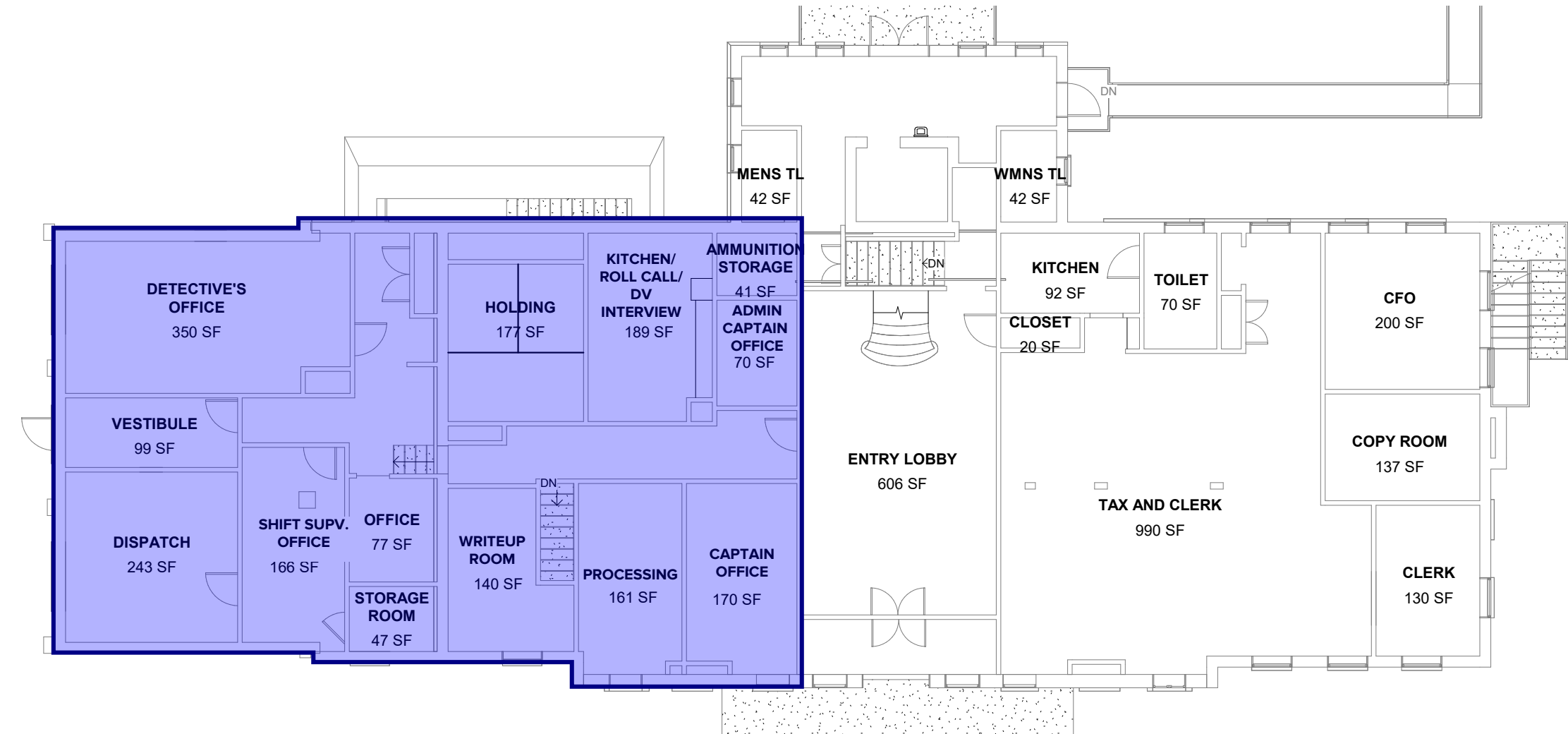


EXISTING PLAN - POLICE DEPT.

POLICE DEPT. • • •

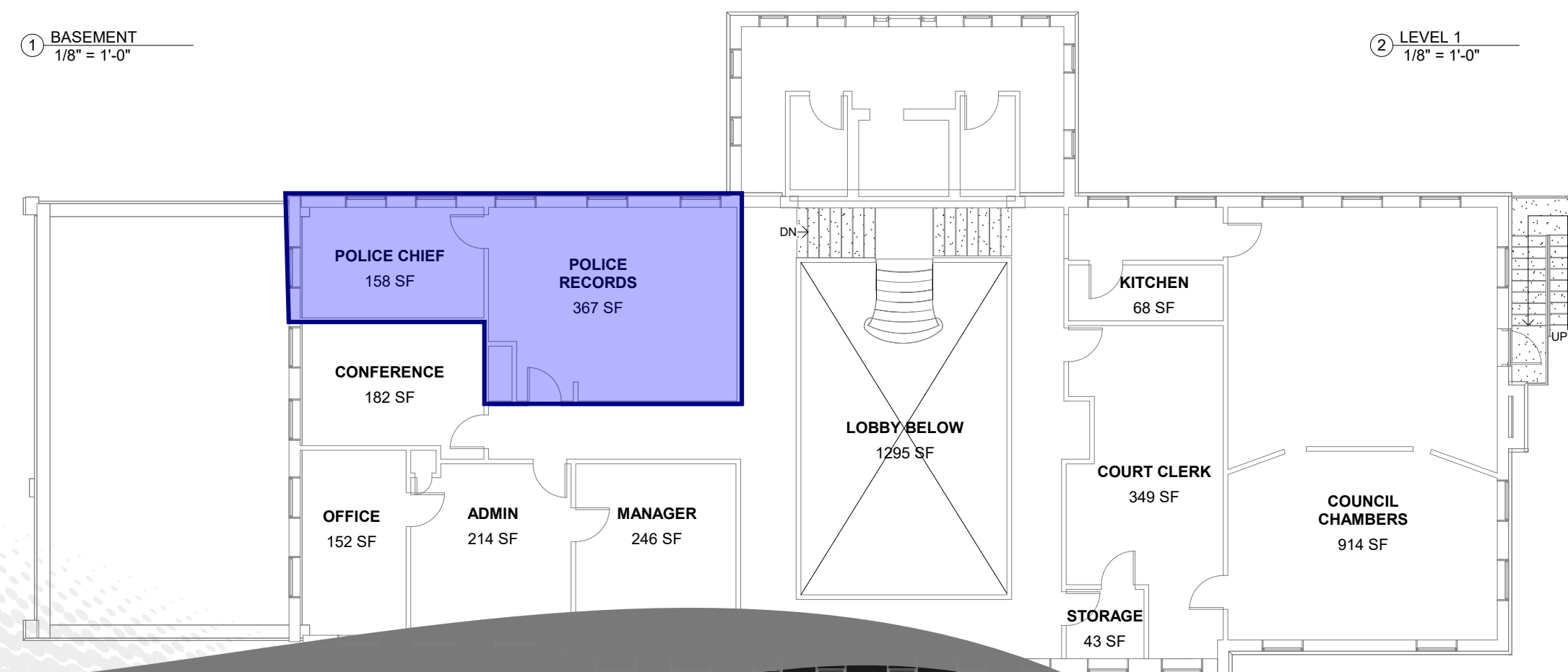


» Lower Level - 1,000 sq.ft. - lockers, long term records, evidence



» 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"



» 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)

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THE NEED... THE HISTORY

POLICE DEPT. • • •



- » Dating as far back as 1978, the Borough's 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.”**
- » In the 1980's, leadership vowed to **“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.”**

THE NEED... THE HISTORY

POLICE DEPT. • • •



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

THE NEED... DEFICIENCIES

POLICE DEPT. • • •



- » 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.
- » 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.

THE NEED... DEFICIENCIES

POLICE DEPT. • • •



- » The existing police facility is **FAILING** on the criteria of adequate program space.
 - » Lacks a true sally port - secure detainee entrance.
 - » Lacks separation of detainee/staff or detainee/public.
 - » Lacks confidential interview rooms.
 - » Lacks secured prisoner processing/holding areas or cell block.
 - » Lacks fitness / training areas or adequate locker rooms.
 - » Inadequate space for department briefings or roll call.
 - » Inadequate space for an Emergency Operations Center.
 - » Inadequate report / administrative areas.
 - » Inadequate 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 \$\$\$\$)

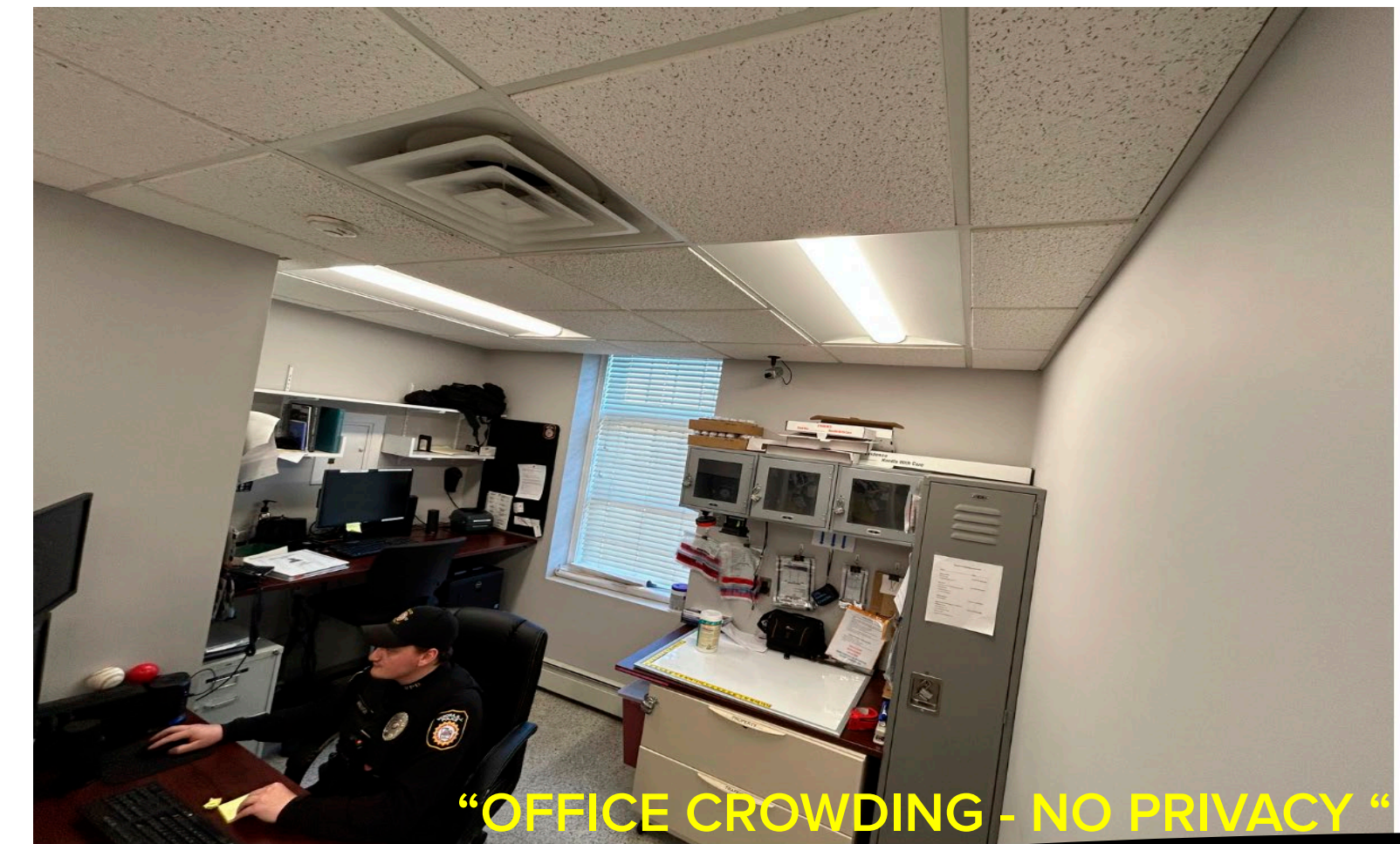
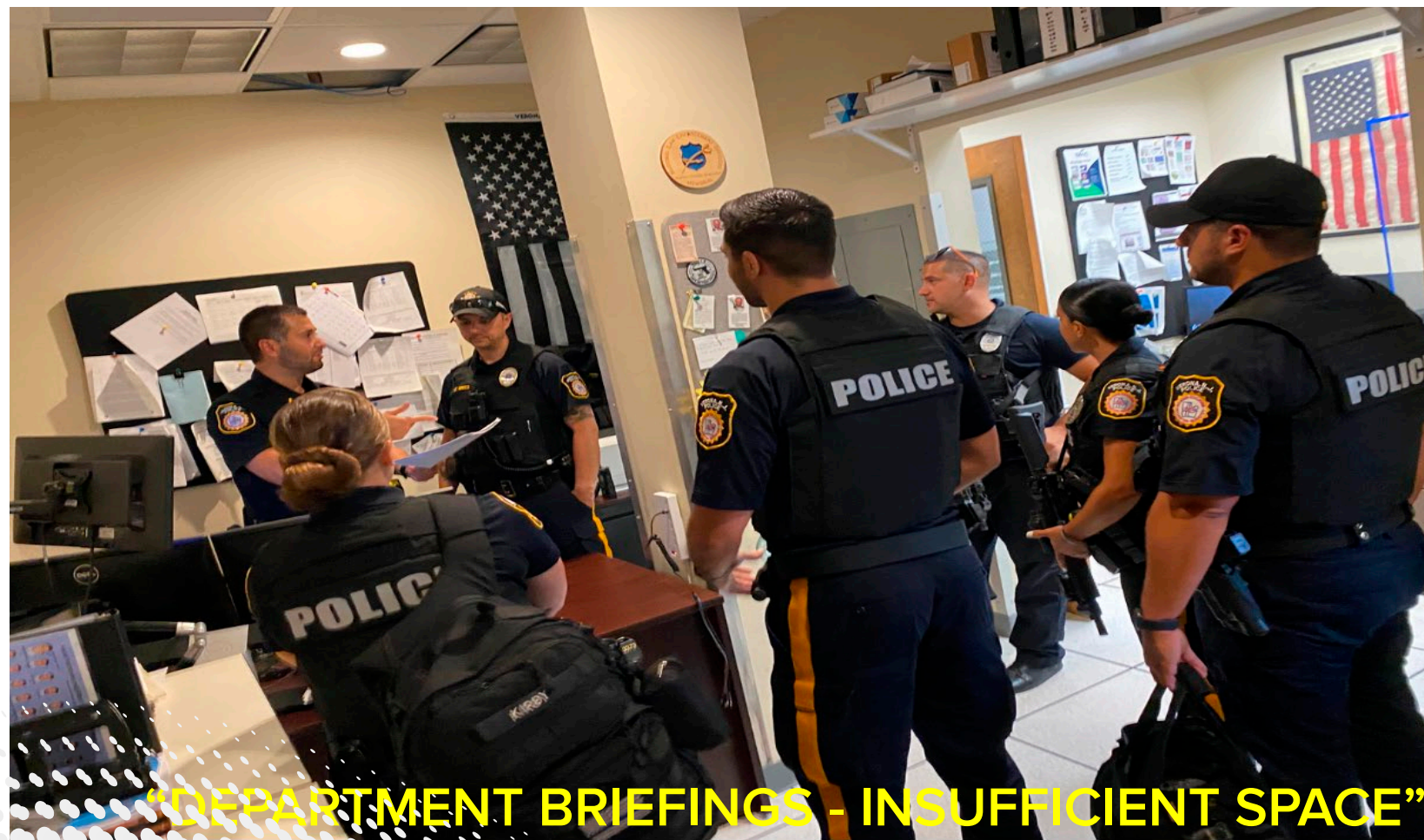
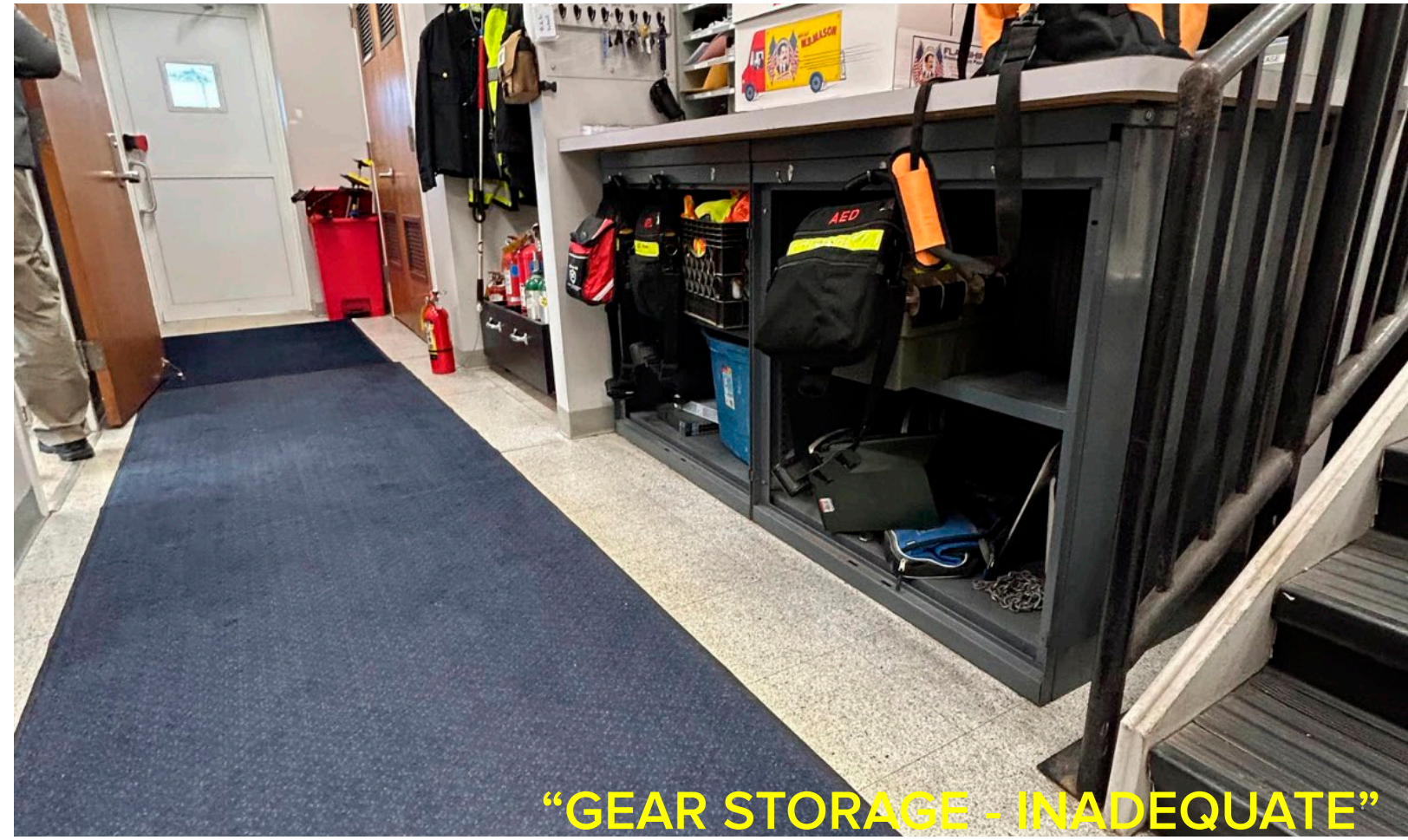
» Potential Shared Virtual Firing Range

