

PUBLIC PRESENTATION



VERONA EMERGENCY SERVICES COMPLEX

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 EMERGENCY SERVICES 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?

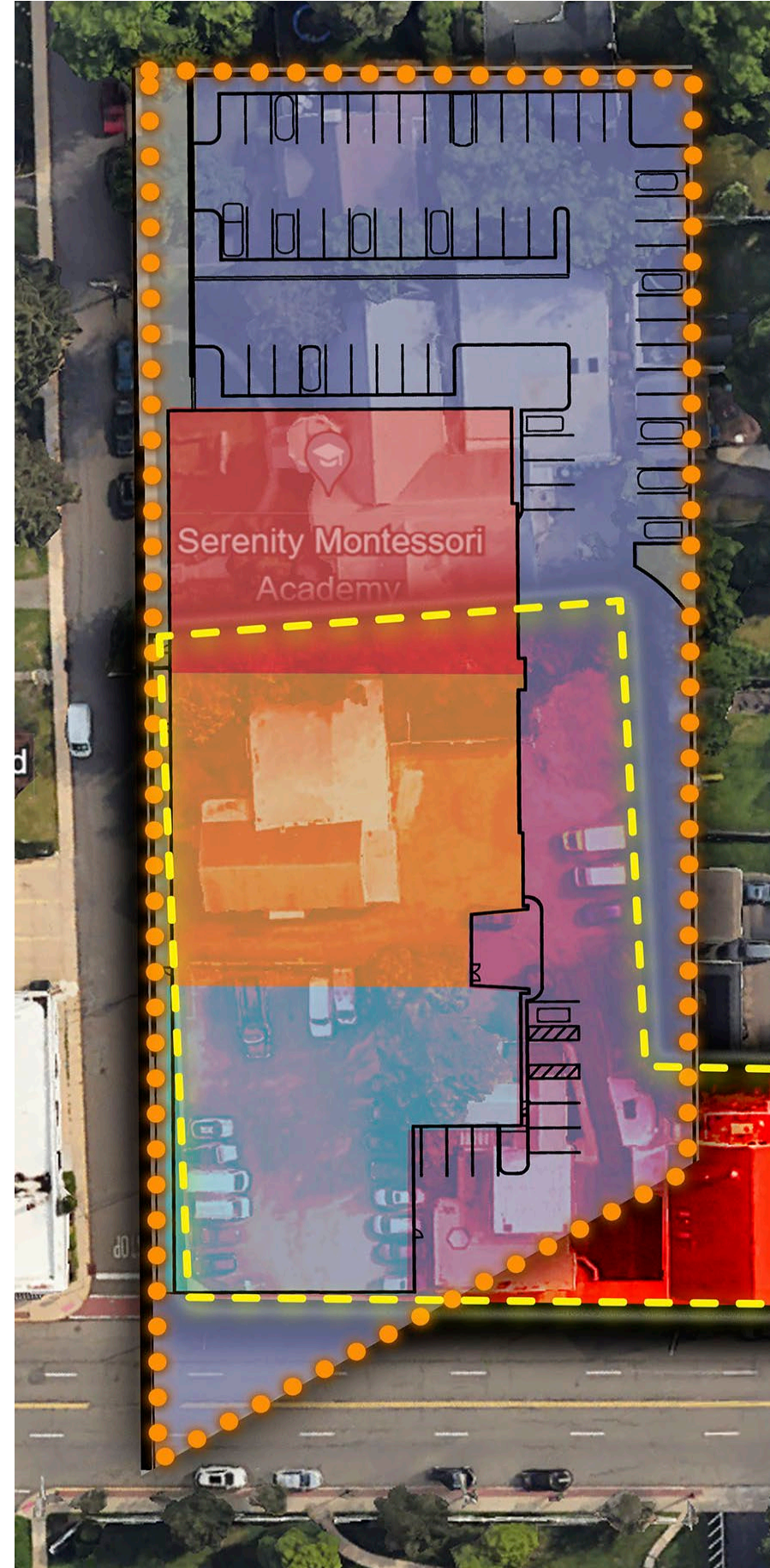
- » The township has been exploring properties; over 20 locations including Township owned, County owned, BOE owned and private facilities with little success.
- » In April of 2023, Solutions Architecture was commissioned to evaluate in greater detail, several properties around town with the prospect of placing a new Police Department, or potentially a consolidated Emergency Services 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 emergency services 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 emergency services 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 emergency services complex and additional parking - 27,000

SITE ANALYSIS vs PROGRAM NEEDS

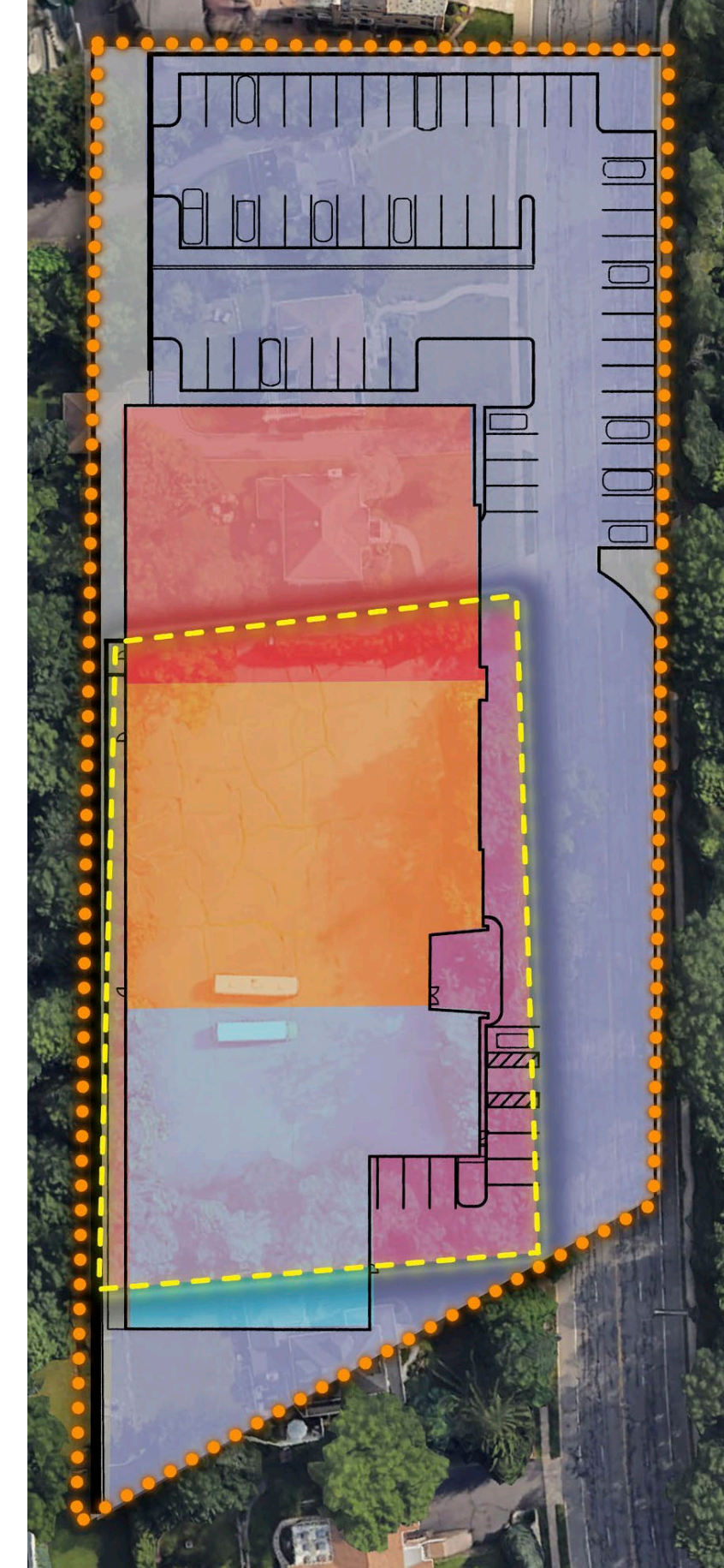
» 820 Bloomfield Ave



» 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

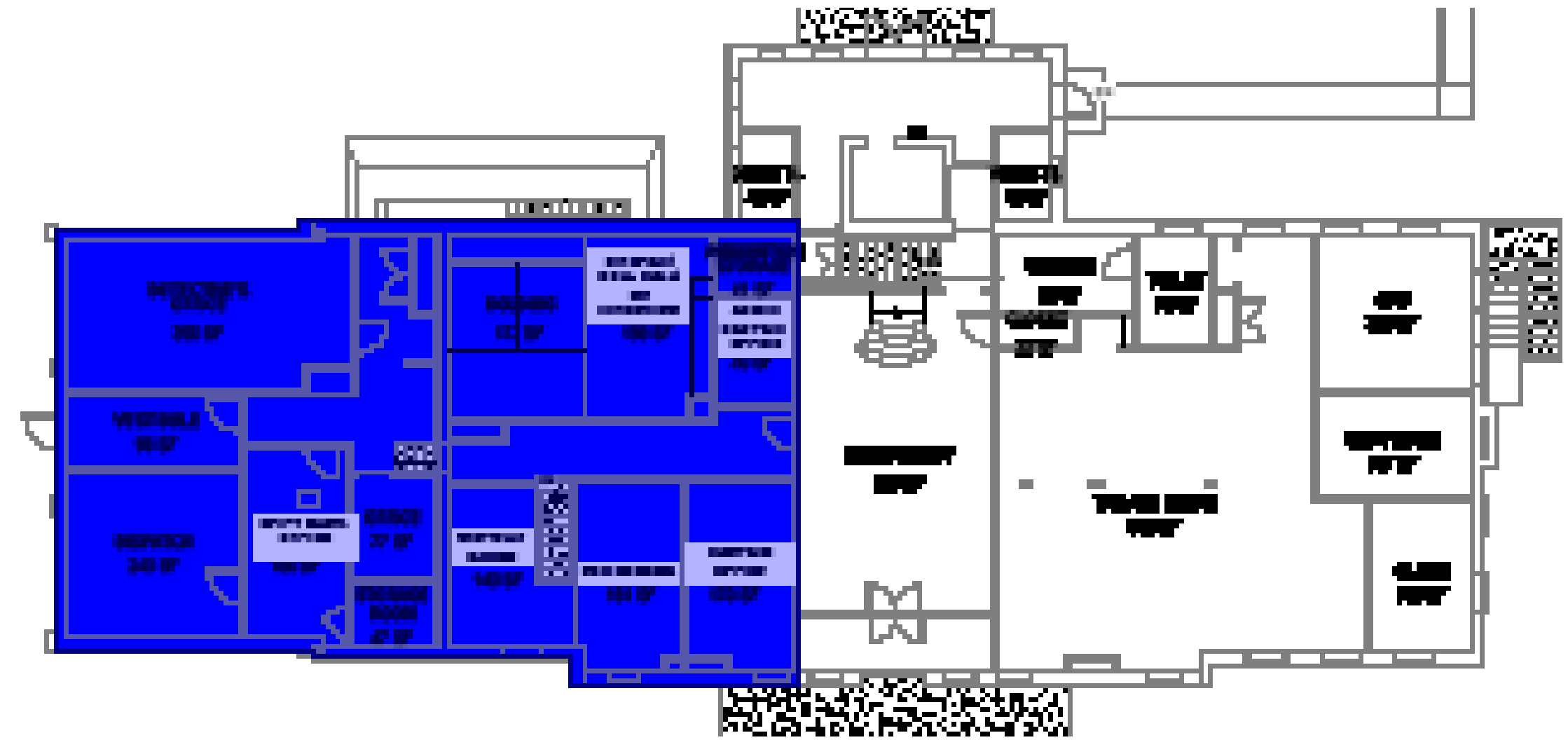
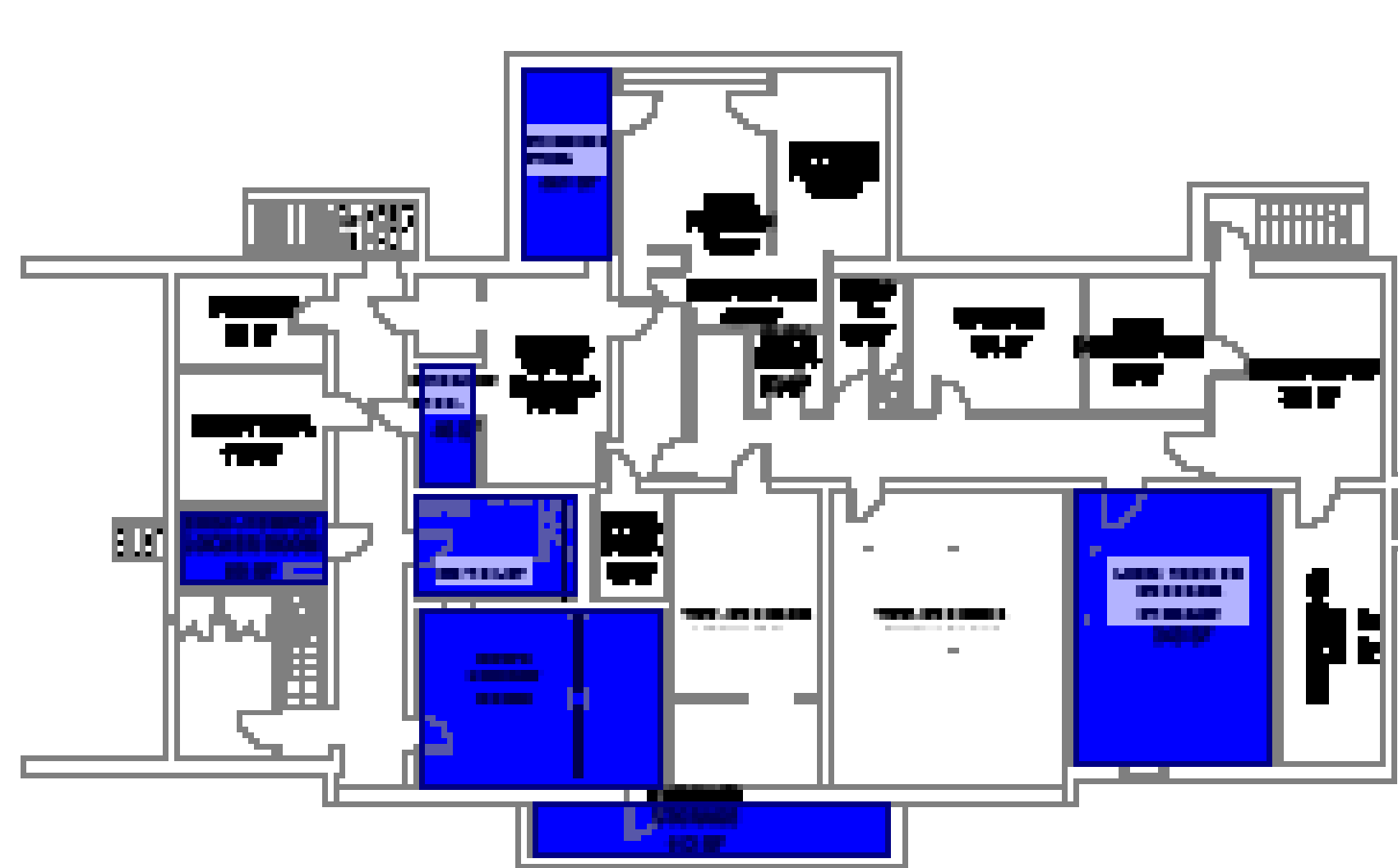
VERONA POLICE DEPT

