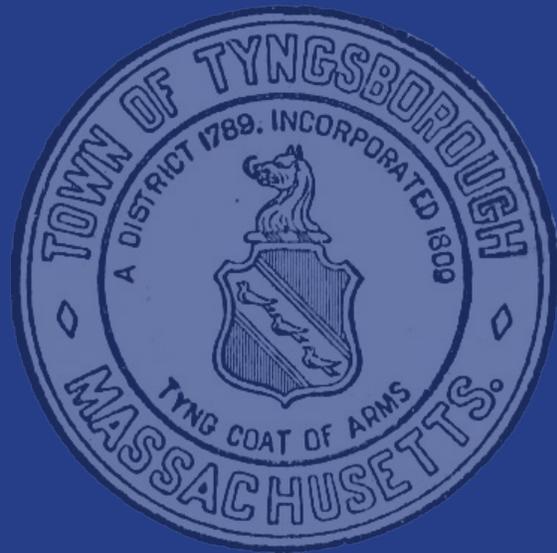


PUBLIC SAFETY FEASIBILITY STUDY

TOWN OF TYNGSBOROUGH, MA

MARCH 2019



Tecton
ARCHITECTS



**JOHNSON
STRUCTURAL
ENGINEERING**

PR **PACHECO ROSS**
a division of H2M architects + engineers
EMERGENCY RESPONSE FACILITIES



1834 **TOWN HALL** 1996
TYNGSBOROUGH, MASS

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

In March of 2019, Tecton Architects, P.C. was contracted to conduct a site feasibility study and space needs assessment for the Police and Fire Departments in the Town of Tyngsborough, MA. Tecton was assisted in this effort by Pacheco Ross Architects (PRA), who specialize in Fire Station design. The space needs assessment covered the programmatic requirements necessary for a Fire Station, a Police Station and a third option of a joint Public Safety Facility. From the space needs assessments, Tecton produced an opinion of probable costs for each scheme. Tecton proposed site test fits for two of the three proposed sites identified by the town. The third site was deemed not feasible. The purpose of this study was to assist the Town of Tyngsborough in determining which site would be most appropriate to accommodate one or both facilities or if a joint facility would be more cost effective.



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STUDY PROCESS

Tecton Architects conducted separate interviews with both the Police and Fire Departments. In those meetings, Tecton and PRA met with each Chief and key personnel to review the following:

- Current department staff
- Future staff projections
- Current town population
- Future town population projections
- Current issues with the existing site
- Current issues with the existing facility
- How the current facilities function
- How the facility would ideally function in the future
- Opportunities for spaces that can be utilized for training
- Safety and security
- Parking and site features

From this information Tecton reviewed each potential space that is currently utilized in similar sized departments. That information assisted the development of the programs found in this document.

Once the programs were established, an opinion of probable costs (OPC) was developed for each scheme utilizing current market data to assign costs per square foot for each facility, and escalated to the assumed mid-point of construction, approximately Summer of 2020.

In addition to the programming of the new facilities, Tecton analyzed three possible sites for the potential of hosting one of the programs. This exercise examined each site for key aspects such as usable square footage, site contours, future planning and existing buildings on the site and their value in a renovation/addition scenario.

This information was then assembled into this document for the Town of Tyngsborough's use in moving forward with the construction and/or renovation based on the recommendations outlined in this study.

SITE ASSESSMENT
ARCHITECTURAL NARRATIVE

SITE OPTION 1

Location

180 Middlesex Rd
Tyngsborough, MA 01879
Zoned - B2/I1



Buildings on Site

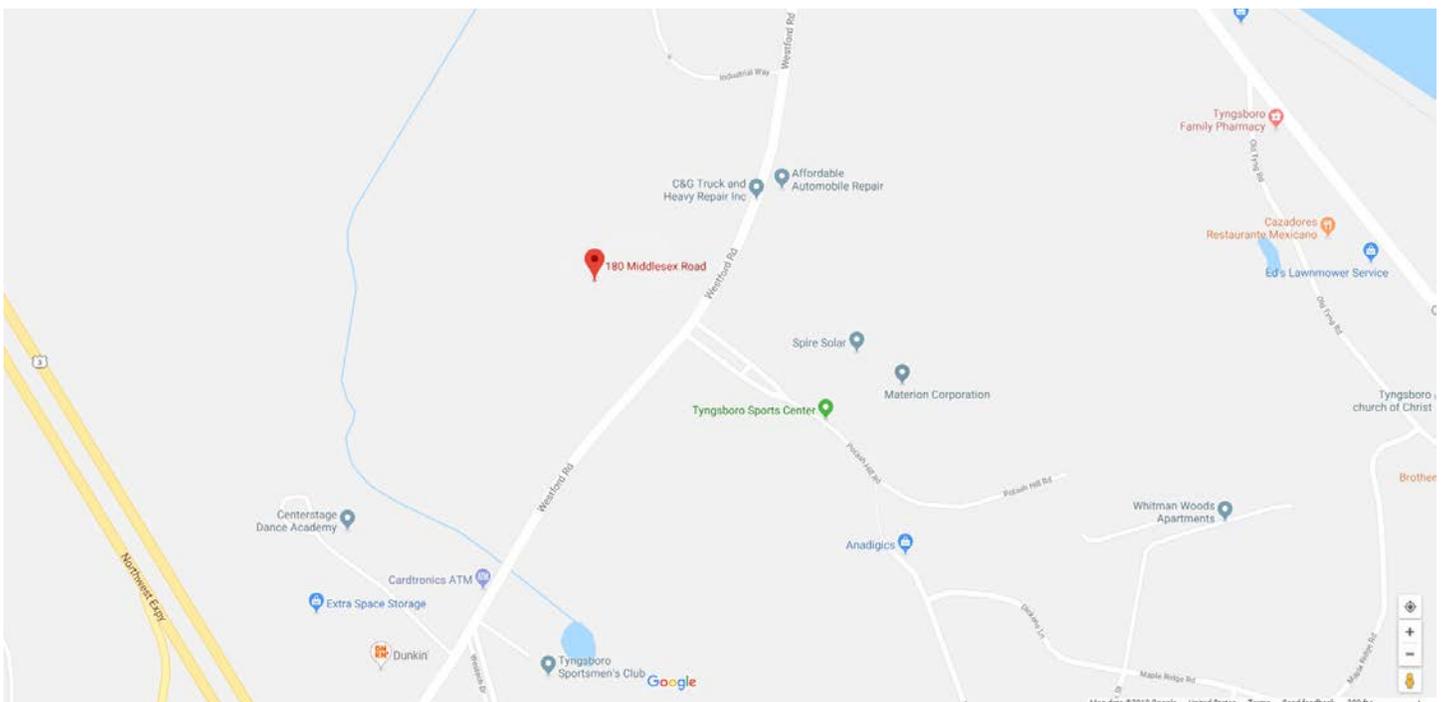
- Owned by Academy of Notre Dame
- No existing buildings on proposed site

Pros

- Large, flat area that can support entire program and site needs comfortably
- Strong street presence possible
- Space for future growth
- Proposed drive intersects at an existing roadway

