Norwell Police Department Study
EXISTING FLOOR PLAN
PRISONER PROCESSING / DETENTION + SALLYPORT

LEGEND
- Entry, Public Lobby + Training
- Prisoner Processing / Detention + Sallyport
- Officers / Squad Room / Evidence
- Administration
- Detective / Prosecutor / General Office
- Officer Support
- Building Support
- Circulation

Unsafe booking and breathalyzer area
No shower for detainees
Cell not separate from public area

DECEMBER 12, 2012
NORWELL POLICE DEPARTMENT

BOOKING AREA

DECEMBER 12, 2012
NORWELL POLICE DEPARTMENT

HOLDING CELLS

DECEMBER 12, 2012
EXISTING FLOOR PLAN
OFFICERS / SQUAD ROOM

LEGEND
- ENTRY, PUBLIC LOBBY + TRAINING
- PRISONER PROCESSING / DETENTION + SALLY PORT
- OFFICERS / SQUAD ROOM / EVIDENCE
- ADMINISTRATION
- DETECTIVE / PROSECUTOR / GENERAL OFFICE
- OFFICER SUPPORT
- BUILDING SUPPORT
- CIRCULATION

Squad room undersized for 20 Officers; Reports, Dining, Meetings
Both Men and Women's Locker rooms undersized
Lockers broken and undersized for Officers' equipment

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NORWELL POLICE DEPARTMENT

SQUAD ROOM

DECEMBER 12, 2012
NORWELL POLICE DEPARTMENT

WOMEN'S LOCKER ROOM

DECEMBER 12, 2012
MEN'S LOCKER ROOM

DECEMBER 12, 2012
MEN'S LOCKER ROOM

DECEMBER 12, 2012
MEN'S TOILET/SHOWER ROOM

DECEMBER 12, 2012
EXISTING FLOOR PLAN
PUBLIC SPACES

LEGEND
- ENTRY, PUBLIC LOBBY + TRAINING
- PRISONER PROCESSING / DETENTION + SALLY PORT
- OFFICERS / SQUAD ROOM / EVIDENCE
- ADMINISTRATION
- DETECTIVE / PROSECUTOR / GENERAL OFFICE
- OFFICER SUPPORT
- BUILDING SUPPORT
- CIRCULATION

Non-dedicated public interview room; poorly accessed
Non-accessible toilet rooms
Inefficient layout of equipment, confidential information exposed
Non-code compliant entry vestibule

DECEMBER 12, 2012
PUBLIC TOILET ROOMS
NORWELL POLICE DEPARTMENT

CLERK

DECEMBER 12, 2012
EXISTING FLOOR PLAN
CIRCULATION + EGRESS

Non fire-separated egress stair; no rated access to exterior
Corridor too narrow

EXISTING FIRST LEVEL

LEGEND
- ENTRY, PUBLIC LOBBY + TRAINING
- PRISONER PROCESSING / DETENTION + SALLY PORT
- OFFICERS / SQUAD ROOM / EVIDENCE
- ADMINISTRATION
- DETECTIVE / PROSECUTOR / GENERAL OFFICE
- OFFICER SUPPORT
- BUILDING SUPPORT
- CIRCULATION

DECEMBER 12, 2012
NON FIRE-SEPARATED STAIRS

DECEMBER 12, 2012
NON FIRE-SEPARATED STAIRS + CORRIDOR WIDTH
EXISTING FLOOR PLAN
VERTICAL CIRCULATION + ADMINISTRATION

Non fire-separated egress stair; no rated access to exterior
Water damage at 2nd floor office
No elevator for access to 2nd floor

LEGEND
ENTRY, PUBLIC LOBBY + TRAINING
PRISONER PROCESSING / DETENTION + SALLY PORT
OFFICERS / SQUAD ROOM / EVIDENCE
ADMINISTRATION
DETECTIVE / PROSECUTOR / GENERAL OFFICE
OFFICER SUPPORT
BUILDING SUPPORT
CIRCULATION

DECEMBER 12, 2012
NORWELL POLICE DEPARTMENT

RECORDS STORAGE

DECEMBER 12, 2012
WATER DAMAGE

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EXISTING FLOOR PLAN
SUPPORT SPACES