 **SOLUTIONS**
ARCHITECTURE

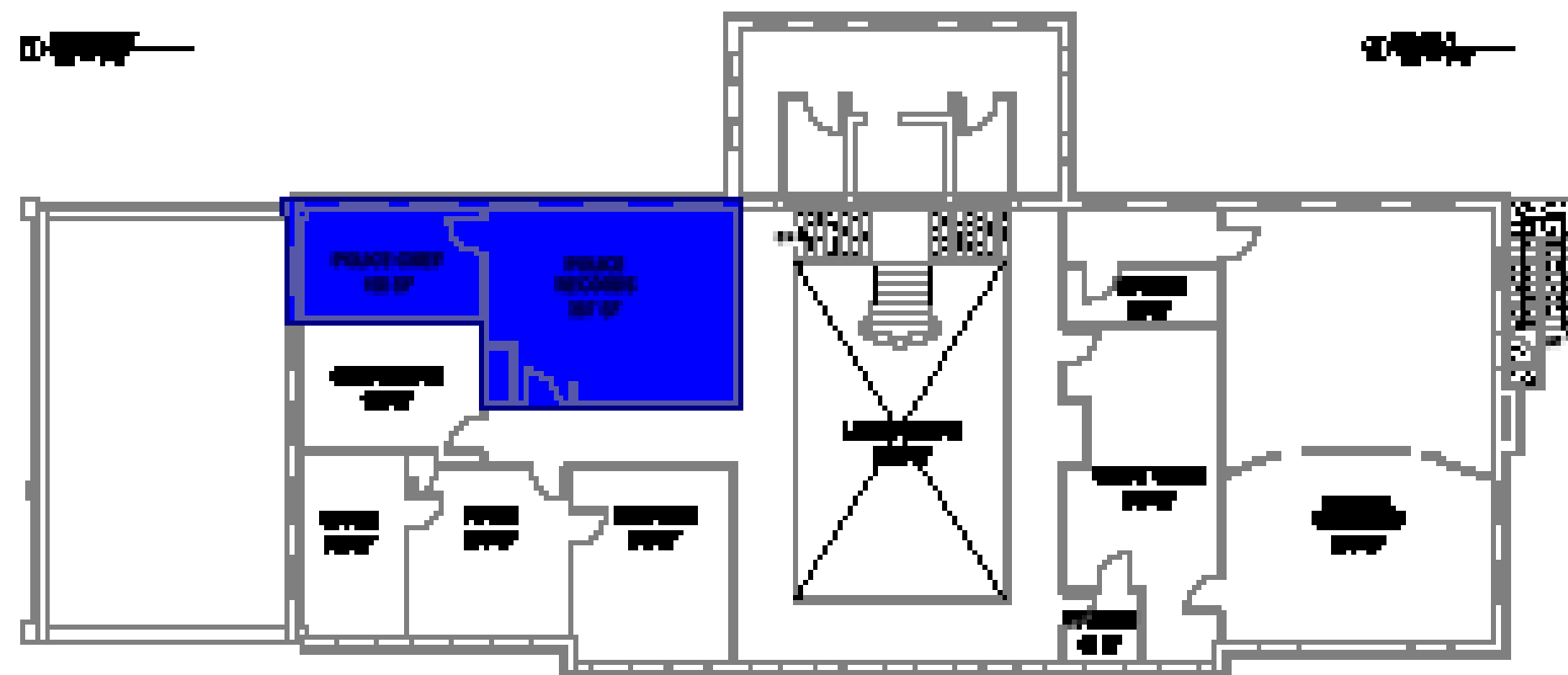


EXISTING PLAN - POLICE DEPT.

POLICE DEPT. • • • • •



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



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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.

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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.**”

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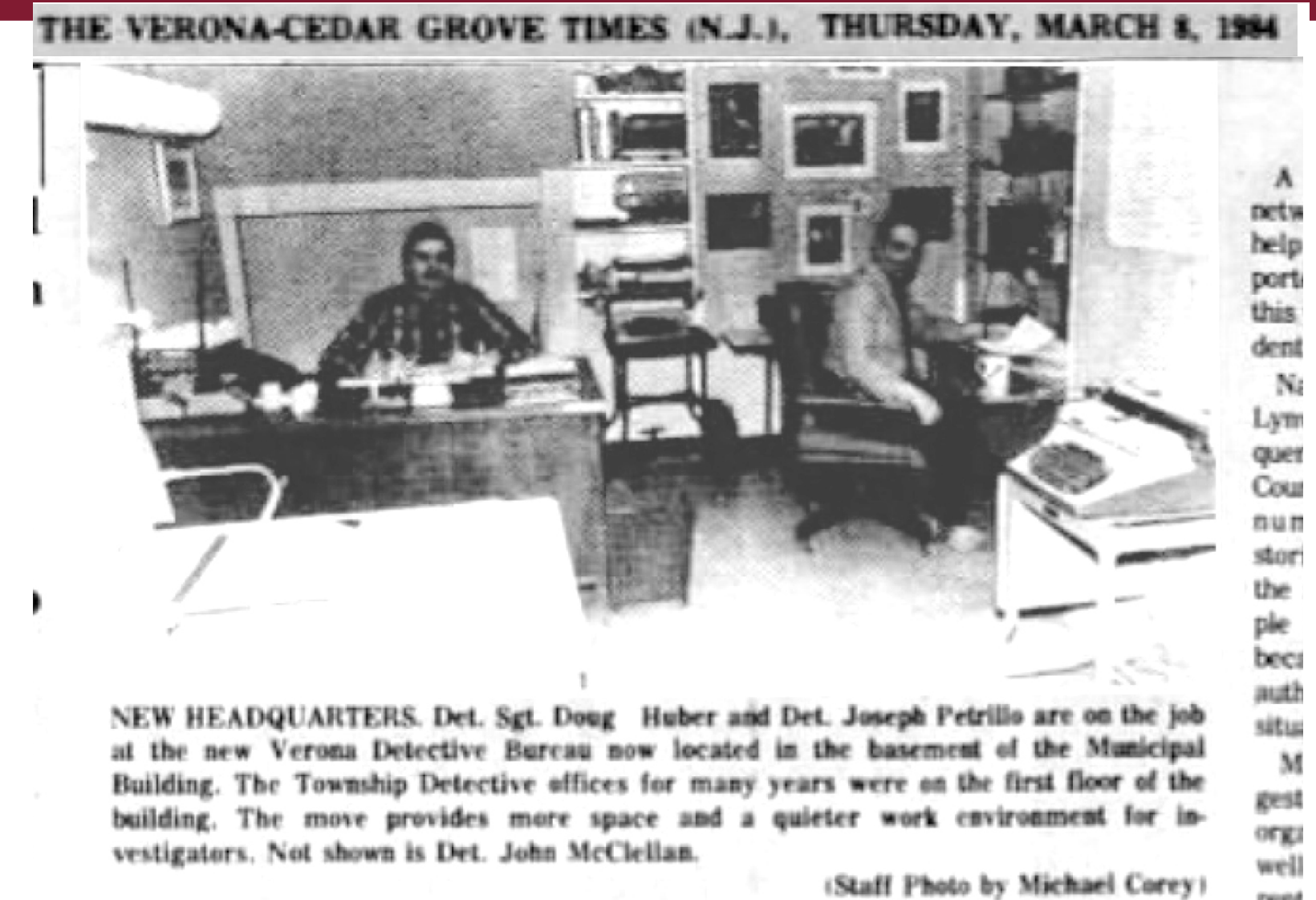


THE NEED... THE HISTORY

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.

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

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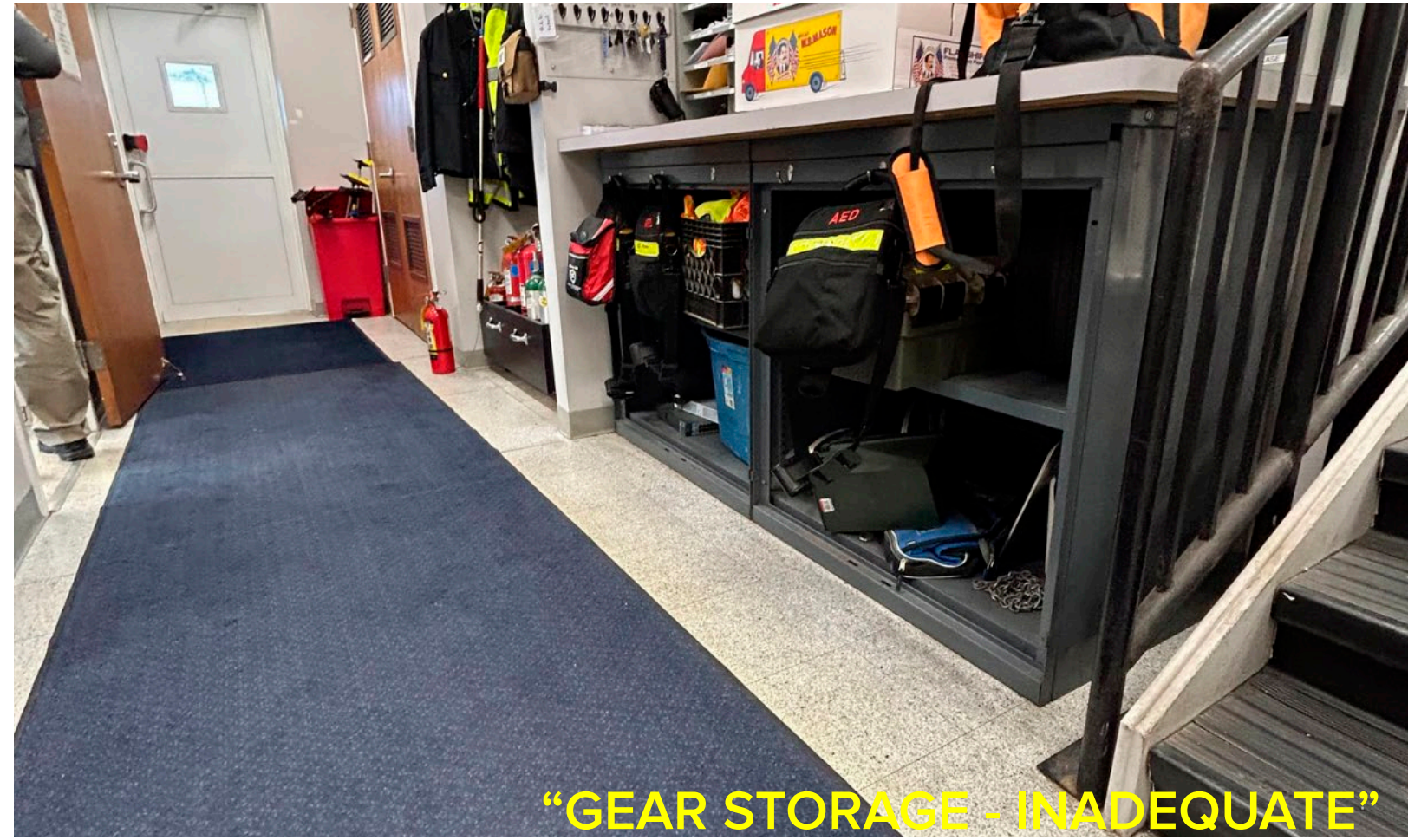


EXISTING CONDITIONS

POLICE DEPT.



