Northfield Emergency Services Facility Design Report

May 14, 2022

Northfield Emergency Services facility Committee
69 Main Street
Northfield, MA 01360

Attn: Mr. Skip Donnell, Chairman and Fire Chief
Re: Conceptual Design Report

Dear Chief Connell,

We are pleased to provide the attached Conceptual Design Report for the proposed New Northfield Emergency Services Facility. This report includes the following information and documentation.

- Cover Letter
- Space Needs Analysis / Building Program
- Conceptual Site Plan
- Conceptual Building Plan
- Alternate Conceptual Site Plans
- Opinion of Probable Construction Costs

Thank you for the opportunity to work with you on this interesting and important civic project. We look forward to any final comments or discussion prior to your approval to proceed with the next Schematic Design phase of this project.

If you have any questions or need any additional information please let us know.

Respectfully,

Caolo & Bieniek Associates, Inc.

John D. MacMillan, AIA, LEED AP
Principal

cc: A. Llamas, Town Administrator
    A. DiLuzio, Colliers
    M. Sturz, Colliers
Space Needs Assessment / Building Program

To prepare this Space Needs Assessment we met with each emergency services Chief, reviewed each department’s existing facilities and operations, and discussed each department’s function, operations and associated spatial requirements. Our initial meetings and review were held on March 30 with the Fire Chief Skip Donnell, The Emergency Medical Services (EMS) Chief Mark Fortier, the Police Chief Dave Quinn, and the Owner’s Project Manager’s representatives Mr. Tony DiLuzio and Mark Sturz of Colliers.

We subsequently submitted a summary Space Needs Analysis document to each Chief describing each functional space of each department and all possible common and shared spaces, and including all appropriate functional and spatial adjacencies. This space needs document was reviewed and edited by each Chief to suit each department’s current and future projected space needs based on probable 30 year departmental expectations.

This consensus Space Needs Analysis anticipates a probable total building area requirement of approximately 17,740 sq. ft. and forms the building’s program for the future design of the Emergency Services facility.

For comparison and to demonstrate the evolution and continuous value engineering of the Emergency facility’s individual space and total space requirements we prepared a Summary Space Needs Comparison document listing the major space study milestones and the proposed space needs over the last 10 years.

Conceptual Site Plan

A conceptual Site Plan was prepared based on an anticipated available site for purchase by the Town that met previous siting criteria of the Town and the Fire/EMS and Police Services. The site fronts on both Main and Dickenson Street and is a sloping site of mostly wetlands and buffers with some buildable upland along Main Street. The property was subsequently approved for purchase and Geotechnical borings and test pits have concluded the upland area of the site is suitable for construction. The Town continues to review and request other possible site options prior to making a final determination of a consensus emergency services’ building site.

The proposed conceptual site plan provides a conceptual Test-Fit of the facilities’ sq. ft. program on this particular site. This site design orientates the large Fire/EMS Apparatus bays towards Main Street to minimize and segregate apparatus circulation and development on the site. The Apparatus bays are set back approximately 76 ft. from Main Street to allow sufficient apron space to train-on and lightly maintain the apparatus. This design will allow the largest apparatus to safely back into any apparatus bay without re-entering or reversing on Main Street and causing a possible conflict with private vehicles.

Other site features of this conceptual design include a 20 car public parking area and a 24 car First Responder parking area with all parking areas segregated from each other and apparatus circulation. A landscape buffer is also proposed on the only adjoining occupied property to the south.

The propose building and parking areas do not encroach on the flagged wetlands or a 50 ft. “no-build” buffer zone, but they will encroach on the 100 ft. buffer zone and will require application and review by the Conservation Commission.
A conceptual stormwater design would include underground infiltrators below and in the eastern filled areas of the parking areas. An on-grade stormwater detention basin would occur north of the First Responder parking area in a natural low point of the developable site.

**Conceptual Building Floor Plan**

A Conceptual Floor plan was developed based on the consensus Space Needs Analysis / Building Program and recommended spatial adjacencies, and in an optimal configuration to suit the prospective site conditions.

The principal features of this conceptual plan was the maximizing of shared-use space among the departments and the multi-purpose use of spaces. Most of the Fire and EMS non-office functions are shared. Other shared-use spaces between Fire/ EMS and Police include a Day room/ Kitchen space and all public accessed areas including Lobby, Meeting and Interview spaces and Restroom.

It is the intent of every public safety facility to improve departmental safety, security and the privacy of information. This proposed design can restrict public access to the entrance lobby and the general interface areas of the adjacent meeting and interview spaces, and transactional windows for each department.

The prospective building site is within the Northfield Historic District therefore any future design would provide a compatible and traditional appearance with traditional and/or historical materials.

**Alternate Conceptual Site Plans**

Two alternate conceptual Test-Fit site design options were provided for the Committee’s initial consideration. The first alternate “A” site plan option depicts a smaller footprint facility with a two-story office structure. The concerns of this option is the additional space and cost of two to three egress stairs and an elevator to access the second floor.

The second alternate “B” site plan option turns the apparatus bays north and south to provide drive-through apparatus bays reducing the need to back an apparatus into its bay or to provide more front-line apparatus available without removing other apparatus. The concern of this option is the additional area of site development and associated costs.

Note that the quantity of parking spaces was reduced in both options in the final recommended site plan.

**Opinion of Probable Construction Costs**

Based on the prospective site described above, the consensus site plan and building plan areas and an anticipated Spring 2023 bid date a professional Estimator, A.M. Fogarty, has determined a probable construction/ bid price of this proposed Emergency Services project to be approximately $725 to 750 per sq. ft. and includes approximately 5% in total contingencies.
POLICE, FIRE, EMS AND EMERGENCY MANAGEMENT
SPACE NEEDS ASSESSMENT

VALUE ENGINEERED PUBLIC SAFETY FACILITY
April 7, 2022

Purpose: To estimate the future Police Department, Fire Department, Emergency Medical Service (EMS) and Emergency Management Service’s physical and spatial requirements based on a single, cost-effective combined Facility and future space projections of approximately thirty (30) years.