Difficult to access, no paved drive lane
Abatement required due to lead levels
Inadequate space for Tel/Data
Miscellaneous mechanical systems scattered throughout

EXISTING LOWER LEVEL

LEGEND
ENTRY, PUBLIC LOBBY + TRAINING
PRISONER PROCESSING / DETENTION + SALLY PORT
OFFICERS / SQUAD ROOM / EVIDENCE
ADMINISTRATION
DETECTIVE / PROSECUTOR / GENERAL OFFICE
OFFICER SUPPORT
BUILDING SUPPORT
CIRCULATION

DECEMBER 12, 2012
ACCESS + REMEDIATION
SCATTERED SYSTEMS

DECEMBER 12, 2012
EXISTING FLOOR PLAN

VERTICAL CIRCULATION + MECHANICAL

- Non-accessible egress due to step at door
- Un-rated mechanical room
- Non fire-separated egress; no rated access to exterior
- No elevator for access to lower level

EXISTING LOWER LEVEL

LEGEND
- ENTRY, PUBLIC LOBBY + TRAINING
- PRISONER PROCESSING / DETENTION + SALLY PORT
- OFFICERS / SQUAD ROOM / EVIDENCE
- ADMINISTRATION
- DETECTIVE / PROSECUTOR / GENERAL OFFICE
- OFFICER SUPPORT
- BUILDING SUPPORT
- CIRCULATION

DECEMBER 12, 2012
EGRESS

DECEMBER 12, 2012
MECHANICAL ROOM
MECHANICAL ROOM

DECEMBER 12, 2012
PROJECT PROCESS TO DATE

- Developed program using proposed Washington St. project
- Analyzed existing building + site
- Presented conceptual options for review + selected preferred option for further development;
- Updated program document to note differences in the two proposals
- Reviewed preferred option with Civil and Structural Engineers
- Finalized concept for professional cost estimator
- Secured cost associated with temporary facilities
- Developed soft costs to add to hard construction costs = Total Project Costs

DECEMBER 12, 2012
BUILDING CODE REQUIREMENTS

- 2009 International Existing Building Code with MA Amendments
  - Repairs: the restoration of any building part to good or sound condition as a product of maintenance. This project exceeds that definition.
  - Alteration: construction or renovation to an existing structure other than a repair/addition and is broken down to either Level 1, 2 or 3.
    - **Level 1**: the replacement or covering of existing materials, elements, equipment, or fixtures in kind.
    - **Level 2**: the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or installing any additional equipment.
    - **Level 3**: the work area exceeds 50% of the aggregate area of the building.
  - Addition: An extension or increase in the floor area, number of stories, or height of a building or structure.
- 2009 International Energy Conservation Code with MA Amendments
  - Partial evaluation to understand implications to building envelope

DECEMBER 12, 2012
ARCHITECTURAL CONSIDERATIONS

- 2009 International Existing Building Code with MA Amendments: Level 3 Alterations + Addition
- 521 CMR Massachusetts Architectural Access Board
- Department of Justice 2010 ADA Standards for Accessible Design
- 2009 International Energy Conservation Code with MA Amendments
- DPH 105 CMR 470.000: Maintenance and Construction of Lockup Facilities
- 248 CMR 10.00: Uniform State Plumbing Code
- 524 CMR Board of Elevator Regulations

- A listing of items that fall under the jurisdiction of the listed Codes:
  - Life Safety
  - Sprinklers
  - Ventilation
  - 2 forms of egress from each level in a Business Occupancy
  - Vertical access to all levels
  - Accessible door approaches
  - Toilet fixture counts for building population
  - Exit access based upon building occupancy (different from population)
  - Insulation thickness
  - Air and/or vapor barriers
  - Prevent moisture infiltration
  - Accessible site
STRUCTURAL CONSIDERATIONS

- 2009 IEBC: Level 3 Alterations
  - Requires evaluation for wind and seismic loads
- Foundation Slab
  - Remove to install elevator pit
  - Remove and reinstall at plumbing areas
  - Modifications to support columns where required
- First and Second Levels
  - Reframe around elevator and stairs
  - Strengthen floor joists where live loads > 50 psf (which is everywhere but the offices)
- Roof
  - Reconstruct where new exterior walls built
  - Install hurricane clips at all rafters
MEPFP CONSIDERATIONS

- Existing systems are old and have outlived their useful life; all new systems are recommended.