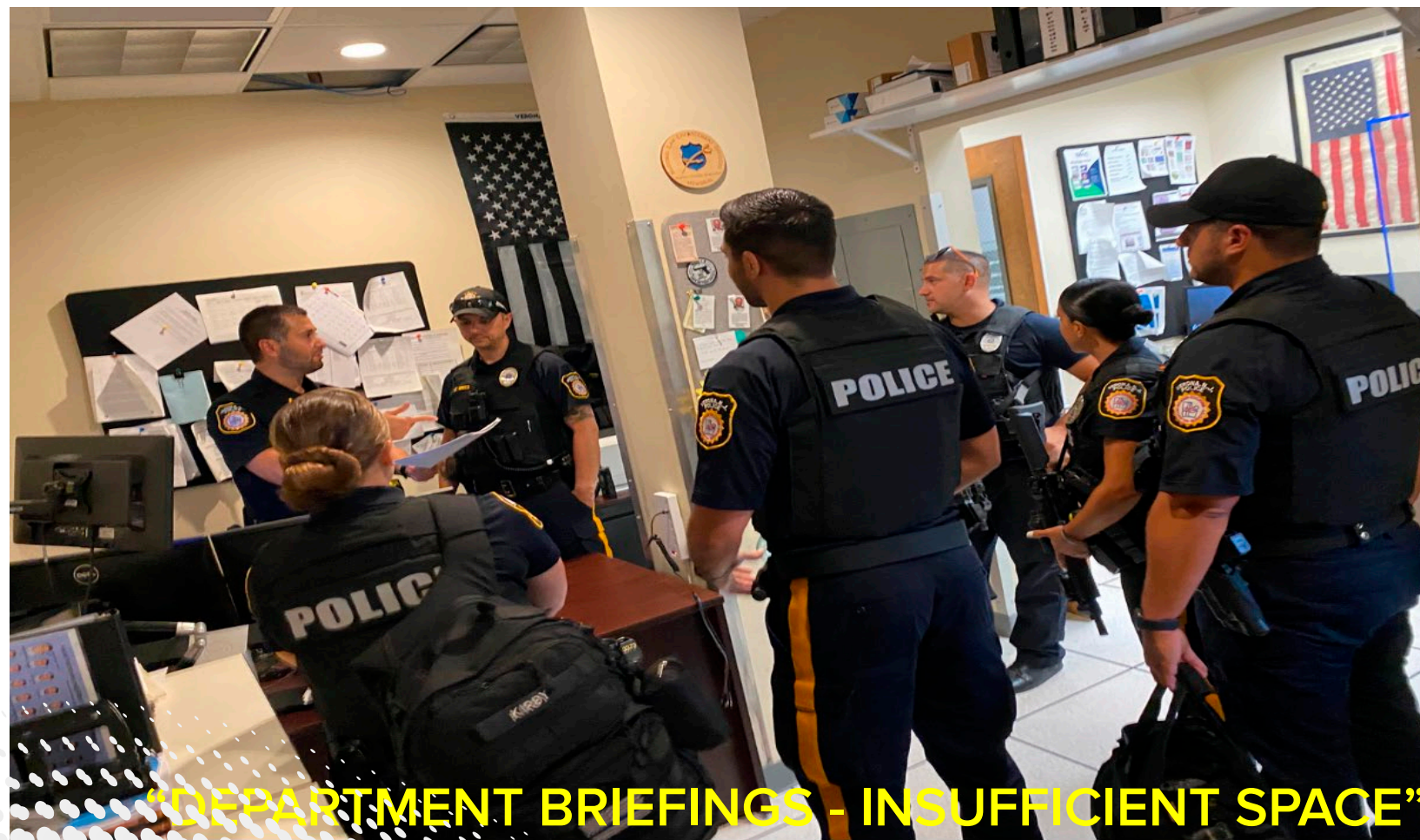
"DISPATCH - INADEQUATE SPACE"



"GEAR STORAGE - INADEQUATE"



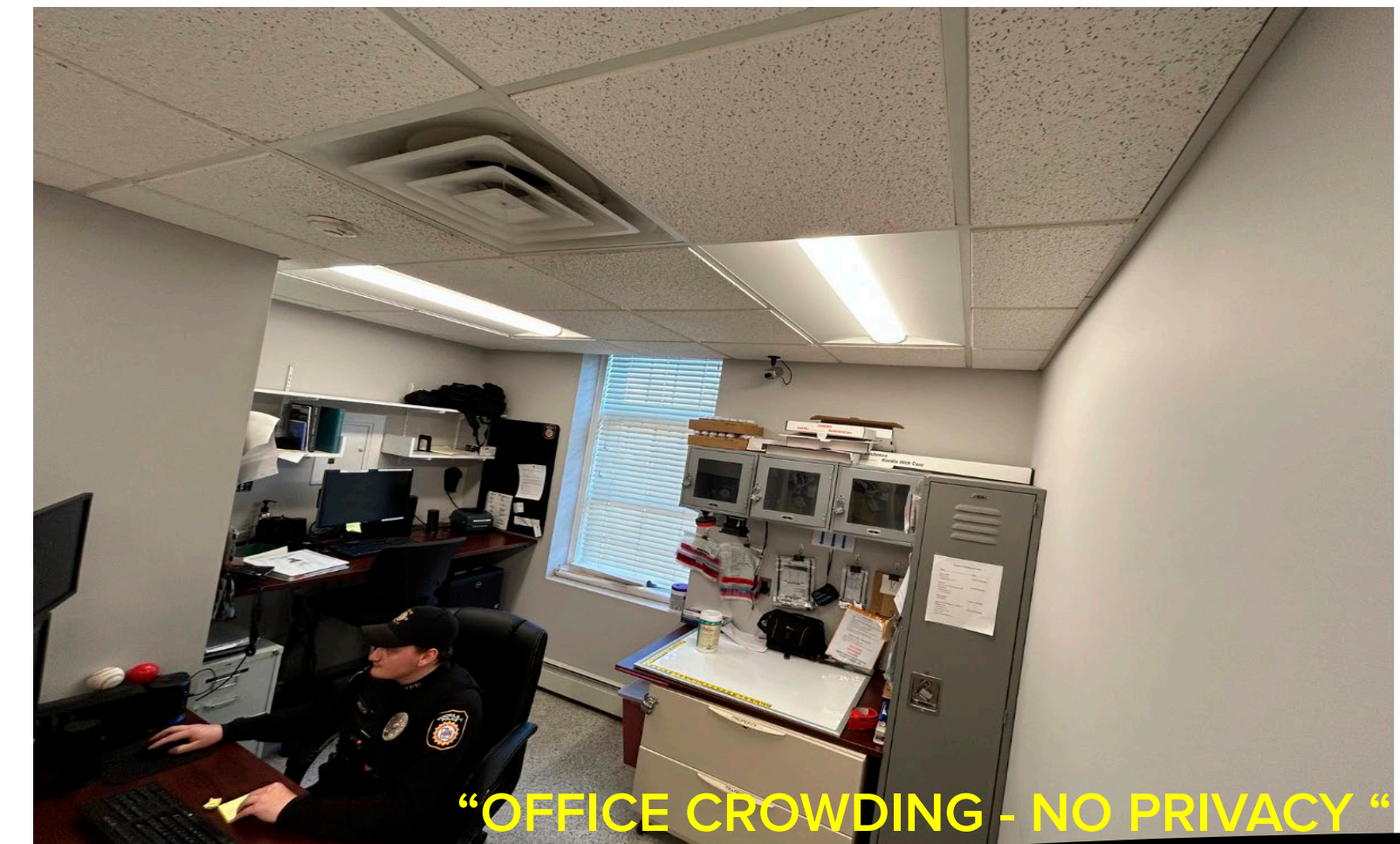
"INEFFICIENT WORK SPACES"



"DEPARTMENT BRIEFINGS - INSUFFICIENT SPACE"



"INADEQUATE WORK AREAS"