A. PUBLIC AND COMMON USE SPACES  2,270 NSF

1. COMMON AND PUBLIC USE SPACES
   a. Lobby/ Waiting  Shared: 220 NSF
      1. Adjacent to Police Administrative/ Clerical and Police corridor
      2. Adjacent to Shared Fire Administration/ Assistant Chief & Fire Prevention Office
      3. Access to Police corridor
      4. Access to Fire corridor
      5. Adjacent to Meeting/ Training/ E.O.C. & Community Room
      6. Adjacent to Multi-Use Conference and Interview Room
      7. Adjacent to Public Toilets
      8. Public seating, fixed seats for four (4) to six (6)
      9. Writing counters at Bullet resistant transaction windows
     10. Display Case (recessed)
     11. Pamphlet Rack
     12. Tack board/ Notice board
     13. Water cooler
     14. Walk-off mat type carpet tile
     15. CCTV and Audio Monitoring (TBD)
     16. Fire Alarm Annunciator
     17. Optional Vestibule add: 50 NSF
   b. Public Toilets  Shared: 100 NSF
      1. Two (2) Single occupancy Unisex Toilet rooms
      2. Handicap Accessible
      3. Compliant for Community Room occupancy
c. **Meeting/ Training/ E.O.C. & Community Room**  
Shared: 720 NSF

1. Adjacent to Public Lobby and Fire corridor  
2. Proximate to Day Room and Kitchen  
3. Proximate to Apparatus Bays  
4. Large Department Briefings, Training Classes and/ or Community Meetings  
5. Dual use as Ashby Emergency Operations Center (E.O.C.)  
6. Dual use as Witness and Victim Interview Space  
7. Seating for (36) with chairs only or (20) chairs & tables  
8. Assembly occupancy requires (2) independent means of egress  
9. Access control door locks to Secure Department Areas (Community Meetings)  
10. Wall mounted flat screen TV monitor  
11. Ceiling mount Projector and Projection screen for video projection  
12. CATV Broadcasting option  
13. CCTV Camera Surveillance  
14. Wi-Fi, CATV, Telephone, Data and Radio Connections  
15. Tiered and dimmable lighting levels  
16. Tack boards and marker boards  
17. Coat rack  
18. Natural light preferred

d. **Meeting Room Furniture Storage**  
Shared: 80 NSF

1. Adjacent to Meeting/ Training Room/ E.O.C. & Community Room  
2. Storage of tables, chairs and AV Equipment

2. **COMMON/ SHARED POLICE, FIRE, EMS AND EMERGENCY MANAGEMENT FACILITIES**

a. **Multi-Use Meeting & Interview Room**  
Shared: 200 NSF

1. Adjacent to Lobby/ Waiting  
2. Small private Meeting space with Public  
3. Suspect, Witness and Victim Interview space  
4. Temporary Family Waiting Area  
5. Overflow Work Space/ Special Investigations  
6. Table and Chairs for 6-8  
7. Acoustic material on walls and/ or ceiling  
8. Secured Access/ Egress to Police corridor  
9. Optional Joint Operation/ Investigation Office  
10. Telephone/ Data  
11. CCTV and Audio Monitoring and Recording
b. **Day Room/ Kitchen**  
Shared: 460 NSF

1. Shared Kitchen Facility for Fire, EMS and Police  
2. Adjacent to Apparatus bays  
3. Proximate to Meeting/ Training/ E.O.C. & Community Room  
4. Proximity to Dorm/Bunks  
5. Proximate to Squad/ Report Room  
6. Lunchroom and Emergency Meal Preparation (E.O.C.)  
7. Table Seating for 6-8  
8. Kitchen cabinets, 6-Burner Stove/ Hood, M/W, Refrigerator, Dishwasher and Sink  
9. Grease interceptor (TBD)  
10. Comfortable seating for 4-6  
11. CATV/Telephone/Data  
12. Wall mounted flat screen TV/ monitor  
13. Tack board and Marker board  
14. Radio Interface Connection  
15. Natural light preferred

c. **Communications / I.T.**  
Shared: 80 NSF

1. Proximity to Telephone/ CATV/ Fiber entrance & Demarc  
2. Proximate to center of Building to reduce cable lengths  
3. Telephone system/ equipment/ backboard  
4. Integrated Electronic Security System/ CCTV Head End  
5. Department racked data/ network Servers w/ worktable & monitor (Optional)  
6. Manuals, Software storage & Spare Parts  
7. Dedicated 24/7 AC system  
8. UPS system(s)

3. **COMMON BUILDING SERVICES**

b. **Mechanical/ Sprinkler Room**  
Shared: 220 NSF

1. HVAC Systems TBD  
2. Ducted supply and ducted returns  
3. Energy Management System / Controls  
4. Exterior wall location for ventilation  
5. Domestic Water entrance & domestic Hot Water heating  
6. Option: Instantaneous water heaters at Lavs./ Showers  
7. Possible sanitary system pump  
8. Possible Attic/ Mezzanine location for HVAC Air Handling Equipment  
9. Optional Hydronic heated Apparatus slab  
10. Option: Combine with Janitor’s Room

b. **Electrical/ Emergency Electrical Room**  
Shared: 140 NSF

1. Adjacent to Electrical service entrance  
2. Proximity to exterior wall and site Transformer  
3. Proximity to emergency generator  
4. Normal building power switchgear  
5. Standby building power switchgear  
6. Automatic Transfer Switch
c. Bi-Directional Amplifier Closet
   Shared: TBD
   1. Radio Signal Amplification equipment if required by Testing per Code
   2. Two-hour Fire-rated closet approximately 20 NSF

d. Janitor’s Room
   Shared: 50 NSF
   1. Proximate to Lavatories and Restrooms
   2. Mop/ utility sink
   3. Custodial/ building supply storage/ shelving

### B. FIRE AND EMS FACILITIES
9,590 NSF

1. **FIRE ADMINISTRATION**

   a. **Fire Chief’s Office**
   180 NSF
   1. Proximate to Shared Officer’s Office
   2. Private Meeting and Workspace
   3. Coat/ Storage closet
   4. Natural light
   5. Large desk, computer workstation & chair
   6. File Storage: (2) File Cabinets
   7. Book shelving
   8. Small meeting table & (2-3) chairs
   9. Telephone/Data/CATV
   10. Wall mounted flat screen TV/ monitor
   11. Radio interface/connection

   b. **Administration/ Assistant Chief & Fire Prevention Office**
   260 NSF
   1. Adjacent to Lobby/ Waiting
   2. Proximate to Fire Chief
   3. Proximate to Shared Officer’s Office
   4. Shared Private Office area for Three (3)
   5. Three (3) Workstations & chairs
   6. Plan Table and Plan Storage
   7. Visitor’s Chairs: One (1)
   8. File Storage: 2-3 File Cabinets
   9. Telephone/ Data
   10. Bullet-resistant Transaction window with counter to Lobby
   11. Panic/ Duress Alarm at Lobby Window
   12. Radio interface/connection
c. **Shared Officer’s Office** 200 NSF

1. Proximate Assistant Chief and Admin
2. Proximate to Fire Chief
3. Shared Officer’s Clerical work space
4. Two (2) shared work stations & chairs
5. Visitor Chairs: one (1)
6. Network Printer/ Copier
7. Office Supply storage
8. Internal/ Staff Mailboxes: 25-35
10. File Storage: 2-3 file cabinets
11. Telephone/ Data/ Fax
12. Radio interface/connection