- **Fire Protection:** Sprinkler System to be installed
  - Sprinkler main, double check valve assembly, FD connection + wet system

- **Plumbing Systems:** All new services
  - Sewer ejector pit required
  - Possible leaching field replacement

- **HVAC Systems:** All new systems

- **Electrical Systems:**
  - All new systems: power, data, telephone, CCTV, interior and exterior lighting, emergency lighting, fire alarm, etc
  - New emergency generator

DECEMBER 12, 2012
SITE CONSTRAINTS

- Wetlands + associated buffers
  - 100' buffer (State)
  - 50' no build (Town)
- Existing septic areas
- Property lines + offsets
- Areas of steep slopes

SITE PLANS

- Design Process
  - Conceptual floor plans and site plans developed and refined based on the program
  - Other storage needs accommodated by lean-tos
SITE PROGRAMMING

- Site access + circulation
  - 100% separation of public and private circulation paths not possible
- Segregated parking
  - Visitors
  - Cruisers parked behind the building
  - Employees; shift change population considered
- Acknowledge safety concerns of exiting onto public roads

- Universal Accessibility
  - Accessible entrance incorporated
  - Access from the lower level parking improved

- Drainage improvements
  - Limitations of setbacks and wetlands

- Utility upgrades include septic redevelopment
SITE CONSIDERATIONS

- Adding pavement for increased parking needs increases storm water runoff.
- Storm water runoff will require detention and treatment.
  - Any site work requiring meeting with the Conservation Commission will likely require storm water treatment.
- Accessibility: modifications were required because the cost threshold of 30% or more of the full and fair cash value of the building were met. 521CMR requires a handicap ramp (+/- 110' long) for access from lower lot.
- Added retaining walls where pavement is increased
- Raised the level of lower parking lot to accommodate storm water runoff via swales and discharge.
# NORWELL POLICE DEPARTMENT

## COMPARISON BETWEEN STATIONS

<table>
<thead>
<tr>
<th>Priority</th>
<th>Space</th>
<th>Occupants</th>
<th>Visitors</th>
<th>Total SF at Washington Street Station</th>
<th>Total SF at Option 5</th>
<th>Difference</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENTRY, PUBLIC LOBBY AND TRAINING</td>
<td>Public vestibule</td>
<td>88</td>
<td>89</td>
<td></td>
<td></td>
<td>1</td>
<td>Accessible &amp; req'd by code</td>
</tr>
<tr>
<td></td>
<td>Public toilet - first level</td>
<td>51</td>
<td>48</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Public lobby - first level</td>
<td>3</td>
<td>208</td>
<td>135</td>
<td></td>
<td>(73)</td>
<td>Minimal seating; less display space</td>
</tr>
<tr>
<td></td>
<td>Police clerk</td>
<td>1</td>
<td>347</td>
<td>329</td>
<td></td>
<td>(18)</td>
<td>Kitchenette space is small and difficult to get to for wheelchair users</td>
</tr>
<tr>
<td></td>
<td>Public interview/ permitting room</td>
<td>4</td>
<td>91</td>
<td>74</td>
<td></td>
<td>(17)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Public toilet - upper level</td>
<td>46</td>
<td>46</td>
<td></td>
<td></td>
<td>0</td>
<td>No seating area, requires personal escort from first floor lobby</td>
</tr>
<tr>
<td></td>
<td>Public Lobby - upper level</td>
<td>4</td>
<td>207</td>
<td>65</td>
<td></td>
<td>(142)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>NET SUBTOTAL</td>
<td></td>
<td>1,038</td>
<td>740</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PRISONER PROCESSING/DETENTION + SALLYPORT</td>
<td>Prisoner processing</td>
<td>357</td>
<td>296</td>
<td></td>
<td></td>
<td>(61)</td>
<td>Limited and awkward for processing equipment</td>
</tr>
<tr>
<td></td>
<td>Cell</td>
<td>64</td>
<td>68</td>
<td></td>
<td></td>
<td>4</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cell</td>
<td>64</td>
<td>77</td>
<td></td>
<td></td>
<td>13</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cell</td>
<td>64</td>
<td>75</td>
<td></td>
<td></td>
<td>11</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cell - accessible</td>
<td>72</td>
<td>70</td>
<td></td>
<td></td>
<td>(2)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ante</td>
<td>48</td>
<td>94</td>
<td></td>
<td></td>
<td>48</td>
<td>Secure corridors to satisfy DPH sight and sound requirements</td>
</tr>
<tr>
<td></td>
<td>Ante</td>
<td>0</td>
<td>46</td>
<td></td>
<td></td>
<td>48</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ante</td>
<td>0</td>
<td>82</td>
<td></td>
<td></td>
<td>82</td>
<td>Required by Plumbing Code</td>
</tr>
<tr>
<td></td>
<td>Prisoner shower</td>
<td>0</td>
<td>42</td>
<td></td>
<td></td>
<td>42</td>
<td>Required by code, located for ease of cleaning cell area</td>
</tr>
<tr>
<td></td>
<td>Janitor</td>
<td>0</td>
<td>7</td>
<td></td>
<td></td>
<td>7</td>
<td>Path of travel for bailed to leave requires personal escort</td>
</tr>
<tr>
<td></td>
<td>Interview/ bail</td>
<td>3</td>
<td>84</td>
<td>80</td>
<td></td>
<td>(4)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Holding/Booking</td>
<td>36</td>
<td>73</td>
<td></td>
<td></td>
<td>37</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sally port</td>
<td>840</td>
<td>715</td>
<td></td>
<td></td>
<td>(125)</td>
<td>Made smaller to fit holding + interview into plan. Lost mechanic workbench + storage</td>
</tr>
<tr>
<td></td>
<td>NET SUBTOTAL</td>
<td></td>
<td>1,629</td>
<td>1,725</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