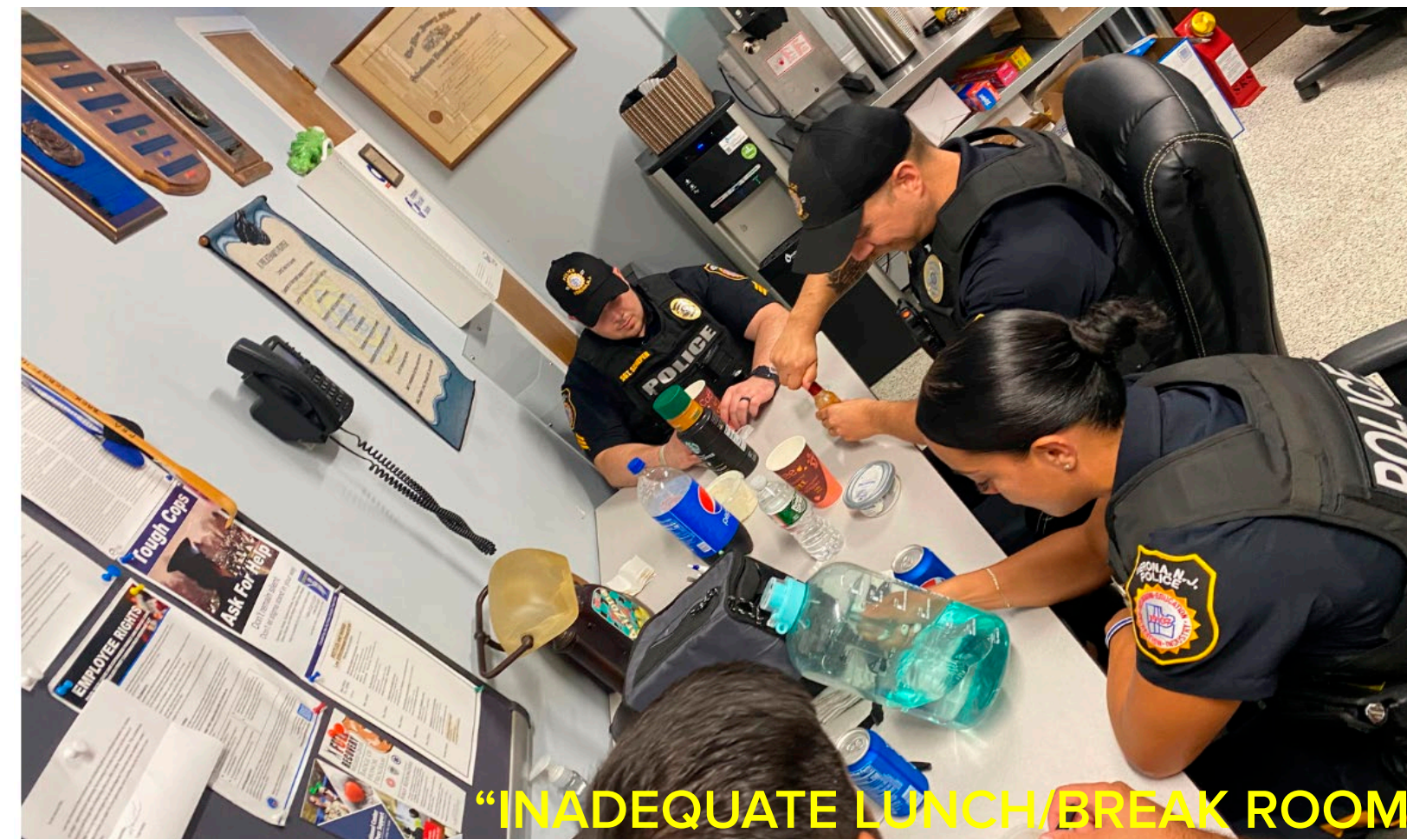
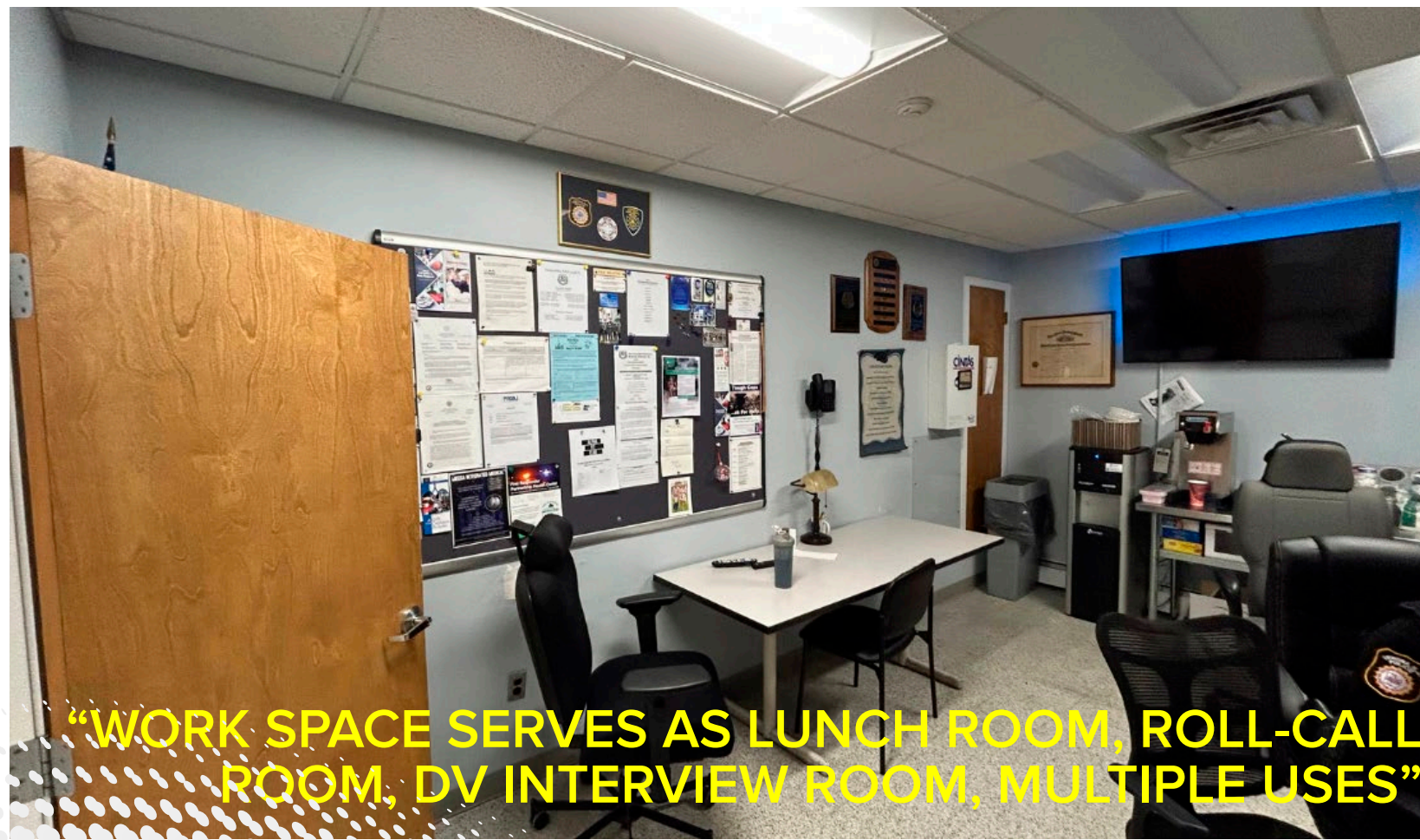
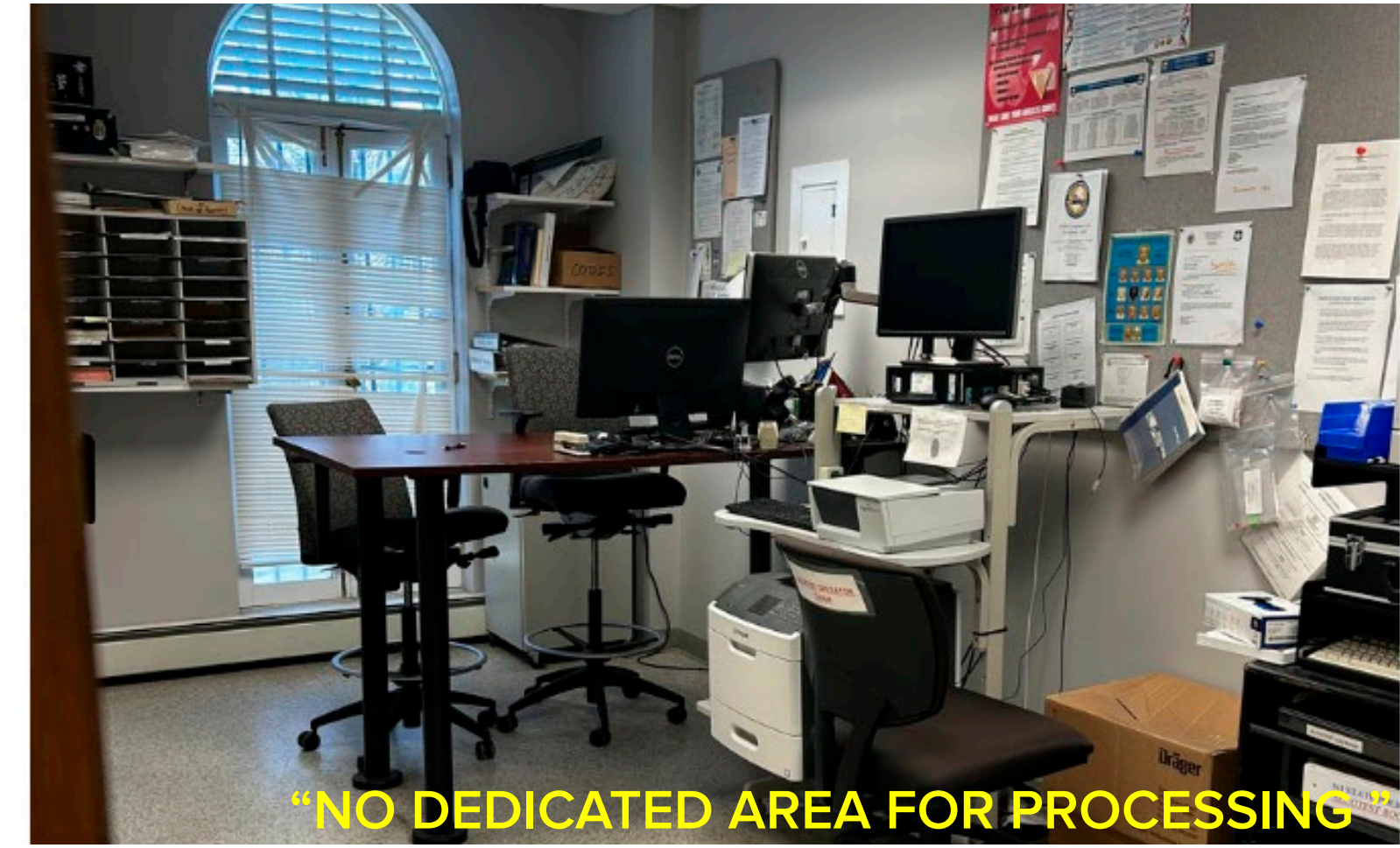
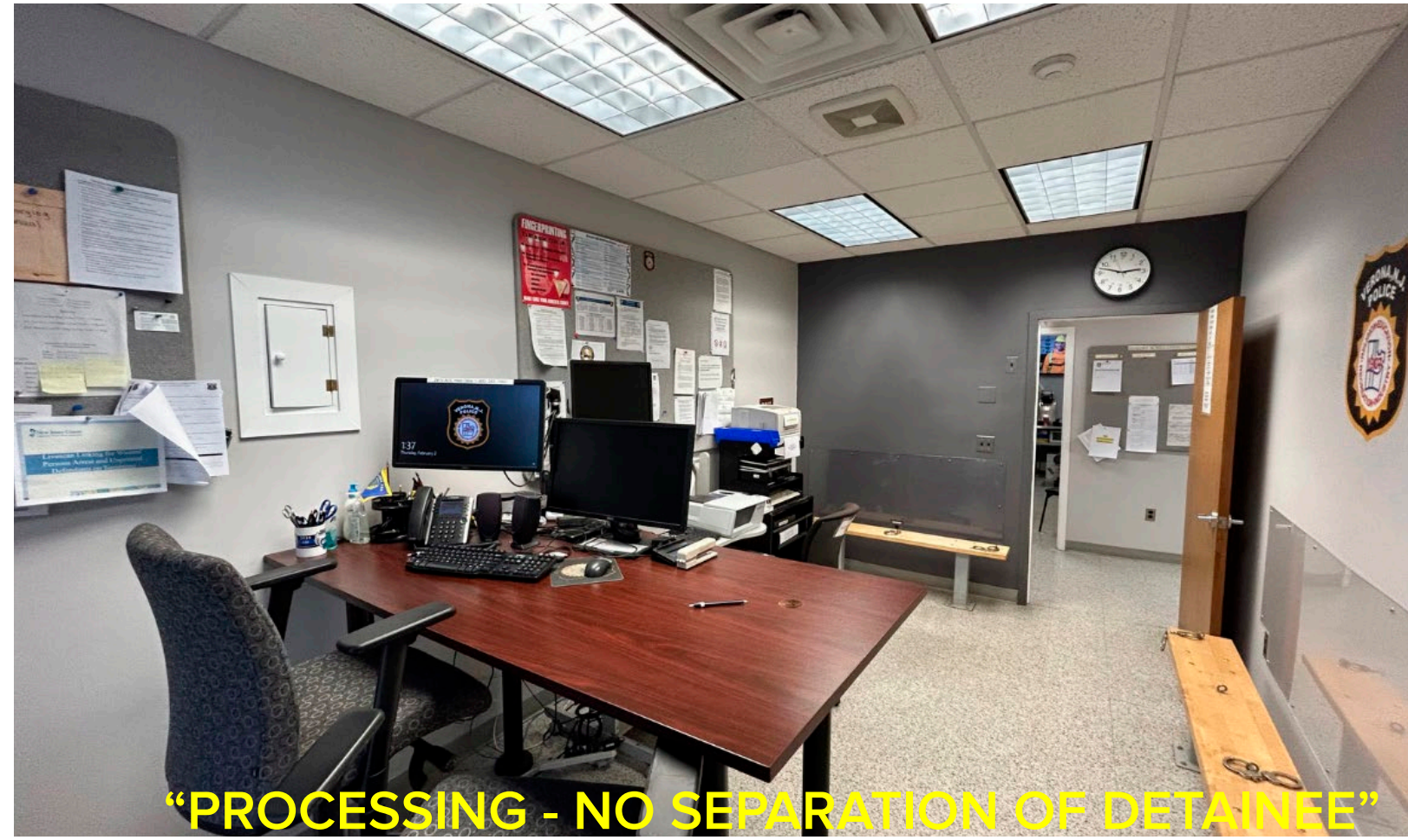
"OFFICE CROWDING - NO PRIVACY"

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EXISTING CONDITIONS

POLICE DEPT.



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EXISTING CONDITIONS

POLICE DEPT.



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THE NEED

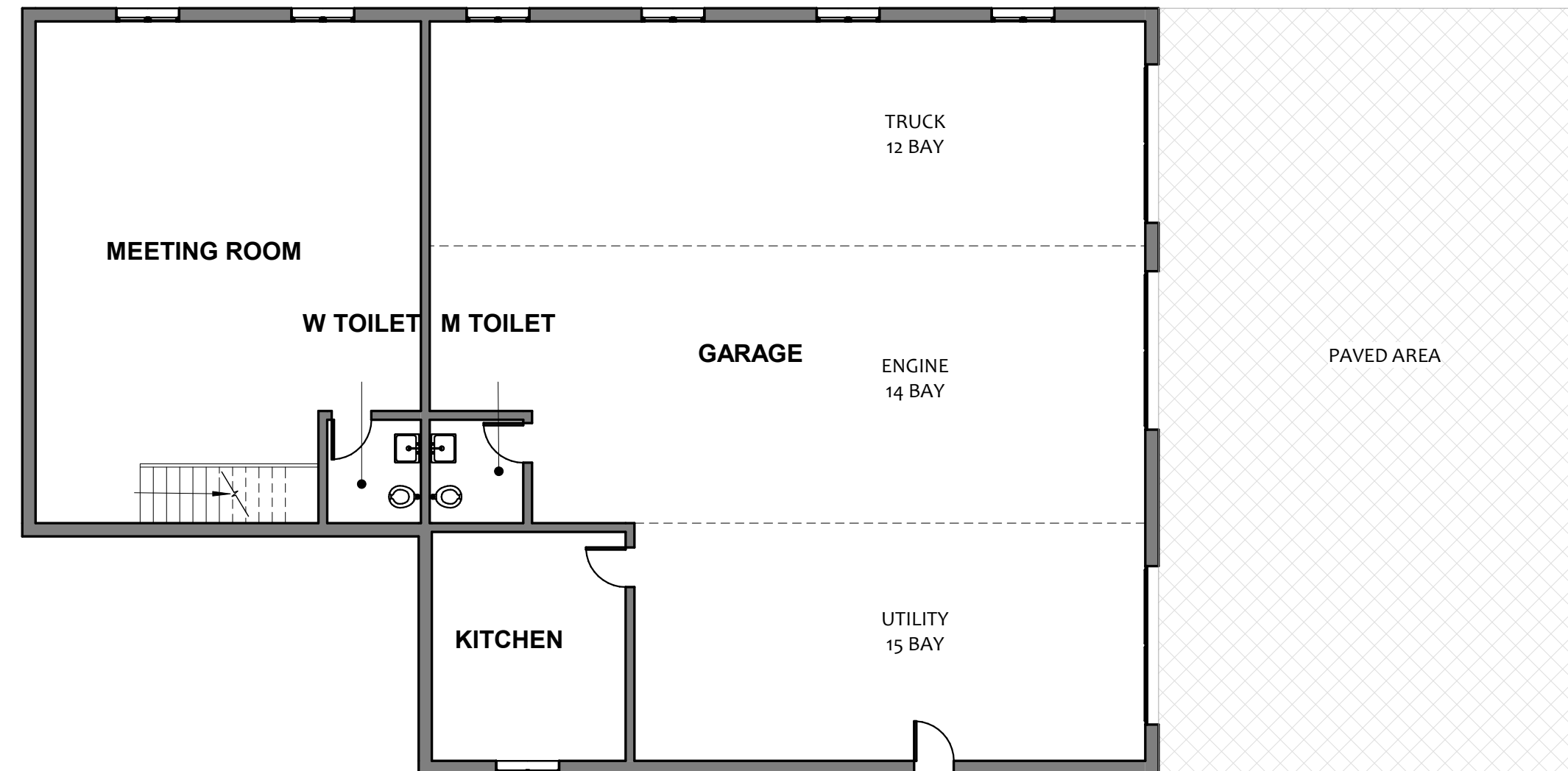
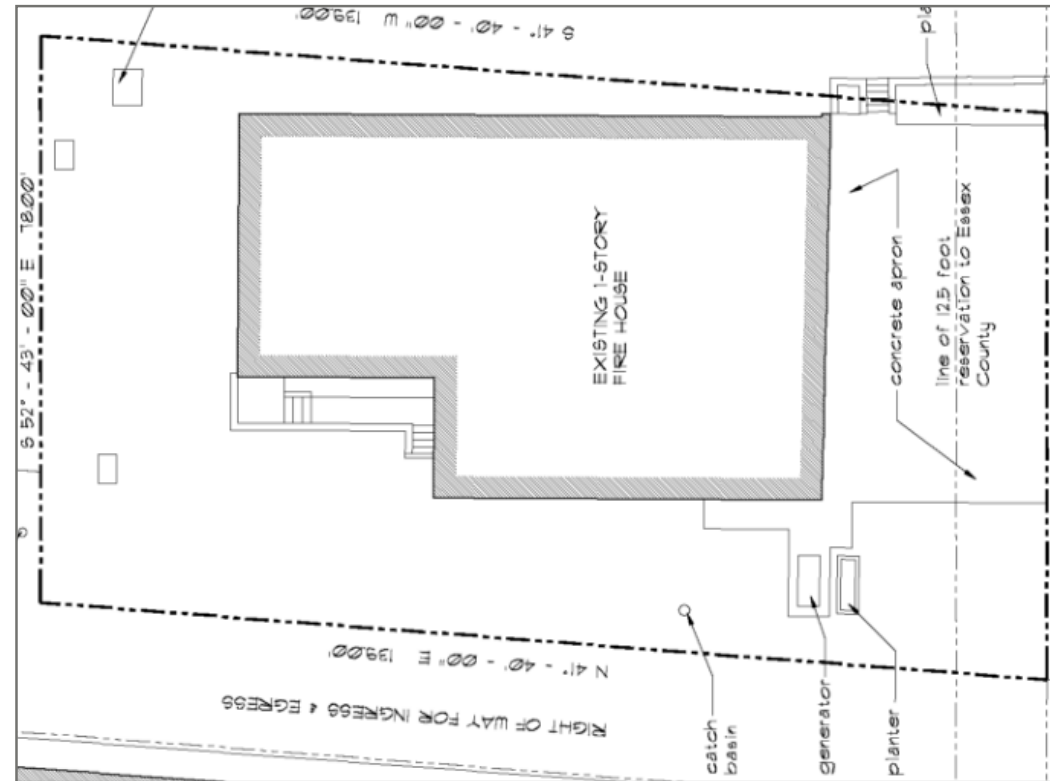
VERONA FIRE DEPT

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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 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... 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/flashings 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

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"

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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.