Cons

- Land not currently owned by Town
- Not centrally located



APPARATUS BAY

1 STORY

B

WESTFORD ROAD

POTASH HILL ROAD

DRAWING LEGEND

-  PARCEL BOUNDARY
-  SITE SETBACK CONSTRAINTS
-  BODIES OF WATER



SITE OPTION 2

Location

250 Middlesex Rd
Tyngsborough, MA 01879
Zoned - B2



Buildings on Site

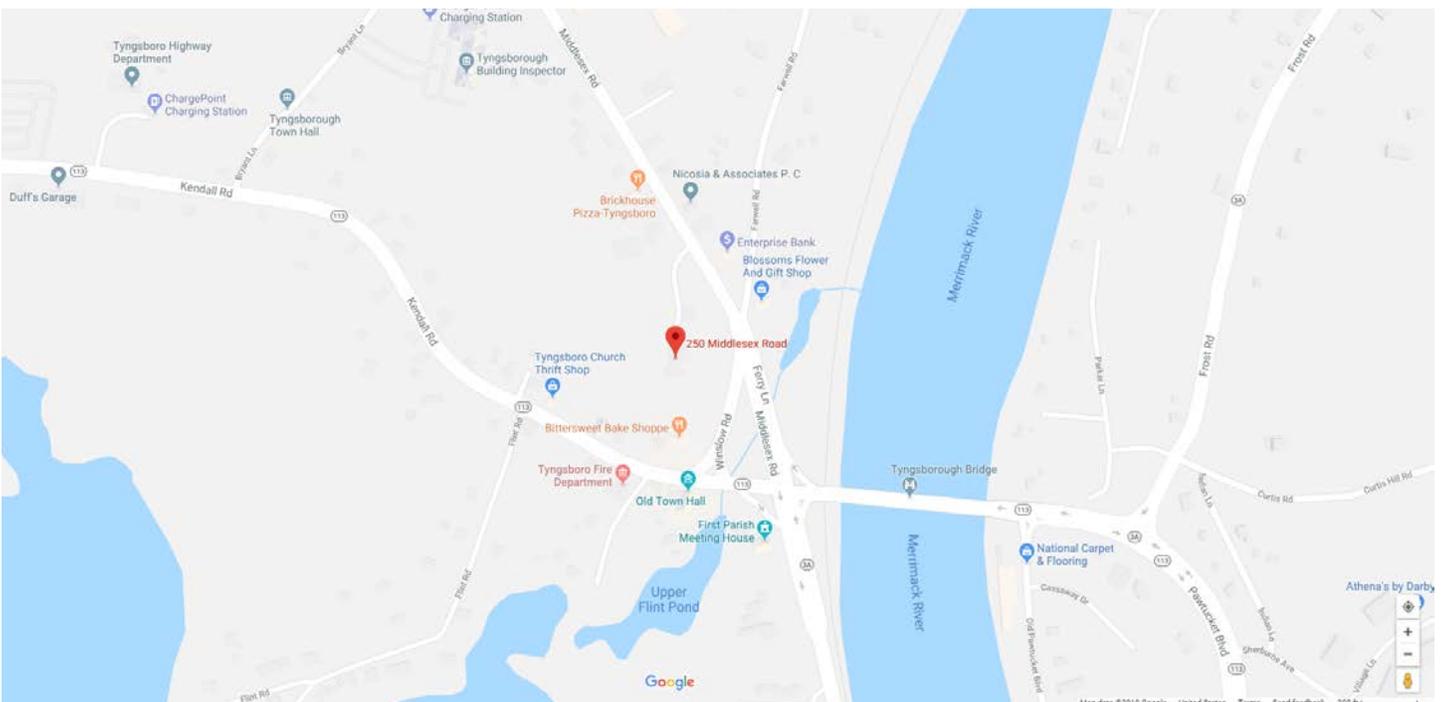
- Unused school
- Unused library

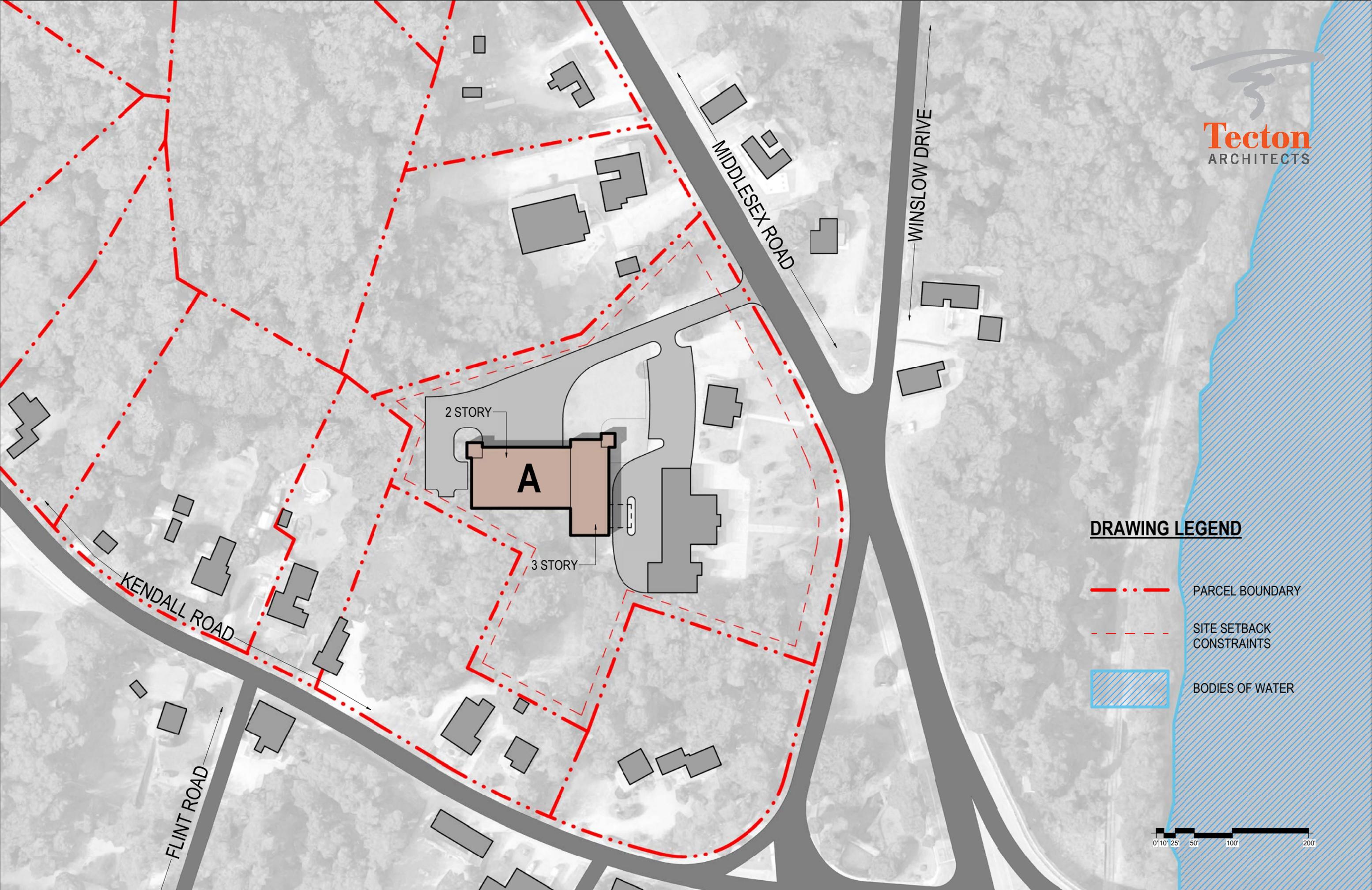
Pros

- Large site
- Centrally located
- Site could support either program independently, although not optimally

Cons

- Steep contours on road side of site
- Both historic buildings will need extensive modifications to bring them up to the minimum standard of an Emergency Services building and building code
- Renovations and/or additions will most likely disrupt the historic character
- School building is in disrepair
- Public safety functions will likely be extremely inefficient and expensive to achieve due to existing building layout
- Compromises would have to be made; no drive-through bays, prisoner entry near main entrance
- Partial use of site leaves limited opportunity for future development or restoration of historic buildings





DRAWING LEGEND

-  PARCEL BOUNDARY
-  SITE SETBACK CONSTRAINTS
-  BODIES OF WATER



SITE OPTION 3

Location

25 Bryant Lane
Tyngsborough, MA 01879
Zoned - B2



Buildings on Site

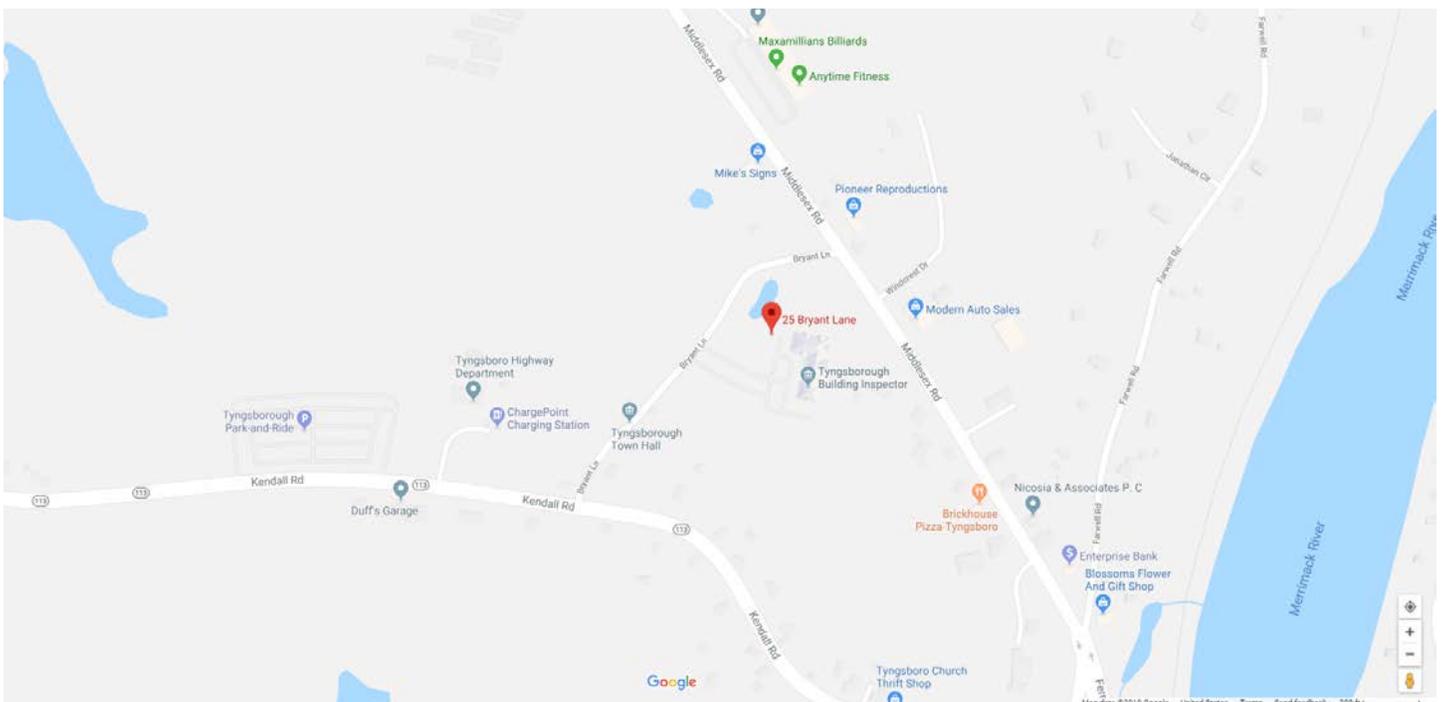
- Active Town office building
- Town parking

Pros

- Centrally located

Cons

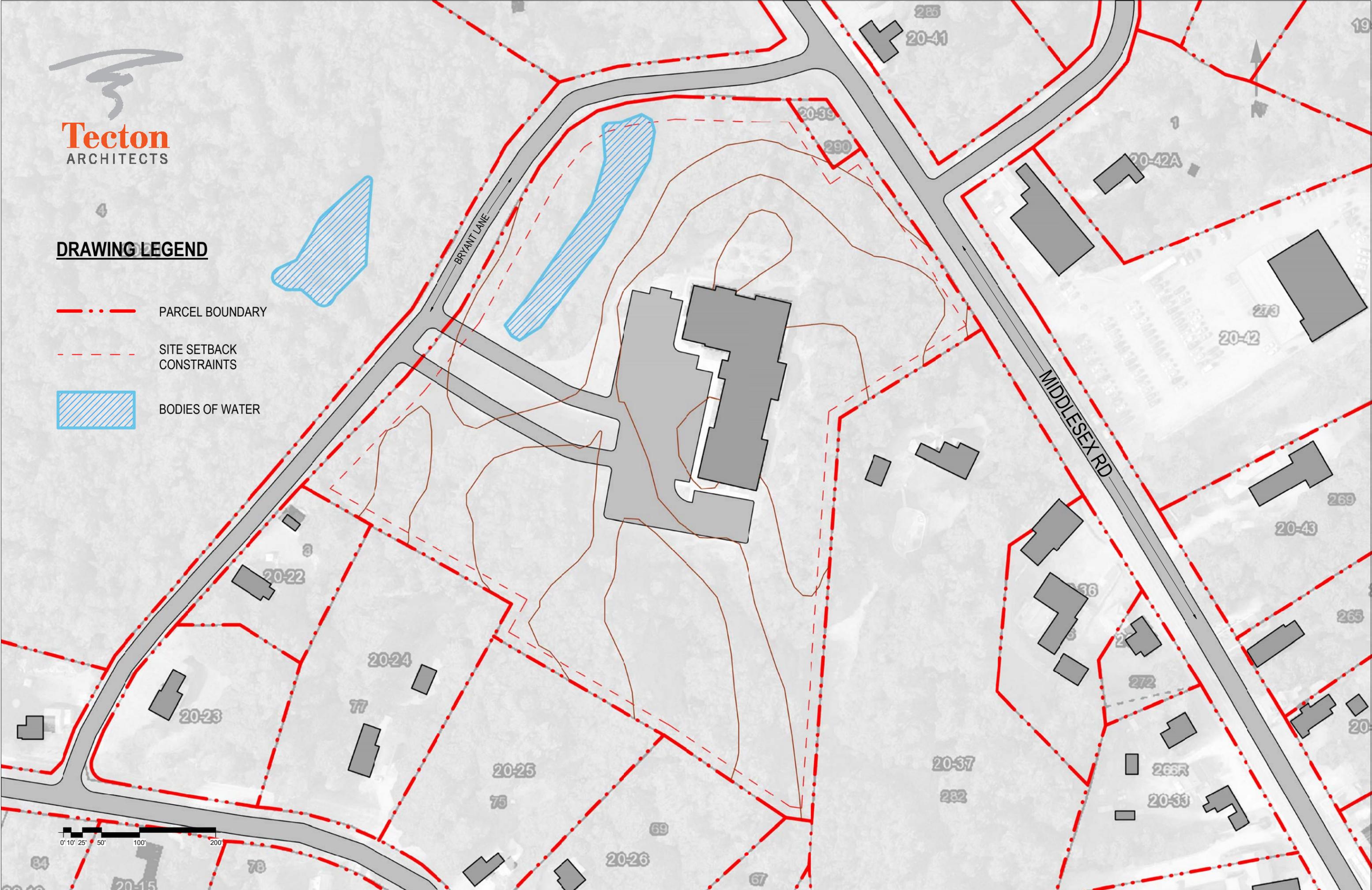
- Town office is likely not built to standards necessary for an Emergency Services building
- Steep contours on parts of site
- Back of site contains bedrock, making it expensive to build on
- Wetlands on west end of site
- Limited potential for further development as addition or renovation of existing building
- Overall, site is cost-prohibitive for development





DRAWING LEGEND

- PARCEL BOUNDARY
- - - SITE SETBACK CONSTRAINTS
- ▨ BODIES OF WATER



POLICE STATION PROGRAM

Police Facility

New Programmed Area Name	Program Area
1 . Public	
1.01 Vestibule	80 s.f.
1.02 Lobby	500 s.f.
1.03 Family Relations - Child Exchange	150 s.f.
1.04 Public Interview/Licensing Room	160 s.f.
1.05 Male Restroom	180 s.f.
1.06 Female Restroom	180 s.f.
	Subtotal: 1250 s.f.
2 . Dispatch Center	
2.01 V.I.P. /Main Desk	65 s.f.
2.02 Dispatch Center	550 s.f.
2.03 Dispatch Supervisor's Office	140 s.f.
2.04 O.I.C Office	140 s.f.
2.05 Unisex Restroom	65 s.f.
2.06 Break Area	140 s.f.
2.07 Communications Equipment Room/IT	240 s.f.
	Subtotal: 1340 s.f.
3 . Records	
3.01 Records Room	260 s.f.
3.02 Records Archive Room	145 s.f.
3.03 Central Photocopy	50 s.f.
3.04 Office Supply Storage	20 s.f.
	Subtotal: 475 s.f.
4 . Community/Training Room/EOC	
4.01 Training Room	1700 s.f.
4.02 Furniture/Supply Storage	60 s.f.
4.03 EOC Supply Closet	20 s.f.
4.04 Kitchenette	20 s.f.
	Subtotal: 1800 s.f.