2. **EMS ADMINISTRATION**

a. **EMS Chief’s Office** 180 NSF

1. Proximate to Assistant Chief’s office
2. Proximate to Shared Officer’s office
3. Private Meeting and Workspace
4. Coat/ Storage closet
5. Natural light
6. Large desk, computer workstation & chair
7. File Storage: (2) File Cabinets
8. Book shelving
9. Small meeting table & (2-3) chairs
10. Wall mounted flat screen TV/ monitor
11. Telephone/Data/CATV
12. Radio interface/connection

b. **Assistant EMS Chief’s Office** 100 NSF

1. Proximate to Lobby/ Waiting
2. Proximate to Fire Chief
3. Proximate to Shared Officer’s Office
4. Private Office w/ desk and computer workstation & chair
5. Visitor’s Chairs: One (1)
6. File Storage: 2-3 File Cabinets
7. Telephone/ Data
8. Radio interface/connection
c. **Shared Officer's Office** 180 NSF

1. Proximate to EMS Chief's Office
2. Proximate to Assistant Chief's Office
3. Shared Officer's Clerical work space
4. Two (2) shared work stations & chairs
5. Visitor Chairs: one (1)
6. Network Printer/ Copier
7. Office Supply storage cabinet
8. Internal/ Staff Mailboxes: 20-25
10. File Storage: 2-3 file cabinets
11. Telephone/ Data/ Fax
12. Radio interface/connection

3. **SHARED FIRE AND EMS FACILITIES**

a. **Apparatus Bays** Shared: 6800 NSF

1. Adjacent to Watch Room
2. Adjacent to SCBA/ Workroom
3. Adjacent to Laundry
4. Adjacent to Turn-Out Gear Storage
5. Adjacent to Decontamination Shower
6. Adjacent to Storage Room
7. Proximate to Emergency Dorm
8. Four (4) bays 16 ft. & 18 ft. x 40 ft. ea. (stacked – non-drive thru) for Fire Apparatus
9. Two (2) Bays 16 ft. x 40 ft. (stacked – non-drive thru) for EMS/ Ambulance
10. Hose Storage racks
11. Stainless steel Utility Sink w/ Drain board for equipment cleaning
12. Ice machine
13. Flammable Liquid Storage in exterior Shed
14. Floor drains to Oil/ Water Separator to sewer
15. Local and RF remote controlled overhead doors (14ft. x 14ft.)
16. Minimum 1-1/2” Water Supply to Fill Apparatus (2 bays)
17. Hose bibs
18. Apparatus Exhaust Capture system to reduce Diesel exhaust carcinogens
19. CO and NO2 Detection
20. Night Lighting controlled by Alarm
21. Overhead compressed air (reels)
22. Overhead electrical power (reels)
23. Ceiling fans for energy efficiency
24. Remote Radio interface/ connection
25. Tack board and Marker message boards
26. Optional Hydronically heated Apparatus slab
b. **Decontamination Shower**

Shared: 80 NSF

1. Adjacent to Apparatus Bays
2. Adjacent to Laundry
3. Proximate to Unisex Shower/ Dressing Area
4. Proximate to Fire/ EMS Lockers, Lav & Shower
5. Shower Area for (2) to clean Donned Turn-Out Gear (NFPA 1581)
6. Utility Tub Sink with hose connection
7. Water-resistant wall & ceiling finishes
8. Floor drain

c. **Laundry**

Shared: 160 NSF

1. Adjacent to Apparatus Bays
2. Adjacent to Decontamination Shower
3. Washer/ Extractor for Turn Out Gear
4. Turn-out Gear Dryer
5. Washer/ Dryer
6. Stainless steel service sink
7. Floor drain

d. **Personnel Shower**

Shared: 40 NSF

1. Proximate to Decontamination Shower
2. Proximate to Fire/ EMS Lockers
3. Personnel Decontamination Shower
4. One (1) Single occupancy Shower
5. Handicap Accessible
6. Dressing space

c. **Fire/ EMS Training Equipment Storage**

Shared: 80 NSF

1. Adjacent to Meeting/ Training/ E.O.C. and Meeting Room
2. Storage of Training Aids/ AV Equipment
3. Storage of Fire/ EMS Property

4. **SHARED FIRE/ EMS STAFF FACILITIES**

a. **Men’s Locker Room**

Shared: 120 NSF

1. Adjacent to Fire/ EMS Unisex Toilet and Unisex shower
2. Proximity to Decontamination Shower & Unisex Shower
3. Male Lockers: (6) Fire & (6) EMS and space for (2-4) Future Lockers
4. Locker sizes: 18” w. x 18” d. x 30” h. (double-tier)

b. **Women’s Locker Room**

Shared: 100 NSF

1. Adjacent to Fire/ EMS Unisex Toilet and Unisex shower
2. Proximity to Decontamination Shower & Unisex Shower
3. Women’s Lockers: (2) Fire & (4) EMS and space for (2-4) Future Lockers
4. Locker sizes: 18” w. x 18” d. x 30” h. (double-tier)
c. **Unisex Toilet**  
   **Shared: 50 NSF**  
   1. Adjacent to Fire/EMS Locker Rooms  
   2. Adjacent to Unisex Toilet Room  
   3. Proximity to Decontamination Shower & Unisex Shower  
   4. One (1) Single occupancy unisex toilet room  
   5. Handicap Accessible  

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d. **Unisex Shower**  
   **Shared: 40 NSF**  
   1. Adjacent to Fire/EMS Locker Rooms  
   2. Adjacent to Unisex Toilet Room  
   3. Proximate to Decontamination Shower  
   4. Proximate to Fire/EMS Lockers  
   5. One (1) Single occupancy Shower  
   6. Handicap Accessible  
   7. Dressing space  

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e. **Emergency Dorms**  
   **Shared: 270 NSF**  
   1. Proximity to Apparatus Room  
   2. Proximity to Toilet/Shower facilities  
   3. Locate in remote/quiet area (if possible)  
   4. Fire and EMS Personnel Bunk space during Call hours, Emergencies and Storms  
   5. Emergency Responder’s Dorm space during Emergencies/Weather etc.  
   6. Three (3) Shared Bunk rooms of (4) tandem bunks  
   7. Acoustically insulated walls  
   8. Shared personal property lockers (2) per Bunk Room (18” x 18”) & (2) future  
   9. Night Lighting controlled by Alarm  

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5. **FIRE SERVICES FACILITIES**

a. **Watch Room**  
   **80 NSF**  
   1. Adjacent to Apparatus Bays  
   2. Proximate to Fire corridor  
   3. Exterior view of Apparatus Apron (if possible)  
   4. Radio Communications desk, computer workstation & chair  
   5. Visitor’s Chairs: One (1)  
   6. File Storage: 2-3 File Cabinets  
   7. Window & view into Apparatus Bays  
   8. CCTV & TV/monitor  
   9. Telephone/Data  
   10. Maps, Tack board & White message board  
   11. Radio interface/broadcast connections  