» Potential Shared Local or Regional Dispatch Center

» Potential shared Emergency Operations Command Center

EXISTING CONDITIONS

POLICE DEPT. • • •

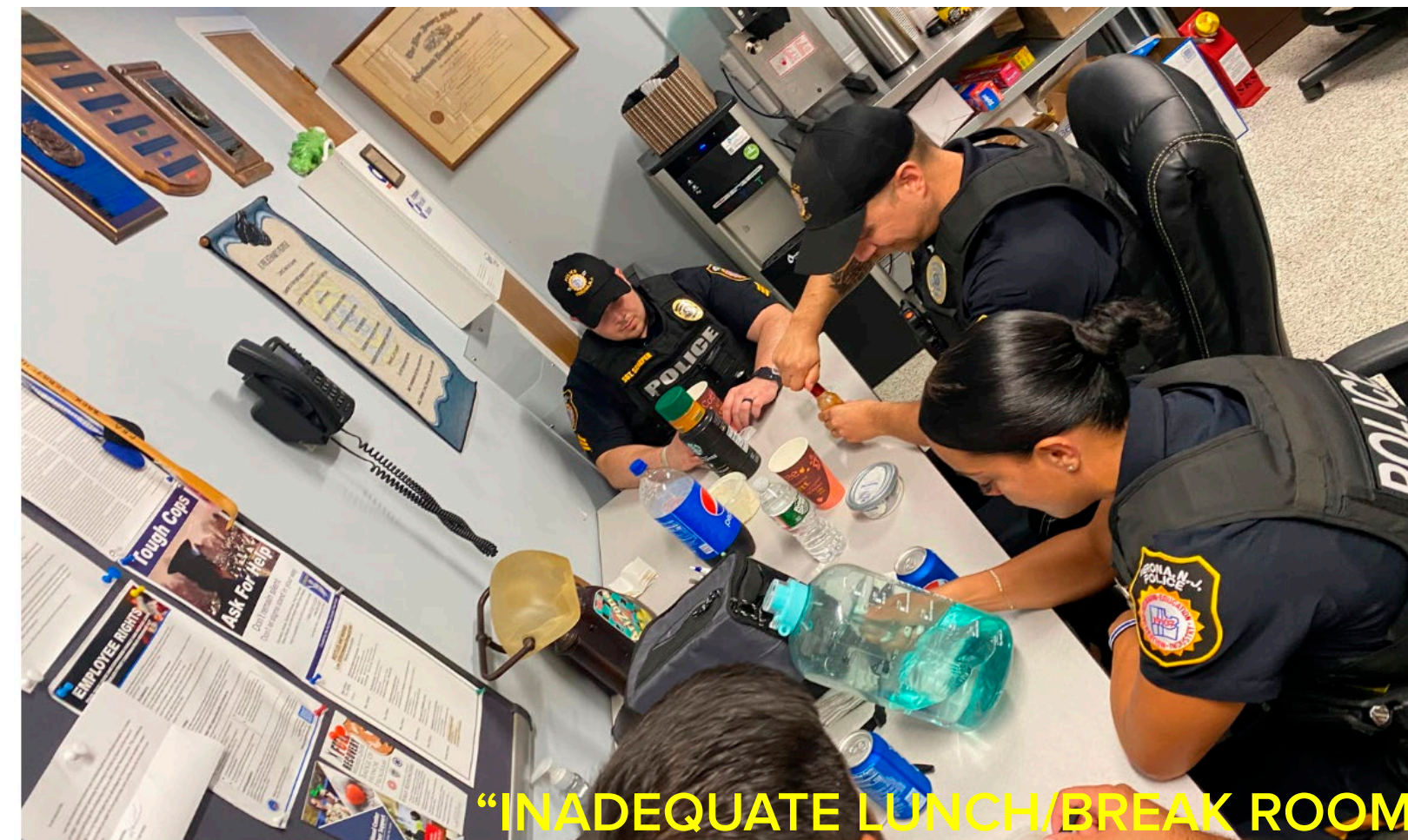
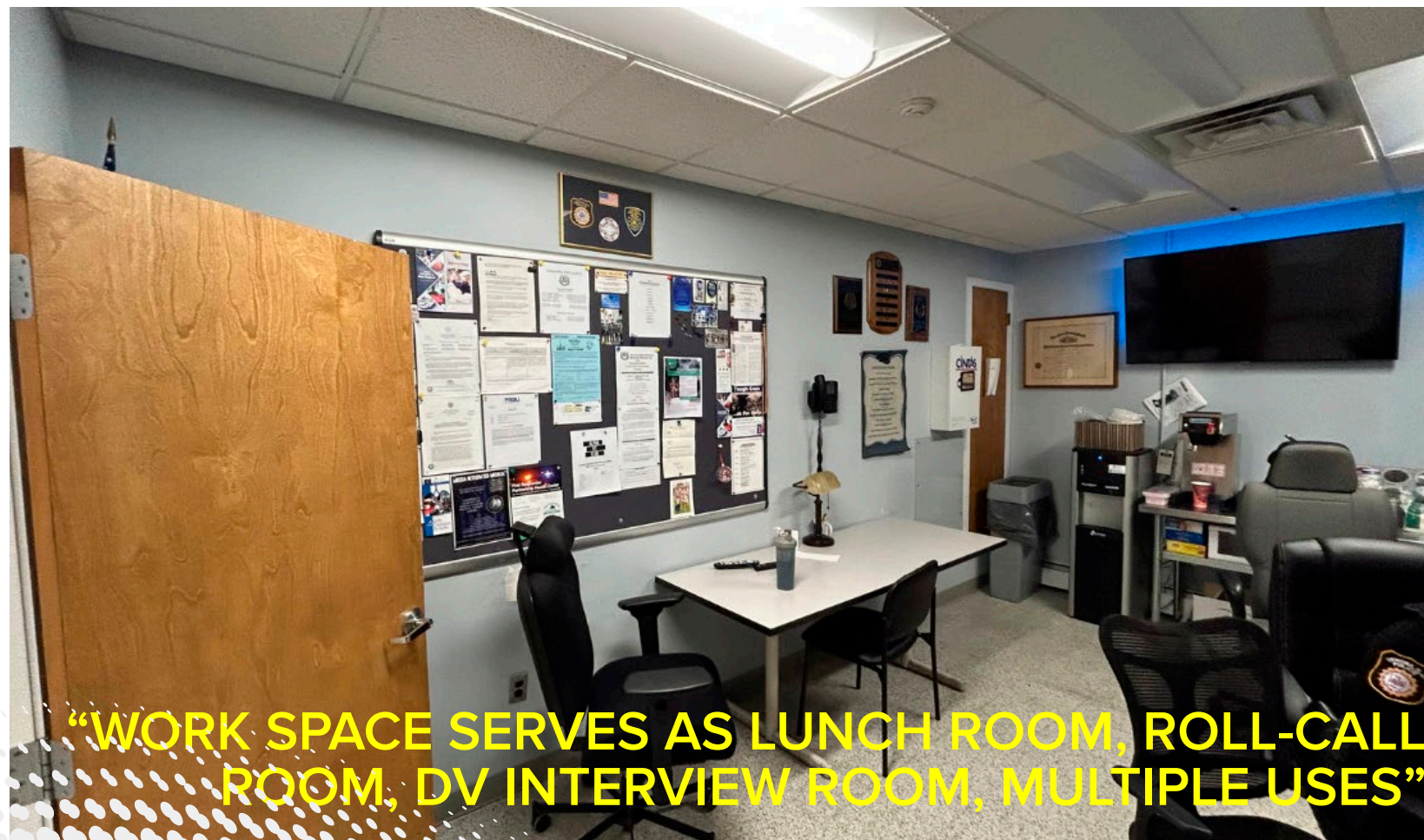
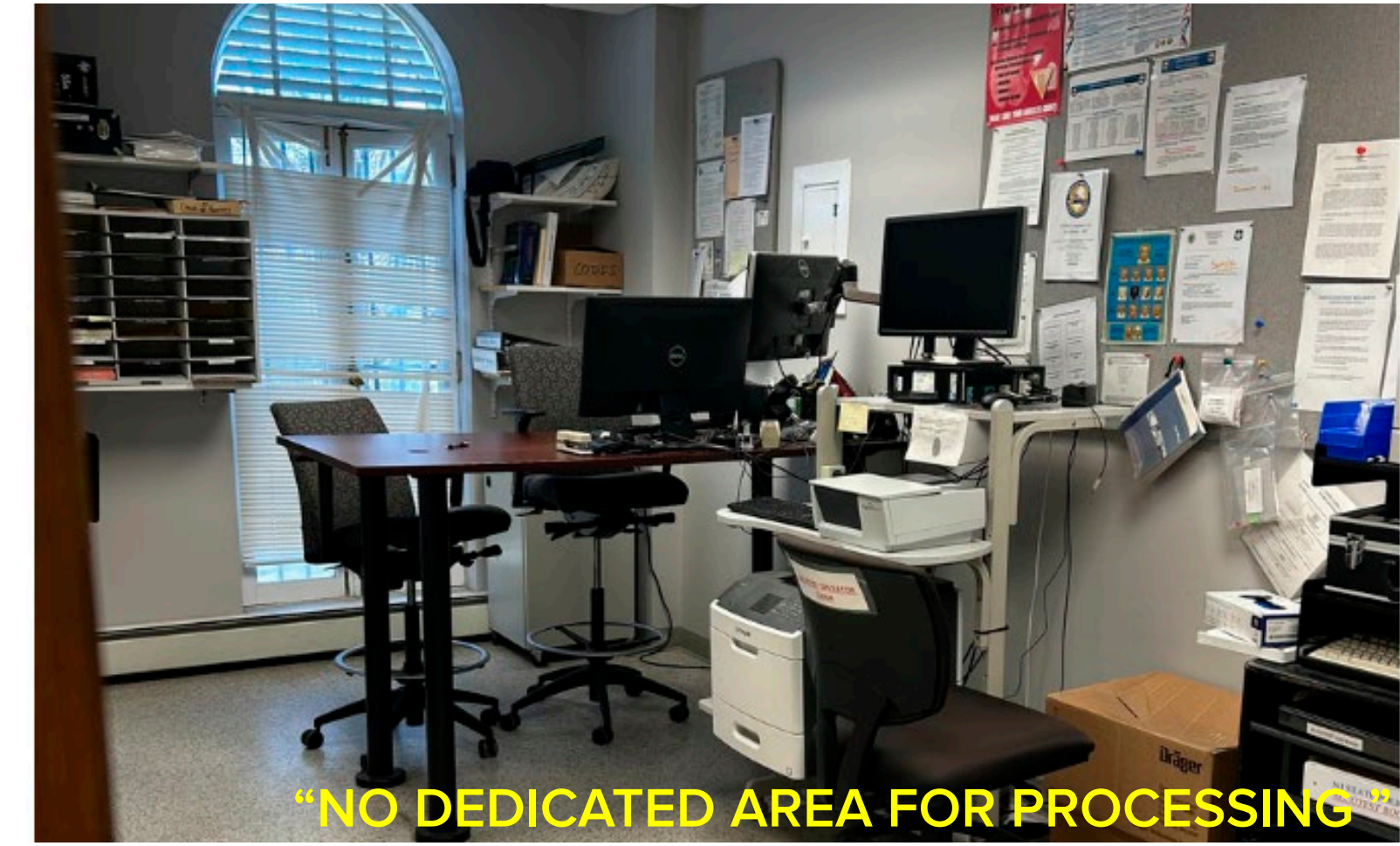


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EXISTING CONDITIONS

POLICE DEPT. • • •

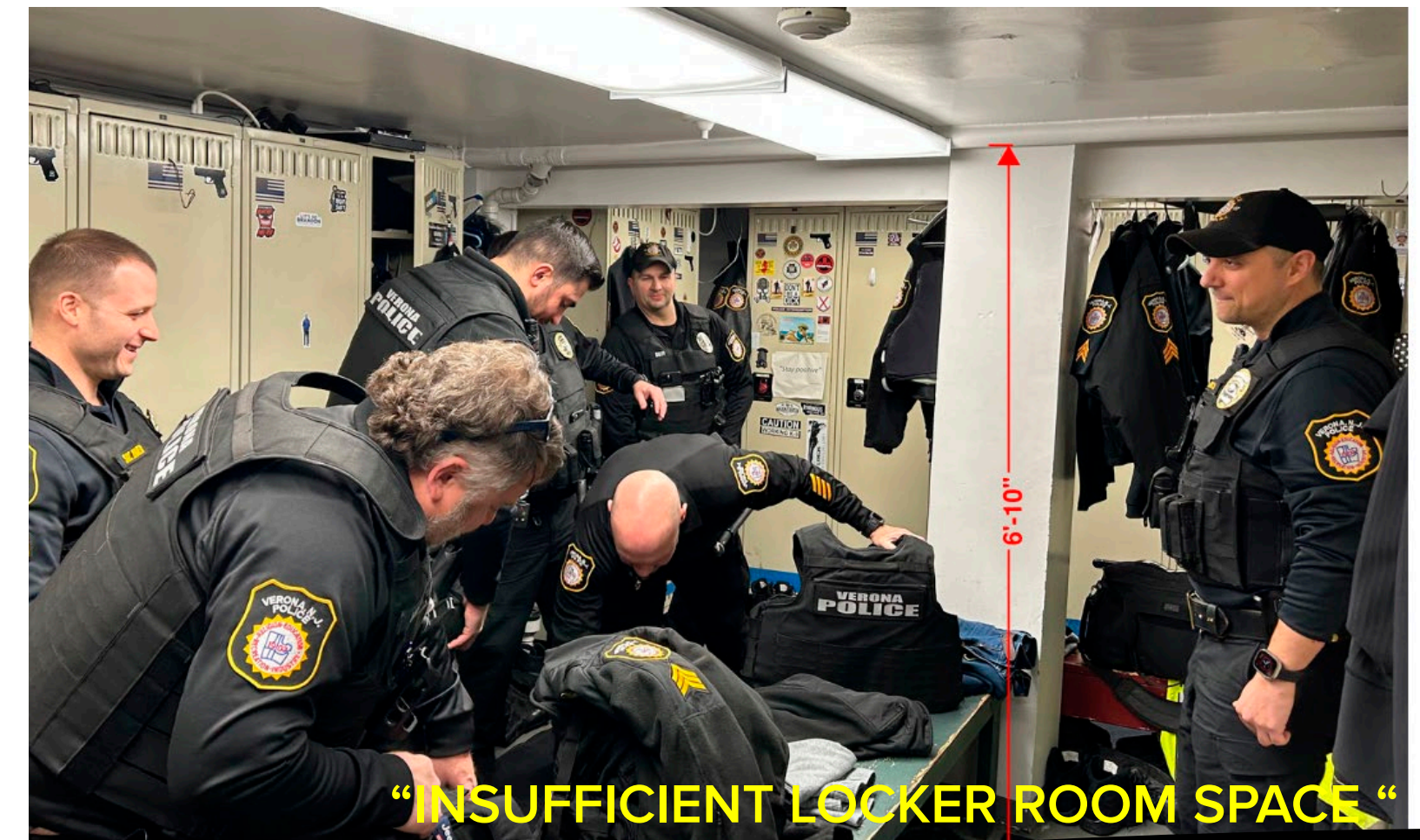


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EXISTING CONDITIONS

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THE NEED

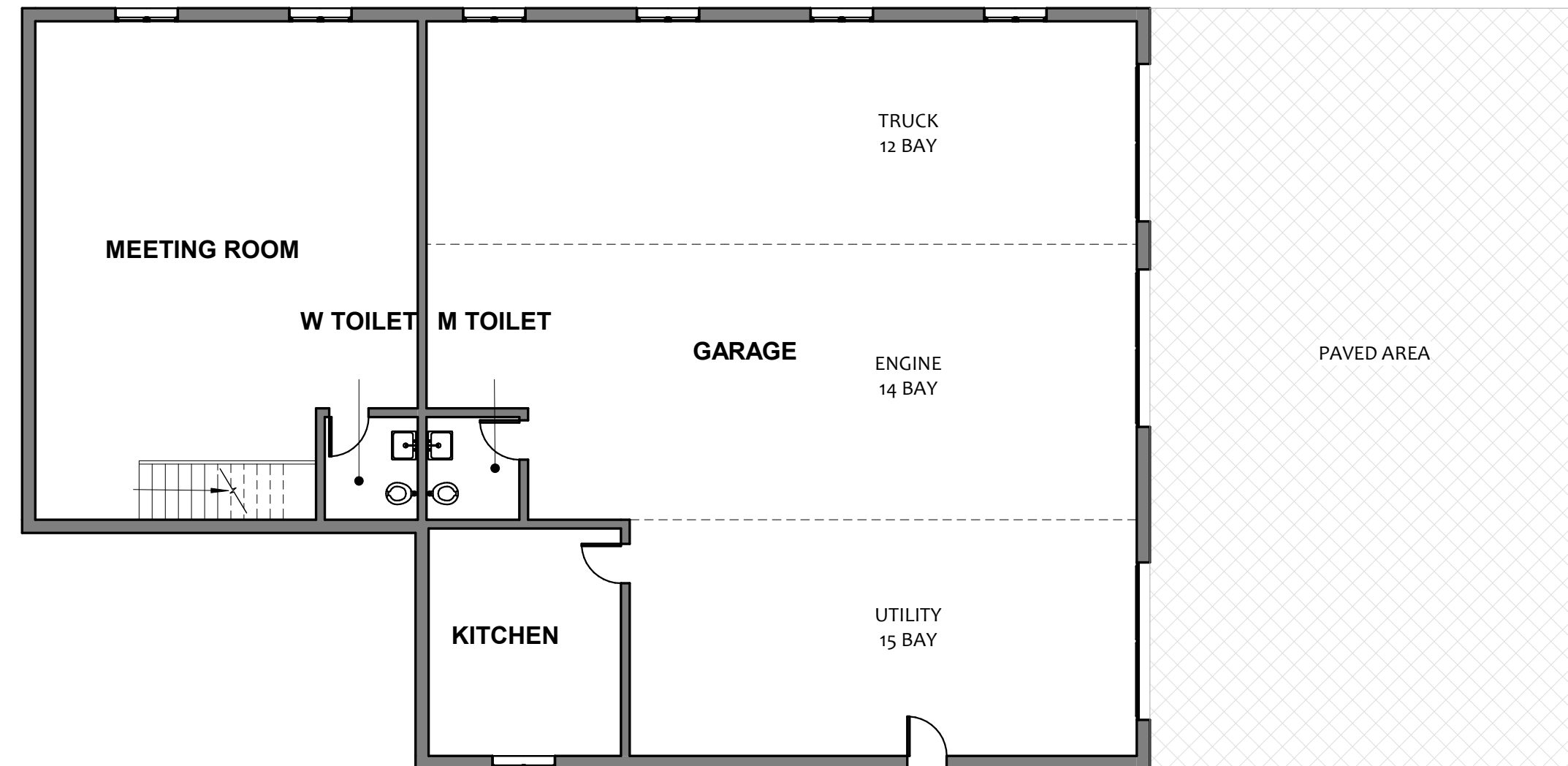
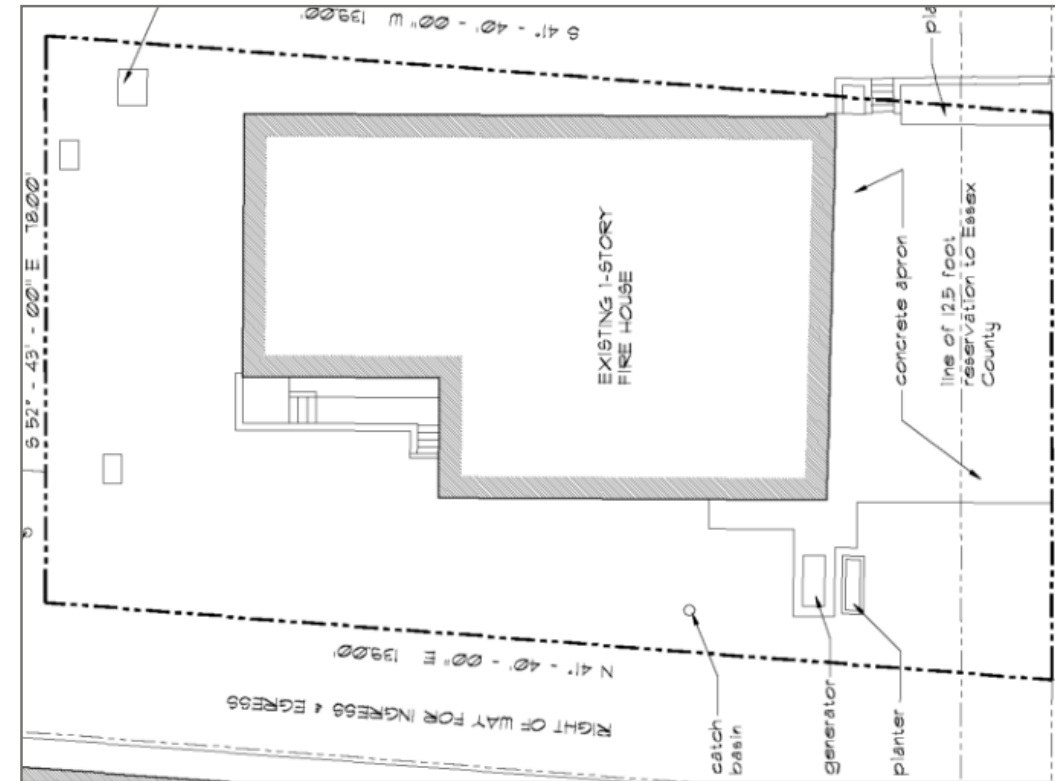
VERONA FIRE DEPT

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EXISTING PLAN

FIRE DEPT. NO.2



- » Existing Fire Company No.2 occupies 5,500+/- sq.ft. in its own facility on Bloomfield Ave.
- » Existing site is 1/4 acre
- » 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. NO.2 • • •



- » In 1922 a wooden one-bay firehouse was built on the present location to house a 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 - (42 Years Ago) Fire station was renovated to allow for heavier apparatus and addition of a ladder truck.
- » In 2016 a study explored - renovations, additions, and the construction of a new firehouse on the existing site.
- » Study revealed a 74 year old deteriorated structure that is NOT OSHA compliant with present day standards.