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THE NEED

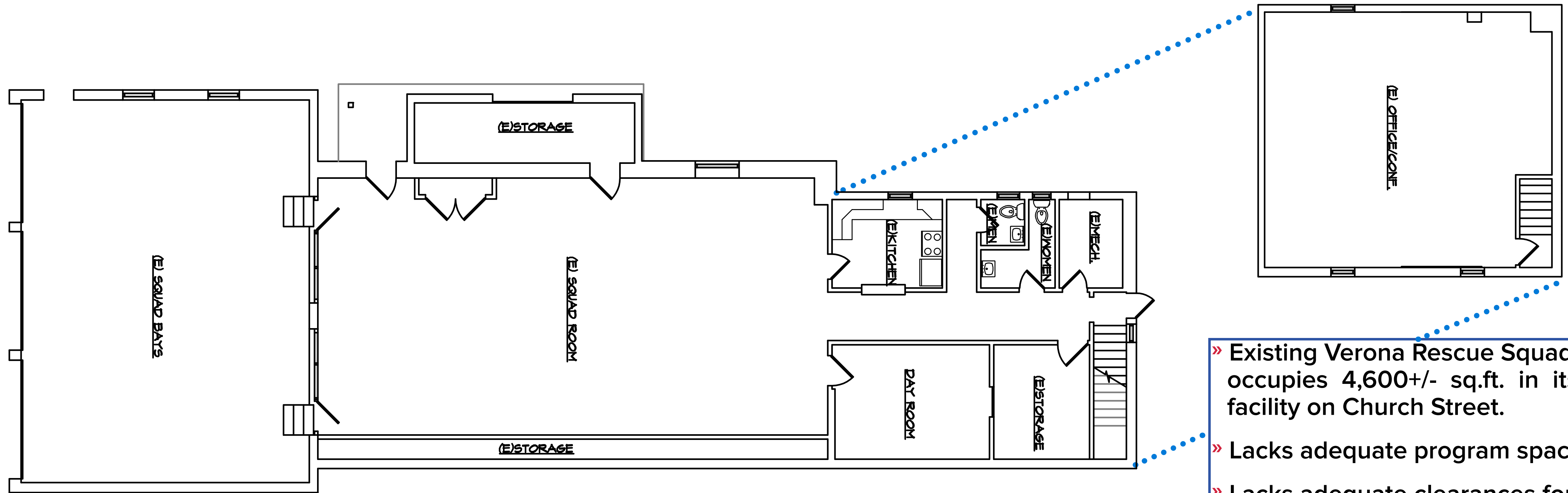
VERONA RESCUE SQUAD

 SOLUTIONS
ARCHITECTURE



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

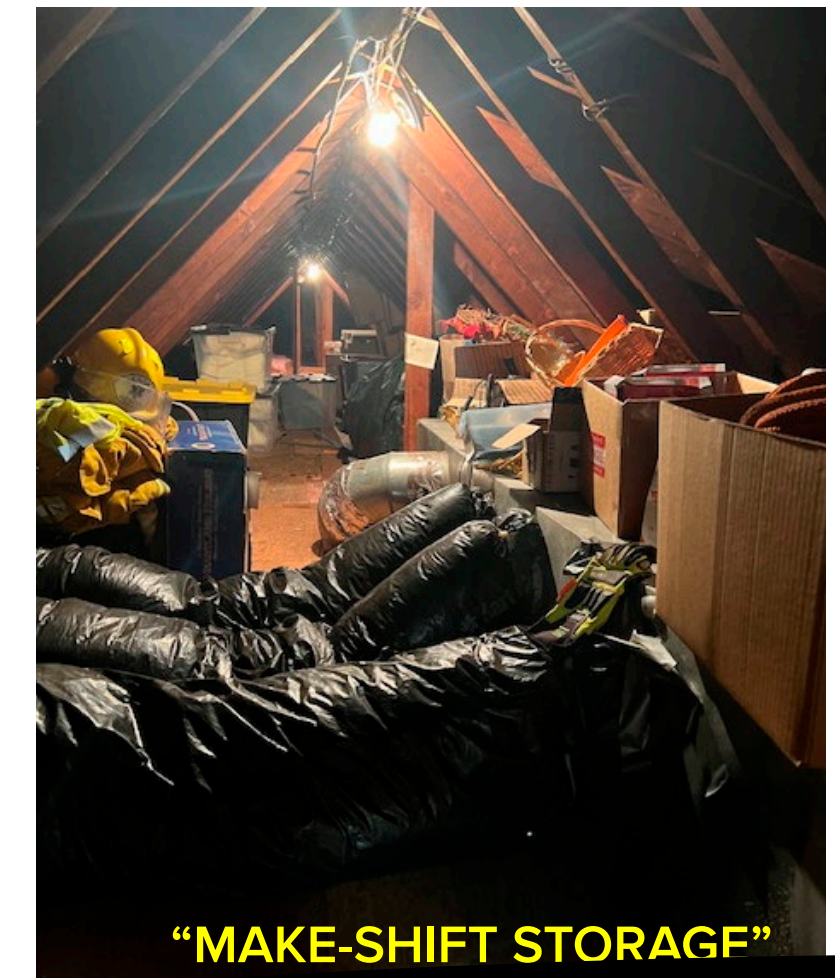
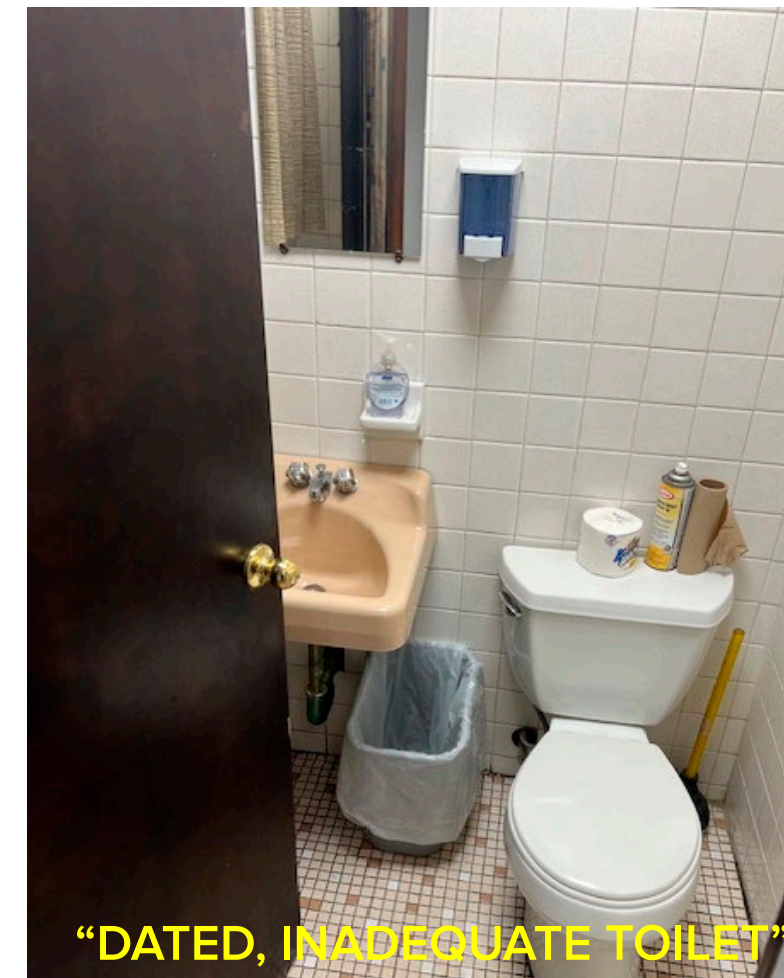
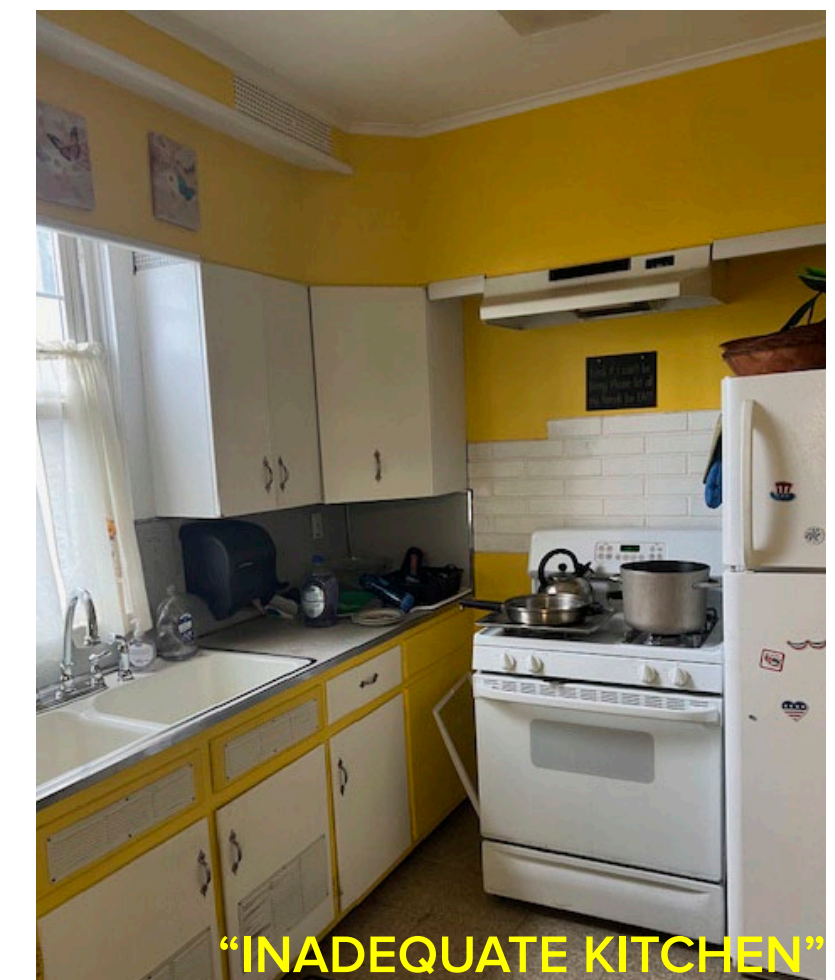
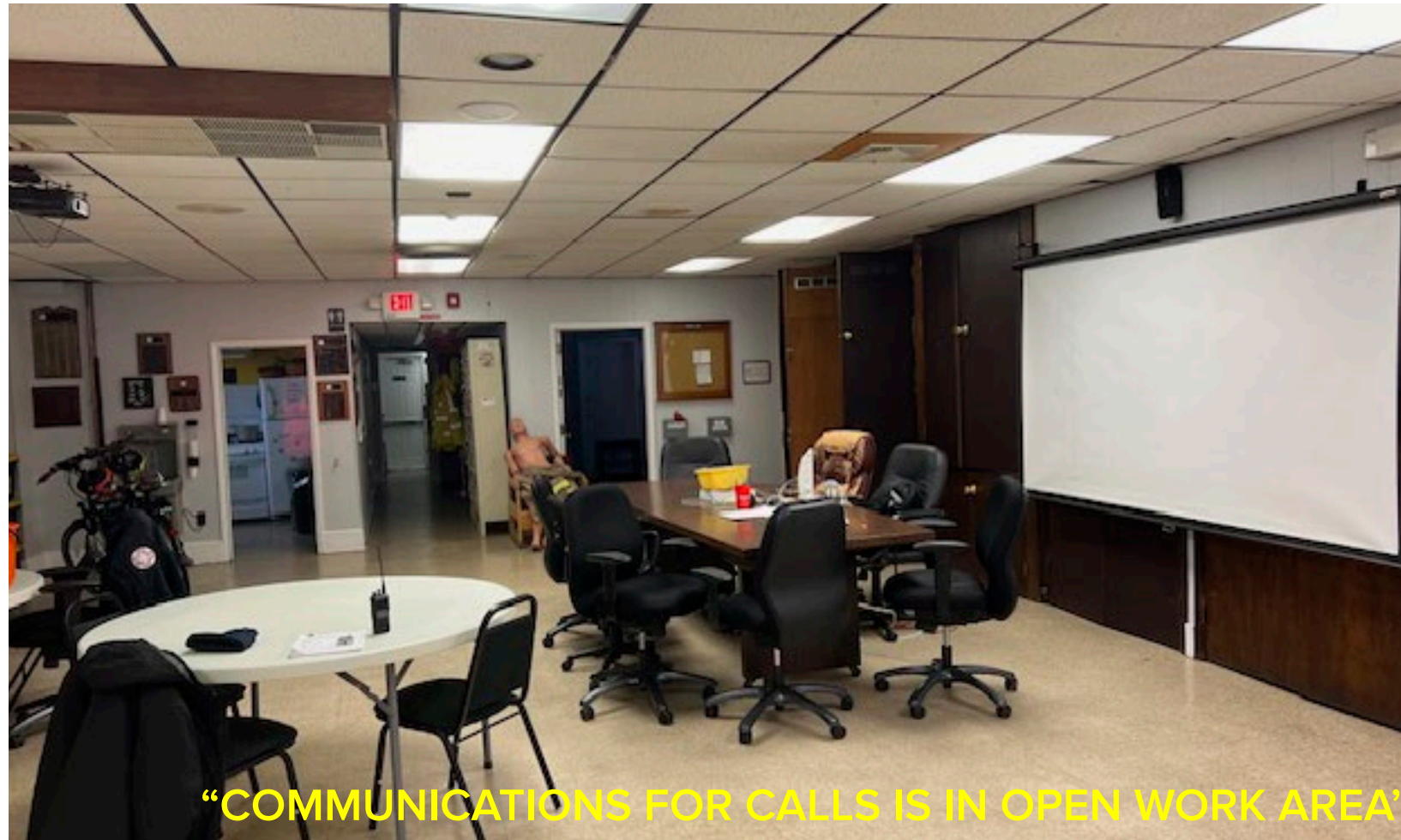
RESCUE SQUAD • • • • •