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b. **Turn-Out Gear Storage**  
   **140 NSF**  
   1. Adjacent to Apparatus Bays  
   2. Open Rack System to store spare Turn-out Gear (10-12) Lockers  
   3. Dressing Area to Don Turn-out Gear  
   4. Ventilate to reduce Diesel exhaust contamination
c. **SCBA/ Work Room**  220 NSF

1. Adjacent to Apparatus Bays
2. SCBA Filling Station and Tank storage
3. SCBA Test/ Calibration and Cleaning
4. Air Bottle storage racks
5. Stainless steel utility sink
6. Work bench
7. Air Compressor
8. Tool Crib
9. Remote outdoor air supply for SCBA

d. **Storage Room**  190 NSF

1. Adjacent to Apparatus Bays
2. Secure Storage Area
3. Vehicle/ Apparatus equipment, supplies and spare parts
4. Extra Hose Storage and Racks
5. Fire safe storage cabinets for light Hazardous Material storage

6. **EMS SERVICE FACILITIES**

e. **Medical Supply & Oxygen Storage**  120 NSF

1. Adjacent to Apparatus/ Ambulance Bays
2. Secure Storage Area
3. Ambulance & Medical Equipment and Supplies
4. Oxygen tank storage racks
5. Adjustable wall shelving

C. **POLICE FACILITIES**  2,820 NSF

1. **POLICE ADMINISTRATION FACILITIES**

a. **Chief of Police**  180 NSF

1. Adjacent to Administrative/ Clerical Office
2. Proximate to Sergeant’s Office
3. Proximate to Squad/ Report Room
4. Large desk, computer workstation & chair
5. Small meeting table & (2-3) chairs
6. Coat/ Storage closet
7. Natural light
8. File storage: Two (2) file cabinets
9. Book shelving
10. Computer/ Printer
11. Telephone/ Data/ CATV
12. Wall mounted flat screen TV/ monitor
13. Radio interface/connection
b. **Administrative / Clerical Office** 150 NSF

1. Adjacent to Lobby
2. Adjacent to Police Chief
3. Proximity to Squad/ Report Room
4. Proximity to Sergeant’s Office
5. Waiting area in the Lobby
6. Bullet-resistant Transaction window with counter to Lobby
7. One (1) workstation position
8. Visitor’s Chairs for Two (2)
9. Computer/ Printer
10. Active File and Record Storage: 3-4 file cabinets
11. Telephone/ Fax/ Data
12. Panic/ Duress Alarm at Lobby Window
13. Radio interface/connection
14. Natural light preferred

c. **Office Supplies/ Copy Center** 40 NSF

1. Proximity to Administrative/ Clerical Office
2. Proximity to Squad/ Report Room
3. Proximity to Sergeant’s Office
4. Recessed Alcove off of Police Corridor
5. Locking Office Supply closet
6. Network Printer/ Copier
7. Paper Shredder
8. Work counter

d. **Archived Record Storage** 100 NSF

1. File Storage cabinets: Approximately (12)
2. Option: Boxed Record/ File Storage
4. Option: Secure/ Remote location (Town Hall)

2. **PATROL FACILITIES**

a. **Sergeant’s Office** 110 NSF

1. Proximate to Lobby/ Waiting
2. Proximate to Police Chief
3. Proximate to Squad/ Report Writing
4. Private Office w/ desk and computer workstation & chair
5. Visitor’s Chairs: One (1)
6. File Storage: 2-3 File Cabinets
7. Telephone/ Data
8. Radio interface/connection
b. **Squad / Report Writing**  

1. Proximity to Sergeant’s Office  
2. Proximity to Administrative/ Clerk’s Office  
3. Proximity to Armory  
4. Proximity to Equipment Storage Closet  
5. Proximity to Locker Rooms  
6. Proximity to Day Room/ Kitchen  
7. Proximity to Copy Center  
8. Work Stations: Three (3) shared  
10. Meeting Table and Chairs (4)  
11. File Storage: Six (6) File Cabinets  
12. Forms storage shelving  
13. Research Law Library/ shelving  
14. Tack board, marker board  
15. Mailboxes: 12-16  
16. Telephone/ Data/ CATV  
17. Wall mounted flat screen TV/ monitor  

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**Patrol Equipment Storage**  

1. Proximity to Sergeant’s Office  
2. Proximity to Squad/ Report Room  
3. Patrol and Tactical gear storage  
4. General equipment storage  

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d. **Armory**  

1. Proximity to Sergeant’s Office  
2. Proximity to Squad/ Report Room  
3. Gun cleaning counter with exhaust hood/light  
4. Bullet Trap/ Clearing Station  
5. Chemical resistant countertop  
6. Patrol Firearm storage lockers  
7. Ammunition storage lockers  
8. Secured access to room

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e. **Men’s Locker Rooms**  

1. Adjacent to Unisex Toilet Room  
2. Adjacent to Unisex Shower  
3. Proximity to Squad/ Report Room  
4. Lockers: (4) 2’ x 3’ & (6) 2’ x 2’ Wardrobe Lockers w/ bench seating  
5. Locking Gun Cabinet in Lockers  
6. Electrical receptacles in Locker / shelf (re-charging equipment)  
7. Full height mirror
f. **Women’s Locker Rooms**

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<td>5.</td>
<td>Locking Gun Cabinet in Lockers</td>
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<td>6.</td>
<td>Electrical receptacles in Locker / shelf (re-charging equipment)</td>
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<td>7.</td>
<td>Full height mirror</td>
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120 NSF

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g. **Unisex Toilet Room**

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<td>2.</td>
<td>Adjacent to Unisex Shower</td>
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<td>3.</td>
<td>Proximity to Decontamination Shower &amp; Unisex Shower</td>
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<td>4.</td>
<td>One (1) Single occupancy unisex toilet room</td>
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<td>5.</td>
<td>Handicap Accessible</td>
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Shared: 50 NSF

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h. **Unisex Shower**

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<td>7.</td>
<td>Dressing space</td>
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40 NSF