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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. NO.2 • • •



- » The existing Fire Facility is **FAILING** on criteria of adequate program space:
 - » Lacks future apparatus bays; unsafe bay clearances/height
 - » Lacks adequate toilet facilities or shower facilities
 - » Lacks locker rooms
 - » Lacks maintenance / Work space
 - » Inadequate space for a training room
 - » Inadequate kitchen / office space
 - » Inadequate gear racking and storage
 - » Inadequate oxygen tank storage facilities
 - » Deteriorated infrastructure/structural issues, cracking, plaster deteriorating, power, lighting, plumbing

EXISTING CONDITIONS

FIRE DEPT. NO.2 • • •



"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"

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EXISTING CONDITIONS

FIRE DEPT. NO.2 • • •



"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. NO.2 • • •



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THE NEED

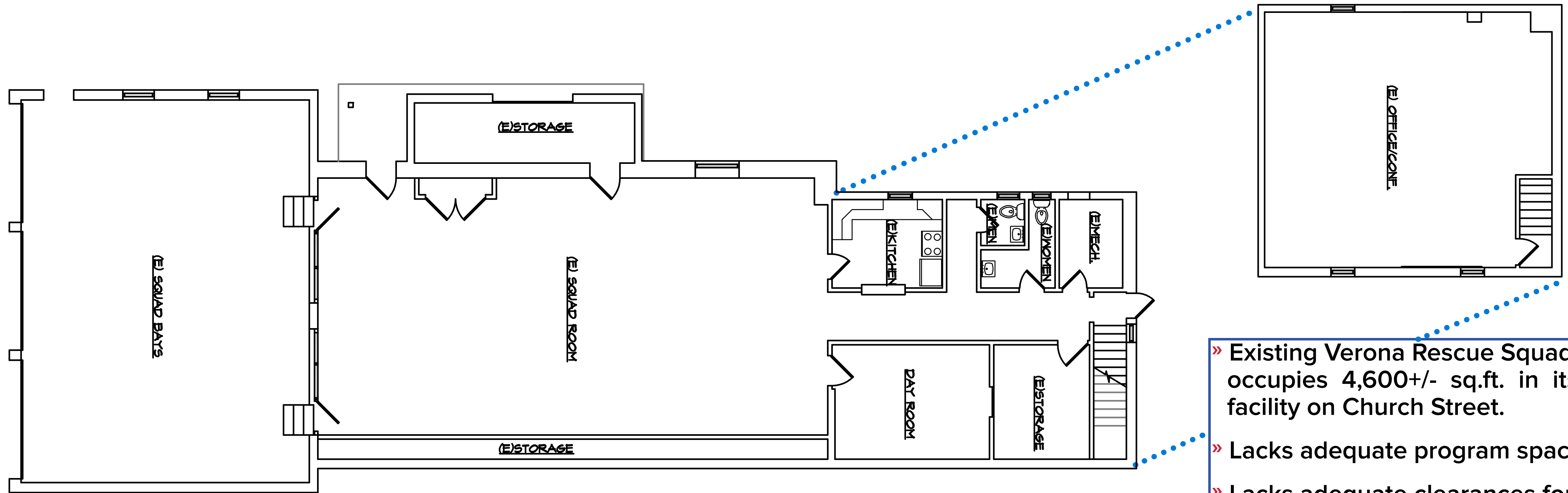
VERONA RESCUE SQUAD

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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 and it continues to thrive.
- » The current building was a 1920's carriage house that was converted for the squad. Underwent upgrades in 1942 & 1980. Little has been done over the past 42 years.
- » In 2019, VRS commissioned an evaluation of the existing facility conditions. The report determined that the existing facility lacks essential building planning elements and is operationally inefficient.
- » The report revealed 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

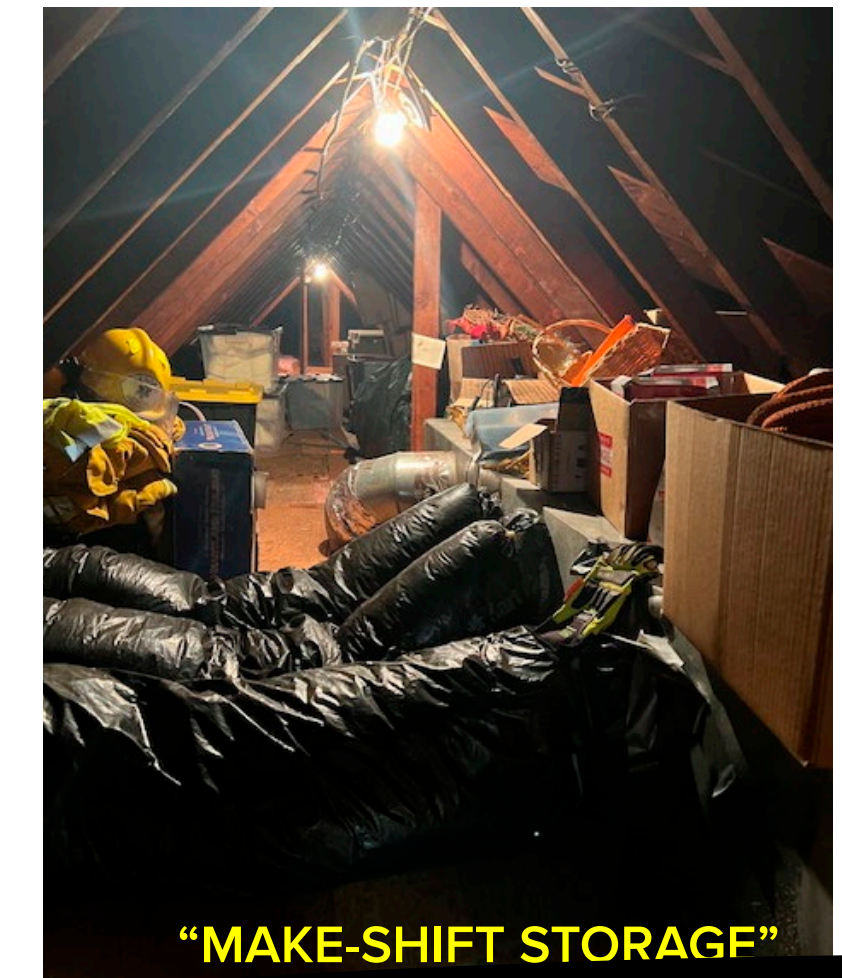
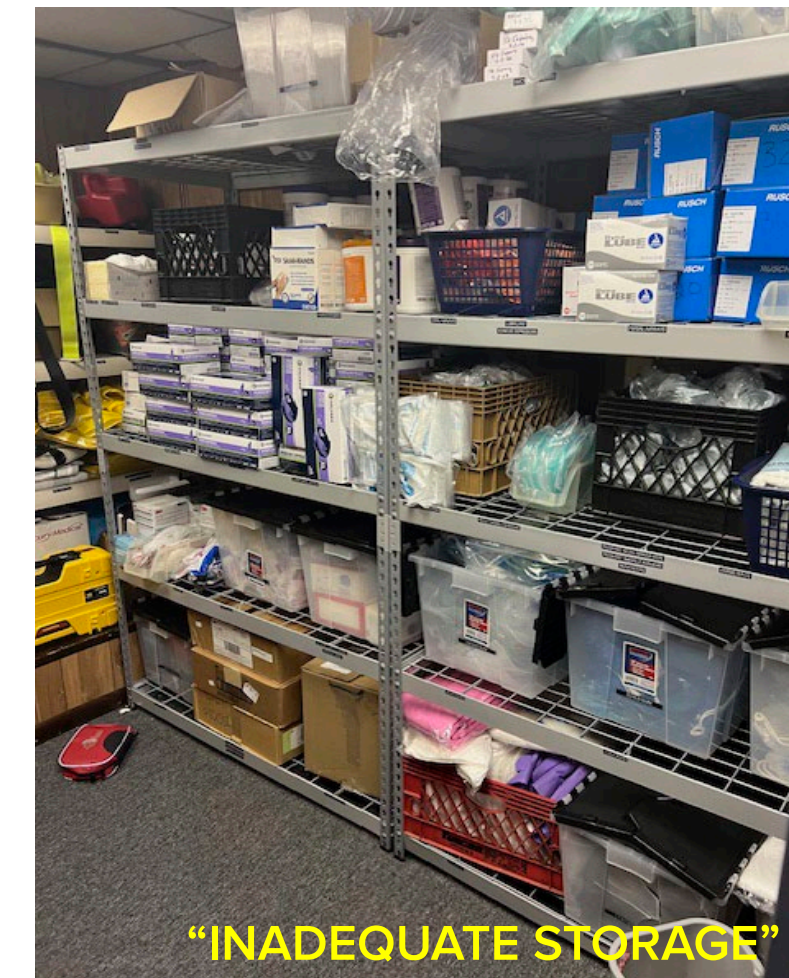
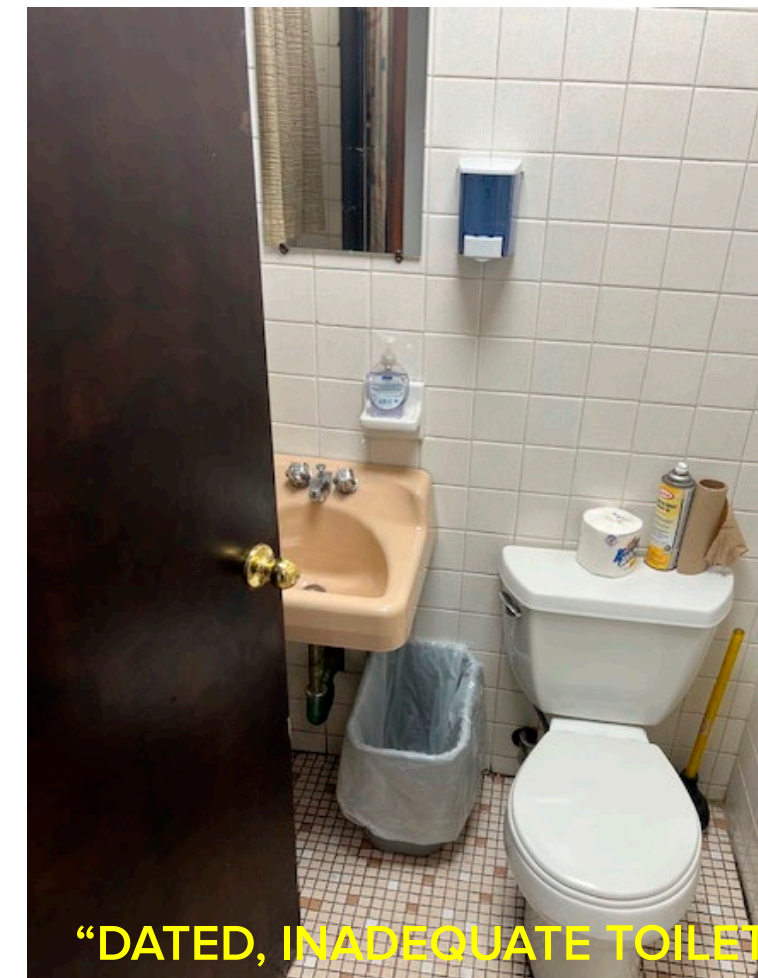
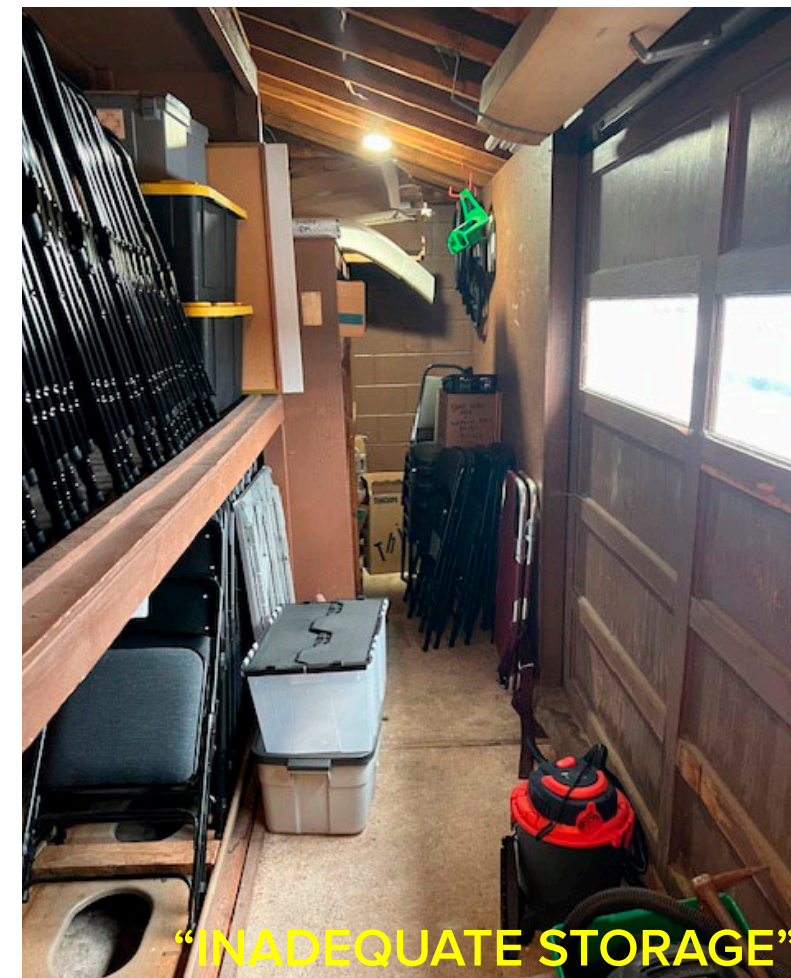
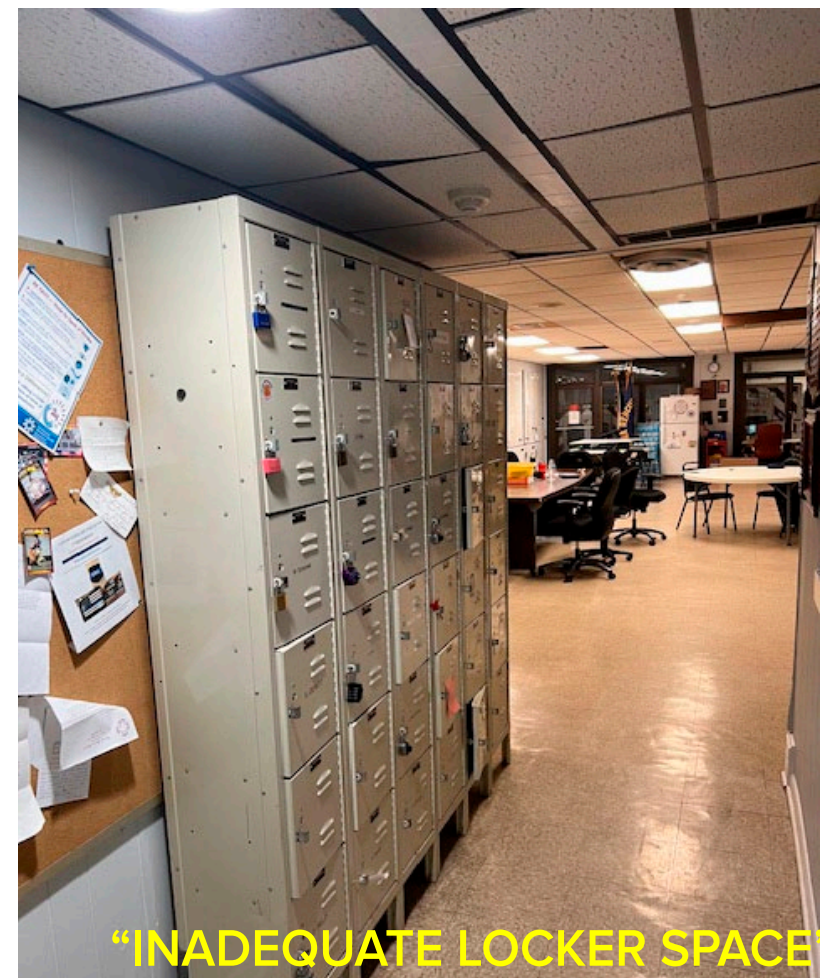
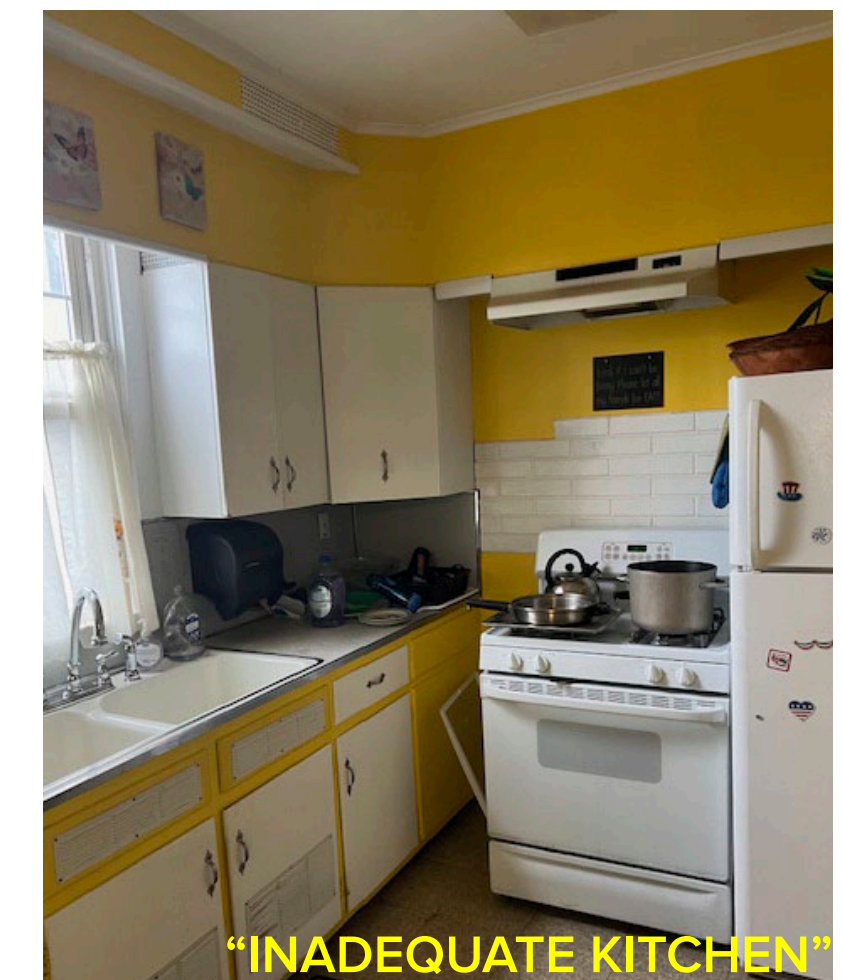
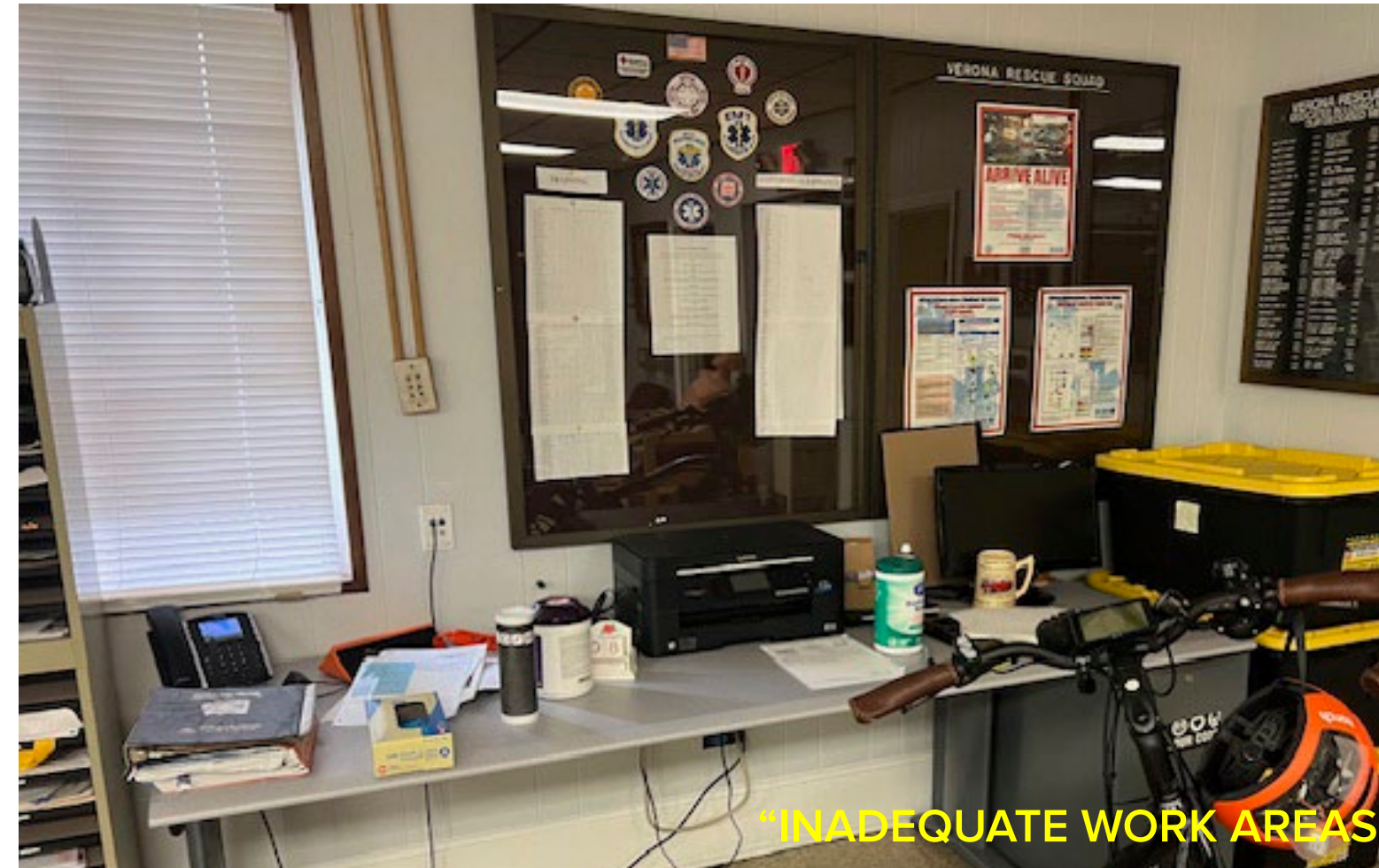
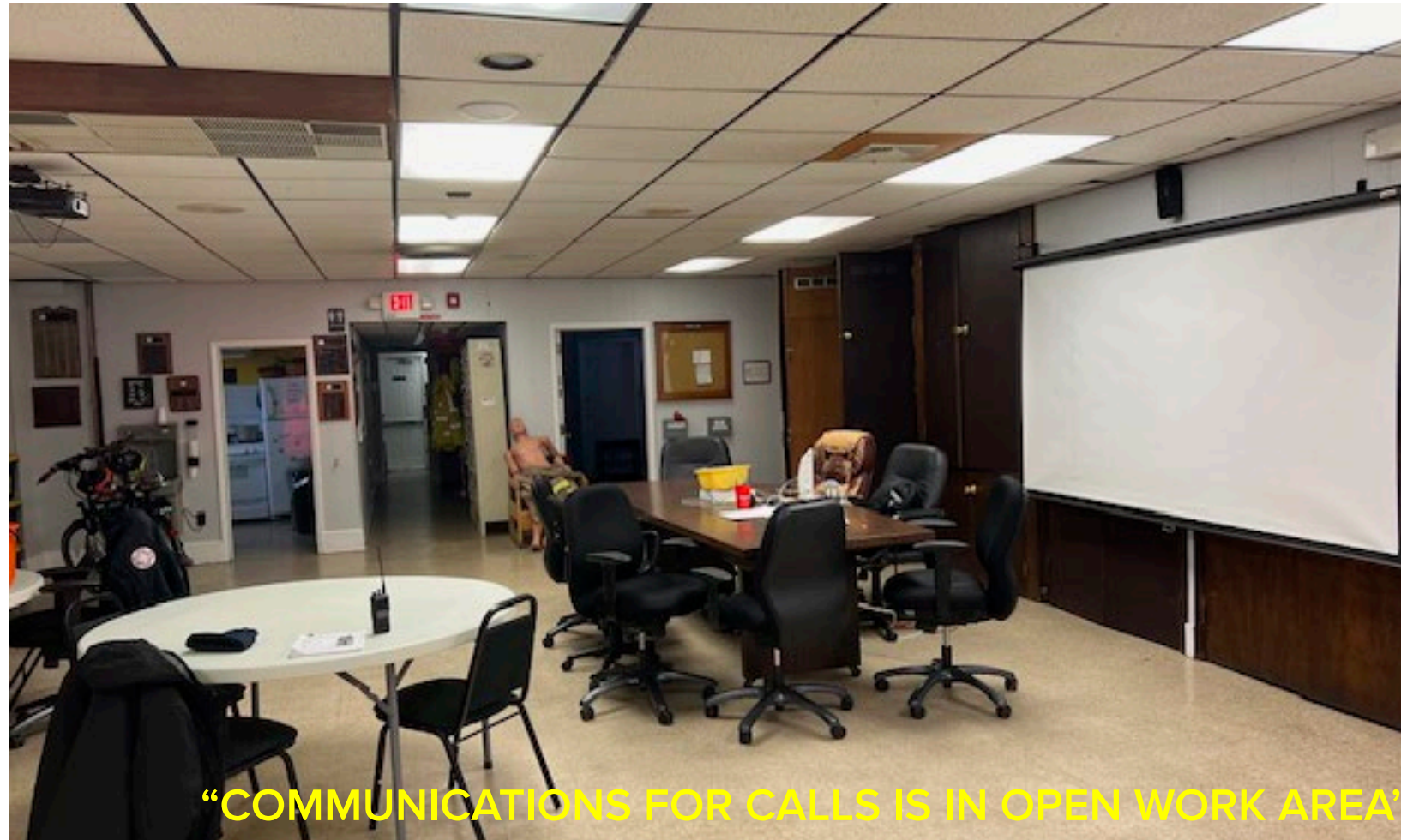
RESCUE SQUAD • • •