SPACE NEEDS ASSESSMENT

Tyngsborough, Massachusetts
Space Needs Summary

Police Facility

New Programmed Area Name	Program Area
5 . Patrol Facilities	
5.01 Patrol Lieutenant Office x 2	300 s.f.
5.02 Sergeants	220 s.f.
5.03 Report Preparation	160 s.f.
5.04 Juvenile Waiting Room	60 s.f.
5.05 Roll Call	625 s.f.
5.06 Patrol Supply Storage	80 s.f.
5.07 Armory	65 s.f.
5.08 School Resource Supply Storage Room	20 s.f.
	Subtotal: 1530 s.f.
6 . Traffic	
6.01 Traffic Storage Closet	20 s.f.
	Subtotal: 20 s.f.
7 . Investigative	
7.01 Court Prosecutor's Office	140 s.f.
7.02 Detective Squad Room	525 s.f.
7.03 Interview Room	100 s.f.
7.04 Equipment Storage Room	20 s.f.
	Subtotal: 785 s.f.
8 . Department Administration	
8.01 Administrative Assistant	175 s.f.
8.02 Future Clerks workspace	50 s.f.
8.03 Reprographics/Work Area	20 s.f.
8.04 Coffee Area	12 s.f.
8.05 Future Office (Future Captain)	150 s.f.
8.06 Deputy Chief's Office	165 s.f.
8.07 Chief's Office	200 s.f.
8.08 Chief's Restroom	70 s.f.
8.09 Conference Room	265 s.f.
	Subtotal: 1107 s.f.

Police Facility

New Programmed Area Name	Program Area
--------------------------	--------------

9 . Staff Facilities

9.01	Male Restroom/shower	300 s.f.
9.02	Male Locker Room	725 s.f.
9.03	Female Restroom/shower	240 s.f.
9.04	Female Locker Room	165 s.f.
9.05	Break Room	210 s.f.
9.06	Miscellaneous Male Restrooms	130 s.f.
9.07	Miscellaneous Female Restroom	130 s.f.
9.08	Fitness Center	600 s.f.
9.09	Laundry	50 s.f.
Subtotal:		2550 s.f.

10 . Property and Evidence

10.01	Evidence Laboratory	120 s.f.
10.02	Evidence Receiving	80 s.f.
10.03	Evidence Storage	400 s.f.
10.04	Drug Evidence Storage	20 s.f.
Subtotal:		620 s.f.

11 . Prisoner Processing

11.01	Sally Port/Vehicle Processing (2-cruiser)	1000 s.f.
11.02	Cruiser Supply	75 s.f.
11.03	Cruiser Supply	75 s.f.
11.04	Processing Area	300 s.f.
11.05	Holding Cell	75 s.f.
11.06	Intoxilyzer Area	12 s.f.
11.07	Custodial Closet	20 s.f.
11.08	Interview Room	100 s.f.
11.09	Detention Restroom/shower	50 s.f.
Subtotal:		1707 s.f.

12 . Detention Facilities

12.01	Unisex Cell blocks (x6)	840 s.f.
Subtotal:		840 s.f.

SPACE NEEDS ASSESSMENT

Tyngsborough, Massachusetts
Space Needs Summary

Police Facility

New Programmed Area Name	Program Area
13 . Storage Facilities	
13.01 Animal Control	80 s.f.
13.02 Baby Seat Storage	50 s.f.
13.03 Riot Gear Storage	20 s.f.
13.04 First Aid	20 s.f.
13.05 General Storage	100 s.f.
	Subtotal: 270 s.f.
14 . Firearms Training	
14.01 Range	1260 s.f.
14.02 Control Room	55 s.f.
14.03 Weapons Cleaning/Ready Room	135 s.f.
	Subtotal: 1450 s.f.
15 . Building Services	
15.01 Custodial Closets x 2	40 s.f.
15.02 Mechanical Room	400 s.f.
15.03 Electrical Room	120 s.f.
15.04 Emergency Electrical Room	100 s.f.
15.05 Sprinkler Room	40 s.f.
	Subtotal: 700 s.f.
16 . Vertical Circulation	
16.01 Stairs x Two Floors x3	1200 s.f.
16.02 Elevator x 2-floors	120 s.f.
16.03 Elevator Machine Room	40 s.f.
	Subtotal: 1360 s.f.

Police Facility

New Programmed Area Name	Program Area
Summation	
Facility net area:	17,804 s.f.
Net to gross adjustment (30%)	5,341 s.f.
Facility gross area total:	23,145 s.f.
17 . Out-Building	
17.01 Impound Lot	200 s.f.
17.02 Carport	1600 s.f.
17.03 Flammable/Haz Mat Storage	20 s.f.
Subtotal:	1820 s.f.

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

1 . Public**1.01 Vestibule 80 s.f.****Security**

- free access from exterior 24/7
- emergency lockdown of inner doors
- ballistic protection in any wall interfacing staff areas

Electrical

- fire alarm annunciator panel

1.02 Lobby 500 s.f.**General**

- lobby design should reflect an environment of service to the community and visitors
- public access to records (window)
- Training Room Access
- window to Dispatch/desk officer

Security

- free access with emergency lockdown provisions
- proximity access control to secure areas
- remote release of doors from Dispatch
- ballistic protection in walls interfacing staff areas
- audio/video monitoring

Furniture

- couch with charging ports, comfortable area for purchasing/exchange

Equipment

- 1 public access computer terminal(s)

Casework and built-ins

- 1 large pamphlet/form rack for community information
- 2 display cases
 - drops for cell phone donations, prescription drugs, used needles

Display

- 1 flat panel information monitor
- 2 display cases for historic artifacts
 - wall space for display of historic artifacts

Mechanical

- do not recirculate air into staff areas

Plumbing

- 1 drinking fountain (accessible)

New Programmed Area Name	Program Area
--------------------------	--------------

1.03 Family Relations - Child Exchange 150 s.f.

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Security

- proximity access control
- audio/video monitoring - to record activities including probate child exchange, internet purchasing, etc.
- ballistic protection in walls interfacing staff areas
- panic device

Furniture

- 1 table w/ four to six chairs

Equipment

- 1 wall telephone

Accessory Spaces

- soft interview supply closet

1.04 Public Interview/Licensing Room 160 s.f.

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Casework and built-ins

- 6 linear foot licensing counter with cabinets below

Security

- proximity access control
- audio/video monitoring - to record activities
- ballistic protection in walls interfacing staff areas
- panic device

Furniture

- 1 table w/ four to six chairs

Equipment

- 1 computer on licensing counter
- 1 fingerprint station
- 1 wall telephone

1.05 Male Restroom 180 s.f.

Plumbing

- 1 hc water closet
- 1 urinals
- 1 sink
- 1 floor drain with trap primer

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

Male Restroom - continued**Equipment**

- toilet accessories as required
- mirrors at sink(s)
- changing station

Security

- ballistic protection in walls interfacing staff areas
- avoid concealed areas within room or above ceiling

1.06 Female Restroom 180 s.f.**Plumbing**

- 1 hc water closet
- 1 water closet
- 1 sink
- 1 floor drain with trap primer

Equipment

- toilet accessories as required
- mirrors at sink(s)
- changing station

Security

- ballistic protection in walls interfacing staff areas
- avoid concealed areas within room or above ceiling

2 . Dispatch Center**2.01 V.I.P. /Main Desk 65 s.f.****Furniture**

- 1 workstation chair
- 2 two-drawer undercounter file cabinets

Casework and Built-ins

- 8 linear feet of open base counter

Equipment

- 1 computer (@ counter wrkstn)
- 1 keyboard drawer (@ counter wrkstn)
- 1 telephone (@ counter wrkstn)

Security

- contiguous with dispatch center
- panic alarm
- ballistic protection in walls interfacing public areas
- 2-hour fire separation

New Programmed Area Name	Program Area
--------------------------	--------------

V.I.P. / Main Desk - continued

- ballistic window to lobby w/ natural voice transmission and intercom enhancement
- ballistic deal tray to lobby
- ballistic package pass

2.02 Dispatch Center 550 s.f.

Description

- Dispatchers serve as the back-up for public reception when a VIP is not available. 7 full-time, 3 part-time dispatchers

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions
- acoustic wall panels on 20% of surface

Furniture

- 3 dispatch consoles with chairs, pulled back from main desk window
- 14 rolling two drawer lateral file cabinets (under counter)
- 1 space for additional future console

Casework and Built-ins

- 24 linear feet open countertop
- 12 linear feet wall shelving over files (over counter)
- 6 linear feet upper cabinets (over counter)
- 12 mail cubbies
- storage for "bug-out" bins

Equipment

- 1 CJIS computer (shared)
- 1 multifunction print device (on casework)
- 1 logging recorder
- 1 scanner (on casework)
- central vacuum system
- Cybercomm/Motorola
- note: equipment per console as indicated below:

Each Console

- 2 911 monitor(s)
- 1 radio monitor
- 1 LEAPS monitor
- 1 security monitor
- 1 intercom
- 1 telephone
- 1 TDD
- 1 reverse 911

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

Dispatch Center - continued**Display**

- 1 large wall map(s)
- 1 large flat screen monitor to alert public presence at V.I.P./Main Desk window
- 2 large flat screen perimeter/cell security monitors
- 1 large flat screen monitor for gps police and fire unit locations
- 1 flat screen television monitor
- 1 4' x 6' marker board
- 1 4' x 6' tack board

Special Design Considerations

- raised access floor unless Communications Equipment is directly below

Mechanical

- dedicated hvac system

Electrical

- all systems on ups and emergency generator
- indirect lighting with multilevel control
- copper land line to dispatch

Security

- proximity access control
- Doors into Lobby/Sallyport/Staff controlled in Dispatch
- ballistic protection in walls interfacing public areas
- panic alarm
- 2-hour fire separation

Optional

- option for regional dispatch, add 1-2 consoles (Add 275 SF)

2.03 Dispatch Supervisor's Office**140 s.f.****Furniture**

- 1 "L" workstation w/ chair
- 2 two-drawer undercounter file cabinets
- 2 visitor chairs

Casework and Built-ins

- 6 linear feet of open base counter
- 12 linear feet of wall shelving (over counter)