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3. **DETENTION AND EVIDENCE FACILITIES**

a. **Booking**

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<td>1.</td>
<td>Direct access to Sallyport</td>
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</tr>
<tr>
<td>3.</td>
<td>Proximity to Evidence Processing/Storage</td>
</tr>
<tr>
<td>4.</td>
<td>Secured access door to Sallyport</td>
</tr>
<tr>
<td>5.</td>
<td>Secured access door to Police corridor</td>
</tr>
<tr>
<td>6.</td>
<td>Pistol lockers at points of entry</td>
</tr>
<tr>
<td>7.</td>
<td>Group Holding pen with bench (optional)</td>
</tr>
<tr>
<td>8.</td>
<td>Booking counter with glazed barrier/protection</td>
</tr>
<tr>
<td>9.</td>
<td>Countertop work surface for Fingerprinting and Intoxilizer</td>
</tr>
<tr>
<td>10.</td>
<td>Public Fingerprinting for Firearm Permits</td>
</tr>
<tr>
<td>11.</td>
<td>Mugging camera on fixed mounting (60” to subject)</td>
</tr>
<tr>
<td>12.</td>
<td>Lock-Down bar at Booking counter</td>
</tr>
<tr>
<td>13.</td>
<td>Bench seating w/ Lock-Down bar</td>
</tr>
<tr>
<td>14.</td>
<td>Secure computer workstation at Booking counter</td>
</tr>
<tr>
<td>15.</td>
<td>CCTV and Audio Monitoring and Recording</td>
</tr>
<tr>
<td>16.</td>
<td>Panic/Duress alarm</td>
</tr>
<tr>
<td>17.</td>
<td>Eliminate hard corners and edges</td>
</tr>
<tr>
<td>18.</td>
<td>Hose bib with mixing valve (secured) and floor drain</td>
</tr>
<tr>
<td>19.</td>
<td>Personal property lockers (2) half-size</td>
</tr>
<tr>
<td>20.</td>
<td>Floor drain</td>
</tr>
</tbody>
</table>

200 NSF
b. **Temporary Holding** 70 NSF

1. One (1) Multipurpose Male/ Female/ J.V. Holding area
2. Separated by slight/ sound from Booking
3. Handicap accessible
4. Concrete bunk/ seat
5. Penal type Combo Lav/ Toilet fixtures with suicide skirt
6. Impact resistant lighting
7. CCTV and Audio Monitoring and Recording
8. Secure detention door
9. Compliant with DPH requirements for Suicide Resistance
10. Epoxy Paint walls & ceiling
11. Floor drain

c. **Interview/ Interrogation** 90 NSF

1. Secure Interview Room
2. Dual use as Matron’s room and Attorney/ Bail Bond’s Interview Room
3. Fixed table and benches
4. Safety vision panel for monitoring from Booking
5. Hard, abuse resistant construction/ furniture
6. CCTV and Audio Monitoring with Piloted Shunt Switch
7. Lock-Down Bar at Bench

d. **Sallyport** 400 NSF

1. Direct access to Booking/ Detention
2. Safe & Secure Transfer of Detainees
3. Accommodate one (1) vehicle
4. Van/ Ambulance accessible
5. Floor drain
6. CCTV and audio monitoring
7. RF controlled Overhead doors
8. Hose bib
9. Pistol locker at Booking Room door
10. CO Exhaust fan
11. Emergency eye wash

e. **Evidence Receiving and Storage** 200 NSF

1. Proximate to Booking
2. Proximate to Squad/ Report Writing
3. Pass-thru Evidence Locker in Police corridor
4. Secure Evidence Storage
5. Secure/ Restricted access with CCTV Monitoring
6. Gun Storage Lockers
7. Secure Narcotics Storage Cabinet
8. Refrigerator/ Freezer
9. Adjustable shelving
f. **Bulk Evidence Storage** 200 NSF
   1. Adjacent and accessible from Impound/ Storage
   2. Wire mesh secure partition and gate
   3. Bulk Evidence, Found & Miscellaneous Property storage

h. **Impound/ Vehicle Garage** 200 NSF
   1. Accommodate one (1) vehicle
   2. Automobile Evidence Processing
   3. Vehicle/ cruiser Maintenance and Wash Bay
   4. Secure Vehicle Impound
   5. Patrol Vehicle road supply storage
   6. Speed Trainer storage
   7. Option: Combine w/ Sallyport with security fence separation
   8. Floor drain
   9. Hose Bib
   10. Temporary dog/ animal (pet) kennel

---

**EMERGENCY MANAGEMENT FACILITIES** 100 NSF

1. **EMERGENCY MANAGEMENT SERVICES**
   a. **Emergency Operations Center (E.O.C.)** N/A
      1. Refer to Meeting/ Training/ E.O.C./ Community Room
   b. **Emergency Management Storage** 100 NSF
      1. Adjacent to Emergency Operations Center
      2. Storage of E.O.C. Equipment, Carts and Supplies
      3. Storage of E.O.C. Property
      4. Desk and File cabinets
SITE FACILITIES

1. SITE

a. Site  N/A

1. Public Parking / Community Meeting Room: (20) spaces
2. Fire/ EMS Parking Spaces: (12) spaces
3. Police Parking Spaces: (5) spaces
4. Optional Solar Carport(s)
5. Exterior Fenced Storage/ Impound
6. Emergency Generator
7. Exterior A/C condensing units
8. Dark Sky compliant light fixtures
9. Flagpole
10. Building and Directional Signage
11. Dumpster: 5 YD on concrete pad
POLICE, FIRE, EMS AND EMERGENCY MANAGEMENT
SPACE NEEDS ASSESSMENT

SPACE PROGRAM SUMMARY
April 4, 2022

<table>
<thead>
<tr>
<th>A. PUBLIC AND COMMON USE FACILITIES</th>
<th>2,270 NSF</th>
</tr>
</thead>
</table>

1. **COMMON AND PUBLIC USE SPACES**
   a. Lobby/ Waiting 220 NSF
   b. Public Toilets 100 NSF
   c. Meeting/ Training/ E.O.C. & Community Rm. 720 NSF
   d. Meeting Rm Furniture Storage Room 80 NSF

   Subtotal Public and Common Use Spaces: **1,120 NSF**

2. **COMMON/ SHARED POLICE, FIRE, EMS AND EMERGENCY MANAGEMENT FACILITIES**
   a. Multi-Use Conference/ Interview Room 200 NSF
   b. Day Room/ Kitchen 460 NSF
   c. Communications/ I.T. Room 80 NSF

   Subtotal Common/ Shared Spaces: **740 NSF**

3. **COMMON BUILDING SERVICES**
   a. Mechanical/ Sprinkler Room Note 1 220 NSF
   b. Electrical/ Emergency Electrical Room 140 NSF
   c. Bi-Directional Amplifier Closet TBD
   d. Janitor’s Room 50 NSF

   Subtotal Common Building Services: **410 NSF**

---

Note 1: Additional space not included in calculation.
### B. FIRE AND EMS FACILITIES 9,590 NSF