DECEMBER 12, 2012
### COMPARISON BETWEEN STATIONS

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<tbody>
<tr>
<td><strong>OFFICERS/SQUAD ROOM/EVIDENCE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sergeants office</td>
<td>5</td>
<td>5</td>
<td></td>
<td>318</td>
<td>364</td>
<td>46</td>
<td>6x6 cubes; Opt 5a: Day Sergeant desk in Roll Call space (37 sf); Offices in lower level; will need better natural lighting</td>
</tr>
<tr>
<td>Closet</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>36</td>
<td>36</td>
<td>Wash ST: 2 computer stations adj to sergeants + 2 stations in evidence receiving. Opt 5a: 332+65 (includes report writing)</td>
</tr>
<tr>
<td>Squad room / Roll Call</td>
<td>6</td>
<td></td>
<td></td>
<td>351</td>
<td>397</td>
<td>46</td>
<td></td>
</tr>
<tr>
<td>Break room</td>
<td>2</td>
<td></td>
<td></td>
<td>157</td>
<td>82</td>
<td>(75)</td>
<td>1 vending machine shown</td>
</tr>
<tr>
<td>Evidence receiving</td>
<td>2</td>
<td></td>
<td></td>
<td>74</td>
<td>57</td>
<td>(17)</td>
<td>Windows overlooking entry ramp will need modification; while SF is increased, layout due to elevator shaft is inefficient</td>
</tr>
<tr>
<td>Evidence storage</td>
<td>1</td>
<td></td>
<td></td>
<td>154</td>
<td>243</td>
<td>89</td>
<td>Inefficient space; has a window requiring modification</td>
</tr>
<tr>
<td>Narcotics/ valuables storage</td>
<td>1</td>
<td></td>
<td></td>
<td>45</td>
<td>58</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>Found property</td>
<td>1</td>
<td></td>
<td></td>
<td>91</td>
<td>92</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Bulk evidence storage</td>
<td>1</td>
<td></td>
<td></td>
<td>107</td>
<td>97</td>
<td>(10)</td>
<td>Indirect access through storage bay / road supplies space</td>
</tr>
<tr>
<td>Storage Bay/Road supplies</td>
<td>2</td>
<td></td>
<td></td>
<td>203</td>
<td>292</td>
<td>89</td>
<td>laid out to maintain existing overhead door dimension</td>
</tr>
<tr>
<td><strong>NET SUBTOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>1,500</td>
<td>1,718</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ADMINISTRATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chief of police</td>
<td>1</td>
<td>4</td>
<td></td>
<td>215</td>
<td>258</td>
<td>43</td>
<td></td>
</tr>
<tr>
<td>Deputy chief of police</td>
<td>1</td>
<td>2</td>
<td></td>
<td>173</td>
<td>180</td>
<td>7</td>
<td>193 sf located in suite, 84 sf located outside suite, on corridor</td>
</tr>
<tr>
<td>Admin. asst. / Records Storage</td>
<td>1</td>
<td></td>
<td></td>
<td>395</td>
<td>277</td>
<td>(118)</td>
<td>Not directly accessed through Admin Assist space</td>
</tr>
<tr>
<td>Conference room</td>
<td>12</td>
<td></td>
<td></td>
<td>314</td>
<td>204</td>
<td>(110)</td>
<td>Copier is just a space in the Admin area; not easily accessed by detectives and prosecutor; no workroom</td>
</tr>
<tr>
<td>Workroom/ copier</td>
<td>1</td>
<td>142</td>
<td></td>
<td>49</td>
<td></td>
<td>(93)</td>
<td></td>
</tr>
<tr>
<td><strong>NET SUBTOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>1,239</td>
<td>968</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*DECEMBER 12, 2012*
### NORWELL POLICE DEPARTMENT