Equipment

- 1 computer (@ workstation)
- 1 telephone (@ workstation)
- 1 radio monitor

New Programmed Area Name	Program Area
--------------------------	--------------

Dispatch Supervisor's Office - continued

- 2 flat panel cctv monitors
- 1 radio speaker

Security

- standard commercial lockset to dispatch
- ballistic protection in walls interfacing public areas
- 2-hour fire separation to staff areas

2.04 O.I.C Office 140 s.f.

Furniture

- 1 "L" workstation w/ chair
- 2 two-drawer undercounter file cabinets
- 2 visitor chairs
- 1 bookcase

Casework and Built-ins

- 6 linear feet of open base counter
- 12 linear feet of wall shelving (over counter)

Equipment

- 1 computer (@ workstation)
- 1 telephone (@ workstation)
- 1 radio monitor
- 1 large cctv monitor to prisoner area
- 1 key control cabinet

Security

- standard commercial lockset to dispatch
- ballistic protection in walls interfacing public areas
- 2-hour fire separation to staff areas

Special

- future command post option
- window to dispatch

2.05 Unisex Restroom 65 s.f.

Plumbing

- 1 water closet
- 1 urinal
- 1 sink

Equipment

- 1 wall telephone
- 1 radio speaker

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

2.06 Break Area 140 s.f.**Furniture**

- dining counter with two chairs

Casework and Built-ins

7.5 linear feet of base and upper cabinets

Equipment

- 1 refrigerator
- 1 microwave
- 1 coffee machine
- 12 12" x 24" x 72" dispatcher lockers

Plumbing

- 1 kitchen sink

Display

- 1 flat panel wall monitor with cable tv

Special

- out of public sight

2.07 Communications Equipment Room/IT 240 s.f.**Casework and Built-ins**

6 linear feet of open counter

Equipment

- 1 network racks
- 1 radio rack
- 1 security rack
- 2 911 racks
- 1 future rack
- 1 administrative computer
- 24 linear feet of 8' high plywood backboard
- 1 wall telephone
- 1 logging recorder
- town hall clone back-up
- cable tray over racks

Electrical

- all systems on ups and emergency generator
- 4 4" conduits from pole to communications equipment
- 4 4" conduit to antenna/microwave
- 2 future conduit to roof

Fire Protection

- pre-action fire suppression system

Police Facility

New Programmed Area Name	Program Area
--------------------------	--------------

Communications Equipment Room/IT - continued

Security

- access from outside of dispatch
- proximity access control
- masonry wall construction or wire mesh in partitions
- 2 hour fire rating

3 . Records

3.01 Records Room 260 s.f.

Furniture

- 1 "L" workstation w/ chair, away from window
- 48 linear feet of high-density 5 high file storage
- 3 two-drawer lateral file cabinets

Casework and Built-ins

- 12 linear feet of open counter over file cabinets

Equipment

- 1 telephone
- 1 computer
- 1 multi-function printer

Security

- proximity access control to staff
- ballistic protection in walls interfacing public areas
- ballistic deal tray to lobby
- ballistic window to lobby w/ natural voice transmission and intercom enhancement

3.02 Records Archive Room 145 s.f.

Furniture

- 80 linear feet of high-density 5 high file storage

Security

- proximity access control

3.03 Central Photocopy 50 s.f.

Casework and Built-ins

- 8 linear feet base cabinets w/ countertop

Equipment

- 1 multi-function printer
- 1 wall telephone(s)

Security

- none

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

3.04 | Office Supply Storage 20 s.f.**Casework and Built-ins**

30 linear feet of shelving on standards

4 . Community/Training Room/EOC**4.01 | Training Room 1700 s.f.****Occupants** 60**General**

- may be used to provide temporary shelter for the public
- can be used as EOC
- will need accessible ramp for access to tiered seating

Acoustics

- partitions to extend to underside of structure
- sound batt insulation in stud partitions

Furniture

- 6 2' x 6' tables with two chairs each on floor at front
- 4 2' x 36' fixed tables with 12 chairs each on tiered risers
- 1 "smart" podium

Equipment

- tel/data floor boxes for tables
- 1 wall telephone
- connectivity for portable dispatch
- connectivity for cable access TV

Display

- 2 short throw projectors
- writable/projectable wall covering
- 4 flat panel ceiling mounted monitors
- 2 4'x4' tack boards

Security

- proximity access control
- interlock to switch control point
- ballistic protection in walls interfacing staff areas

4.02 | Furniture/Supply Storage 60 s.f.**Furniture**

- 4 24" x 36" x 72" metal shelving

Security

- standard commercial lockset

Police Facility

New Programmed Area Name	Program Area
--------------------------	--------------

4.03 EOC Supply Closet 20 s.f.

Furniture

- 2 24" x 36" x 72" metal shelving

Security

- standard commercial lockset

4.04 Kitchenette 20 s.f.

Casework and Built-ins

- 6 linear feet of base cabinets
- 6 linear feet of upper cabinets

Equipment

- refrigerator
- coffee machine
- microwave

Plumbing

- 1 double bowl sink

5 . Patrol Facilities

5.01 Patrol Lieutenant Office x 2 300 s.f.

Furniture

- 1 "U" workstation
- 3 two-drawer lateral file cabinets
- 2 visitor's chairs

Casework and Built-ins

- 9 linear feet of open countertop (over files)
- 18 linear feet of wall shelving (over files)

Equipment

- 1 computer (@ workstation)
- 1 telephone (@ workstation)

Security

- standard commercial lockset

Accessory Area

- coat closet

5.02 Sergeants 220 s.f.

Furniture

- 2 "L" workstations with chair
- 4 three-drawer lateral file cabinets
- 1 small table and chairs for informal meetings

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

Sergeants - continued**Casework and Built-ins**

- 12 linear feet of open countertop (over files)
- under- counter shelving for duty bag storage

Equipment

- 2 computer(s)
2 telephone(s)
1 key control box

Display

- 1 4' x 6' marker board
1 4' x 6' tack board

Security

- standard commercial lockset

5.03 Report Preparation 160 s.f.**Furniture**

- 3 computer workstations

Casework and Built-ins

- 2 linear feet of six-tier form cubbies
- shelving above workstations

Equipment

- 3 computer(s)
1 printer
1 wall telephone(s)

Display

- 1 4' x 8' dry erase board
1 4' x 4' tack board

5.04 Juvenile Waiting Room 60 s.f.**Special**

- Non-secure

Security

- proximity access control from inside
- door tied to alarm if opened from inside
- audio/video surveillance

New Programmed Area Name	Program Area
--------------------------	--------------

5.05 Roll Call 625 s.f.

General

- near locker room/Sallyport

Furniture

- 9 2' x 6' tables with two chairs each (classroom setup)

Equipment

- 1 wall telephone(s)
- 36 staff mailboxes, counter with cabinets and cubbies above

Display

- 1 72" flat panel monitor
- 1 4' x 4' tack board cabinets
- 1 4' x 8' dry erase board
- 1 4' x 4' union tack board

Security

- standard commercial lockset

Accessory Area

- training prop storage (furniture)

5.06 Patrol Supply Storage 80 s.f.

General

- Near Cruiser Parking

Furniture

- 6 24" x 36" x 72" five tier metal shelving

Electrical

- 2 wall mtd. charging rack
- 1 recharge for radar units

Security

- standard commercial lockset

5.07 Armory 65 s.f.

Furniture

- 6 linear feet of long gun storage rack
- 2 18" x 36" x 72" five tier metal shelving
- 6 linear feet of open counter

Equipment

- 1 Computer

Security

- ballistic resistant walls

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

5.08 | School Resource Supply Storage Room | 20 s.f.**General**

- access from corridor adjacent to Patrol offices

Furniture

- 2 24" x 36" x 72" five tier metal shelving

6 . Traffic**6.01 | Traffic Storage Closet | 20 s.f.****Furniture**

- 2 24" x 36" x 72" five tier metal shelving

7 . Investigative**7.01 | Court Prosecutor's Office | 140 s.f.****Acoustics**

- Partitions to extend to underside of structure
- Sound batt insul. in stud partitions

Furniture

- 1 "L" workstation w/ chair
- 2 2 drawer UC file cabinets (under counter)
- 2 visitor chairs

Casework and Built-ins

- 6 linear feet of open base counter
- 12 linear feet of wall shelving (over counter)

Equipment

- 1 computer (@ workstation)
- 1 telephone (@ workstation)

Security

- standard commercial lockset to dispatch

Special

- interior window to records w/ blinds

7.02 | Detective Squad Room | 525 s.f.**General**

- sized to allow for future Lieutenants office

Furniture

- 5 "L" workstation with chair and visitor chair
- 5 three drawer lateral file cabinets (locked)
- 1 work table w/ 6 chairs

New Programmed Area Name	Program Area
--------------------------	--------------

Detective Squad Room - continued

Casework and Built-ins

15 linear feet of counter over file cabinets

Equipment

- 5 computers (@ workstation)
- 5 telephones (@ workstation)
- 1 network printer (on casework)
- 1 charging station (on casework)

Display

1 4' x 6' marker board

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Security

- standard commercial lockset

Accessory Areas

- coat closet

7.03 Interview Room 100 s.f.

Furniture

1 table w/ four chairs

Electrical

- 1 light switch w/ "in use" light
- 1 panic device
- laptop cable

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions
- acoustic wall panels on one wall

Security

- standard commercial lockset
- discreet CCTV audio and video surveillance

7.04 Equipment Storage Room 20 s.f.

General

- closet for investigative supplies

Furniture

2 18" x 36" x 72" - 5 tier shelving

Security

- standard commercial lockset

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

8 . Department Administration**8.01 Administrative Assistant 175 s.f.****General**

- separate office but before Chief's

Furniture

- 1 "U" workstation with chair
- 6 four-drawer file cabinets
- 1 typewriter stand
- 2 visitor chairs

Equipment

- 1 computer
- 1 telephone
- 1 typewriter

Security

- standard commercial lockset

8.02 Future Clerks workspace 50 s.f.**General**

- open office area for future PT assistant outside of office

8.03 Reprographics/Work Area 20 s.f.**Casework and Built-ins**

- 6 linear feet of base & upper cabinets

Equipment

- 1 multi-function printer
- 1 paper shredder
- 1 mail machine

8.04 Coffee Area 12 s.f.**Casework and Built-ins**

- 4 linear feet of base cabinets with counter

Equipment

- 1 undercounter refrigerator
- 1 coffee maker

Plumbing

- 1 single bowl sink

Security

- standard commercial lockset

New Programmed Area Name	Program Area
--------------------------	--------------

8.05 Future Office (Future Captain) 150 s.f.

Furniture

- 1 "U" workstation
- 3 two-drawer lateral file cabinets
- 2 visitor's chairs

Casework and Built-ins

- 9 linear feet of open countertop (over files)
- 18 linear feet of wall shelving (over files)

Equipment

- 1 computer (@ workstation)
- 1 telephone (@ workstation)

Security

- standard commercial lockset

Accessory Area

- coat closet

8.06 Deputy Chief's Office 165 s.f.

General

- direct access to conference room

Furniture

- 1 "U" workstation
- 3 two drawer lateral files
- 1 work table with four chairs

Casework and Built-ins

- 9 lf open countertop (over files)
- 18 lf wall shelving (over files)

Equipment

- 1 computer (@ workstation)
- 1 printer (future provision) (@ workstation)
- 1 telephone (@ workstation)

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Security

- standard commercial lockset

Accessory Areas

- coat closet w/ locker

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

8.07 Chief's Office 200 s.f.**General**

- direct access to conference room

Furniture

- 1 exec. desk w/ credenza
- 3 two drawer lateral files
- 1 work table with six chairs

Casework and Built-ins

- 9 lf open countertop (over files)
- 18 lf wall shelving (over files)