- » The existing Rescue Facility is FAILING on criteria of adequate program space:
 - » Lacks main entrance public access / ADA compliance
 - » Lacks decontamination/shower/eye wash capabilities
 - » Lacks future apparatus bays; unsafe bay clearances/height
 - » Lacks locker rooms, bunk rooms, or private space for calls that may regard sensitive HIPAA related subjects
 - » Lacks Maintenance / Work space
 - » Inadequate space for training room, office space, reporting
 - » Inadequate kitchen space
 - » Inadequate oxygen tank storage facilities
 - » Inadequate toilet facilities or shower facilities
 - » Inadequate parking for members
 - » Deteriorated infrastructure, power, lighting, plumbing

EXISTING CONDITIONS

RESCUE SQUAD • • •

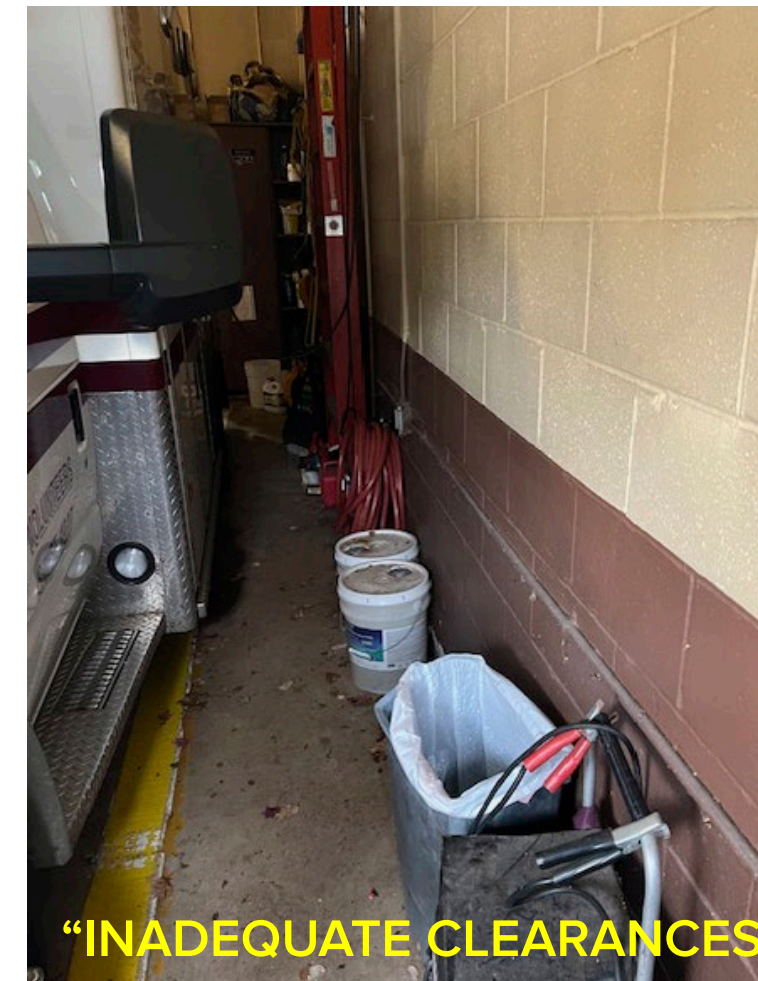
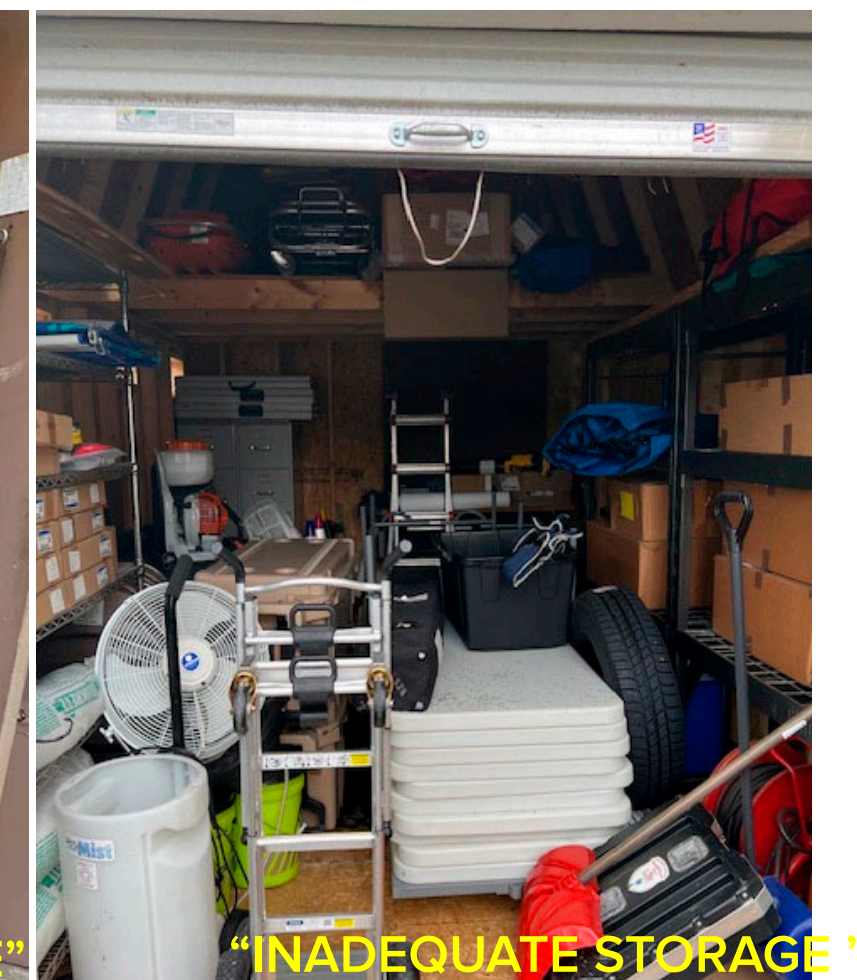
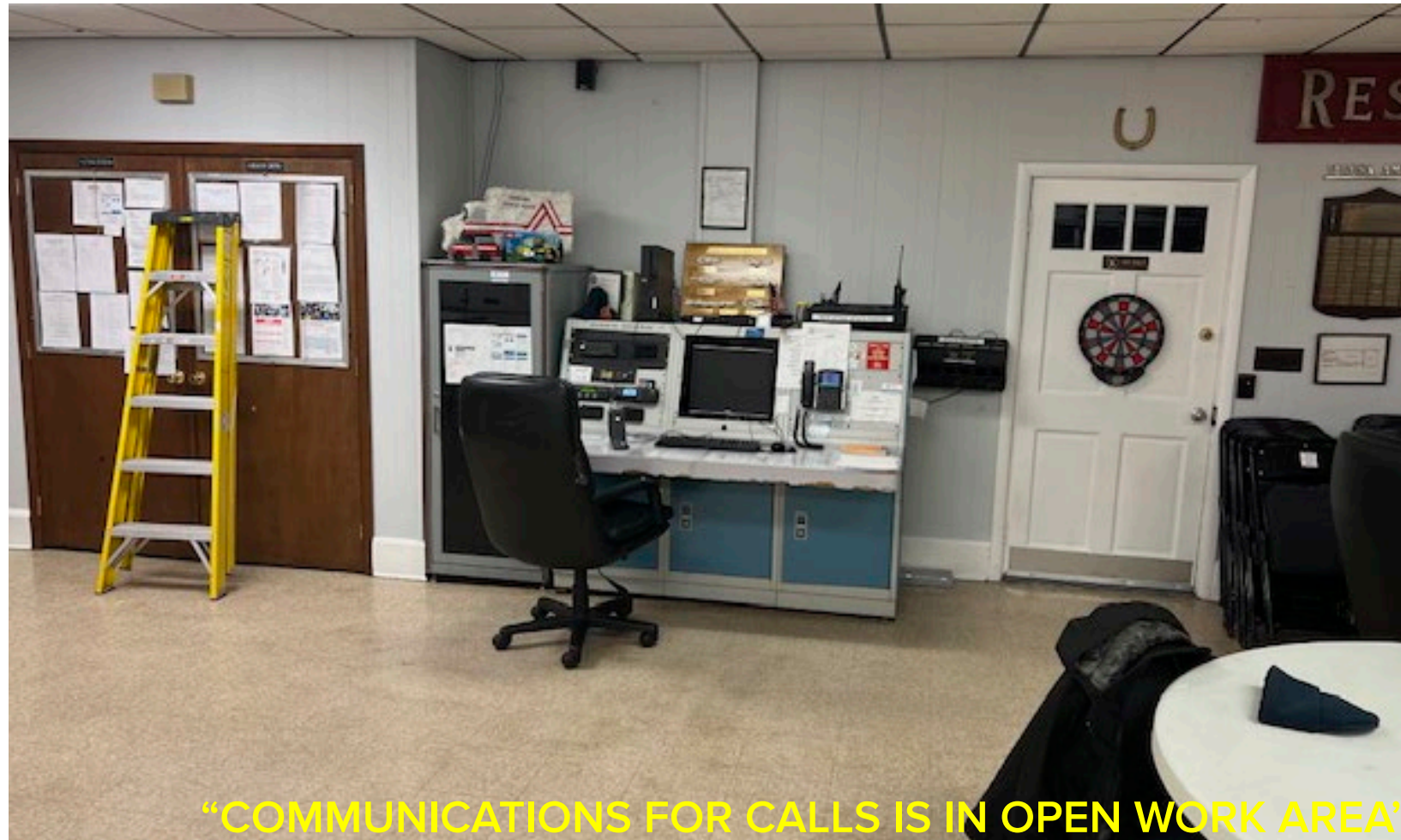


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EXISTING CONDITIONS

RESCUE SQUAD • • •



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EMERGENCY SERVICES BUILDING PRIORITIES

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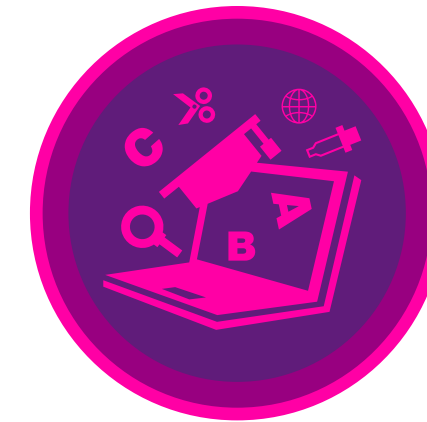


EMERGENCY SERVICES BUILDING PRIORITIES



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

WHY NOT THREE INDIVIDUAL BUILDINGS??