- » 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

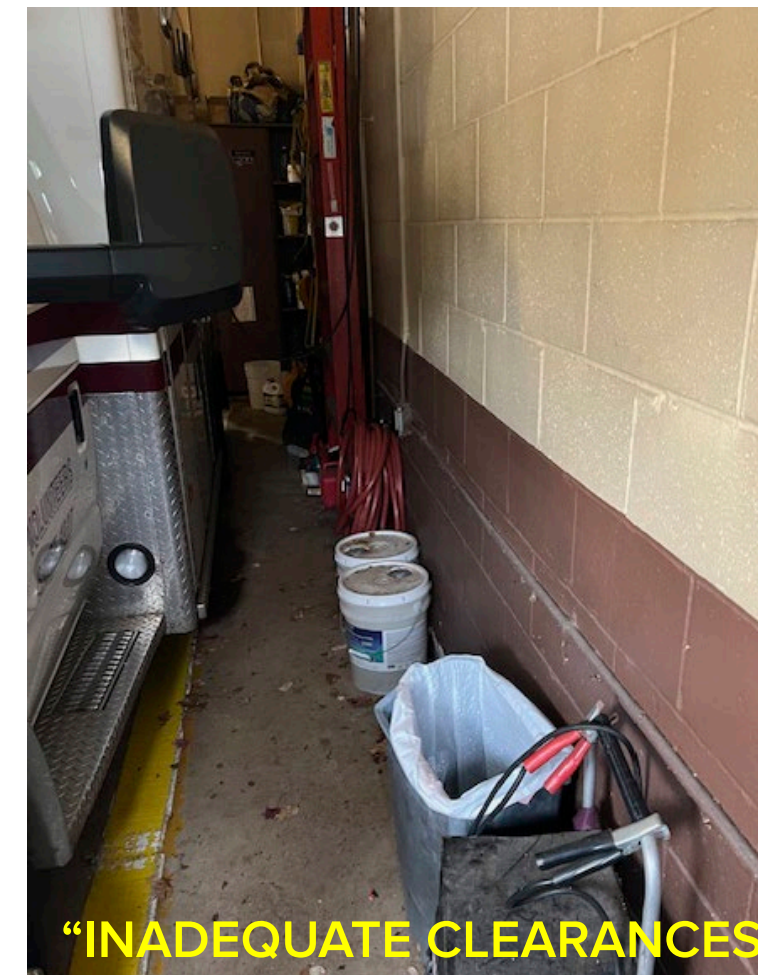
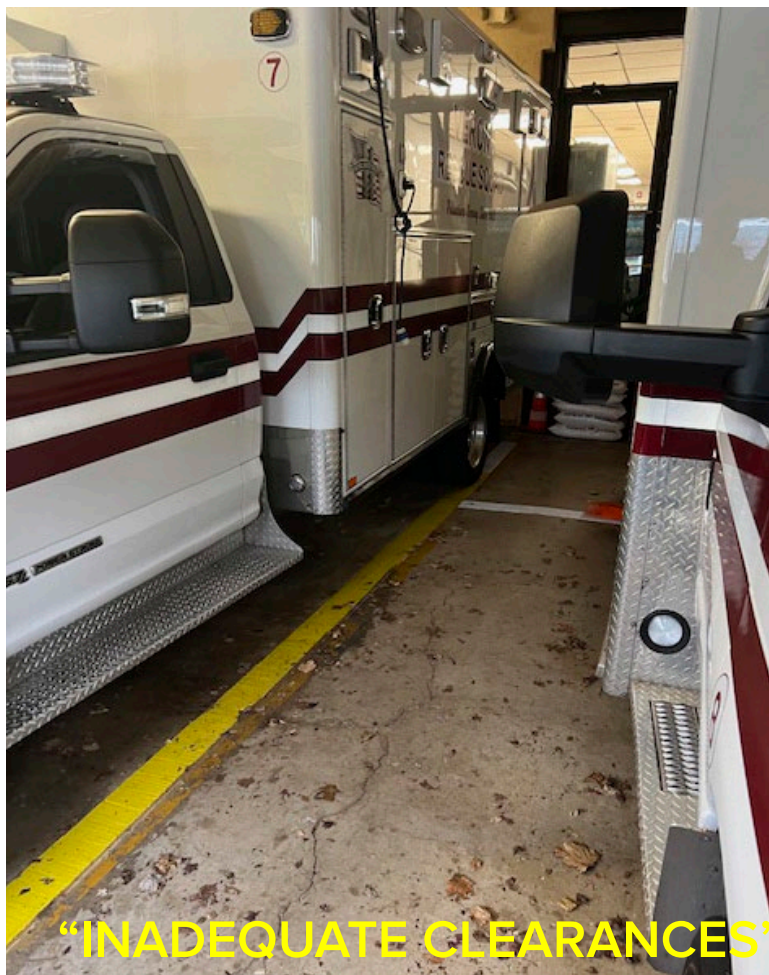
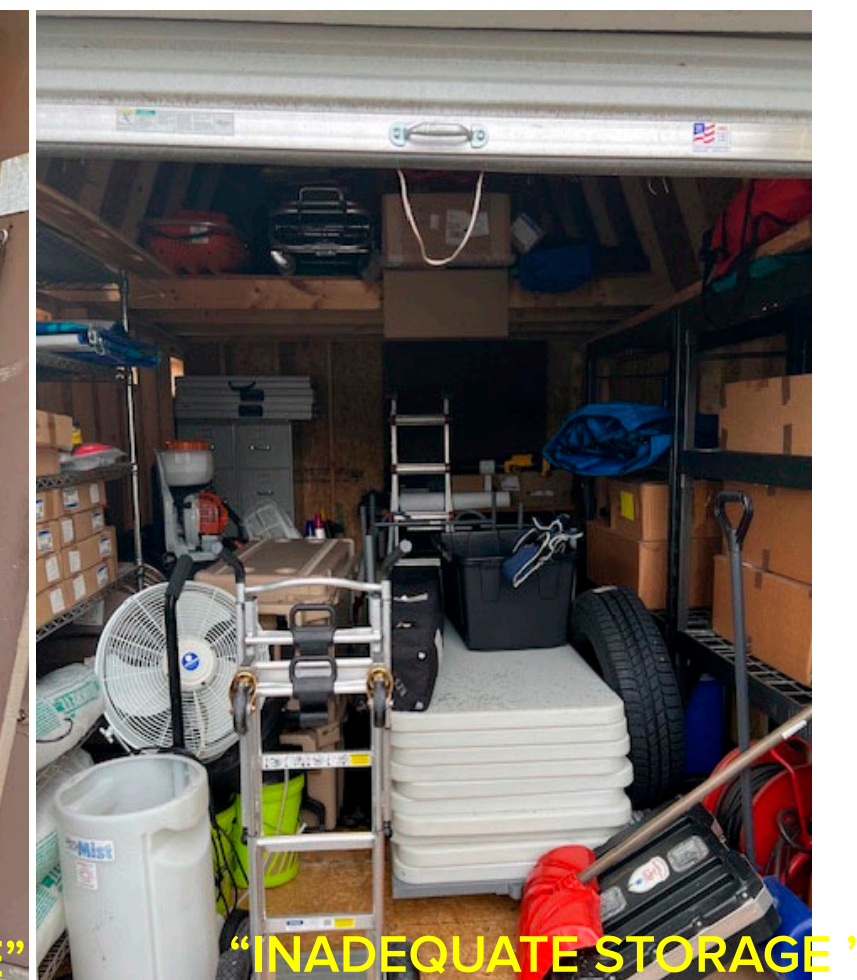
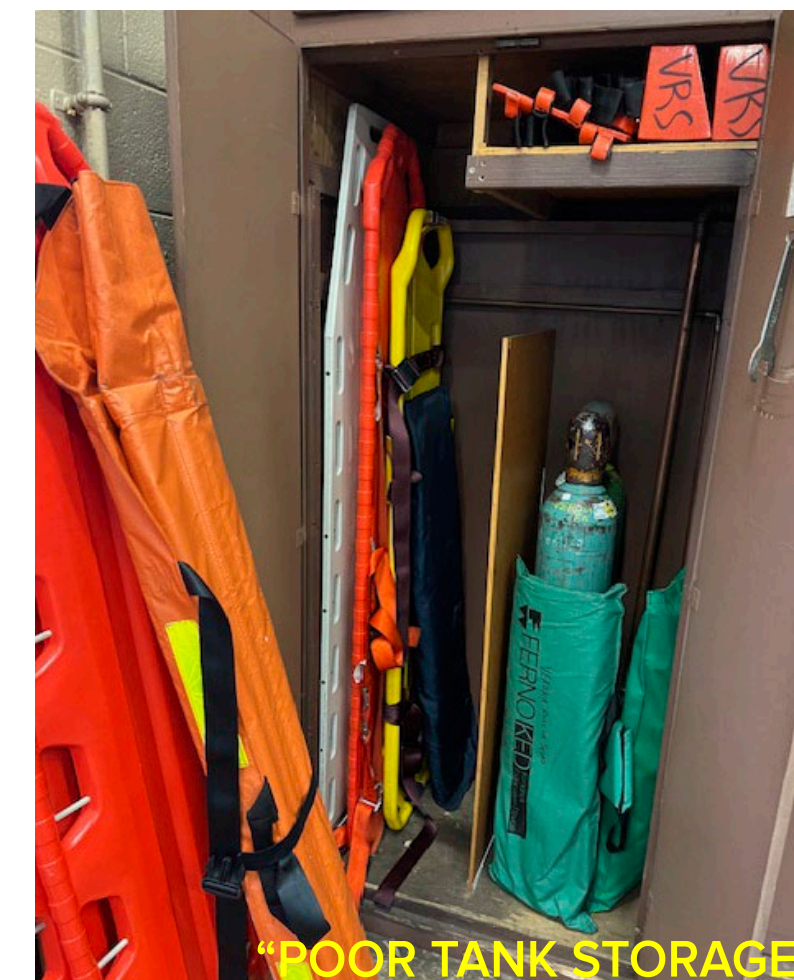
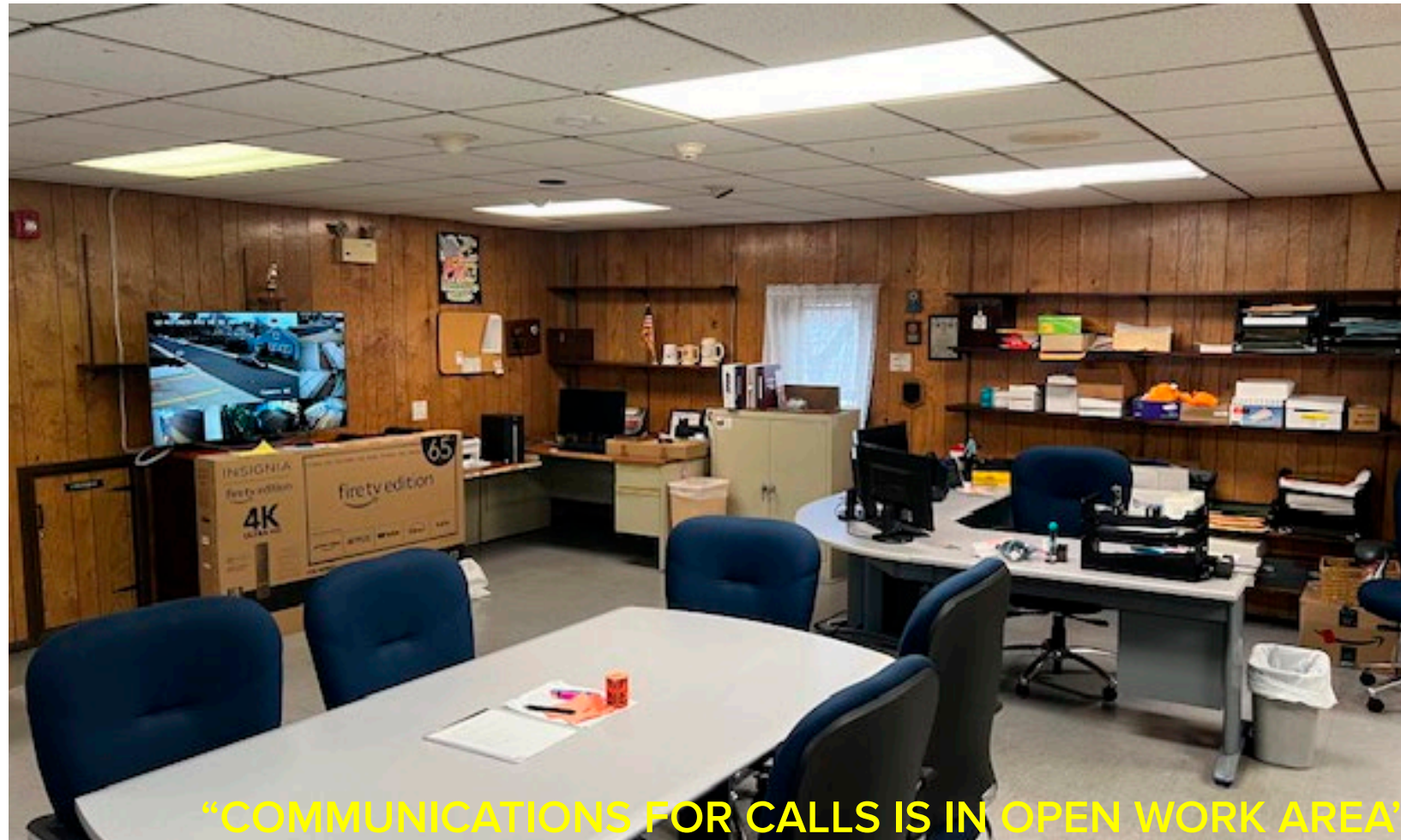
EXISTING CONDITIONS