Equipment

- 1 computer (@ workstation)
- 1 printer (future provision) (@ workstation)
- 1 telephone (@ workstation)

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Security

- standard commercial lockset

Accessory Areas

- coat closet w/ locker

8.08 Chief's Restroom 70 s.f.**Plumbing**

- 1 water closet
- 1 sink
- 1 shower

Equipment

- 1 24" x 30" x 72" gear locker

Security

- standard commercial lockset

8.09 Conference Room 265 s.f.**Furniture**

- 1 conference table w/ 8 chairs

Equipment

- 1 wall telephone
- 1 laptop connection at table
- 1 72" flat panel monitor

Police Facility

New Programmed Area Name	Program Area
--------------------------	--------------

Conference Room - continued

Acoustics

- partitions to extend to underside of structure
- sound batt insulation in stud partitions

Security

- standard commercial lockset

9 . Staff Facilities

9.01 Male Restroom/shower 300 s.f.

Casework and Built-ins

- 5 linear feet open countertop
- 6 linear feet bench

Plumbing

- 1 hc toilet stall
- 1 toilet stall
- 2 urinals
- 2 Sink
- 2 Shower

Security

- standard commercial push/pull

9.02 Male Locker Room 725 s.f.

Equipment

- 40 3'x 2'-6" x 6' lockers w/ bench and lockable area, vest drying
- 1 4' wet gear rack
- 1 shoe shine station
- 1 weapons clearing trap

Electrical

- Power to lockers

Security

- standard commercial push/pull

9.03 Female Restroom/shower 240 s.f.

Casework and Built-ins

- 5 linear feet open countertop
- 3 linear feet bench

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

Female Restroom/shower - continued**Plumbing**

- 1 hc toilet stall
- 1 toilet stall
- 2 Sink
- 1 Shower

Security

- standard commercial push/pull

9.04 Female Locker Room 165 s.f.**Equipment**

- 8 3' x 2'-6" x 6' lockers w/ bench and lockable area ,vest drying
- 1 2' wet gear rack
- 1 shoe shine station
- 1 weapons clearing trap

Electrical

- Power to lockers

Security

- standard commercial push/pull

9.05 Break Room 210 s.f.**Furniture**

- 1 table(s) with eight chairs

Casework and Built-ins

- 8 linear feet of base and upper cabinets

Equipment

- 1 refrigerator
- 1 microwave (in casework)
- 1 coffee machine (provision)
- 1 residential cooktop, no oven
- 1 dishwasher

Plumbing

- 1 double bowl sink (in casework)

9.06 Miscellaneous Male Restrooms 130 s.f.**Casework and Built-ins**

- 3 linear feet open countertop

New Programmed Area Name	Program Area
--------------------------	--------------

Miscellaneous Male Restrooms - continued

Plumbing

- 1 hc toilet stall
- 1 urinals
- 1 sink (in counter)

Security

- standard commercial lockset

9.07 Miscellaneous Female Restroom 130 s.f.

Casework and Built-ins

- 3 linear feet open countertop

Plumbing

- 1 hc toilet stall
- 1 toilet stall
- 1 sink (in counter)

Security

- standard commercial lockset

9.08 Fitness Center 600 s.f.

Equipment

- TBD

Special

- mirrors full height one wall

Acoustics

- sound batt insul. in stud partitions

Security

- standard commercial lockset

9.09 Laundry 50 s.f.

Equipment

- 1 residential washing machine
- 1 residential dryer

Casework and Built-ins

- 7 linear feet of folding counter w/ cabinets below

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

10 . Property and Evidence**10.01 Evidence Laboratory 120 s.f.****Casework and Built-ins**

- 12 linear feet of base cabinets
- 12 linear feet of upper cabinets

Equipment

- 1 counter top fuming tank
- 2 pass thru locker units to evidence storage
- 1 refrigerated pass thru (in units above)
- 1 pass thru to prisoner processing

Plumbing

- 1 double bowl sink

Accessory Area

- drying closet

Security

- proximity access control

10.02 Evidence Receiving 80 s.f.**General**

- located near Prisoner Processing

Furniture

- 1 computer station w/printer

Casework and Built-ins

- 5 linear feet of base cabinet for storage of packaging materials
- 1 linear feet of 6 - tier form cubbies

Security

- proximity access control

10.03 Evidence Storage 400 s.f.**Furniture**

- 4 24" x 36" x 72" metal shelving
- 200 linear feet of high density 5 - tier evidence storage system
- 20 linear feet of high density weapons storage w/ locking device

Equipment

- 1 refrigerator
- 1 Safe

Security

- proximity access control w/ "pin" keypad
- cctv monitoring

Police Facility

New Programmed Area Name	Program Area
--------------------------	--------------

10.04	Drug Evidence Storage	20 s.f.
	<i>Furniture</i>	
	2 24" x 36" x 72" metal shelving	

11 . Prisoner Processing

11.01	Sally Port/Vehicle Processing (2-cruiser)	1000 s.f.
	<i>General</i>	
	2 12' x 12' overhead doors for each bay, drive-through	
	1 man door	
	<ul style="list-style-type: none"> • bay deep enough for full ambulance 	
	<i>Plumbing</i>	
	1 eye wash/emergency shower	
	1 floor drain per bay	
	1 boot wash station	
	<i>Security</i>	
	<ul style="list-style-type: none"> • interlock all doors for one at a time operation, provide emergency over-ride • cctv monitoring of interior and approach • proximity access control in/out to Prisoner Processing • proximity access control and remote release of OH doors from dispatch • wire mesh partition to separate bay for vehicle processing 	

11.02	Bulk Property Room	50 s.f.
	<i>General</i>	
	<ul style="list-style-type: none"> • Direct Access to Sally Port 	
	<i>Furniture</i>	
	4 24" x 36" x 72" metal shelving	
	<i>Security</i>	
	<ul style="list-style-type: none"> • double door with proximity access control 	

11.02	Cruiser Supply	75 s.f.
	<i>Furniture</i>	
	6 24" x 36" x 72" metal shelving	
	<i>Security</i>	
	<ul style="list-style-type: none"> • proximity access control 	

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

11.04 Processing Area 300 s.f.**Casework and Built-ins**

- 1 booking control workstation and booking bench

Equipment

- 1 automated fingerprint machine
- 1 telephone (@ workstation)
- 1 telephone with two handsets for language line services
- 1 computer (@ workstation)
- 8 property lockers - two large enough for guitars/backpacks
- 1 mug shot camera on mount (@ workstation)
 - static gray back drop (to match registry of motor vehicles) w/ height markers

Security

- proximity access control
- cctv monitoring of all areas
- panic devices throughout
- automatic openers for doors from sallyport
- use least possible number of cameras to monitor booking
- prisoner release exit
- weapons locker outside all entrances

11.05 Holding Cell 75 s.f.**Casework and Built-ins**

- 9 linear foot bench with cuff rings

Electrical

- detention grade light fixtures

Security

- minimum 10' high ceilings
- detention grade sliding door hardware w/ cuff door
- audio/video surveillance
- visual observation from booking area
- tamper resistant hvac grills - 1/8" holes maximum

11.06 Intoxilyzer Area 12 s.f.**Casework and Built-ins**

- 4 linear feet base cabinet w/ epoxy resin countertop
- 1 booking bench w/ cuff rail

Electrical

- 1 tel/data for intoxilyzer

New Programmed Area Name	Program Area
--------------------------	--------------

11.07	Custodial Closet	20 s.f.
	<p>Plumbing</p> <ul style="list-style-type: none"> 1 mop sink <p>Equipment</p> <ul style="list-style-type: none"> 1 mop rack <p>Security</p> <ul style="list-style-type: none"> high security lockset 	
11.08	Interview Room	100 s.f.
	<p>General</p> <ul style="list-style-type: none"> use for bail and lawyer meetings, provide vestibule near prisoner release exit <p>Furniture</p> <ul style="list-style-type: none"> 1 fixed table w/ two chairs <p>Electrical</p> <ul style="list-style-type: none"> 1 light switch w/ "in use" light 1 panic device <p>Equipment</p> <ul style="list-style-type: none"> 1 phone discreetly located <p>Acoustics</p> <ul style="list-style-type: none"> partitions to extend to underside of structure Acoustic wall panels on one wall <p>Security</p> <ul style="list-style-type: none"> high security lockset discreet CCTV audio and video surveillance w/ local control 	
11.09	Detention Restroom/shower	50 s.f.
	<p>Plumbing</p> <ul style="list-style-type: none"> 1 handicapped accessible detention combination fixture 1 shower stall 	

12 . Detention Facilities

12.01	Unisex Cell blocks (x6)	840 s.f.
	<p>Casework and Built-ins</p> <ul style="list-style-type: none"> 1 32" x 72" x 18" concrete bunk <p>Equipment</p> <ul style="list-style-type: none"> telephone with long phone line 	

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

Unisex Cell blocks - continued**Plumbing**

- 1 detention combination fixture

Electrical

- 1 detention grade light fixtures

Security

- minimum 10' high ceilings
- detention grade sliding door hardware
- audio/video surveillance
- tamper resistant hvac grills - 1/8" holes maximum

13 . Storage Facilities**13.01 Animal Control 80 s.f.****General**

- two kennels for temporary animal boarding
- outdoor run

Equipment

- box freezer for road kill

Plumbing

- cold hose bibs

Security

- standard commercial lockset

13.02 Baby Seat Storage 50 s.f.**Furniture**

- 4 24" x 36" x 72" five tier metal shelving

Security

- standard commercial lockset

13.03 Riot Gear Storage 20 s.f.**Furniture**

- 2 24" x 36" x 72" five tier metal shelving

Security

- standard commercial lockset

Police Facility

New Programmed Area Name	Program Area
--------------------------	--------------

13.04 First Aid 20 s.f.

Furniture

- 1 12" x 36" x 72" five tier metal shelving
- 1 18" x 36" x 72" metal cabinet

Security

- proximity access control

13.05 General Storage 100 s.f.

Furniture

- 4 24" x 36" x 72" five tier metal shelving

Security

- standard commercial lockset

13.06 Utility Bay 300 s.f.

General

- 1 12' x 12' overhead door

Special

- storage for 2-3 motorcycles
- storage for UTV
- storage for trailer
- storage for patrol bicycles

Furniture

- 3 12" x 36" x 72" five tier metal shelving for helmets and road gear

Plumbing

- hot water for washing
- air compressor

14 . Firearms Training

14.01 Range 1260 s.f.

General

- 3 lanes (minimum 75' length)
 - acoustic baffling

Equipment

- 3 shooting stall with target retrieval
 - target trap
 - ballistic baffles at ceiling

Security

- standard commercial lock

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Police Facility

New Programmed Area Name

Program Area

Range - continued**Mechanical**

- independent HVAC system

Electrical

- varied lighting levels with dimming

14.02 Control Room 55 s.f.**General**

- window with sloped glass to firing line

Casework and Built-ins

- 8 linear feet of counter

Equipment

- range control computer
- lighting control panel

Security

- standard commercial lock

14.03 Weapons Cleaning/Ready Room 135 s.f.**Furniture**

- 1 six foot stainless steel workbench

Equipment

- ultrasonic cleaner
- weapons clearing trap

Casework and Built-ins

- 6 linear feet of base cabinet with epoxy resin countertop

Mechanical

- exhaust for cleaning fluid

15 . Building Services**15.01 Custodial Closets x 2 40 s.f.****Plumbing**

- 1 mop sink

Equipment

- 1 mop rack

Security

- standard commercial lockset

Police Facility

New Programmed Area Name	Program Area
15.02 Mechanical Room <ul style="list-style-type: none"> confirm size with system selection 	400 s.f.
15.03 Electrical Room <ul style="list-style-type: none"> confirm size with system selection Security <ul style="list-style-type: none"> standard commercial lockset 	120 s.f.
15.04 Emergency Electrical Room <ul style="list-style-type: none"> confirm size with system selection Security <ul style="list-style-type: none"> standard commercial lockset 2-hour fire rated construction 	100 s.f.
15.05 Sprinkler Room <ul style="list-style-type: none"> confirm size with system selection Security <ul style="list-style-type: none"> standard commercial lockset 	40 s.f.
16 . Vertical Circulation	
16.01 Stairs x Two Floors x3 <ul style="list-style-type: none"> assumed floor count 	1200 s.f.
16.02 Elevator x 2-floors <ul style="list-style-type: none"> hc sized cab 	120 s.f.
16.03 Elevator Machine Room <ul style="list-style-type: none"> per elevator requirements 	40 s.f.
17 . Out-Building	
17.01 Impound Lot General <ul style="list-style-type: none"> storage building for impounded cars and bikes Special <ul style="list-style-type: none"> metal building 	200 s.f.
17.02 Carport <ul style="list-style-type: none"> covered parking for eight cruisers 	1600 s.f.
17.03 Flammable/Haz Mat Storage <ul style="list-style-type: none"> storage bay for possible explosives or hazardous materials 	20 s.f.