## COMPARISON BETWEEN STATIONS

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<th>Difference</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>F</td>
<td>DETECTIVE/PROSECUTOR/GENERAL OFFICE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Detective bureau</td>
<td>2</td>
<td>1</td>
<td>294</td>
<td>289</td>
<td>(5)</td>
<td>less countertop workspace than Wash.St</td>
</tr>
<tr>
<td>F</td>
<td>Closet</td>
<td>0</td>
<td></td>
<td>37</td>
<td>37</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Interview</td>
<td>3</td>
<td></td>
<td>42</td>
<td>96</td>
<td>54</td>
<td>Monitoring off of Prosecutor office</td>
</tr>
<tr>
<td>F</td>
<td>Prosecutor</td>
<td>1</td>
<td>2</td>
<td>150</td>
<td>130</td>
<td>(20)</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>File storage</td>
<td>1</td>
<td></td>
<td>113</td>
<td>84</td>
<td>(29)</td>
<td>Much smaller than required</td>
</tr>
<tr>
<td>F</td>
<td>General Office</td>
<td>4</td>
<td></td>
<td>379</td>
<td>295</td>
<td>(84)</td>
<td>Needs: Elder Affairs, Crime Prevention Accident Reconstruction, Community Policing, Domestic Violence; able to get 4 workstations in, but circulation is not accessible and has limited file storage</td>
</tr>
<tr>
<td><strong>NET SUBTOTAL</strong></td>
<td></td>
<td></td>
<td><strong>978</strong></td>
<td><strong>931</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>OFFICER SUPPORT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Unisex toilet</td>
<td></td>
<td></td>
<td>47</td>
<td>55</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Female locker room</td>
<td>4</td>
<td></td>
<td>557</td>
<td>335</td>
<td>(222)</td>
<td>4 lockers, 2 toilets, 2 showers</td>
</tr>
<tr>
<td>F</td>
<td>Male locker room</td>
<td>24</td>
<td></td>
<td>870</td>
<td>704</td>
<td>(166)</td>
<td>24 lockers, 2 toilets, 2 urinals, 2 showers; locker area has limited benches</td>
</tr>
<tr>
<td>F</td>
<td>Firearms storage / armory</td>
<td></td>
<td></td>
<td>160</td>
<td>217</td>
<td>57</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Laundry</td>
<td></td>
<td></td>
<td>0</td>
<td>104</td>
<td>104</td>
<td></td>
</tr>
<tr>
<td><strong>NET SUBTOTAL</strong></td>
<td></td>
<td></td>
<td><strong>1,634</strong></td>
<td><strong>1,415</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>F</td>
<td>BUILDING SUPPORT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Furniture storage</td>
<td></td>
<td></td>
<td>55</td>
<td>0</td>
<td>(55)</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Sewer Ejector Pit / Sprinkler / Water</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Network computer equipment room</td>
<td>1</td>
<td></td>
<td>67</td>
<td>60</td>
<td>(7)</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Equipment Storage</td>
<td></td>
<td></td>
<td>138</td>
<td>162</td>
<td>24</td>
<td>2 equipment storage spaces at Wash St</td>
</tr>
<tr>
<td>F</td>
<td>Mechanical room</td>
<td></td>
<td></td>
<td>210</td>
<td>225</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Custodian</td>
<td></td>
<td></td>
<td>37</td>
<td>0</td>
<td>(37)</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Emergency electrical</td>
<td></td>
<td></td>
<td>52</td>
<td>101</td>
<td>49</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Electrical switchgear</td>
<td></td>
<td></td>
<td>75</td>
<td>73</td>
<td>(2)</td>
<td></td>
</tr>
</tbody>
</table>