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ANALYSIS : 3 vs. 1

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VERONA SIZE ANALYSIS OF INDIVIDUAL STRUCTURES VS. SINGULAR FACILITY

PROGRAM SPACE	INDIVIDUAL FACILITY PROGRAM SPACE	SINGULAR FACILITY PROGRAM SPACE
	SQ.FTG.	SQ.FTG.
POLICE DEPARTMENT PROGRAM SPACE SQ.FT. + COSTS	26,860	22,055
FIRE DEPARTMENT PROGRAM SPACE SQ.FT. + COSTS	13,100	7,955
RESCUE SQUAD PROGRAM SPACE SQ.FT. + COSTS	15,065	8,870
SUBTOTAL OF SELECTED - PROGRAM SPACES	55,025	38,880
SQUARE FOOTAGE OF SHARED SPACES	-	8,240
SQUARE FOOTAGE OF COMMON SPACES	14,780	7,385
SUBTOTAL OF SELECTED - PROGRAM SPACES	69,805	55,400
INCREASE IN SQUARE FOOTAGE FOR INDIVIDUAL BUILDINGS		14,405
PERCENTAGE INCREASE IN SQ.FT. OVER A SINGULAR FACILITY	26%	

» It begins with available property...

» There are none available

» As noted previously 20+ Properties were evaluated

» It then comes down to efficiency and economics...

» A shared facility requires 26% less square footage

» Less square footage = Lower Cost

» A unified facility benefits from shared spaces

» Mechanical Systems

» Elevator,

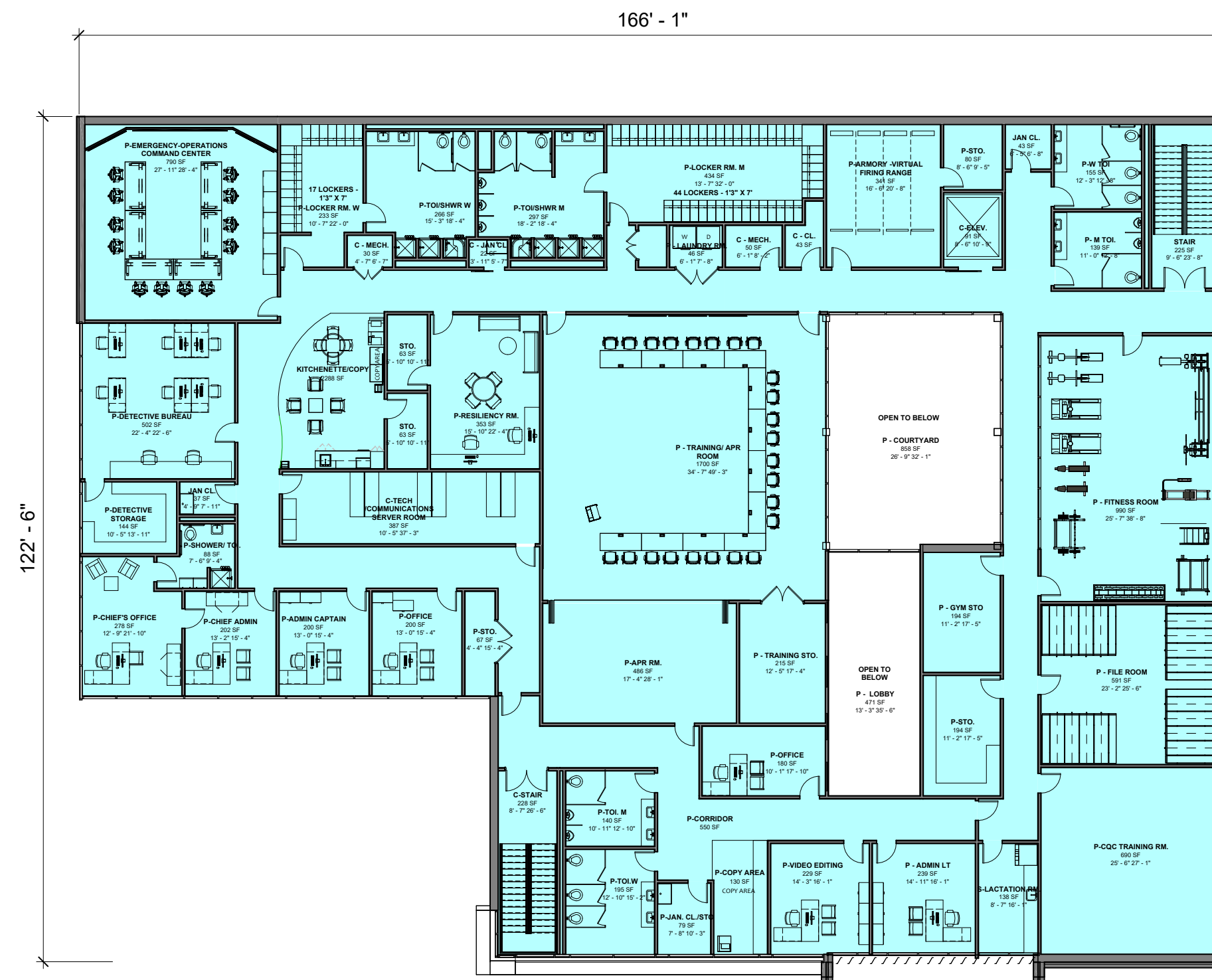
» Training Facilities

» Lobby / Entrance

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VERONA EMERGENCY SERVICES



- » **17,300 SQ.FT. - 1st Fl**
- » **16,090 SQ.FT. - 2nd Fl**
- » **33,390 SQ.FT. - Total**

SECOND FLOOR

INDIVIDUAL FIRE BUILDING

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FIRST FLOOR



SECOND FLOOR

» Individual Fire Facility would require property acquisition, and the same program spaces as in the singular facility, except there would be duplication of what was previously shared:

- » Mechanical Systems
- » Elevator,
- » Training Facilities
- » Lobby / Entrance

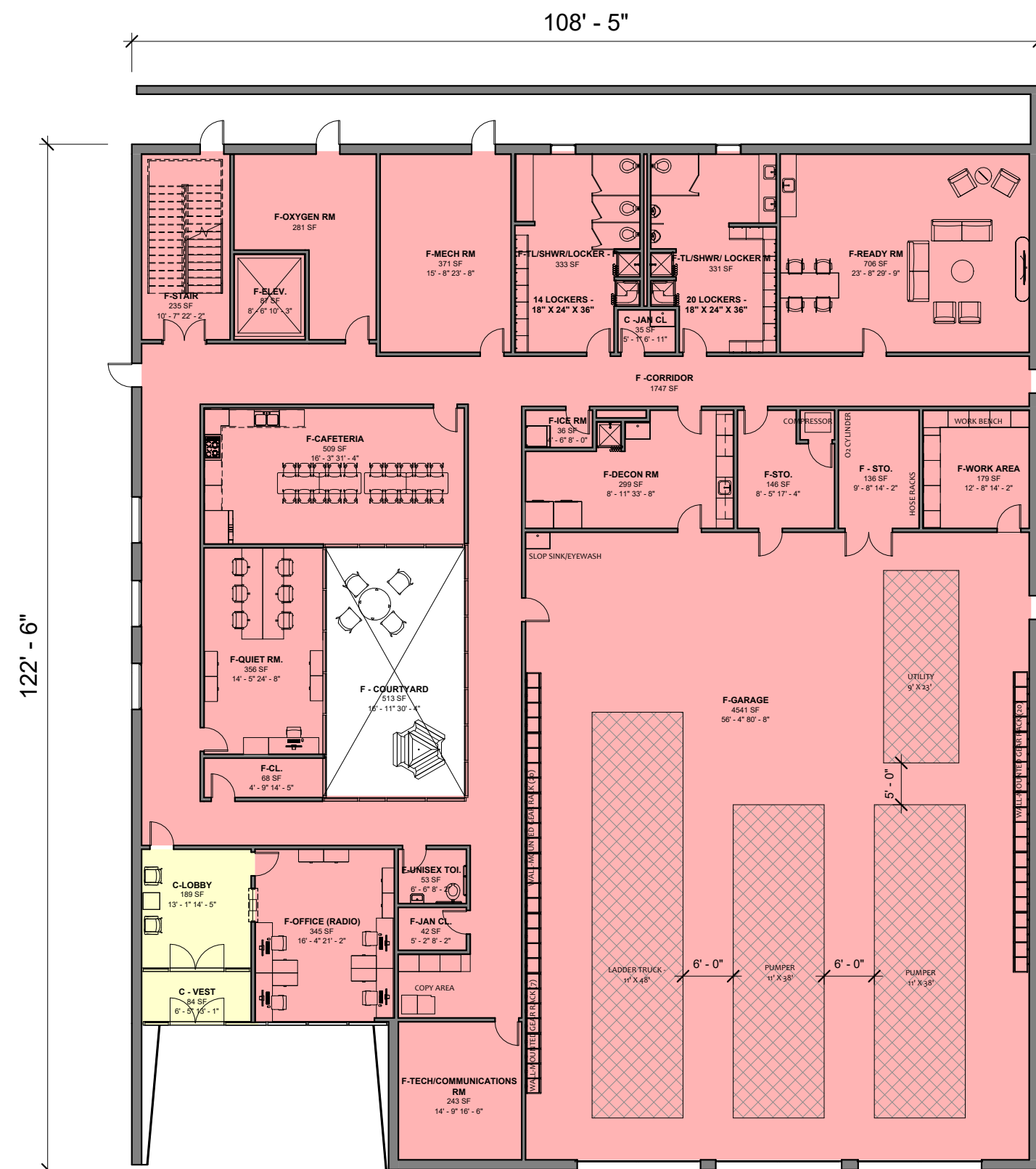
- » 11,830 SQ.FT. - 1st Fl
- » 6,090 SQ.FT. - 2nd Fl
- » 17,920 SQ.FT. - Total

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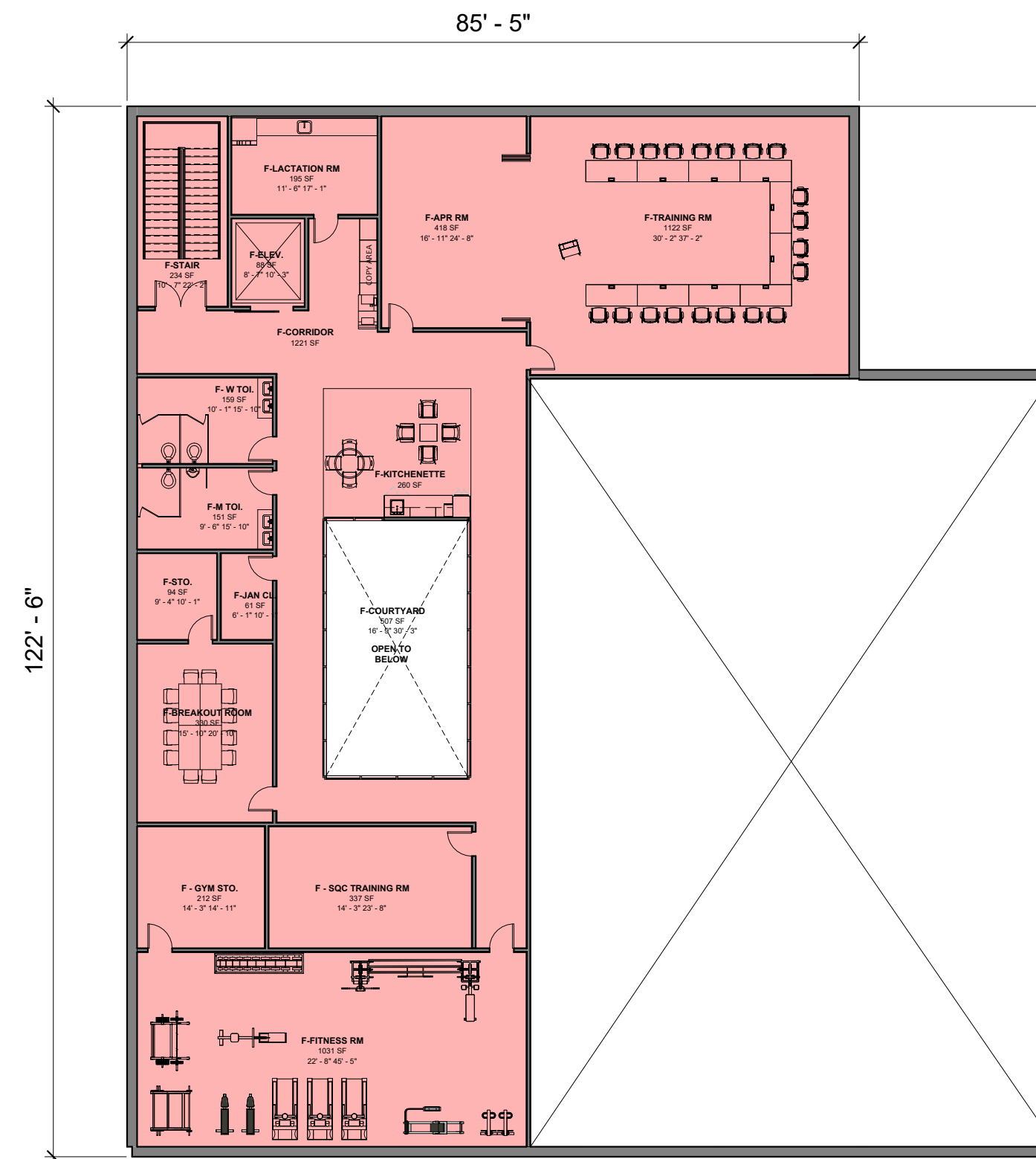


INDIVIDUAL RESCUE BUILDING

VERONA
EMERGENCY
SERVICES



FIRST FLOOR



SECOND FLOOR

» Individual Rescue Facility would require property acquisition, and the same program spaces as in the singular facility, except there would be duplication of what was previously shared:

- » Mechanical Systems
- » Elevator,
- » Training Facilities
- » Lobby / Entrance

- » 11,495 SQ.FT. - 1st Fl
- » 7,000 SQ.FT. - 2nd Fl
- » 18,495 SQ.FT. - Total

EMERGENCY SERVICES BUILDING SITE SELECTION



PROPERTIES REVIEWED...

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- » In search of a Solution for the Emergency Services Dilemma, the Township reviewed 20+ parcels of land, either Township, County, or 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 additional space needed for parking let alone more than one facility:

PROPERTY	CONCERNS	PROPERTY	CONCERNS	PROPERTY	CONCERNS
Fairview Ave - across from Verona High School	Odd Shape, Green Acres Designation	Civic Center monumnet area	Size Concerns, Too Small, No Parking	21 - 25 Grove Ave - PD only	Size Concerns, Outbid
Hillwood Terr - near pump house	On Edge of Steep Slope, Odd Shape, Green Acres Designation	Gould Street - HBW Basketball Court PD / BOE offices	Size Concerns, BOE Future Use	Grove Ave - across from FN Brown	Size Concerns, BOE Future Use
Sampson Drive - BOE Property next to High School Lot	Deep Lot, BOE Future Use	566 Bloomfield Ave - Chase bank	Size Concerns, Not for Sale	County Property at Ozone / Grove - in Cedar Grove	Close to Peckman River, Essex County Not Interested
White Rock Rd - above Freedom Field	Grading Issues, Steep Slope, Essex County Not Interested	Walgreens	Egress Concerns, Not for Sale	County Property on Ozone across from DPW - in Cedar Grove	Essex County Not Interested
Linn Drive - north of Veterans Field	Grading Issues, Steep Slope, Essex County Not Interested	Old Verona Aluminum site	Odd Shape - Size Concerns, List Price Compared to Facility Need	Commerce Court - Verizon	Egress Concerns, Not for Sale
Bloomfield Ave - Billboards across from 880	Grading Issues, Steep Slope, Essex County Not Interested	309 Bloomfield Ave - APC property	Size Concerns	Commerce Court Lot	Close to Peckman River, Green Acres Designation
820 Bloomfield Ave - at Pine Street	Odd Shape - Size Concerns, List Price Compared to Facility Needs	Everett Field	Green Acres Designation	Mt Propect Ave - across from Tennis Courts	Edge of Reservation, Green Acres Designation

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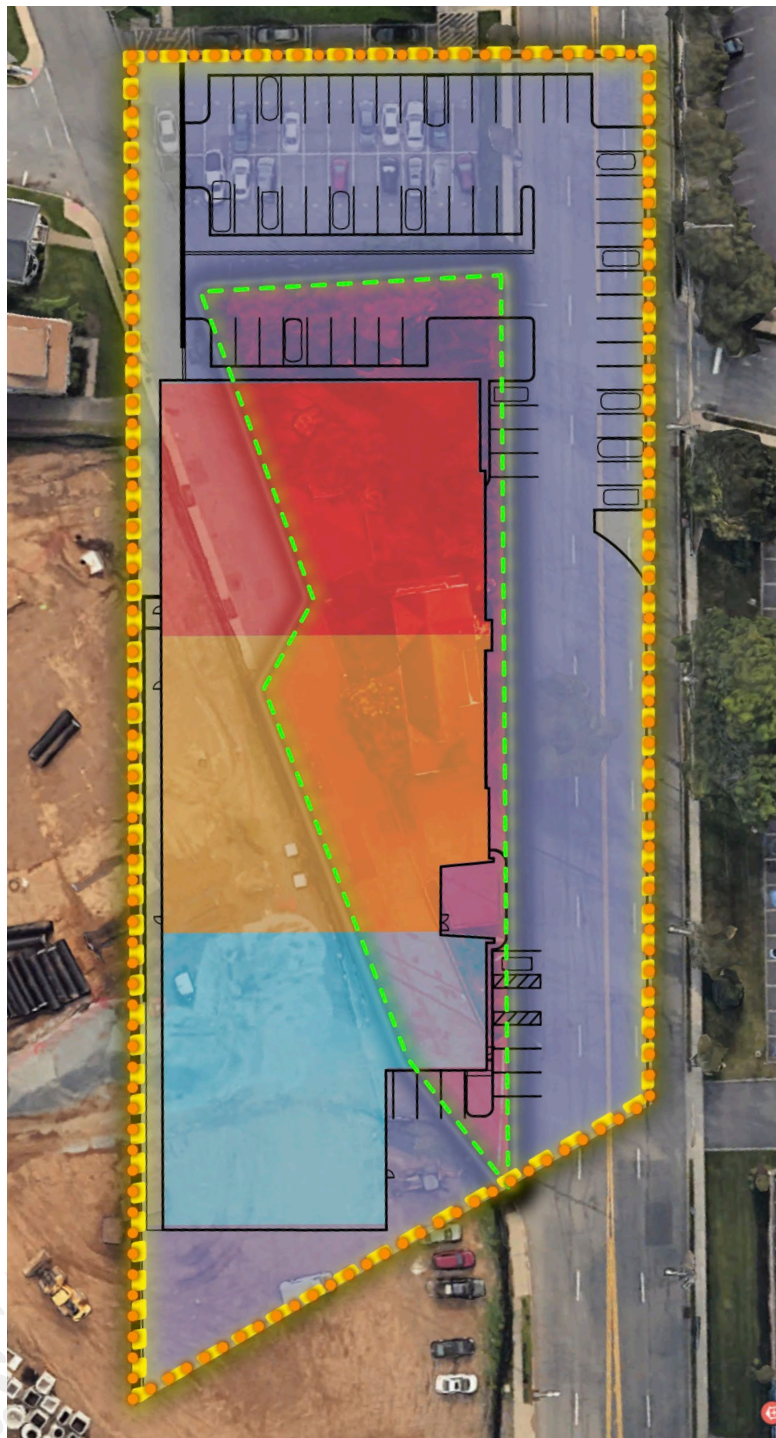


WHY THIS LOCATION ?? WHY NOT SOMEWHERE ELSE??