SITE REQUIREMENTS

Tyngsborough, Massachusetts
Site Needs Assessment

Police Facility

New Programmed Area Name	Quantity	Programmed Area
S.1 Building Area		
Building Footprint	3 story	9,644 s.f.
Future Building Growth (25% of programmed area)		2411 s.f.
Out-building Footprint		1820 s.f.
Subtotal:		13,875 s.f.
S.2 Parking Area		
Visitor Parking	11 spaces	1,815 s.f.
Visitor Handicapped Parking	1 spaces	270 s.f.
Staff Parking	30 spaces	4,950 s.f.
Staff Handicapped Parking	1 spaces	270 s.f.
Cruiser Parking	12 spaces	1,980 s.f.
Oversize Fleet Parking	2 spaces	650 s.f.
Travel Lane Allowance		7,900 s.f.
Subtotal:		17,835 s.f.
S.3 Site Utilities		
Electrical Transformers		100 s.f.
Emergency Generator		0 s.f.
Antenna Tower		500 s.f.
AC Equipment		400 s.f.
Dumpsters		240 s.f.
Storm Water Retention		3,200 s.f.
Subtotal:		4,440 s.f.
S.4 Site Amenities		
Impound Lot	6 spaces	1,200 s.f.
Subtotal:		1,200 s.f.
S.5 Setbacks and Green Space		
Green space		14,900 s.f.
Setbacks		16,000 s.f.
Subtotal:		30,900 s.f.
Summation		
Minimum useable site area		68,250 s.f.
Minimum useable site acreage		1.57 ac.

FIRE STATION PROGRAM

New Programmed Area Name		Program Area
1 . Public		
1.01	Vestibule	80 s.f.
1.02	Lobby	400 s.f.
1.03	Triage	80 s.f.
1.04	Male Restroom	165 s.f.
1.05	Female Restroom	165 s.f.
		Subtotal: 890 s.f.
2 . Community/Training Room/EOC		
2.01	Training Room	1400 s.f.
2.02	Furniture/Supply Storage	60 s.f.
2.03	Firematic Training Storage	80 s.f.
2.04	EOC Supply Closet	20 s.f.
2.05	Kitchenette	20 s.f.
		Subtotal: 1,580 s.f.
3 . Fitness		
3.01	Fitness Center	500 s.f.
		Subtotal: 500 s.f.
4 . Building Services		
4.01	Custodial Closets x 2	40 s.f.
4.02	Mechanical Room	400 s.f.
4.03	Electrical Room	120 s.f.
4.04	Emergency Electrical Room	100 s.f.
4.05	Sprinkler Room	40 s.f.
4.06	IT	80 s.f.
		Subtotal: 780 s.f.
5 . Vertical Circulation		
5.01	Stairs x Two Floors x3	1200 s.f.
5.02	Elevator x 2-floors	120 s.f.
5.03	Elevator Machine Room	40 s.f.
		Subtotal: 1,360 s.f.

SPACE NEEDS ASSESSMENT

Tyngsborough, Massachusetts

Fire Programming

March 27, 2019

Fire Station

New Programmed Area Name		Program Area
6 .	Administration	
6.01	Conference Room	192 s.f.
6.02	Office #1 - Chief's Office	180 s.f.
6.03	Office #2 - Assistant Chief's Office	180 s.f.
6.04	Office #3 - Shift Commander/EMS	144 s.f.
6.05	Office #4 - Administrative Assistant	100 s.f.
6.06	Work Space	60 s.f.
6.07	Male Restroom	60 s.f.
6.08	Female Restroom	60 s.f.
		Subtotal: 552 s.f.
7 .	Firefighters/EMTs	
7.01	Firefighter's/EMTs Day Room	300 s.f.
7.02	Kitchen and Dining Area	350 s.f.
7.03	Officer Bunk Room	150 s.f.
7.04	Firefighter Bunkers/Bed Room(s) x 5	500 s.f.
7.05	Unisex Single Bath/Shower x 2	220 s.f.
7.06	Library/Study/Resource Room	80 s.f.
7.07	Housekeeping Storage	100 s.f.
		Subtotal: 1,700 s.f.
8 .	Apparatus/Training	
8.01	Apparatus Bays (8) - all double-deep	6080 s.f.
		Subtotal: 6,080 s.f.
9 .	Firematic Support	
9.01	Mezzanine/Training	1280 s.f.
9.02	Storage Room #1 - EMS	60 s.f.
9.03	Storage Room #2 - Fire Equipment	168 s.f.
9.04	Storage Room #3 - Spare PPE	36 s.f.
9.05	Storage Room #4 - Exterior Storage	120 s.f.
9.06	Work Room	180 s.f.
9.07	Fire/EMS DeCon	270 s.f.
9.08	SCBA	180 s.f.
9.09	Turnout Gear Room	400 s.f.

New Programmed Area Name		Program Area
9.10	Hose Storage Room	80 s.f.
9.11	Rest Room for Apparatus Bays - Hot Zone	65 s.f.
Subtotal:		2,839 s.f.
Summation		
Facility net area:		16,493 s.f.
Net to gross adjustment (25%)		4,123 s.f.
Facility gross area total:		20,616 s.f.

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Fire Station

New Programmed Area Name

Program Area

1 . Public**1.01 Vestibule 80 s.f.****Electrical**

- fire alarm annunciator panel

1.02 Lobby 400 s.f.**General**

- lobby design should reflect an environment of service to the community and visitors
- Training Room Access

Security

- free access with emergency lockdown provisions
- proximity access control to secure areas
- audio/video monitoring

Casework and built-ins

- 1 large pamphlet/form rack for community information
- 2 display cases

Display

- 1 flat panel information monitor
 - 2 display cases for historic artifacts
- wall space for display of historic artifacts

Plumbing

- 1 drinking fountain (accessible)

1.03 Triage 80 s.f.**General**

- door with sidelight and/or sliding window into lobby

1.04 Male Restroom 165 s.f.**Plumbing**

- 1 hc water closet
- 1 urinal
- 1 sink
- 1 floor drain with trap primer

Equipment

- toilet accessories as required
- mirrors at sin(s)
- changing station

Fire Station

New Programmed Area Name	Program Area
--------------------------	--------------

1.05	Female Restroom	165 s.f.
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Plumbing

- 1 hc water closet
- 1 water closet
- 1 sink
- 1 floor drain with trap primer

Equipment

- toilet accessories as required
- mirrors at sink(s)
- changing station

2 .	Community/Training Room/EOC	
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2.01	Training Room	1400 s.f.
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Occupants	50
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General

- may be used to provide temporary shelter for the public
- can be used as EOC
- accessible ramp for access to tiered seating

Acoustics

- partitions to extend to underside of structure
- sound batt insulation in stud partitions
- sound control

Furniture

- 4 2' x 6' tables with two chairs each on floor at front
- 4 2' x 24' fixed tables with 8 chairs each on tiered risers
- 1 "smart" podium

Casework and Built-ins

- cabinets and counter at coffee bar

Equipment

- tel/data floor boxes for tables
- 1 wall telephone
- connectivity for portable dispatch
- connectivity for cable access TV
- refrigerator
- coffee machine

Plumbing

- small sink
- water line to coffee machine

Electrical

- several levels of lighting
- fiber cable from 2 locations
- ties to Town Media News

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Fire Station

New Programmed Area Name

Program Area

Training Room - continued**Display**

- 2 short throw projectors
- writable, projectable wall covering
- 4 flat panel ceiling mounted monitors
- 2 4'x4' tack boards

Security

- proximity access control
- interlock to switch control point

2.02 Furniture/Supply Storage 60 s.f.**Furniture**

- 4 24" x 36" x 72" metal shelving

Security

- standard commercial lockset

2.03 Firematic Training Storage 80 s.f.**General**

- tables and chairs on racks
- chair rail all around
- wall cabinets on one wall
- double doors

2.04 EOC Supply Closet 20 s.f.**Furniture**

- 2 24" x 36" x 72" metal shelving

2.05 Kitchenette 20 s.f.**Casework and Built-ins**

- 6 lineal feet of base cabinets
- 6 lineal feet of upper cabinets

Equipment

- refrigerator
- coffee machine
- microwave

Plumbing

- 1 double bowl sink

Fire Station

New Programmed Area Name	Program Area
--------------------------	--------------

3 . Fitness

3.01	Fitness Center	500 s.f.
	<p><i>Equipment</i></p> <ul style="list-style-type: none"> • TBD <p><i>Special</i></p> <ul style="list-style-type: none"> • mirrors full height one wall <p><i>Acoustics</i></p> <ul style="list-style-type: none"> • sound batt insul. in stud partitions <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset 	

4 . Building Services

4.01	Custodial Closets x 2	40 s.f.
	<p><i>Plumbing</i></p> <ul style="list-style-type: none"> 1 mop sink <p><i>Equipment</i></p> <ul style="list-style-type: none"> 1 mop rack <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset 	
4.02	Mechanical Room	400 s.f.
	<ul style="list-style-type: none"> • confirm size with system selection 	
4.03	Electrical Room	120 s.f.
	<ul style="list-style-type: none"> • confirm size with system selection <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset 	
4.04	Emergency Electrical Room	100 s.f.
	<ul style="list-style-type: none"> • confirm size with system selection <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset • 2-hour fire rated construction 	
4.05	Sprinkler Room	40 s.f.
	<ul style="list-style-type: none"> • confirm size with system selection <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset 	

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Fire Station

New Programmed Area Name

Program Area

4.06	IT	80 s.f.
	<ul style="list-style-type: none"> Town-wide IT 2-4 racks non-static flooring <p>Mechanical</p> <ul style="list-style-type: none"> Constant HVAC on alarm <p>Fire Protection</p> <ul style="list-style-type: none"> non-water fire protection <p>Security</p> <ul style="list-style-type: none"> standard commercial lockset 	