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Area (NSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. FIRE ADMINISTRATION</strong></td>
<td></td>
</tr>
<tr>
<td>Fire Chief’s Office</td>
<td>180</td>
</tr>
<tr>
<td>Shared Admin, Asst. Chief &amp; Fire Prevention Office</td>
<td>260</td>
</tr>
<tr>
<td>Shared Officer's Office</td>
<td>200</td>
</tr>
<tr>
<td><strong>Subtotal Fire Administration</strong></td>
<td>640</td>
</tr>
<tr>
<td><strong>2. EMS ADMINISTRATION</strong></td>
<td></td>
</tr>
<tr>
<td>EMS Chief’s Office</td>
<td>180</td>
</tr>
<tr>
<td>Assistant EMS Chief’s Office</td>
<td>100</td>
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<tr>
<td>Shared Officer's Office</td>
<td>180</td>
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<tr>
<td><strong>Subtotal EMS Administration</strong></td>
<td>460</td>
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<tr>
<td><strong>3. SHARED FIRE AND EMS FACILITIES</strong></td>
<td>7,160 NSF</td>
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<tr>
<td>Apparatus Bays (5) bays</td>
<td>6800</td>
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<tr>
<td>Decontamination Shower</td>
<td>80</td>
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<tr>
<td>Laundry</td>
<td>160</td>
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<tr>
<td>Personnel Shower</td>
<td>40</td>
</tr>
<tr>
<td>Fire/ EMS Training Equipment Storage</td>
<td>80</td>
</tr>
<tr>
<td><strong>Subtotal Fire and EMS Facilities</strong></td>
<td>7,160 NSF</td>
</tr>
<tr>
<td><strong>4. SHARED FIRE AND EMS STAFF FACILITIES</strong></td>
<td>580 NSF</td>
</tr>
<tr>
<td>Men’s Lockers</td>
<td>120</td>
</tr>
<tr>
<td>Women’s Lockers</td>
<td>100</td>
</tr>
<tr>
<td>Unisex Toilet</td>
<td>50</td>
</tr>
<tr>
<td>Unisex Shower</td>
<td>40</td>
</tr>
<tr>
<td>Emergency Dorms (3 @ 90 NSF)</td>
<td>270</td>
</tr>
<tr>
<td><strong>Subtotal Shared Fire and EMS Staff Facilities</strong></td>
<td>580 NSF</td>
</tr>
<tr>
<td><strong>5. FIRE SERVICE FACILITIES</strong></td>
<td></td>
</tr>
<tr>
<td>Watch Room</td>
<td>80</td>
</tr>
<tr>
<td>Turn-Out Gear Storage</td>
<td>140</td>
</tr>
<tr>
<td>SCBA/ Work Room</td>
<td>220</td>
</tr>
<tr>
<td>Storage Room</td>
<td>190</td>
</tr>
<tr>
<td>Hazardous Storage Room (future shed)</td>
<td>Site</td>
</tr>
<tr>
<td><strong>Subtotal Fire Service Facilities</strong></td>
<td>630 NSF</td>
</tr>
<tr>
<td><strong>6. EMS SERVICE FACILITIES</strong></td>
<td></td>
</tr>
<tr>
<td>Medical Supply &amp; Oxygen Storage</td>
<td>120</td>
</tr>
<tr>
<td><strong>Subtotal EMS Service Facilities</strong></td>
<td>120 NSF</td>
</tr>
</tbody>
</table>
## C. POLICE FACILITIES 2,820 NSF

### 1. POLICE ADMINISTRATION FACILITIES

<table>
<thead>
<tr>
<th>Facility</th>
<th>NSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chief of Police</td>
<td>180</td>
</tr>
<tr>
<td>Administrative/ Clerical Office</td>
<td>150</td>
</tr>
<tr>
<td>Office Supplies/ Copy Center</td>
<td>40</td>
</tr>
<tr>
<td>Archived Records Storage</td>
<td>100</td>
</tr>
</tbody>
</table>

Subtotal Police Administration facilities: 470 NSF

### 2. PATROL FACILITIES

<table>
<thead>
<tr>
<th>Facility</th>
<th>NSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sergeant’s Office</td>
<td>110</td>
</tr>
<tr>
<td>Squad / Report Writing</td>
<td>360</td>
</tr>
<tr>
<td>Patrol Equipment Storage</td>
<td>60</td>
</tr>
<tr>
<td>Armory</td>
<td>60</td>
</tr>
<tr>
<td>Men’s Lockers</td>
<td>200</td>
</tr>
<tr>
<td>Women’s Lockers</td>
<td>120</td>
</tr>
<tr>
<td>Unisex Toilet Room</td>
<td>50</td>
</tr>
<tr>
<td>Unisex Shower</td>
<td>40</td>
</tr>
</tbody>
</table>

Subtotal Patrol Facilities: 1000 NSF

### 3. DETENTION AND EVIDENCE FACILITIES

<table>
<thead>
<tr>
<th>Facility</th>
<th>NSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Booking</td>
<td>200</td>
</tr>
<tr>
<td>Temporary Holding</td>
<td>70</td>
</tr>
<tr>
<td>Interview/ Interrogation</td>
<td>80</td>
</tr>
<tr>
<td>Sallyport</td>
<td>400</td>
</tr>
<tr>
<td>Evidence Receiving and Storage</td>
<td>200</td>
</tr>
<tr>
<td>Bulk Evidence Storage</td>
<td>200</td>
</tr>
<tr>
<td>Impound/ Vehicle Garage</td>
<td>200</td>
</tr>
</tbody>
</table>

Subtotal Detention and Evidence Facilities: 1,360 NSF

## D. EMERGENCY MANAGEMENT FACILITIES 100 NSF

### 1. Emergency Management Services

<table>
<thead>
<tr>
<th>Facility</th>
<th>NSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.O.C. (see Public &amp; Common Use Spaces)</td>
<td>N/A</td>
</tr>
<tr>
<td>Emergency Management Desk/ Files &amp; Storage</td>
<td>100</td>
</tr>
</tbody>
</table>

Subtotal Emergency Management Services: 100 NSF
## E. SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>Estimated Net Sq. Ft. (NSF) to Gross Sq. Ft. Factor @ +20% ( x 1.20 ) :</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. PUBLIC AND COMMON USE FACILITIES</td>
<td>2,270 NSF</td>
</tr>
<tr>
<td>B. FIRE AND EMS FACILITIES</td>
<td>9,590 NSF</td>
</tr>
<tr>
<td>C. POLICE FACILITIES</td>
<td>2,820 NSF</td>
</tr>
<tr>
<td>D. EMERGENCY MANAGEMENT FACILITIES</td>
<td>100 NSF</td>
</tr>
</tbody>
</table>