**DECEMBER 12, 2012**
## COMPARISON BETWEEN STATIONS

<table>
<thead>
<tr>
<th>Priority</th>
<th>Space</th>
<th>Occupants</th>
<th>Visitors</th>
<th>Total SF at Washington Street Station</th>
<th>Total SF at Option 5</th>
<th>Difference</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Custodian closet</td>
<td>45</td>
<td>19</td>
<td></td>
<td>(26)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Custodian equipment closet</td>
<td>28</td>
<td>82</td>
<td></td>
<td>54</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Janitor Lower Level</td>
<td>0</td>
<td>18</td>
<td></td>
<td>18</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Toilet - upper level</td>
<td>0</td>
<td>56</td>
<td></td>
<td>56</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Toilet - upper level</td>
<td>0</td>
<td>56</td>
<td></td>
<td>56</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elevator machine room</td>
<td>20</td>
<td>42</td>
<td></td>
<td>22</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Elevator</td>
<td>126</td>
<td>177</td>
<td></td>
<td>51</td>
<td>(593)</td>
<td>2 floors at Wash St vs 3 floors at River St</td>
</tr>
<tr>
<td></td>
<td>Stair A / 1</td>
<td>308</td>
<td>425</td>
<td></td>
<td>117</td>
<td>2 floors at Wash St vs 3 floors at River St</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stair B / 2</td>
<td>366</td>
<td>393</td>
<td></td>
<td>27</td>
<td></td>
<td>2 floors at Wash St vs 3 floors at River St</td>
</tr>
<tr>
<td></td>
<td>Corridors</td>
<td>1,175</td>
<td>1,252</td>
<td></td>
<td>77</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>NET SUBTOTAL</strong></td>
<td><strong>2,702</strong></td>
<td><strong>3,312</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>NET GRAND TOTAL</strong></td>
<td><strong>10,720</strong></td>
<td><strong>10,809</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>GROSS AREA</strong></td>
<td><strong>12,254</strong></td>
<td><strong>12,314</strong></td>
<td></td>
<td></td>
<td></td>
<td>Outside face of wall; taken from existing plans</td>
</tr>
</tbody>
</table>

### SHARED SPACES

<table>
<thead>
<tr>
<th></th>
<th>Existing community room/ training room</th>
<th>40</th>
<th>820</th>
<th>0</th>
<th>(820) Assumed training gross = 956 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS WITH EXISTING</td>
<td><strong>SHARED TRAINING AT WASH ST</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>13,210</strong></td>
<td>12,314</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NET DEFICIENCIES</strong></td>
<td><strong>11,540</strong></td>
<td><strong>10,809</strong></td>
<td></td>
<td>(2387) Includes shared training room</td>
<td></td>
</tr>
</tbody>
</table>
OPERATIONAL COMPROMISES

- Entry/Public Areas: Significantly smaller + less organized particularly on upper level; clerk undersized
- Prisoner + Processing: Sally port loss of 1 bay + workspaces are smaller
- Officers: Sergeants located on lower level away from evidence + patrol officers; compromise was to add additional desk in squad room
- Squad Room: Less report writing area
- Community/Training Room: Not included in proposed Scheme 5
- Evidence: On main level at entry + inefficient layout
- Administration: Loss of storage + work space
- Detective/prosecutor: Observation window moved to prosecutor rather than detectives
- General Office: Workstations accounted for, not all accessible
- Records Storage: Significantly smaller
- Officer Support: Location on lower level + away from breakroom
- Building Support: Some size issues