RESCUE SQUAD



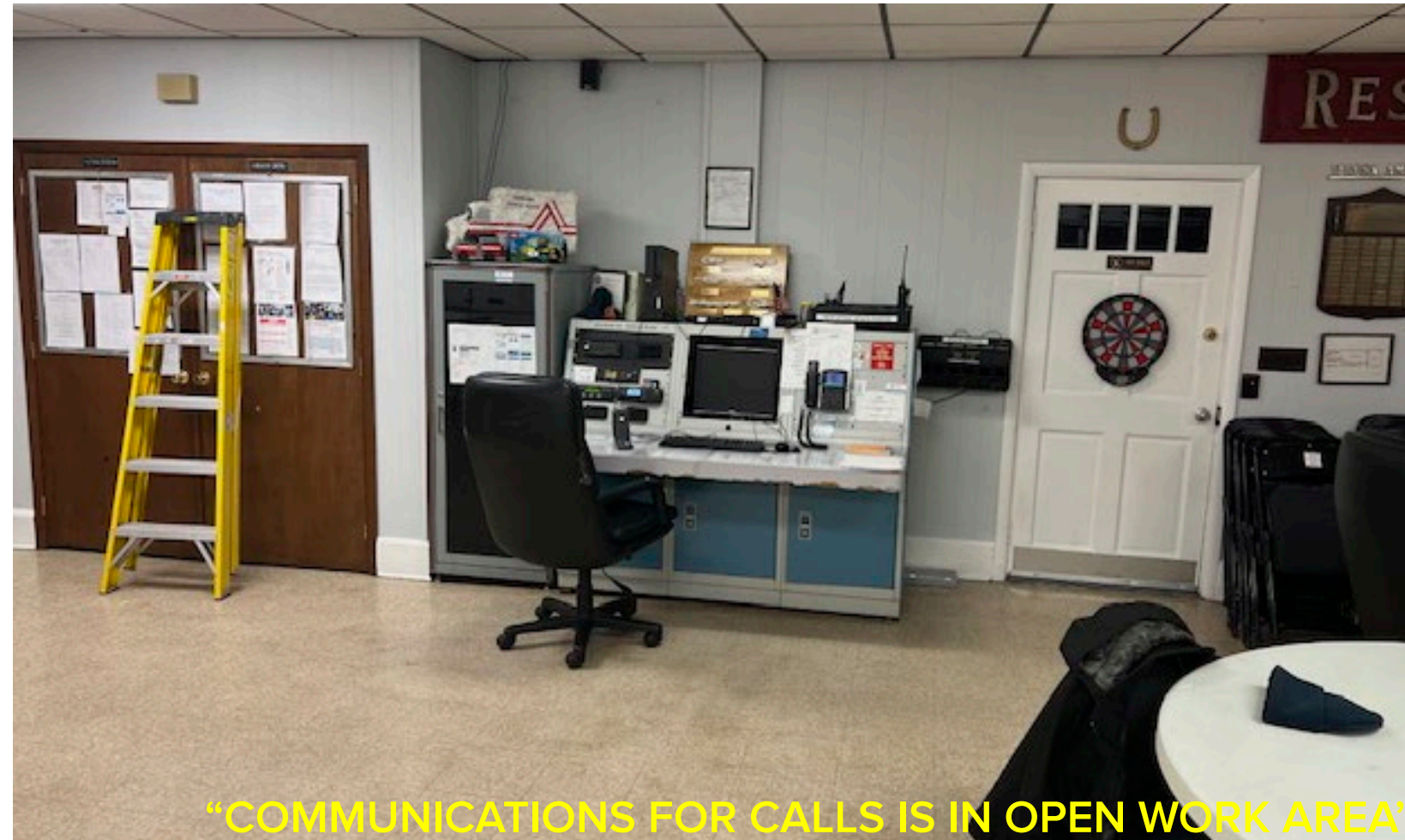
EXISTING CONDITIONS

RESCUE SQUAD



EXISTING CONDITIONS

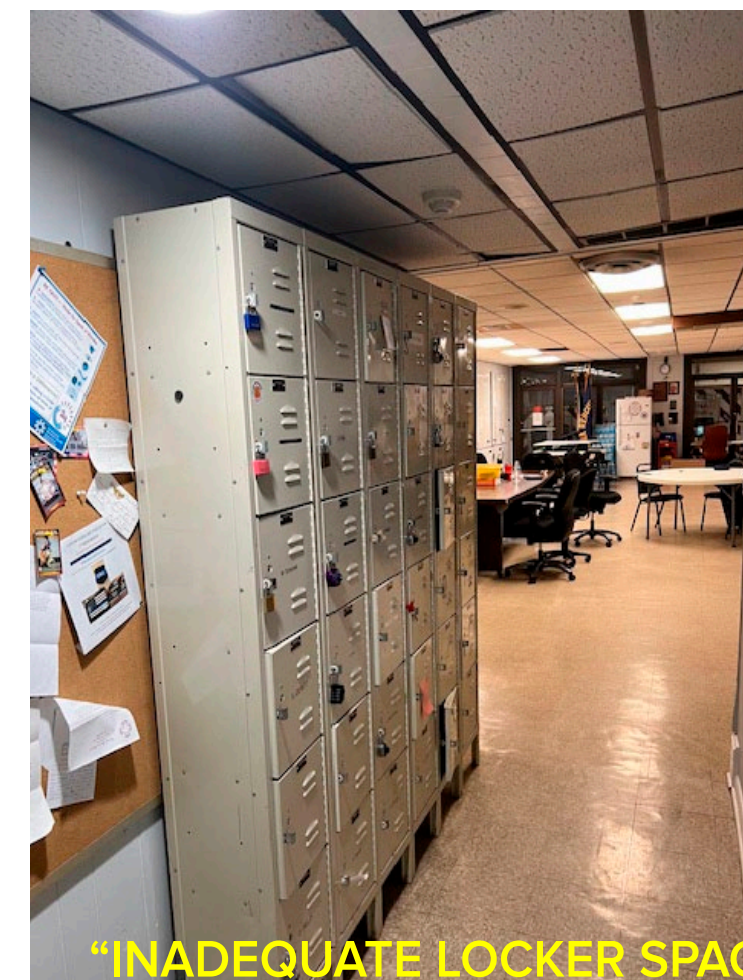
RESCUE SQUAD



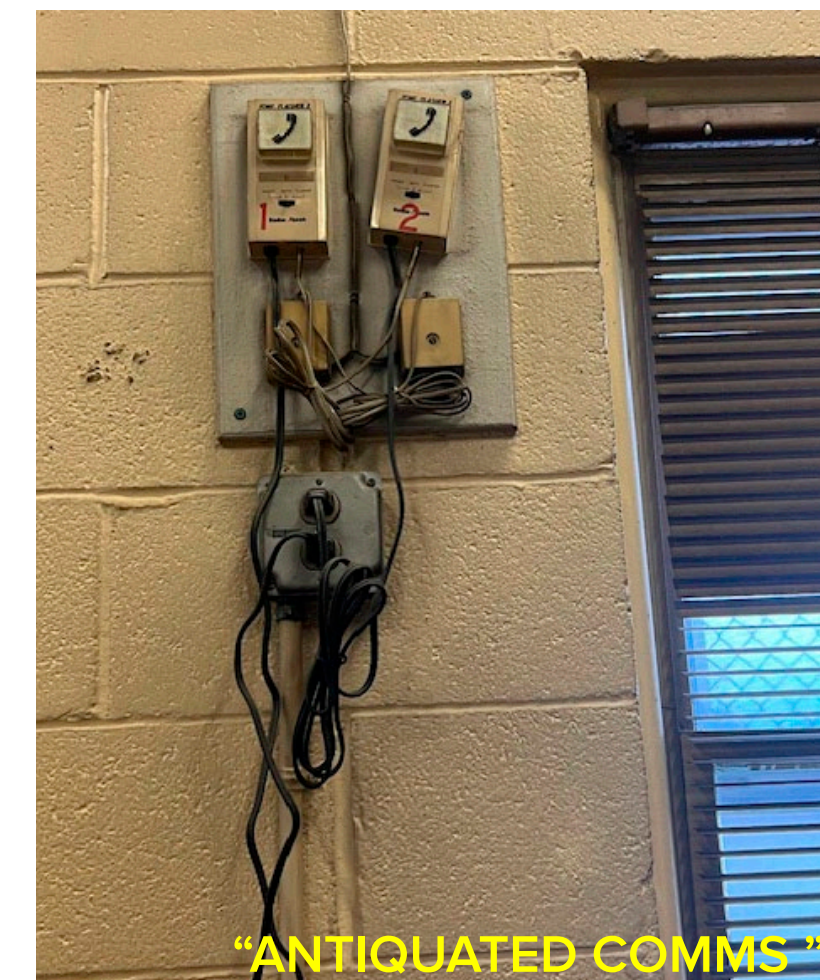
"COMMUNICATIONS FOR CALLS IS IN OPEN WORK AREA"



"INADEQUATE, UNSAFE O2 STORAGE"



"INADEQUATE LOCKER SPACE"



"ANTIQUATED COMMS"



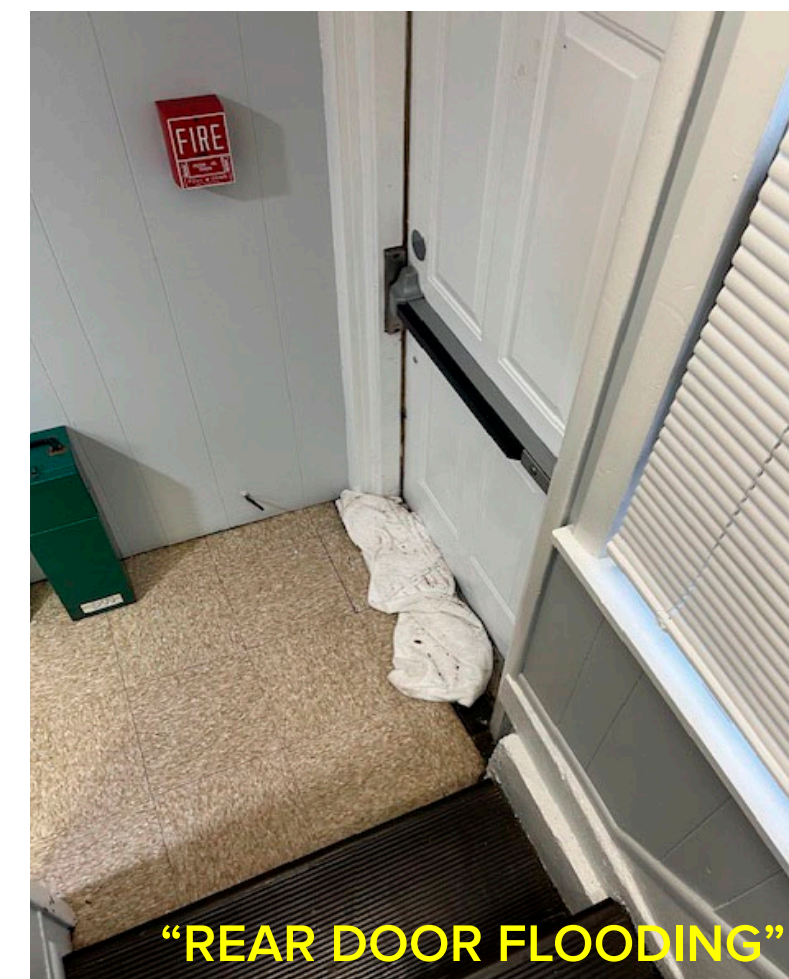
"INEFFICIENT BAY CLEARANCES"



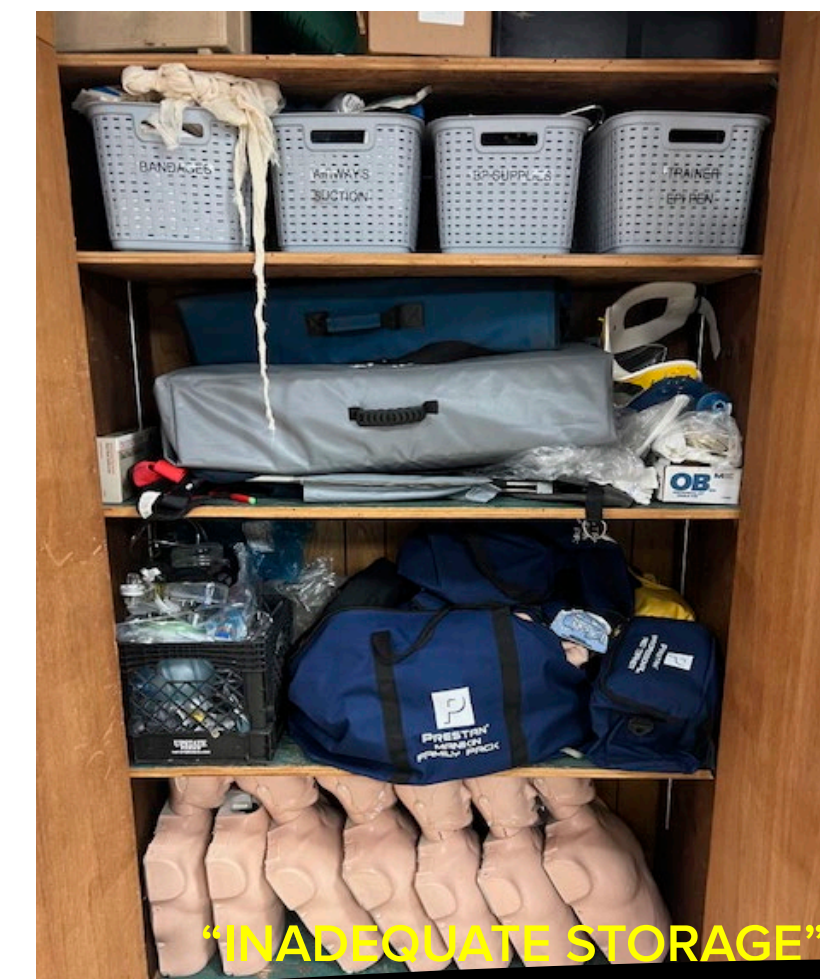
"INADEQUATE STORAGE"