**SUBTOTAL PUBLIC SAFETY FACILITY:** 14,780 NSF

**Estimated Net Sq. Ft. (NSF) to Gross Sq. Ft. Factor @ +20% ( x 1.20 ) :** +2,960 NSF

**TOTAL ESTIMATED PUBLIC SAFETY GROSS SQUARE FOOTAGE:** 17,740 SF
<table>
<thead>
<tr>
<th>SPACE/DESCRIPTION</th>
<th>J&amp;H ORIGINAL</th>
<th>REVISED 3/21</th>
<th>CBA 4/22</th>
<th>NET CHANGE</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vestibule</td>
<td>80</td>
<td>80</td>
<td>0</td>
<td>-80</td>
<td>Combine w/ Lobby</td>
</tr>
<tr>
<td>Lobby/Reception/Waiting</td>
<td>250</td>
<td>250</td>
<td>220</td>
<td>-30</td>
<td></td>
</tr>
<tr>
<td>Public Toilets</td>
<td>300</td>
<td>300</td>
<td>100</td>
<td>-200</td>
<td>(2) @ 50 NSF each</td>
</tr>
<tr>
<td>Multi-Use Conference Rm</td>
<td>300</td>
<td>200</td>
<td>200</td>
<td>-100</td>
<td></td>
</tr>
<tr>
<td>Meeting/Training/EOC</td>
<td>1,000</td>
<td>500</td>
<td>720</td>
<td>-280</td>
<td>Seating only for (36)</td>
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<tr>
<td>Furniture Storage</td>
<td>80</td>
<td>80</td>
<td>80</td>
<td>0</td>
<td></td>
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<tr>
<td>Kitchen</td>
<td>350</td>
<td>350</td>
<td>230</td>
<td>-120</td>
<td>Combine w/Day Room</td>
</tr>
<tr>
<td>Computer Room</td>
<td>100</td>
<td>100</td>
<td>80</td>
<td>-20</td>
<td></td>
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<tr>
<td><strong>MECHANICAL AREAS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boiler Room</td>
<td>250</td>
<td>250</td>
<td>110</td>
<td>-140</td>
<td>Combine w/ Fire Suppression</td>
</tr>
<tr>
<td>HVAC Equipment</td>
<td>400</td>
<td>400</td>
<td>0</td>
<td>-400</td>
<td>Locate on mezzanine or platform</td>
</tr>
<tr>
<td>Fire Suppression</td>
<td>125</td>
<td>125</td>
<td>110</td>
<td>-15</td>
<td>Combine w/ Boiler Rm.</td>
</tr>
<tr>
<td>Electrical Room</td>
<td>100</td>
<td>100</td>
<td>70</td>
<td>-30</td>
<td>Combine with Emergency Power</td>
</tr>
<tr>
<td>Emergency Power</td>
<td>80</td>
<td>80</td>
<td>70</td>
<td>-10</td>
<td>Combine w/ Electrical Room</td>
</tr>
<tr>
<td>Custodial Room</td>
<td>60</td>
<td>60</td>
<td>50</td>
<td>-10</td>
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<tr>
<td><strong>POLICE DEPT.</strong></td>
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<td></td>
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<tr>
<td>Admin. Assist./Records</td>
<td>300</td>
<td>300</td>
<td>150</td>
<td>-150</td>
<td></td>
</tr>
<tr>
<td>Chief of Police</td>
<td>200</td>
<td>200</td>
<td>180</td>
<td>-20</td>
<td></td>
</tr>
<tr>
<td>Workroom</td>
<td>125</td>
<td>125</td>
<td>40</td>
<td>-85</td>
<td></td>
</tr>
<tr>
<td>Archived Record Storage</td>
<td>0</td>
<td>0</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Sargent’s Office</td>
<td>150</td>
<td>150</td>
<td>110</td>
<td>-40</td>
<td></td>
</tr>
<tr>
<td>Equip Storage/Armory</td>
<td>75</td>
<td>75</td>
<td>120</td>
<td>45</td>
<td>(2) Separate Spaces @ 60 NSF each</td>
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<tr>
<td>School Resource Office</td>
<td>125</td>
<td>125</td>
<td>0</td>
<td>-125</td>
<td>Combine w/ Squad Rm.</td>
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<tr>
<td>S.R.O. Storage</td>
<td>75</td>
<td>75</td>
<td>0</td>
<td>-75</td>
<td>Combine w/ Equipment Storage</td>
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<tr>
<td>&quot;Soft&quot; Interview Room</td>
<td>125</td>
<td>125</td>
<td>90</td>
<td>-35</td>
<td>Combine w/ Multi-Use Conference</td>
</tr>
<tr>
<td>Squad Room</td>
<td>250</td>
<td>250</td>
<td>360</td>
<td>110</td>
<td>Combine w/ SRO Office</td>
</tr>
<tr>
<td>Locker Rms men (10) female (4)</td>
<td>500</td>
<td>500</td>
<td>410</td>
<td>-90</td>
<td>Includes Lockers/Toilet/Shower</td>
</tr>
<tr>
<td>Sally Port</td>
<td>450</td>
<td>450</td>
<td>400</td>
<td>-50</td>
<td></td>
</tr>
<tr>
<td>Road Storage Cones, etc.</td>
<td>200</td>
<td>0</td>
<td>0</td>
<td>-200</td>
<td>Combine w/Storage Bays</td>
</tr>
<tr>
<td>Prisoner Processing</td>
<td>350</td>
<td>350</td>
<td>200</td>
<td>-150</td>
<td></td>
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<tr>
<td>Intoximeter</td>
<td>50</td>
<td>50</td>
<td>0</td>
<td>-50</td>
<td>Combine w/ Prisoner Processing</td>
</tr>
<tr>
<td>Temporary Holding</td>
<td>75</td>
<td>75</td>
<td>80</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Interview/Interrogation</td>
<td>0</td>
<td>0</td>
<td>90</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>Evidence Storage</td>
<td>250</td>
<td>250</td>
<td>200</td>
<td>-50</td>
<td></td>
</tr>
<tr>
<td>Bulk Evidence</td>
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<td>Storage Bay</td>
<td>450</td>
<td>200</td>
<td>200</td>
<td>-250</td>
<td></td>
</tr>
<tr>
<td><strong>FIRE ADMINISTRATION</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Fire Chief’s Office</td>
<td>200</td>
<td>180</td>
<td>180</td>
<td>-20</td>
<td></td>
</tr>
<tr>
<td>Asst. Chief</td>
<td>150</td>
<td>0</td>
<td>0</td>
<td>-150</td>
<td></td>
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<tr>
<td>Fire Prevention Office</td>
<td>180</td>
<td>0</td>
<td>0</td>
<td>-180</td>
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</table>
## NORTHFIELD EMERGENCY SERVICES FACILITY - SUMMARY SPACE NEEDS COMPARISON

<table>
<thead>
<tr>
<th>Area</th>
<th>180</th>
<th>220</th>
<th>200</th>
<th>20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Officer's Office</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Secretary/ Assist. Chief/ FPO</td>
<td>180</td>
<td>300</td>
<td>260</td>
<td>80</td>
</tr>
</tbody>
</table>