- Town-wide IT
- 2-4 racks
- non-static flooring

Mechanical

- Constant HVAC on alarm

Fire Protection

- non-water fire protection

Security

- standard commercial lockset

5 . Vertical Circulation

5.01	Stairs x Two Floors x3	1200 s.f.
	<ul style="list-style-type: none"> assumed floor count 	

- assumed floor count

5.02	Elevator x 2-floors	120 s.f.
	<ul style="list-style-type: none"> hc sized cab 	

- hc sized cab

5.03	Elevator Machine Room	40 s.f.
	<ul style="list-style-type: none"> per elevator requirements 	

- per elevator requirements

6 . Administration

6.01	Conference Room	192 s.f.
	<p>Occupants 12</p> <p>General</p> <ul style="list-style-type: none"> standard conference room meetings for admin no public access <p>Furniture</p> <ul style="list-style-type: none"> conference table chairs <p>Equipment</p> <ul style="list-style-type: none"> Wi-Fi and cable ceiling mounted projector <p>Display</p> <ul style="list-style-type: none"> computer display white board <p>Comments/Adjacencies</p> <ul style="list-style-type: none"> near offices and work areas 	

Occupants

12

General

- standard conference room
- meetings for admin
- no public access

Furniture

- conference table
- chairs

Equipment

- Wi-Fi and cable
- ceiling mounted projector

Display

- computer display
- white board

Comments/Adjacencies

- near offices and work areas

Fire Station

New Programmed Area Name	Program Area
--------------------------	--------------

6.02 Office #1 - Chief's Office 180 s.f.

General

- chief's office

Furniture

- desk
- credenza
- 4 person table
- 2 chairs

Equipment

- small TV
- 4 plex at desk

Comments/Adjacencies

- near administrative assistant
- window

6.03 Office #2 - Assistant Chief's Office 180 s.f.

General

- Assistant Chief's Office

Furniture

- desk
- credenza
- plan table
- plan storage

Comments/Adjacencies

- may need to be accessible to public

6.04 Office #3 - Shift Commander/EMS 144 s.f.

General

- Shift Commander/EMS

Furniture

- 2 workstations

Equipment

- 4 plex at each workstation

Comments/Adjacencies

- shared space

6.05 Office #4 - Administrative Assistant 100 s.f.

General

- Administrative Assistant

Furniture

- 1 desk
- files

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Fire Station

New Programmed Area Name

Program Area

Office #4 - Administrative Assistant - continued**Comments/Adjacencies**

- controls fire side of lobby and admin suite

6.06 Work Space 60 s.f.**General**

- Used by all offices

Equipment

- copier
- printer
- shredder

Casework and Built-ins

- wall and base cabinets with solid surface counter

Comments/Adjacencies

- office supplies

6.07 Male Restroom 60 s.f.**Plumbing**

- 1 water closet
- 1 sink
- 1 floor drain

Comments/Adjacencies

- all tile floors and walls

6.08 Female Restroom 60 s.f.**Plumbing**

- 1 water closet
- 1 sink
- 1 floor drain

Comments/Adjacencies

- all tile floors and walls

7 . Firefighters/EMTs**7.01 Firefighter's/EMTs Day Room 300 s.f.****General**

- separate seating for 4-6
- open concept
- easily cleaned, no carpet, no fabric seating

Furniture

- loungers
- work stations
- end tables

New Programmed Area Name	Program Area
--------------------------	--------------

Firefighter's/EMTs Day Room - continued

Casework and Built-ins

- computer area for two workstations

Equipment

- computers
- TV
- monitor for calls and alarms
- cellphone charging stations

Comments/Adjacencies

- near kitchen dining
- easy access to bays

7.02	Kitchen and Dining Area	350 s.f.
-------------	--------------------------------	-----------------

General

- kitchen is separate but open to dining
- all commercial equipment and appliances, stainless steel
- easily cleaned
- door to exterior patio

Furniture

- 1 table for 10
- 1 patio table
- 4 counter seating

Casework and Built-ins

- prep island
- comfort height counters
- common storage
- high density cabinets
- 2'-6" solid surface countertops
- pantry with shelving

Finishes

- tile floor and walls in kitchen
- tile floor in dining

Equipment

- gas stove/oven with grill
- ansul hood
- dishwasher
- microwave
- ice machine
- 3 sinks, one deep bowl
- 1 refrigerator with freezer
- drinking fountain with bottle fill station
- wall mounted TV
- exterior grill

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Fire Station

New Programmed Area Name

Program Area

Kitchen and Dining Area - continued**Comments/Adjacencies**

- near day room, dining and bays
- floor drain

7.03 Officer Bunk Room 150 s.f.**General**

- one Officer bunk room

Furniture

- bed
- desk
- wardrobe
- nightstand

Equipment

- phone
- computer

Comments/Adjacencies

- close to admin and adjacent to other bunks
- NFPA 1581 3-3.1

7.04 Firefighter Bunkers/Bed Room(s) x 5 500 s.f.**General**

- 5 singles
- bunk suite
- direct access into bays

Furniture

- beds, normal height
- nightstand
- 2 wardrobes

Equipment

- overhead fan
- task lighting

Comments/Adjacencies

- NFPA 1581 3-3.1

7.05 Unisex Single Bath/Shower x 2 220 s.f.**General**

- private rooms
- near bunk suite
- lockers

Casework and Built-ins

- solid surface countertop

Fire Station

New Programmed Area Name	Program Area
--------------------------	--------------

Unisex Single Bath/Shower x2 - continued

Plumbing

- toilet
- sink
- shower
- floor drain
- lever handles for sink

7.06 Library/Study/Resource Room 80 s.f.

General

- quiet room
- test, report writing

Furniture

- 1 workstation

Casework and Built-ins

- shelving/ bookshelves

Equipment

- computers
- AV
- equipment

Comments/Adjacencies

- quiet part of the living area

7.07 Housekeeping Storage 100 s.f.

General

- laundry area

Furniture

- folding table

Casework and Built-ins

- shelving for dry goods, cleaning supplies
- bulk storage for paper products

Plumbing

- sink
- floor drain

Mechanical

- dryer vent

Equipment

- washer
- dryer

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Fire Station

New Programmed Area Name

Program Area

8 . Apparatus/Training**8.01 Apparatus Bays (8) - all double-deep****6080 s.f.****Vehicles - total of 11-12 (7 now, 4-5 future)**

- E1 Type: Pump Length: 31' Weight: 47,000
- L1 Type: Ladder Length: 36' Weight: 48,000
- TK1 Type: Tanker Length: Weight: 54,000
- Air Trailer Type: Trailer Length: Weight:
- Boat 1 Type: Boat Length: 13' Weight:
- A1 Type: Ambulance Length: 25' Weight: 16,000
- A2 Type: Ambulance Length: 22' Weight: 14,000

Type of Bays

- all drive-through
- all double deep
- single deep, if needed
- no maintenance bay
- no wash bay, wash in-place
- 5 front line response

Overhead Doors

- 4-Fold at front, overhead at rear
- 3 rows of glass with UV and low-e protection
- Front: Number: 5 Width: 14' Height: 14'
- Rear: Number: 5 Width: 14' Height: 14'

Foam

- 5 gallon pails

Trench Drains

- every bay, centered under all apparatus
- to oil/water separator

Hose Reels

- 6 Hannay wall mounted 50' x 1" hose reels
- 3 front 3 rear
- each with hot and cold water

Fume Exhaust

- hose system

Truck Fills

- 2 overhead fills centered
- 2 wall hydrants either side of bay

Overhead Fans

- BAF or eq.

Electrical Drops

- all apparatus bays - 20 amp/drop

New Programmed Area Name	Program Area
--------------------------	--------------

Apparatus Bays (8) - all double-deep - continued

Air Drops

- on reels
- tools and tires at each vehicle

Electric Reels

- overhead at all apparatus

Compressed Air

- 3 drops on reels

Sinks

- deep bowl.

Apparatus Bays (8) - all double-deep - continued

Finishes

- Epoxy flooring, non-slip, multi-color with Back-in safety stripe

Fire Poles

- only if Firefighters are on the 2nd floor

Miscellaneous

- electric water cooler

9 . Firematic Support

9.01	Mezzanine/Training	1280 s.f.
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General

- training and storage, not for mechanical equipment
- Provisions for rapelling, manhole, roof training, window training, Denver Drill, and bail-out
- Training maze with blackout capabilities
- shared stair for training tower
- fence and gate to store backboards , Stokes Baskets, ect.

Mechanical

- Hydraulic ventilation

Plumbing

- Stand pipe with siamese connection

9.02	Storage Room #1 - EMS	60 s.f.
-------------	------------------------------	----------------

General

- bandages
- IV fluid
- bulk storage

Oxygen Storage

- 2 large cylinders
- 6 D size cylinders

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Fire Station

New Programmed Area Name

Program Area

Storage Room #1 - EMS - continued**Location**

- bay area

Security

- access control

Comments/Adjacencies

- adjacent to ambulance bays
- shelving all around

9.03 Storage Room #2 - Fire Equipment 168 s.f.**General**

- foam, extinguishers, nozzles, spedi-dry storage

Location

- bay area

Security

- no

Comments/Adjacencies

- haz mat, buckets, pumps, generator, exhaust fans

9.04 Storage Room #3 - Spare PPE 36 s.f.**General**

- Spare PPE

Location

- clean side of facility

Comments/Adjacencies

- shelving and hanging rods

9.05 Storage Room #4 - Exterior Storage 120 s.f.**General**

- to store snow blower, lawn equipment, pumps, fans, ect.

Comments/Adjacencies

- double or small overhead door to exterior, secured

9.06 Work Room 180 s.f.**Equipment**

- Mechanic: Town does large repairs outside of Station.
- minor repair
- Workbench
- Tool storage: Yes, hand tools, rolling cabinet
- Power tools: Grinder, drill press

New Programmed Area Name	Program Area
--------------------------	--------------

Storage Room #1 - EMS - continued

Equipment

- Air for tools.
- Water: deep bowl, stainless steel sink with sideboard

Comments/Adjacencies

- Scott Pack maintenance repair

9.07 Fire/EMS DeCon 270 s.f.

General

- exterior door

Equipment

- Sinks with side boards, stainless steel
- Gear Dryer: dehydrator
- Drench/Eye Wash: cartridge
- Red Bag: small sharps
- Backboard cleaning: on rare occasions
- Drench Shower
- Extractor

Comments/Adjacencies

- DeCon done at hospital, NFPA 1581. Direct access to Hot Zone and transition area, exterior door, floor drains, hose bib, concrete pad for extractor, solid surface counters, base and wall cabinets

9.08 SCBA 180 s.f.

Equipment

- Air compressor (2 bottle) in separate room
 - Remote fill station
- 24 5-5 spare air bottles
- gear grid workbench

O2 Storage

- 8 O2 cylinders
- vendor access for O2 resupply

Comments/Adjacencies

- A/C and exhaust for compressor, large amount of supply air, floor drain, mask hooks, training packs hang on wall (12 spare packs)

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Fire Station

New Programmed Area Name

Program Area

9.09 Turnout Gear Room 400 s.f.**General**

- 40 Gear-Grid lockers (36 + 4 future), 20" x 24",
 - lockers fixed on walls
 - 2 sets of gear per locker

Mechanical

- HVAC and constant exhaust
- wall mounted HEPA filter
- overhead fans

Electrical

- 4-plex outlets around room at top of lockers and benches

Plumbing

- floor drains

9.10 Hose Storage Room 80 s.f.**General**

- alcove near tower

Equipment

- drying racks
- spare hoses, various sizes

9.11 Rest Room for Apparatus Bays - Hot Zone 65 s.f.**General**

- unisex

Plumbing

- water closet
- urinal
- sink
- hose bib for cleaning
- floor drain

Comments/Adjacencies

- all hard washable surfaces

Fire Station

New Programmed Area Name	Quantity	Programmed Area
S.1 Building Area		
Building Footprint	1 story	20,616 s.f.
Future Building Growth (25% of programmed area)		5,154 s.f.
Subtotal:		25,770 s.f.
S.2 Parking Area		
Visitor Parking	16 spaces	2,640 s.f.
Visitor Handicapped Parking	1 spaces	270 s.f.
Staff Parking	12 spaces	1,980 s.f.
Staff Handicapped Parking	1 spaces	270 s.f.
Travel Lane Allowance		4,200 s.f.
Subtotal:		9,360 s.f.
S.3 Site Utilities		
Electrical Transformers		100 s.f.
Emergency Generator		0 s.f.
Antenna Tower		0 s.f.
AC Equipment		400 s.f.
Dumpsters		240 s.f.
Storm Water Retention		3,600 s.f.
Subtotal:		4,340 s.f.
S.4 Site Amenities		
Patio		300 s.f.
Training Areas		250 s.f.
Subtotal:		550 s.f.
S.5 Setbacks and Green Space		
Green space		16,000 s.f.
Setbacks		16,600 s.f.
Subtotal:		32,600 s.f.
Summation		
Minimum useable site area		72,620 s.f.
Minimum useable site acreage		1.67 ac.