DECEMBER 12, 2012
SITE PLANS

- Maintain existing vehicular entries on both levels
- Provide new dedicated visitor, staff + patrol vehicle parking on upper level
- Provide dedicated patrol vehicle parking at northwest portion of site
- Parking count accounts for shift change population
- Provide universal access from lower parking lot
- Provide new accessible entry to main lobby
OPTION 5
AGREED UPON FLOOR PLAN

PROPOSED FIRST LEVEL

LEGEND
- Entry, Public Lobby + Training
- Prisoner Processing / Detention + Sally Port
- Officers / Squad Room / Evidence
- Administration
- Detective / Prosecutor / General Office
- Officer Support
- Building Support
- Circulation

December 12, 2012
OPTION 5
AGREED UPON FLOOR PLAN

PROPOSED UPPER LEVEL

LEGEND

- ENTRY, PUBLIC LOBBY + TRAINING
- PRISONER PROCESSING / DETENTION + SALLY PORT
- OFFICERS / SQUAD ROOM / EVIDENCE
- ADMINISTRATION
- DETECTIVE / PROSECUTOR / GENERAL OFFICE
- OFFICER SUPPORT
- BUILDING SUPPORT
- CIRCULATION

DECEMBER 12, 2012
NORWELL POLICE DEPARTMENT

OPTION 5
AGREED UPON FLOOR PLAN

PROPOSED LOWER LEVEL

LEGEND
- ENTRY, PUBLIC LOBBY + TRAINING
- PRISONER PROCESSING / DETENTION + SALLY PORT
- OFFICERS / SQUAD ROOM / EVIDENCE
- ADMINISTRATION
- DETECTIVE / PROSECUTOR / GENERAL OFFICE
- BUILDING SUPPORT
- CIRCULATION

DECEMBER 12, 2012
NORWELL POLICE DEPARTMENT

OPTION 5
ROOF PLAN

PROPOSED ROOF PLAN

LEGEND

- ENTRY, PUBLIC LOBBY + TRAINING
- PRISONER PROCESSING / DETENTION + SALLY PORT
- OFFICERS / SQUAD ROOM / EVIDENCE
- ADMINISTRATION
- DETECTIVE / PROSECUTOR / GENERAL OFFICE
- OFFICER SUPPORT
- BUILDING SUPPORT
- CIRCULATION

DECEMBER 12, 2012
OPTION 5
SECTIONS

LEGEND
- ENTRY, PUBLIC LOBBY + TRAINING
- PRISONER PROCESSING / DETENTION + SALLY PORT
- OFFICERS / SQUAD ROOM / EVIDENCE
- ADMINISTRATION
- DETECTIVE / PROSECUTOR / GENERAL OFFICE
- OFFICER SUPPORT
- BUILDING SUPPORT
- CIRCULATION

DECEMBER 12, 2012
OPTION 5
VIEW FROM ENTRY

DECEMBER 12, 2012
NORWELL POLICE DEPARTMENT

OPTION 5
VIEW AT REAR ELEVATION/SALLYPORT

DECEMBER 12, 2012
TEMPORARY BUILDING
LOCATED AT HIGHWAY DEPARTMENT
<table>
<thead>
<tr>
<th>ITEM</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovations: Building Cost + Site Development; allowances for septic system and lead remediation</td>
<td>$2,714,746</td>
</tr>
<tr>
<td>General Conditions, Bonds, Escalation + Design Contingencies</td>
<td>$  982,621</td>
</tr>
<tr>
<td>Construction Contingencies</td>
<td>$  369,737</td>
</tr>
<tr>
<td><strong>Estimated Total Hard Construction Costs</strong></td>
<td><strong>$4,067,104</strong></td>
</tr>
<tr>
<td>Estimated Soft Costs</td>
<td>$  957,171</td>
</tr>
<tr>
<td><strong>Total Construction Hard + Soft Costs</strong></td>
<td><strong>$5,024,275</strong></td>
</tr>
<tr>
<td>Estimated Costs for Temporary Relocation + Permanent Move</td>
<td>$  525,583</td>
</tr>
<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>$5,549,858</strong></td>
</tr>
<tr>
<td>Owners Contingency at 3%</td>
<td>$  166,496</td>
</tr>
<tr>
<td><strong>Project Totals</strong></td>
<td><strong>$5,716,353</strong></td>
</tr>
</tbody>
</table>
THANK YOU