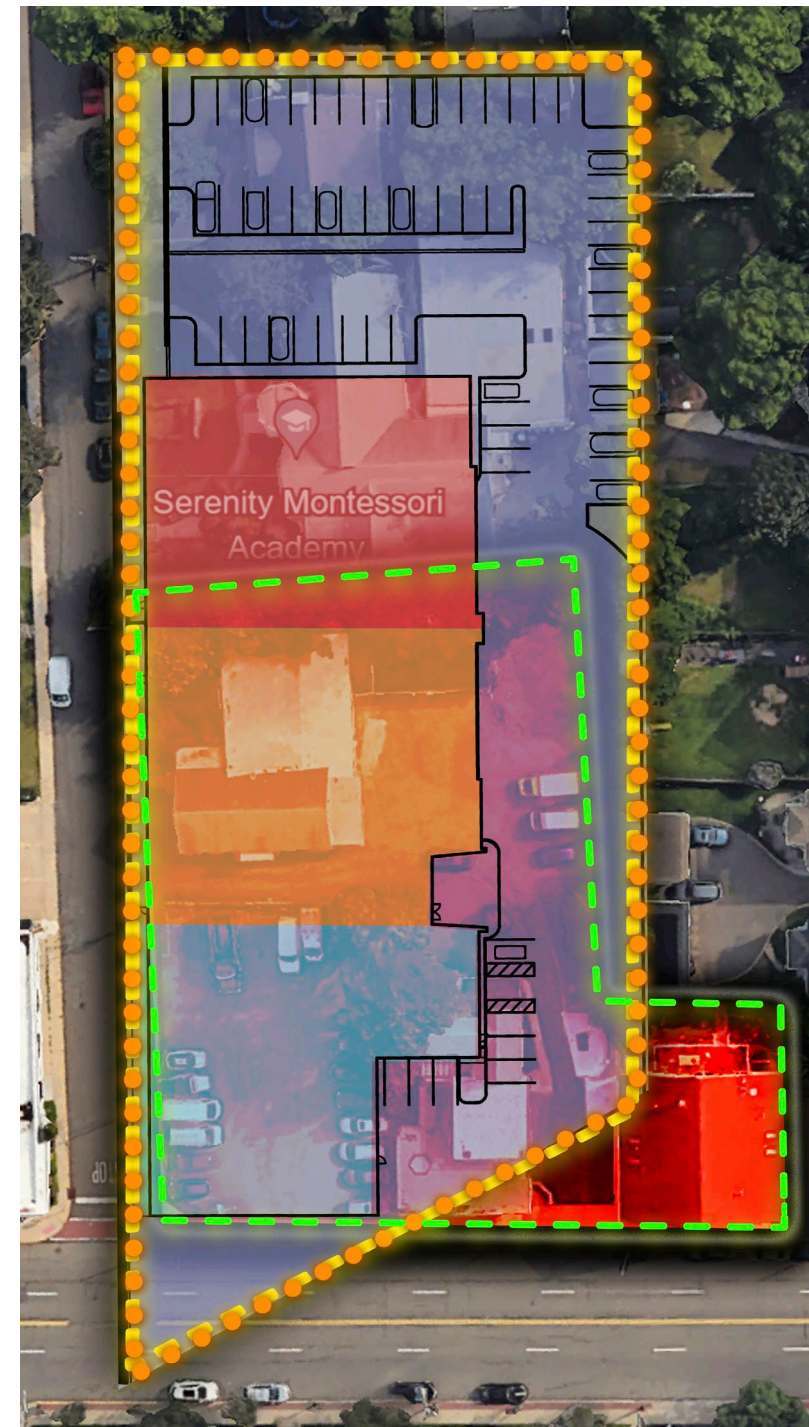
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» Of the 20+ locations evaluated only ONE site could fit all three departments. While other sites could accommodate the program square footage for a single department, they couldn't fit multiple departments or needed parking - examples:

» 820 Bloomfield Ave



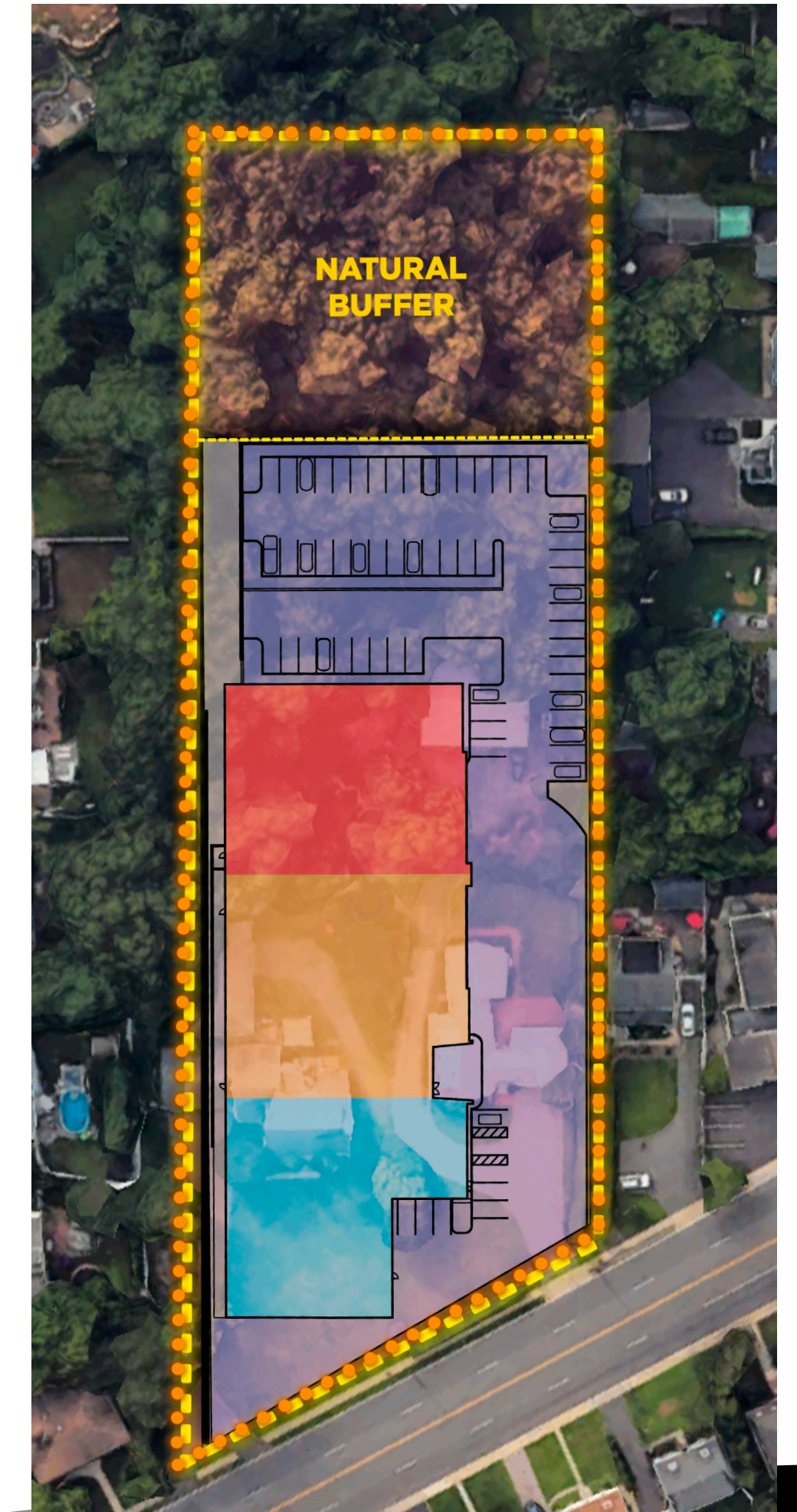
» 318 Bloomfield Ave - Henry's + Verona Alum.



» 22 Lakeside Ave - OLL Parking Lot



» Subject Site - 217/225 Pompton Ave



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SITE EVALUATION...

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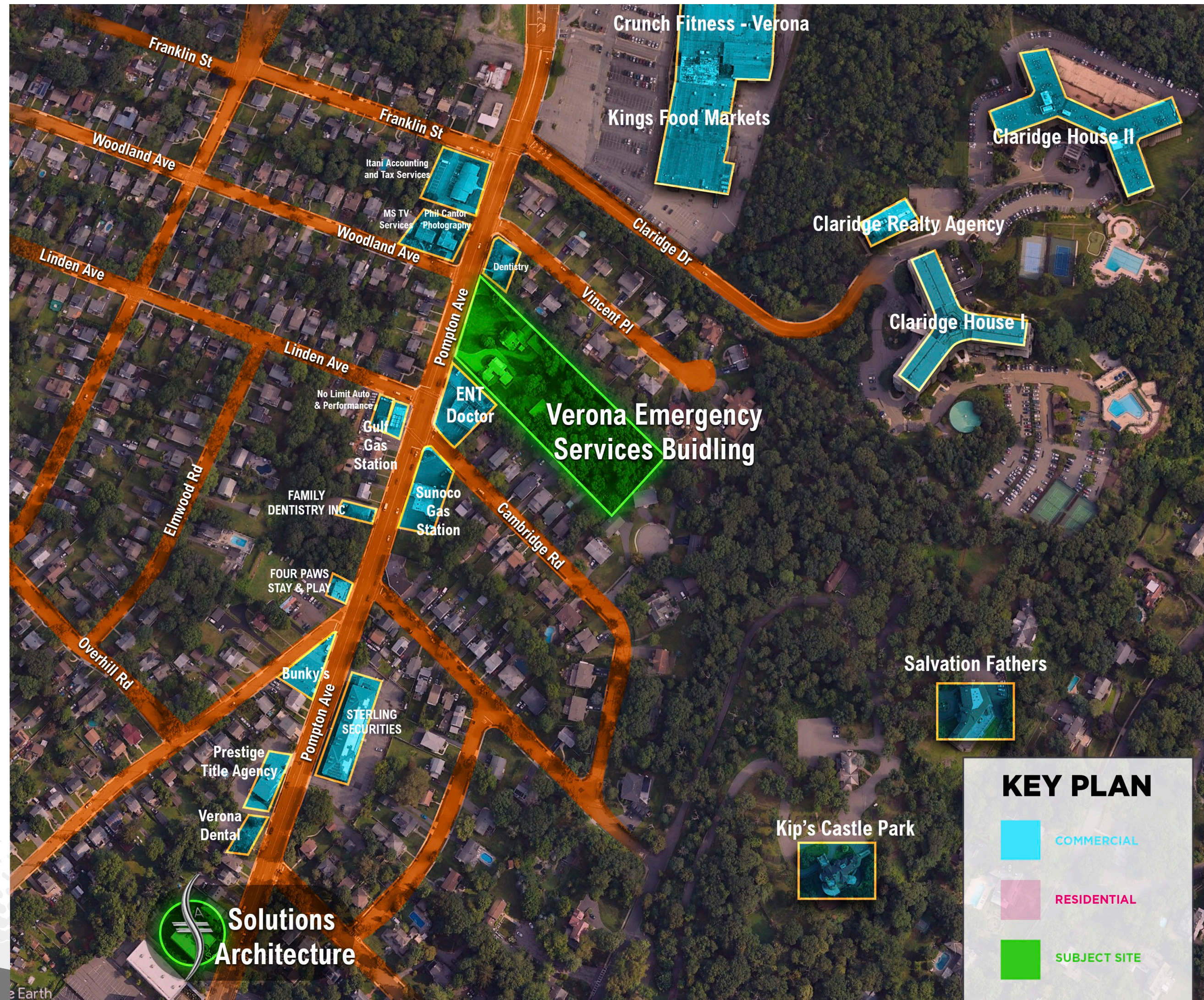
- » Solutions Architecture & our engineers analyzed the 217/225 Pompton Avenue Properties and determined that it had the potential to meet the program needs of each department in a unified two story facility.
- » Given the extent of natural buffers and drop in grade against the neighboring properties; 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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WHERE EXACTLY IS THIS SITE ??

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- » 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

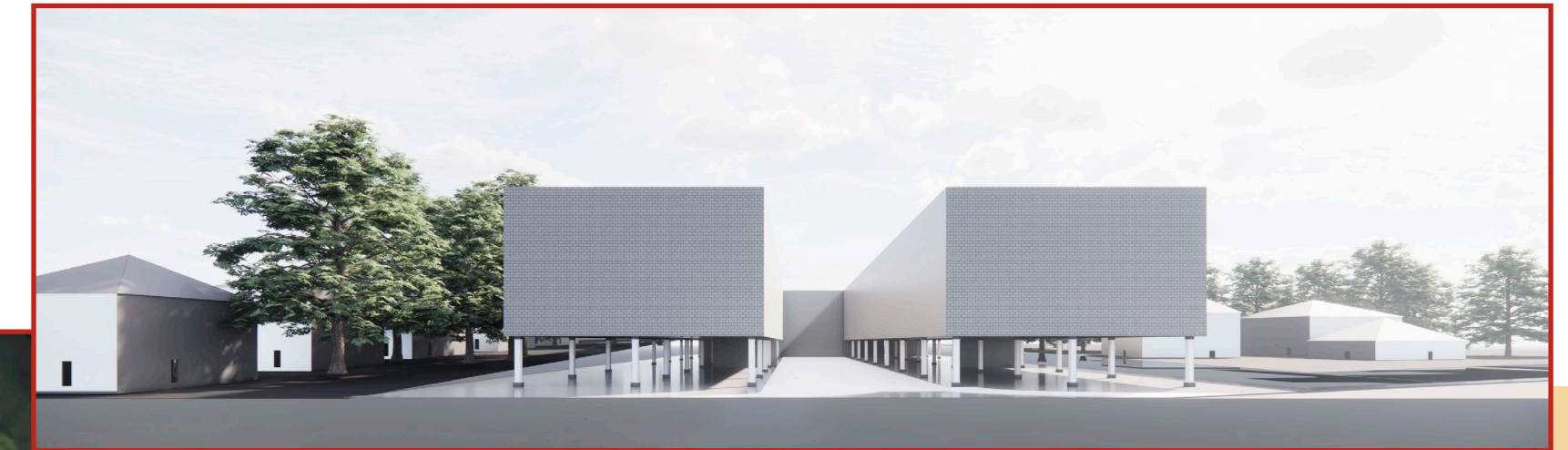
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WHAT IF IT WAS DEVELOPED FOR HOUSING ??

SITE PLAN

- » Alternatively, if 217/225 Pompton Ave were developed for housing, the potential environmental and traffic impacts could be far greater.



3 Story Residential Building

45ft. Building Height

- » Ground Level Parking
- » 2nd/3rd Over
 - » (74) 600 SF - 1 Bed 1 Bath Apts.
 - » (28) 900 SF - 2 Bed 2 Bath Apts.
 - » (14) 1,200 SF - 3 Bed 2 Bath

Total Units: 116

Potential Vehicle load 116-200

EMERGENCY SERVICES BUILDING

PLANNING PROCESS



PLANNING FOR SUCCESS . . .

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- » 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.

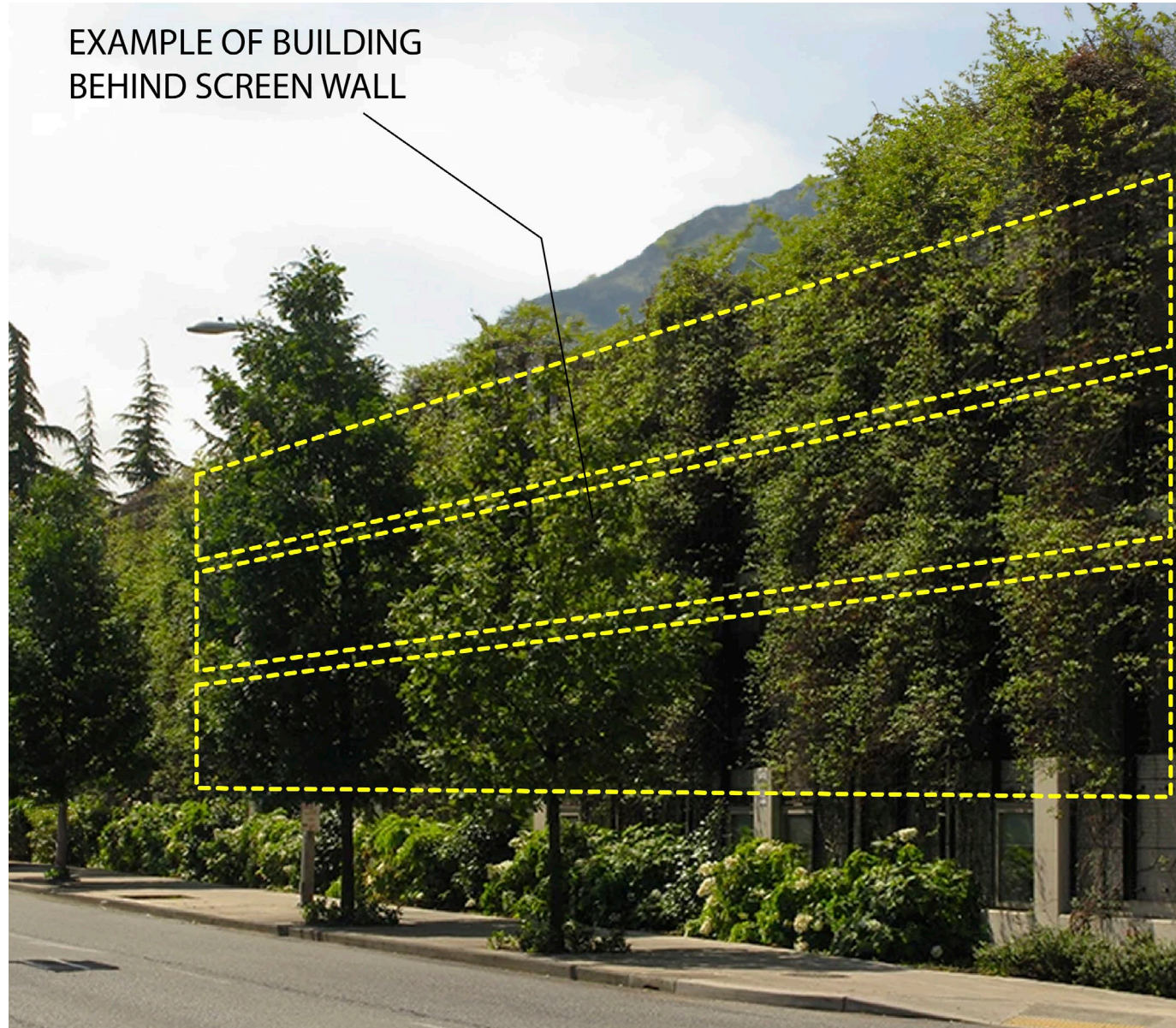
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PLANNING WITH YOU IN MIND

VERONA
EMERGENCY
SERVICES

EXAMPLE OF BUILDING
BEHIND SCREEN WALL



- » Our goal in designing a best-in-class Emergency Services Building, 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
 - » County, State & Federal Funding Opportunities

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USING THE EXISTING LANDSCAPE

VERONA
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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
 - » **Rescue:** Sirens are not always used unless needed when exiting the building. During the evening hours (10pm – 6am) the need for sirens is significantly less due to less traffic flow. Typically the VRS answers on average 4-6 calls daily.
- » Public use of the facility was considered during design with Police, Fire & VRS:
 - » 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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- » 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
 - » Potential Paid Sponsorship / Naming opportunities for local businesses and allied vendors or partners at various spaces in the new facility. All areas are open for discussion.