"OLDER GENERATOR"



"REAR DOOR FLOODING"



"INADEQUATE STORAGE"

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EMERGENCY SERVICES COMPLEX PRIORITIES

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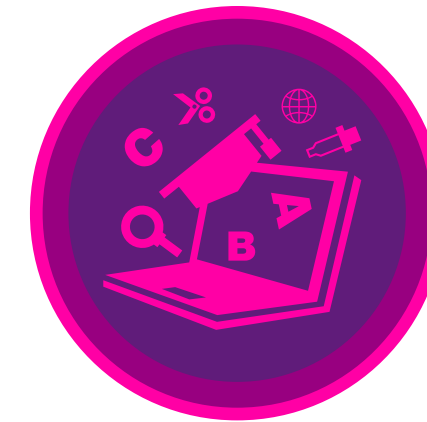


EMERGENCY SERVICES COMPLEX PRIORITIES



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 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.

EMERGENCY SERVICES COMPLEX

CONCEPT UNVEILED

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EMERGENCY SERVICES COMPLEX

SITE PLAN



EMERGENCY SERVICES COMPLEX

MAIN FLOOR PLAN



EMERGENCY SERVICES COMPLEX

SECOND FLOOR PLAN



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •



EMERGENCY SERVICES COMPLEX

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EMERGENCY SERVICES COMPLEX

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EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

EXTERIOR



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •



LOBBY/DISPATCH

EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •



LOBBY/DISPATCH

EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

COURTYARD

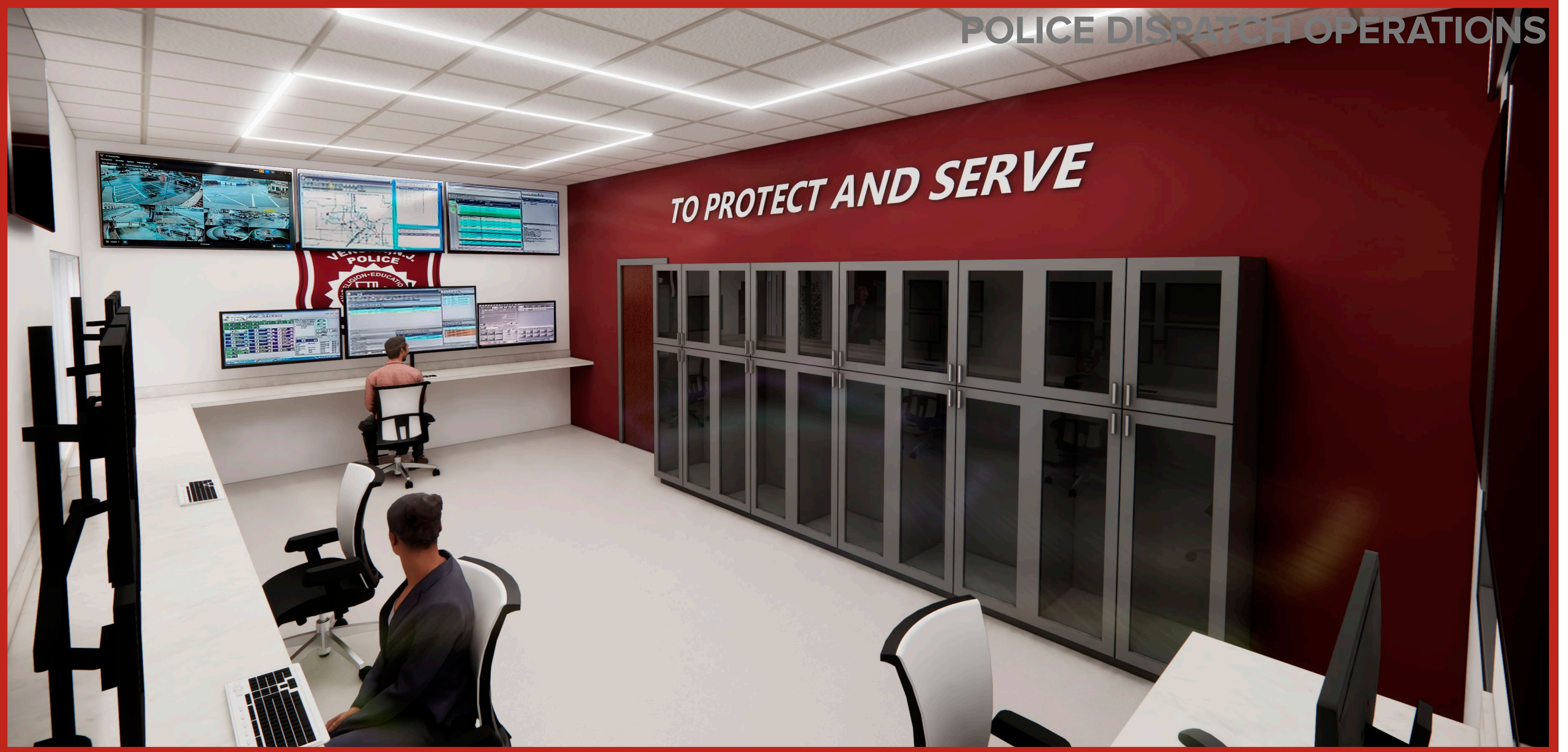


EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE DISPATCH OPERATIONS

TO PROTECT AND SERVE



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE DISPATCH OPERATIONS

TO PROTECT AND SERVE



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

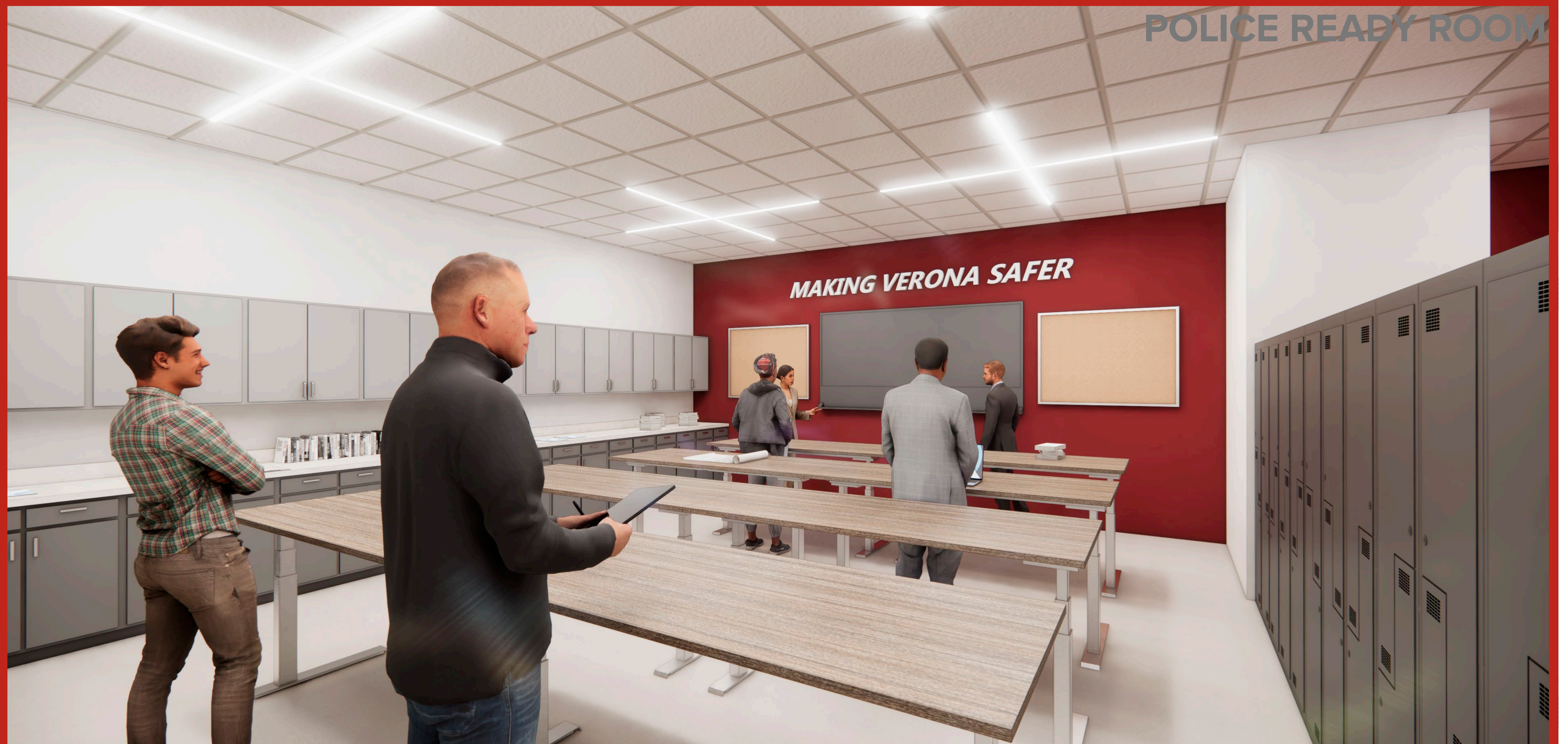
POLICE READY ROOM



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE READY ROOM



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE EMERGENCY OPERATIONS CENTER



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE EMERGENCY OPERATIONS CENTER



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE EMERGENCY OPERATIONS CENTER



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE STAFF CAFETERIA



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE STAFF CAFETERIA



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE DETAINEE PROCESSING



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE HOLDING CELL



EMERGENCY SERVICES COMPLEX

REIMAGINED • • • • •

POLICE MEN'S LOCKER ROOM



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POLICE SALLYPORT



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RESCUE SQUAD BAYS & WORK AREA



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FIRE DEPARTMENT BAYS



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FIRE DEPARTMENT READY ROOM



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SHARED FITNESS CENTER



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SHARED MULTIPURPOSE TRAINING ROOM



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SHARED MULTIPURPOSE TRAINING ROOM



FAQ



COST OF REBUILDING FIRE STATION #2 TO CODE IN IT'S CURRENT LOCATION

FAQ • • • • •

Q: What would be the cost of rebuilding Fire Station #2 to code in it's current location?

A: As indicated, even if the current firehouse was completely gut renovated, in its current spot, it would still fail to meet the program requirements, OSHA requirements and clearances needed for an active firehouse today. A firehouse meeting those program criteria wouldn't fit on the existing site. The previous studies conducted, conceptualized various options, and none of those options met all of the program needs of the facility. Finally, given the significant settling and structural cracking, the structural repairs could be excessive and potentially cost prohibitive on their own.

B: The cost of rebuilding a smaller stand-alone building at today's costs could be up to 25% higher in cost due to duplicate mobilization costs as well as the additional square foot required for redundant infrastructure like toilets, elevators, emergency generation due to the loss of shared program space in a combined building. It would also result in a higher cost per square foot because of the loss of economy of scale of a larger building.



COST OF REBUILDING THE RESCUE SQUAD TO CODE IN IT'S CURRENT LOCATION

FAQ • • • • •

Q: What would be the cost of rebuilding the Rescue Squad building to code in it's current location?

A: As indicated in the presentation, even if the current Rescue Squad was completely gut renovated, in its current spot, it would still fail to meet the program requirements, OSHA requirements and clearances needed for an active Rescue Squad today. A Rescue Facility meeting those program criteria wouldn't fit on the existing site. The previous study conducted, conceptualized various options, even the acquisition of adjacent property and none of those options met all of the program needs of the facility.

B: The cost of rebuilding a smaller stand-alone building at today's costs could be up to 25% higher in cost due to duplicate mobilization costs as well as the additional square foot required for redundant infrastructure like toilets, elevators, emergency generation due to the loss of shared program space in a combined building. It would also result in a higher cost per square foot because of the loss of economy of scale of a larger building.



WAS THERE A CONSIDERATION TO RELOCATE THE POLICE DEPARTMENT?

FAQ • • • • •

Q: Did the current administration consider relocating the Police Department to a new building at the site of Fire Station #2 and what would be the cost?

A: As indicated in the presentation, based upon the program requirements that the current police department lacks, any of the 20+ sites evaluated in town do not have the size to accommodate the program needed for a new police department. Given that the needed Fire Department Program wouldn't fit on the existing site and given that the Police Dept. program is significantly larger, that site would not be large enough to accommodate the PD.

B: The cost of rebuilding a smaller stand-alone building at today's costs could be up to 25% higher in cost due to duplicate mobilization costs as well as the additional square foot required for redundant infrastructure like toilets, elevators, emergency generation due to the loss of shared program space in a combined building. It would also result in a higher cost per square foot because of the loss of economy of scale of a larger building.



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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 district website:
www.veronanj.org/emergencyservicescomplex

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