### EMS ADMINISTRATION

<table>
<thead>
<tr>
<th>Area</th>
<th>200</th>
<th>180</th>
<th>180</th>
<th>-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMS Director</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asst. EMS Director</td>
<td>150</td>
<td>150</td>
<td>100</td>
<td>-50</td>
</tr>
<tr>
<td>EMS Shared Office</td>
<td>180</td>
<td>180</td>
<td>180</td>
<td>0</td>
</tr>
<tr>
<td>Medical Supply Storage</td>
<td>120</td>
<td>80</td>
<td>60</td>
<td>-60</td>
</tr>
<tr>
<td>Oxygen Storage</td>
<td>80</td>
<td>0</td>
<td>60</td>
<td>-20</td>
</tr>
<tr>
<td>Haz-Mat Disposal/Storage</td>
<td>80</td>
<td>0</td>
<td>0</td>
<td>-80</td>
</tr>
</tbody>
</table>

### EMERGENCY MANAGEMENT

<table>
<thead>
<tr>
<th>Area</th>
<th>200</th>
<th>200</th>
<th>50</th>
<th>-150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Managers Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planner/ Staff</td>
<td>180</td>
<td>0</td>
<td>0</td>
<td>-180</td>
</tr>
<tr>
<td>Emergency Managers Storage</td>
<td>80</td>
<td>0</td>
<td>50</td>
<td>-30</td>
</tr>
</tbody>
</table>

### FIRE & EMS SHARED SPACES

<table>
<thead>
<tr>
<th>Area</th>
<th>150</th>
<th>150</th>
<th>80</th>
<th>-70</th>
</tr>
</thead>
<tbody>
<tr>
<td>Training Materials Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Copy/ Mail Room</td>
<td>125</td>
<td>0</td>
<td>0</td>
<td>-125</td>
</tr>
<tr>
<td>Day Room</td>
<td>500</td>
<td>400</td>
<td>230</td>
<td>-270</td>
</tr>
<tr>
<td>Men Locker Room</td>
<td>350</td>
<td>350</td>
<td>120</td>
<td>-230</td>
</tr>
<tr>
<td>Ladies Locker Room</td>
<td>250</td>
<td>250</td>
<td>100</td>
<td>-150</td>
</tr>
<tr>
<td>Toilet/ Shower</td>
<td>0</td>
<td>0</td>
<td>90</td>
<td>90</td>
</tr>
<tr>
<td>Bunk Rooms 3@ 80 NSF</td>
<td>360</td>
<td>240</td>
<td>270</td>
<td>-90</td>
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<tr>
<td>Watch Room</td>
<td>150</td>
<td>150</td>
<td>80</td>
<td>-70</td>
</tr>
<tr>
<td>Apparatus Bays</td>
<td>7,200</td>
<td>6,000</td>
<td>6,800</td>
<td>-400</td>
</tr>
<tr>
<td>Shower/Decontamination Rm</td>
<td>100</td>
<td>100</td>
<td>80</td>
<td>-20</td>
</tr>
<tr>
<td>Personnel Shower</td>
<td>0</td>
<td>0</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Wet Gear Storage</td>
<td>120</td>
<td>120</td>
<td>80</td>
<td>-40</td>
</tr>
<tr>
<td>Turn-Out Gear</td>
<td>0</td>
<td>0</td>
<td>140</td>
<td>140</td>
</tr>
<tr>
<td>Equipment/ Hose Storage</td>
<td>250</td>
<td>150</td>
<td>0</td>
<td>-250</td>
</tr>
<tr>
<td>Washer/ Dryer Room</td>
<td>75</td>
<td>75</td>
<td>80</td>
<td>5</td>
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<tr>
<td>General Storage</td>
<td>275</td>
<td>200</td>
<td>190</td>
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<tr>
<td>Hazardous Storage</td>
<td>200</td>
<td>200</td>
<td>0</td>
<td>-200</td>
</tr>
<tr>
<td>Maintenance/ Work Area</td>
<td>150</td>
<td>150</td>
<td>110</td>
<td>-40</td>
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<tr>
<td>Air Station</td>
<td>150</td>
<td>150</td>
<td>110</td>
<td>-40</td>
</tr>
</tbody>
</table>

### Summary

<table>
<thead>
<tr>
<th>Total (NSF) :</th>
<th>20,040</th>
<th>16,600</th>
<th>14,890</th>
<th>-5,150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net to Gross Factor @ (20%)</td>
<td>4,008</td>
<td>3,320</td>
<td>2,978</td>
<td>-1,030</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Gross S.F.</th>
<th>24,048</th>
<th>19,920</th>
<th>17,868</th>
<th>-6,180</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net S.F. Reduction:</td>
<td>0</td>
<td>4,128</td>
<td>6,180</td>
<td></td>
</tr>
</tbody>
</table>
Northfield Emergency Services Facility
Conceptual Site Plan - Option A

- Story Office Structure 11,000 GSF
- Apparatus Bays (8) 7,500 GSF
- App. Support 1,100 GSF
- Public Parking Approx (48) Spaces
- Staff / 1st Responder Parking Approx (16) Spaces

25' Setback

Main Street +/- 86'
Northfield Emergency Services Facility
Conceptual Site Plan - Option B

- 1 - STORY OFFICE STRUCTURE
  - 8,300 GSF
- APPARATUS BAYS (8)
  - 7,500 GSF
- APP. SUPPORT
  - 1,100 GSF
- STAFF / 1ST RESPONDER PARKING
  - APPROX (16) SPACES
- PUBLIC PARKING
  - APPROX (50) SPACES
- MAIN STREET
Opinion of Probable Construction Costs

May 14, 2022

Basis of Estimate:

Construction of a New Public Safety facility to be built in Northfield, MA on newly purchased land on Main Street, or similar type property. Site development and building construction to be similar to Conceptual Site Plan and Conceptual Building Floor Plan designs presented in this report.

Anticipated construction bid schedule is based on a Spring 2023 bid date.

At this initial conceptual level construction costs are estimated on a square foot basis. In consultation with the Professional Cost Estimator, A.M. Fogarty, we have determined the probable square foot costs for a Public Safety facility to be built in 2023 should be $725 to $750 per square foot inclusive of all General Contractor scope, sitework, a 10% design contingency and escalation to a 2023 mid-point of construction. Conservatively we recommend an estimated square foot cost of $735 per sq. ft. at this Conceptual phase of the design.

Design contingencies are necessary to include in every estimates to account for all the unknown conditions and design elements of the project to be determined or not yet known. Initially contingencies begin at 10% to 20% of the estimated construction costs and as the project and design develop and more of the final information is known this contingency can be lowered until the final estimate, based on the final construction/ bid documents, and then the contingency would be 0 (%). At this early Conceptual phase of the project we recommend this minimum 10% contingency.

Opinion of Probable Construction Costs

Total Building Area : 17,740 Gross Sq. Ft.

Probable Construction Costs : $13,039,000.

This probable construction costs does not include any project development expenses or typical project soft-costs, or construction contingencies. These cost and budgets to be developed by the Owner’s Project Manager and includes such items as professional design and management fees, legal fees, furniture and equipment, information technology, moving expenses, etc..