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POTENTIAL DESIGN/CONST SCHEDULE & IMPACTS



POST-APPROVAL TIMELINE

VERONA
EMERGENCY
SERVICES

2024

MAYOR &
COUNCIL PUBLIC
MEETINGS

1-2 MONTHS

- » 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

2 WEEKS

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

2025

- » PROJECT OUT TO BID
 - » SUBMIT PROJECT TO BIDDING THROUGH BIDBOX
- CRITICAL DATE TO BE MET:

6-8 WEEKS

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

» CONSTRUCTION START

2025 -
2027

- » CONSTRUCTION SCHEDULE WILL VARY BY BID BREAKDOWN

CONSTRUCTION PHASE

VERONA
EMERGENCY
SERVICES



- » **Anticipated 20-month construction period - 2025 to 2027.**
 - » 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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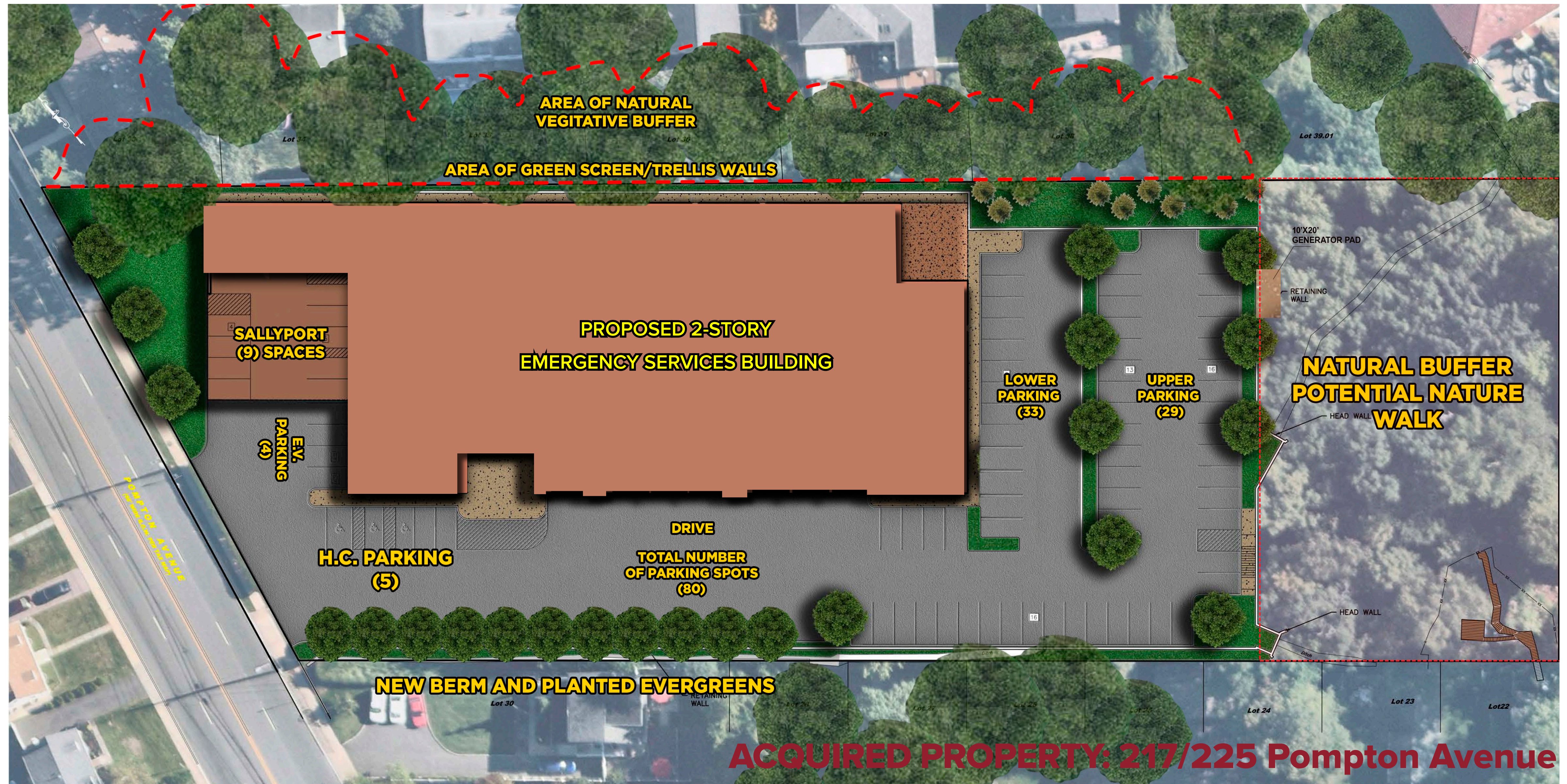
EMERGENCY SERVICES BUILDING (CONCEPTS UNVEILED)

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EMERGENCY SERVICES BUILDING

SITE PLAN



MAIN FLOOR PLAN



LEVEL 1 - P -	13,280	SQFT
LEVEL 1 - F -	7,455	SQFT
LEVEL 1 - R -	8,370	SQFT
LEVEL 1 - S -	1,520	SQFT
LEVEL 1 - C -	4,095	SQFT
TOTAL	34,720	SQFT

SECOND FLOOR PLAN



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

LEVEL 2 - P -	8,775	SQFT
LEVEL 2 - F -	500	SQFT
LEVEL 2 - R -	500	SQFT
LEVEL 2 - S -	6,720	SQFT
LEVEL 2 - C -	3,290	SQFT
TOTAL	19,785	SQFT

EMERGENCY SERVICES BUILDING

STREET VIEW • • •



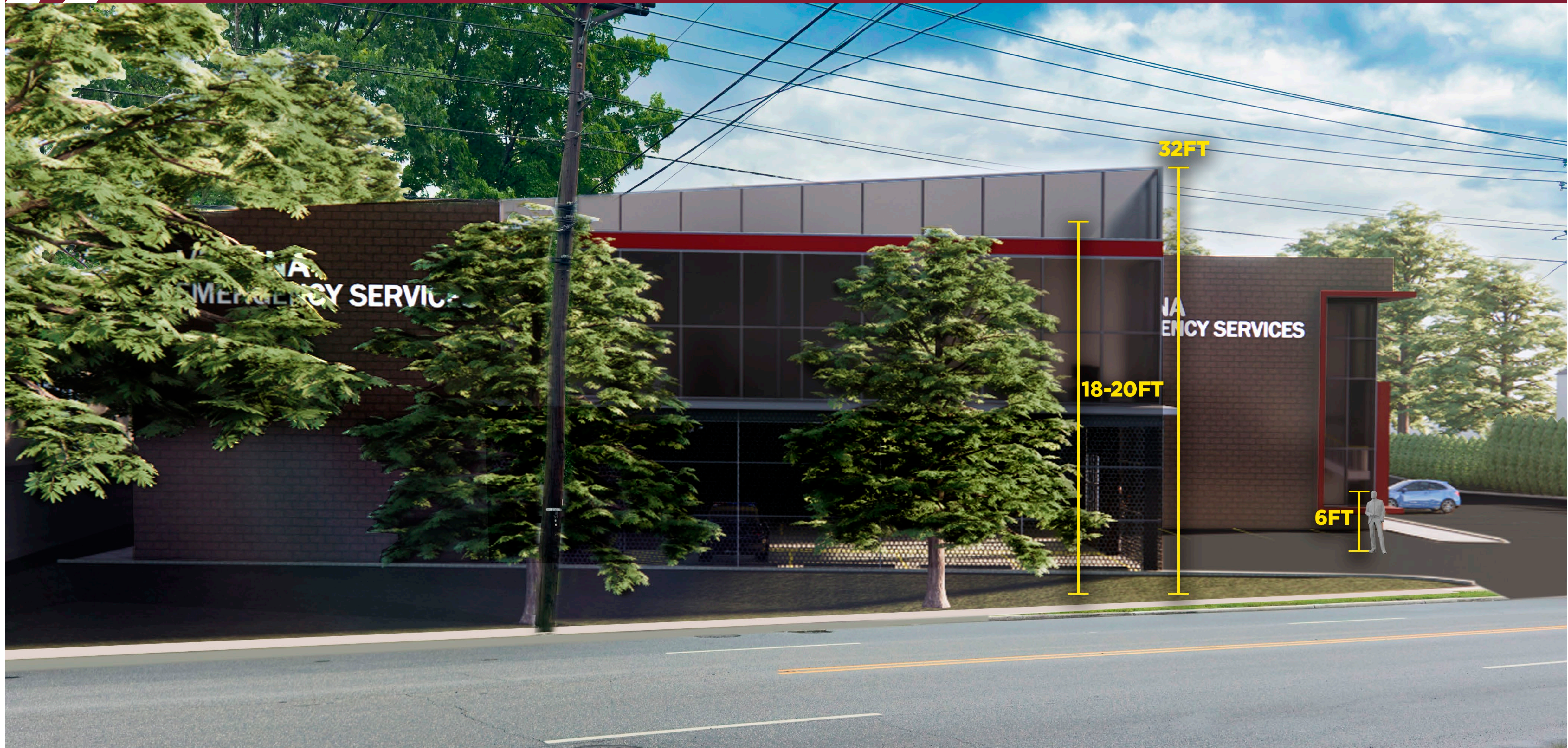
EMERGENCY SERVICES BUILDING

STREET VIEW • • •



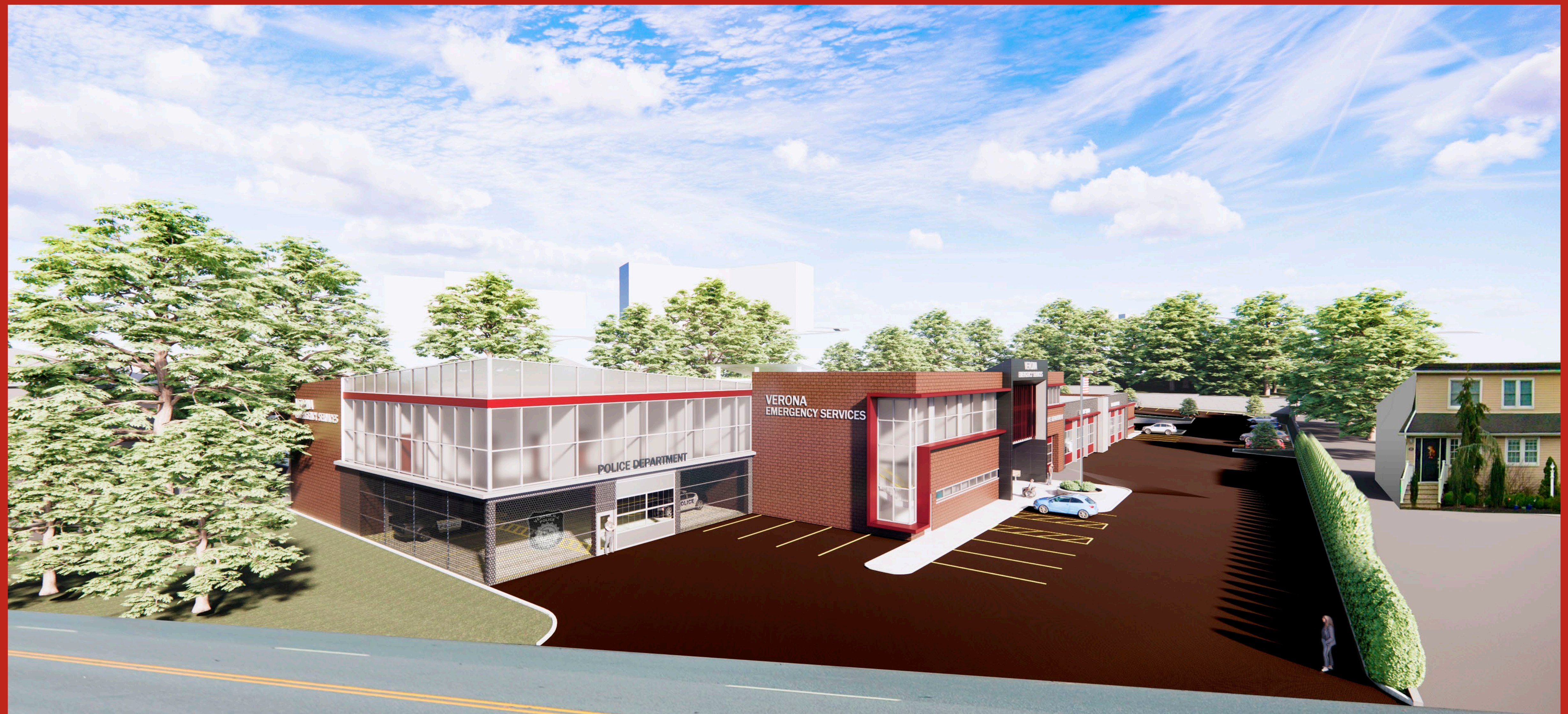
EMERGENCY SERVICES BUILDING

STREET VIEW • • •



EMERGENCY SERVICES BUILDING

REIMAGINED • • •



EMERGENCY SERVICES BUILDING

REIMAGINED • • •



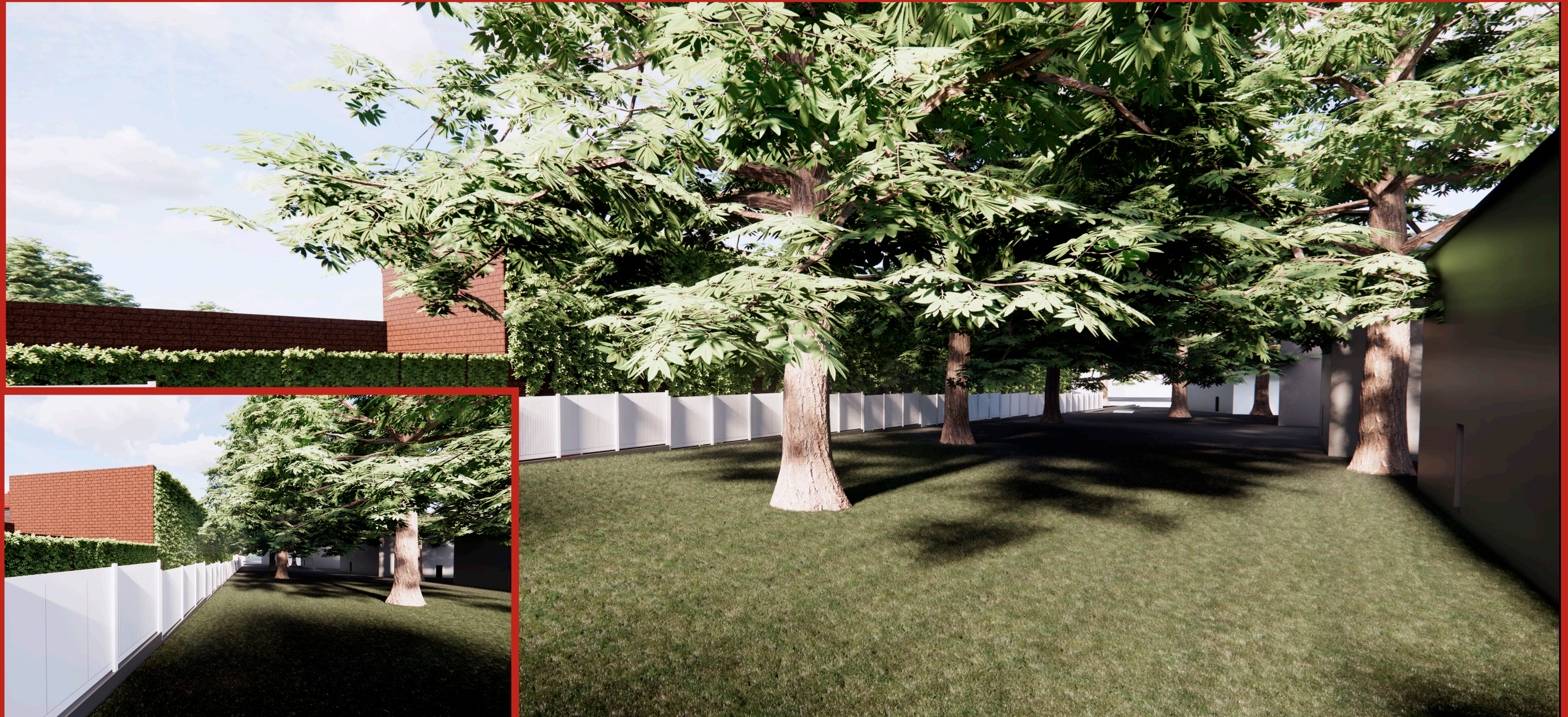
EMERGENCY SERVICES BUILDING

REIMAGINED • • •



EMERGENCY SERVICES BUILDING

REIMAGINED • • •



EMERGENCY SERVICES BUILDING

REIMAGINED • • •



EMERGENCY SERVICES BUILDING

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EMERGENCY SERVICES BUILDING

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EMERGENCY SERVICES BUILDING

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EMERGENCY SERVICES BUILDING

REIMAGINED • • •



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 STAFF CAFETERIA



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

POLICE DETAINEE PROCESSING



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

POLICE HOLDING CELL



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

POLICE SALLYPORT



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

POLICE SALLYPORT



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

RESCUE SQUAD BAYS & WORK AREA



NAMING
OPPORTUNITY

EMERGENCY SERVICES BUILDING

REIMAGINED • • •

FIRE DEPARTMENT BAYS



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

FIRE / RESCUE DEPARTMENT READY ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

POLICE EMERGENCY OPERATIONS CENTER



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

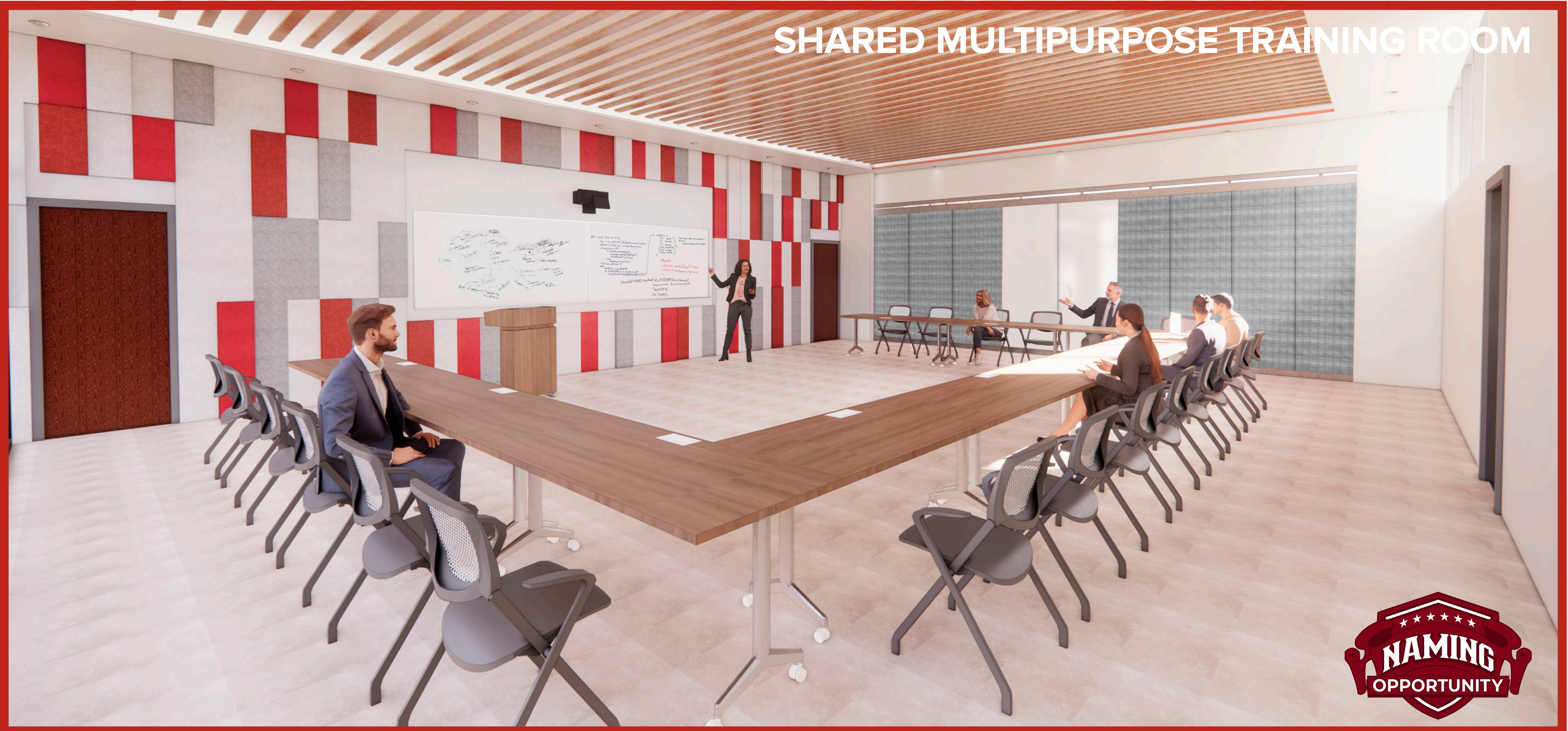
POLICE EMERGENCY OPERATIONS ADMIN AREA



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

SHARED MULTIPURPOSE TRAINING ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

SHARED MULTIPURPOSE TRAINING ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

POLICE MEN'S LOCKER ROOM



EMERGENCY SERVICES BUILDING

REIMAGINED • • •

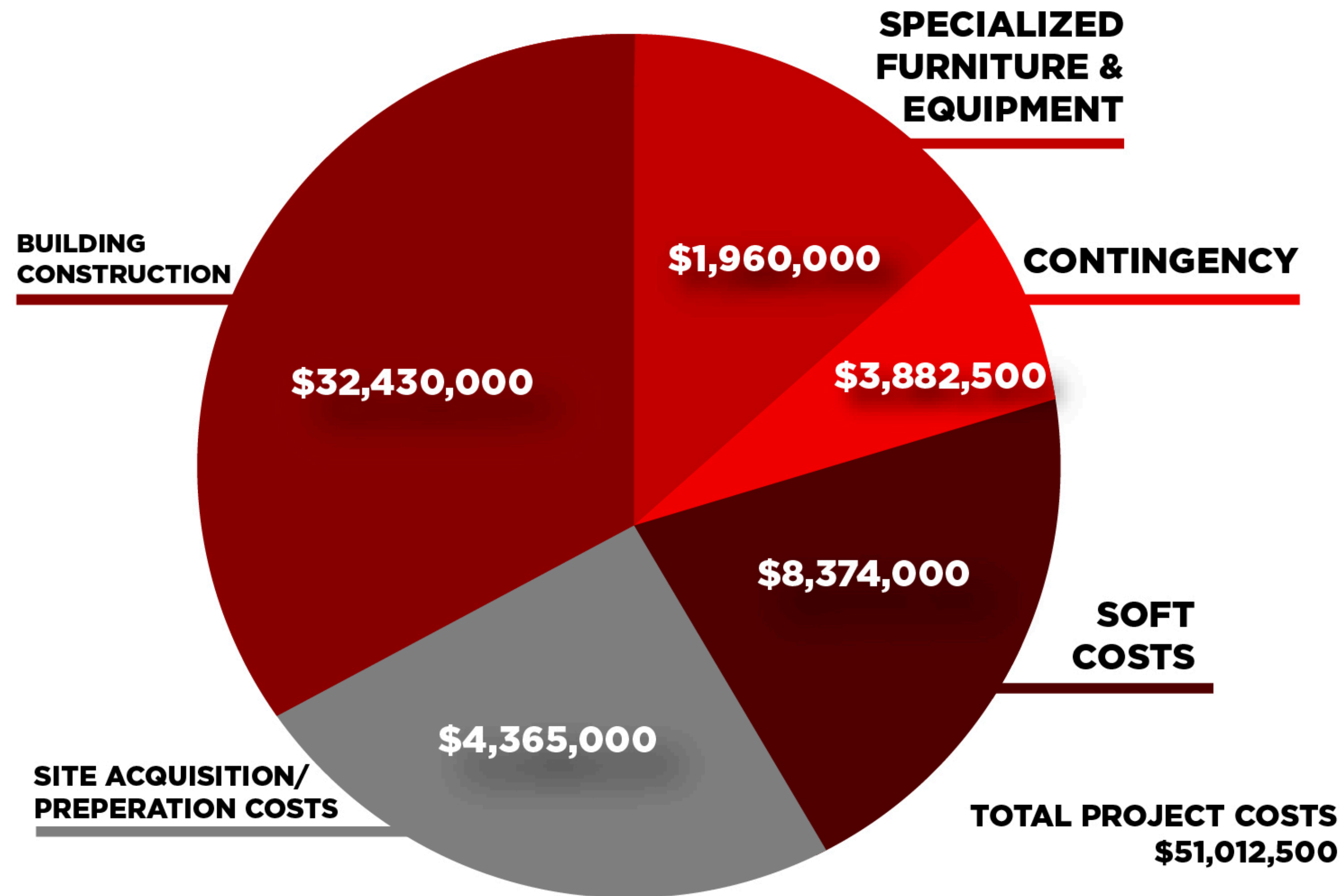
SHARED FITNESS CENTER



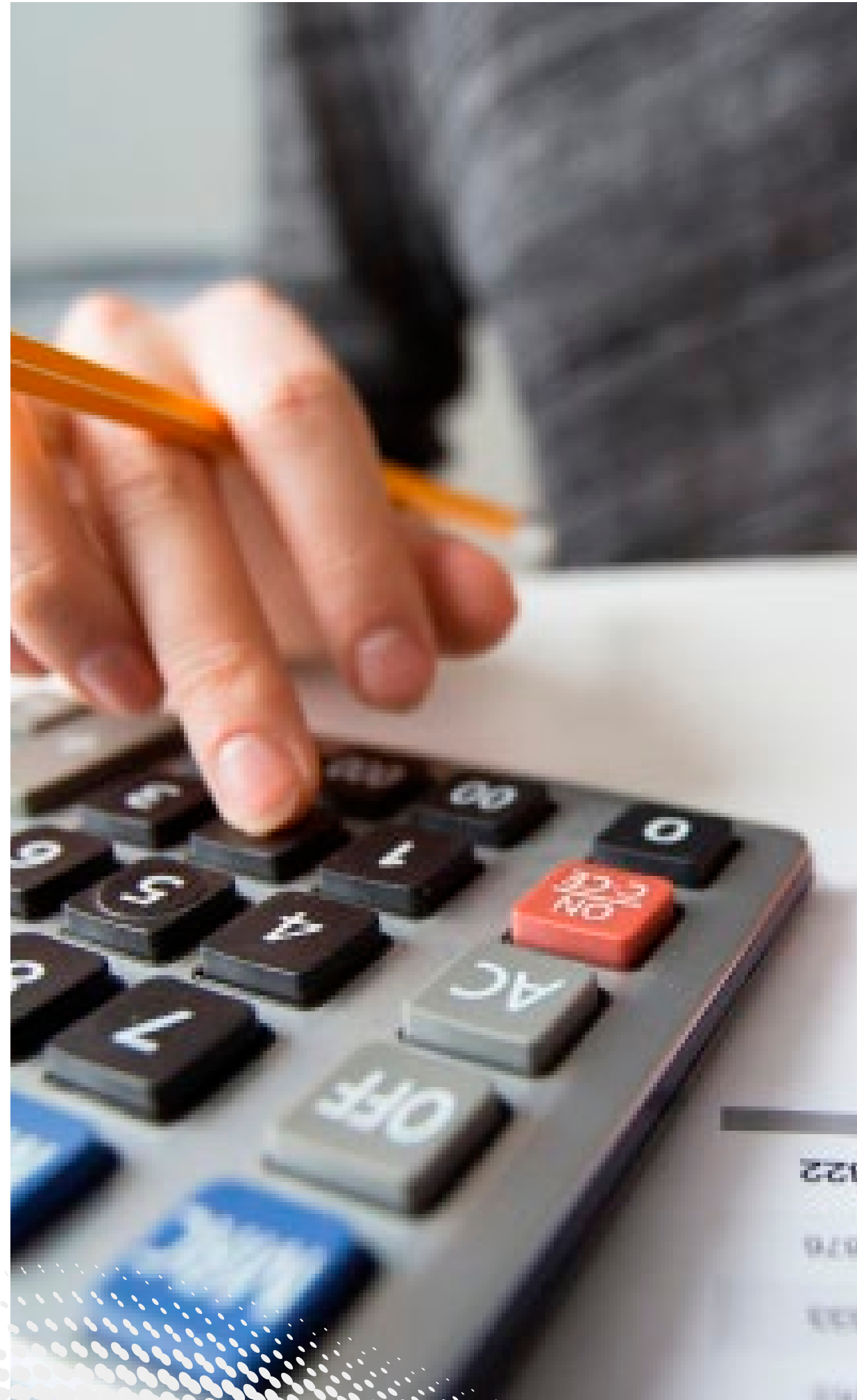
PROPOSED COST PROJECTIONS



PROJECTED COSTS:



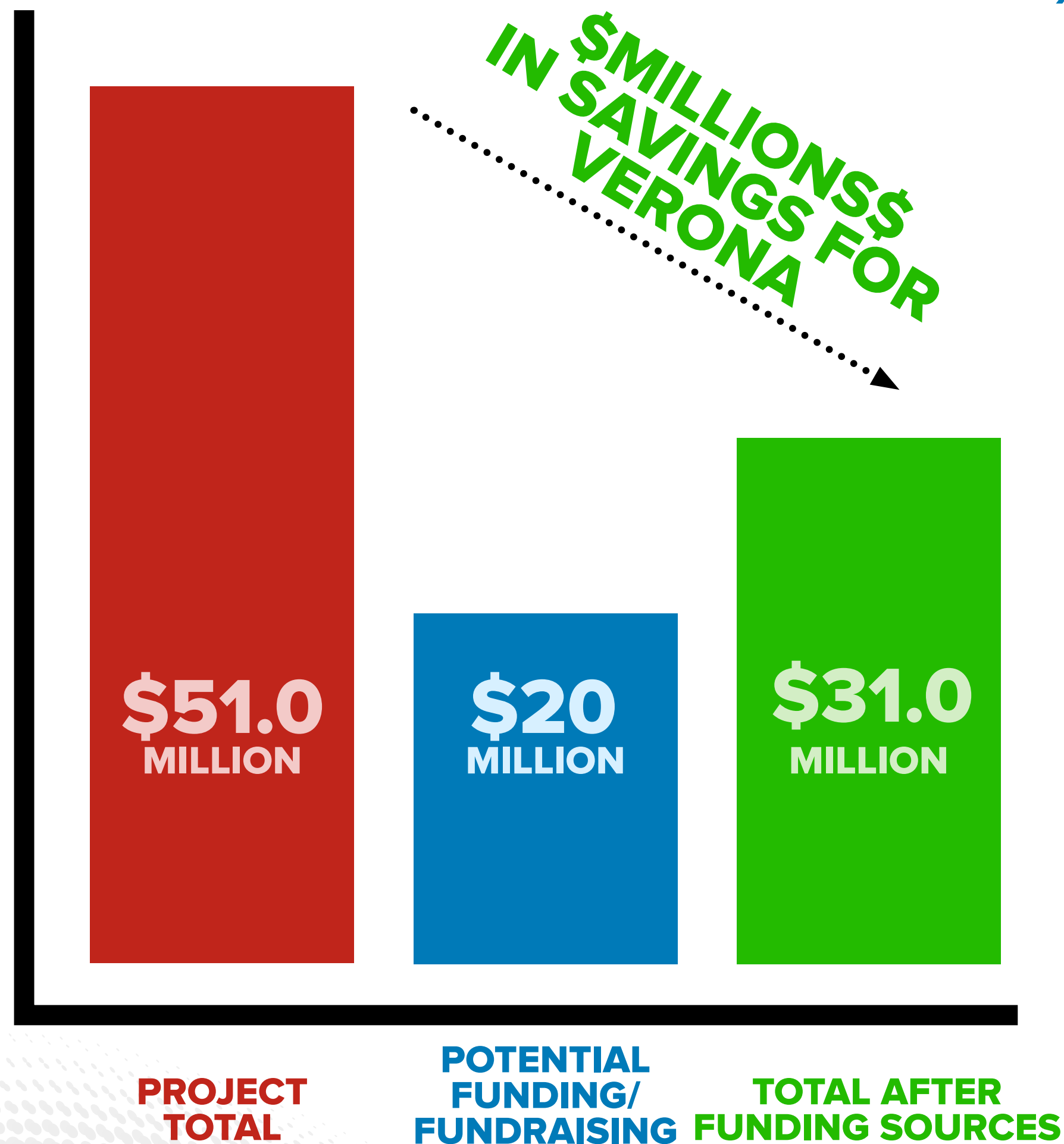
PROJECTED COSTS



EMERGENCY SERVICES BUILDING BREAKDOWN				
PROJECT COMPONENT	BUDGETED CONSTRUCTION COST	SOFT COSTS	CONTINGENCY	TOTAL COST
Site Acquisition / Preparation / DEP	\$ 4,365,000.00	\$1,220,000.00	\$436,500.00	\$ 6,021,500.00
Building Construction Components	\$ 32,430,000.00	\$ 6,830,000.00	\$3,250,000.00	\$ 42,510,000.00
Specialized Equipment & Furnishings	\$ 1,960,000.00	\$ 325,000.00	\$196,000.00	\$ 2,481,000.00
TOTAL - CONSTRUCTION & ASSOCIATED WORK	\$ 38,755,000.00	\$ 8,374,000.00	\$ 3,882,500.00	\$ 51,012,500.00
CONSTRUCTION COST PER SQUARE FOOT - 2026-2027 DOLLARS				\$767.28
POTENTIAL BOND REDUCTION THROUGH FUNDING/GRANT/FUNDRAISING SOURCES				\$20,000,000
NET PROJECT COST AFTER FUNDING/FUNDRAISING SOURCES				\$ 31,012,500.00

- » 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 3.75% 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 FUNDING SUPPORT ...



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

- » Bringing on a Fundraising Consultant - Aim to raise - \$10MM
- » Seeking Congressional Appropriations / Federal Grants - \$6MM
- » Green Acres Funding Application - \$350K
- » 30% Tax Credit for Solar Installation - \$600K
- » Seeking donation of Fitness Room Equipment - \$150K
- » Sale of 208 Bloomfield Avenue - \$1-2MM
- » Sale of 12 Church Street - \$1-2MM
- » Annual Net Reclaimed Tax Revenue - \$16,000
- » Income Opportunity - Virtual Firing Range - \$100K+/yr
- » Income Opportunity - Shared Dispatch Services \$125K+/yr
- » Operational Savings - Self hosted training - \$30K

COST ANALYSIS : 3 vs. 1

VERONA
EMERGENCY
SERVICES

VERONA COST ANALYSIS OF INDIVIDUAL STRUCTURES vs A SINGULAR FACILITY

Budgetary Cost Estimate		Associated Budget Costs				
EMERGENCY SERVICES PROJECT	SQ.FTG.	SITE ACQUISITION / PREPARATION COSTS	TOTAL CONSTRUCTION COSTS	TOTAL SOFT COSTS	TOTAL CONTINGENCIES	TOTAL PROJECT COST
POLICE DEPARTMENT PROGRAM SPACE SQ.FT. + COSTS	33,390	2,452,000	\$ 23,905,073.00	\$ 5,977,294.95	\$ 2,624,207.30	\$ 34,958,575.25
FIRE DEPARTMENT PROGRAM SPACE SQ.FT. + COSTS	17,920	2,158,800	\$ 12,553,605.00	\$ 3,655,942.65	\$ 1,459,740.50	\$ 19,828,088.15
RESCUE SQUAD PROGRAM SPACE SQ.FT. + COSTS	18,495	2,354,300	\$ 12,983,976.88	\$ 3,674,360.43	\$ 1,522,327.69	\$ 20,534,964.99
SUBTOTAL OF SELECTED - PROGRAM SPACES + COSTS	69,805	\$ 6,965,100.00	\$ 49,442,654.88	\$ 13,307,598.03	\$ 5,606,275.49	\$ 75,321,628.39
COMPARISON OF SINGULAR FACILITY	55,400	\$ 4,363,100.00	\$ 34,540,541.40	\$ 8,564,502.87	\$ 3,875,074.14	\$ 51,343,218.41
DIFFERENCE - SQ.FT./COSTS FROM A SINGULAR FACILITY	14,405	\$ 2,602,000.00	\$ 14,902,113.48	\$ 4,743,095.16	\$ 1,731,201.35	\$ 23,978,409.98
PERCENTAGE INCREASE OVER A SINGULAR FACILITY	26%	60%	43%	55%	45%	47%

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ESTIMATED TAX IMPACT



CURRENT DEBT ROLLING OFF

CURRENT DEBT SERVICE PAYMENTS WILL BE ENDING IN 2026, 2027, 2028, 2030

These roll-offs will offset the new debt being assumed under the targeted Emergency Services Building

- » The **DEBT SERVICE ROLLOFF** coupled with the additional funding and grants, and utilizing the ECIA Financing, the Township would be able to complete approximately **\$51.0M** of Construction for the new Emergency Services Building with virtually a net neutral **TAX INCREASE** for the Taxpayers.



TAX IMPACT OF EMERGENCY SERVICES BUILDING DEBT

SITE WORK, NEW CONSTRUCTION, EQUIPMENT

Comprised of the construction of a new two-story, 55,000 sq.ft. Emergency Services Building 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:
\$51,000,000
ANTICIPATED FUNDING:
\$20,000,000
=
\$31,000,000

\$256⁵⁶
PER YEAR

\$21³⁸
PER MONTH

- » 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 a conservative assumed 3.75% 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%

UNDERSTANDING THE TAX IMPACT FORMULA FOR DEBT ASSOCIATED WITH THE ESB...

TOTAL BUDGETED PROJECT COSTS: **\$51,000,000.00**
POTENTIAL STATE/FED FUNDING/GRANTS: **(\$ 20,000,000.00)**
ESTIMATED TOWNSHIP SHARE: **\$ 31,000,000.00**

**EXISTING TAX
IMPACT**
ON THE AVERAGE
ASSESSED HOME:
(\$434,575)

\$530¹⁸
PER YEAR
2024-2025

REVISED TAX IMPACT
AFTER A SERIES OF
DEBT ROLLOFFS
(2026, 2027, 2028, 2030)

\$321⁵⁵
2026

NEW DEBT
FOR EMERGENCY
SERVICES BUILDING
(ESB)

\$213⁹⁶
2026

NEW TAX
IMPACT WITH
ESB
ON THE AVG. ASSESSED HOME:
(\$434,575)

\$535⁵¹
2026

TAX INCREASE/
DECREASE FROM
CURRENT

\$532
INCREASE
2026

UNDERSTANDING THE TAX IMPACT FORMULA FOR DEBT ASSOCIATED WITH THE ESB...

CURRENT TAX IMPACT

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

\$530¹⁸
PER YEAR
2024-2025

NEW TAX IMPACT AFTER A SERIES OF DEBT ROLLOFF (2026, 2027, 2028, 2030)

\$321⁵⁵
2026

\$304¹⁹
2027

\$219⁴⁶
2028

\$220³⁴
2029

\$216²⁴
2030

» » »

» » »

» » »

» » »

» » »

NEW DEBT FOR EMERGENCY SERVICES BUILDING (ESB)

\$213⁹⁶
2026

\$221²⁰
2027

\$256³⁸
2028

\$256⁵⁶
2029

\$256⁵⁵
2030

» » »

» » »

» » »

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» » »

NEW TAX IMPACT WITH ESB ON THE AVG. ASSESSED HOME: (\$434,575)

\$535⁵¹
2026

\$525³⁹
2027

\$475⁸⁵
2028

\$476.⁹⁰
2029

\$472.⁷⁹
2030

» » »

» » »

» » »

» » »

» » »

TAX INCREASE/ DECREASE FROM CURRENT

\$5³²
INCREASE

\$4⁷⁹
DECREASE

\$54³⁴
DECREASE

\$53²⁸
DECREASE

\$57³⁹
DECREASE

» » » » »



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

www.veronanj.org/emergencyservicesbuilding

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