COMBINED PUBLIC SAFETY PROGRAM

Shared Areas

1 . Public		
1.01	Vestibule	80 s.f.
1.02	Lobby	500 s.f.
1.03	Family Relations - Child Exchange/Triage	150 s.f.
1.04	Public Interview/Licensing Room	160 s.f.
1.05	Male Restroom	165 s.f.
1.06	Female Restroom	165 s.f.
		Subtotal: 1,220 s.f.
2 . Dispatch Center		
2.01	V.I.P. /Main Desk	65 s.f.
2.02	Dispatch Center	550 s.f.
2.03	O.I.C/Dispatch Supervisor Office	175 s.f.
2.04	Unisex Restroom	65 s.f.
2.05	Break Area	115 s.f.
2.06	Communications Equipment Room/IT	240 s.f.
		1,210 s.f.
3 . Community/Training Room/EOC		
3.01	Training Room	1400 s.f.
3.02	Furniture/Supply Storage	60 s.f.
3.03	Firematic Training Storage	80 s.f.
3.04	EOC Supply Closet	20 s.f.
3.05	Kitchenette	20 s.f.
		1580 s.f.
4 . Fitness		
4.01	Fitness Center	600 s.f.
		600 s.f.
5 . Building Services		
5.01	Custodial Closets x 2	40 s.f.
5.02	Mechanical Room	400 s.f.
5.03	Electrical Room	120 s.f.

Building Services - continued

5.04	Emergency Electrical Room	100 s.f.
5.05	Sprinkler Room	40 s.f.
		700 s.f.

6 . Vertical Circulation

6.01	Stairs x Two Floors x3	1200 s.f.
6.02	Elevator x 2-floors	120 s.f.
6.03	Elevator Machine Room	40 s.f.
		1,360 s.f.

Fire Department Dedicated Areas**7 . Administration**

7.01	Conference Room	192 s.f.
7.02	Office #1 - Chief's Office	180 s.f.
7.03	Office #2 - Assistant Chief's Office	180 s.f.
7.04	Office #3 - Shift Commander/EMS	144 s.f.
7.05	Office #4 - Administrative Assistant	100 s.f.
7.06	Work Space	60 s.f.
7.07	Male Restroom	60 s.f.
7.08	Female Restroom	60 s.f.

Subtotal: 976 s.f.

8 . Firefighters/EMTs

8.01	Firefighter's/EMTs Day Room	300 s.f.
8.02	Kitchen and Dining Area	350 s.f.
8.03	Officer Bunk Room	150 s.f.
8.04	Firefighter Bunkers/Bed Room(s) x 5	500 s.f.
8.05	Unisex Single Bath/Shower x 2	220 s.f.
8.06	Library/Study/Resource Room	80 s.f.
8.07	Housekeeping Storage	100 s.f.

Subtotal: 1,700 s.f.



9 . Apparatus/Training		
9.01	Apparatus Bays (8) - all double-deep	6080 s.f.
Subtotal:		6,080 s.f.

10 . Firematic Support		
10.01	Mezzanine	1280 s.f.
10.02	Storage Room #1 - EMS	60 s.f.
10.03	Storage Room #2 - Fire Equipment	168 s.f.
10.04	Storage Room #3 - Spare PPE	36 s.f.
10.05	Storage Room #4 - Exterior Storage	120 s.f.
10.06	Work Room	150 s.f.
10.07	Fire/EMS DeCon	185 s.f.
10.08	SCBA	180 s.f.
10.09	Turnout Gear Room	400 s.f.
10.10	Radio/Comm. Room	0 s.f.
10.11	Rest Room for Apparatus Bays - Hot Zone	65 s.f.
Subtotal:		2,644 s.f.

Police Department Dedicated Areas

11 . Records		
11.01	Records Room	260 s.f.
11.02	Records Archive Room	145 s.f.
11.03	Central Photocopy	50 s.f.
11.04	Office Supply Storage	20 s.f.
		475 s.f.

12 . Patrol Facilities		
12.01	Patrol Lieutenant Office	150 s.f.
12.02	Sergeants	220 s.f.
12.03	Report Preparation	160 s.f.
12.04	Juvenile Waiting Room	50 s.f.
12.05	Roll Call	345 s.f.
12.06	Patrol Supply Storage	80 s.f.
12.07	Armory	65 s.f.

SPACE NEEDS ASSESSMENT

Tyngsborough, Massachusetts

Shared Opportunities

March 5, 2019

Public Safety Facility

Patrol Facilities - continued		
12.08	Weapons Cleaning	65 s.f.
12.09	School Resource Supply Storage Room	20 s.f.
		1155 s.f.
13 . Traffic		
13.01	Traffic Storage Closet	20 s.f.
		20 s.f.
14 . Investigative		
14.01	Detective Squad Room	630 s.f.
14.02	Interview Room	100 s.f.
14.03	Equipment Storage Room	20 s.f.
		750 s.f.
15 . Department Administration		
15.01	Administrative Assistant	144 s.f.
15.02	Future Clerks workspace	50 s.f.
15.03	Reprographics/Work Area	20 s.f.
15.04	Coffee Area	12 s.f.
15.05	Deputy Chief's Office	160 s.f.
15.06	Chief's Office	180 s.f.
15.07	Chief's Restroom	70 s.f.
15.08	Conference Room	220 s.f.
		856 s.f.
16 . Staff Facilities		
16.01	Male Restroom/Shower	300 s.f.
16.02	Male Locker Room	725 s.f.
16.03	Female Restroom/Shower	240 s.f.
16.04	Female Locker Room	165 s.f.
16.05	Break Room	210 s.f.
16.06	Miscellaneous Male Restrooms	65 s.f.
16.07	Miscellaneous Female Restroom	65 s.f.
16.08	Laundry	50 s.f.
		1820 s.f.

17 . Property and Evidence		
17.01	Evidence Receiving	80 s.f.
17.02	Evidence Storage	400 s.f.
17.03	Drug Evidence Storage	20 s.f.
		500 s.f.
18 . Prisoner Processing		
18.01	Sally Port/Vehicle Processing (2-cruiser)	960 s.f.
18.02	Bulk Property Room	50 s.f.
18.03	Cruiser Supply	20 s.f.
18.04	Processing Area	300 s.f.
18.05	Holding Cell	75 s.f.
18.06	Intoxilyzer Area	12 s.f.
18.07	Custodial Closet	20 s.f.
18.08	Interview Room	100 s.f.
18.09	Detention Restroom/shower	50 s.f.
		1,587 s.f.
19 . Detention Facilities		
19.01	Unisex Cell blocks (x6)	840 s.f.
		840 s.f.
20 . Storage Facilities		
20.01	Animal Control	80 s.f.
20.02	First Aid	20 s.f.
20.03	General Storage	100 s.f.
		200 s.f.
Summation		
Facility net area:		26,273 s.f.
Net to gross adjustment (25%)		6,568 s.f.
Facility gross area total:		32,841 s.f.

SPACE NEEDS ASSESSMENT

Tyngsborough, Massachusetts

Shared Opportunities

March 5, 2019

Public Safety Facility



21 .	Out-Building		
	21.01	Impound Lot	200 s.f.
	21.02	Utility Bay	300 s.f.
	21.03	Carport	1600 s.f.
	21.04	Flammable/Haz Mat Storage	20 s.f.
			2,120 s.f.

New Programmed Area Name	Program Area
--------------------------	--------------

Shared Areas

1 . Public

1.01 Vestibule 80 s.f.

Security

- free access from exterior 24/7
- emergency lockdown of inner doors
- ballistic protection in any wall interfacing staff areas

Electrical

- fire alarm annunciator panel

1.02 Lobby 500 s.f.

General

- lobby design should reflect an environment of service to the community and visitors
- public access to records (window)
- Training Room Access
- window to Dispatch/desk officer

Security

- free access with emergency lockdown provisions
- proximity access control to secure areas
- remote release of doors from Dispatch
- ballistic protection in walls interfacing staff areas
- audio/video monitoring

Furniture

- couch with charging ports, comfortable area for purchasing/exchange

Equipment

- 1 public access computer terminal(s)

Casework and built-ins

- 1 large pamphlet/form rack for community information
- 2 display cases
- drops for cell phone donations, prescription drugs, used needles

Display

- 1 flat panel information monitor
- 2 display cases for historic artifacts
- wall space for display of historic artifacts

Mechanical

- do not recirculate air into staff areas

Plumbing

- 1 drinking fountain (accessible)

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

1.03 Family Relations - Child Exchange/Triage 150 s.f.**Acoustics**

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Security

- proximity access control
- audio/video monitoring - to record activities including probate child exchange, internet purchasing, etc.
- ballistic protection in walls interfacing staff areas
- panic device

Furniture

- 1 table w/ four to six chairs

Equipment

- 1 wall telephone

Accessory Spaces

- soft interview supply closet

1.04 Public Interview/Licensing Room 160 s.f.**Acoustics**

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Casework and built-ins

- 6 linear foot licensing counter with cabinets below

Security

- proximity access control
- audio/video monitoring - to record activities
- ballistic protection in walls interfacing staff areas
- panic device

Furniture

- 1 table w/ four to six chairs

Equipment

- 1 computer on licensing counter
- 1 fingerprint station
- 1 wall telephone

1.05 Male Restroom 165 s.f.**Plumbing**

- 1 hc water closet
- 1 urinal
- 1 sink
- 1 floor drain with trap primer

New Programmed Area Name	Program Area
--------------------------	--------------

Male Restroom - continued

Equipment

- toilet accessories as required
- mirrors at sin(s)
- changing station

Security

- ballistic protection in walls interfacing staff areas
- avoid concealed areas within room or above ceiling

1.06	Female Restroom	165 s.f.
------	------------------------	-----------------

Plumbing

- 1 hc water closet
- 1 water closet
- 1 sink
- 1 floor drain with trap primer

Equipment

- toilet accessories as required
- mirrors at sink(s)
- changing station

Security

- ballistic protection in walls interfacing staff areas
- avoid concealed areas within room or above ceiling

2 . Dispatch Center

2.01	V.I.P. /Main Desk	65 s.f.
------	--------------------------	----------------

Furniture

- 1 workstation chair
- 2 two-drawer undercounter file cabinets

Casework and Built-ins

- 8 lineal feet of open base counter

Equipment

- 1 computer (@ counter wrkstn)
- 1 keyboard drawer (@ counter wrkstn)
- 1 telephone (@ counter wrkstn)

Security

- contiguous with dispatch center
- panic alarm
- ballistic protection in walls interfacing public areas
- 2-hour fire separation
- ballistic window to lobby w/ natural voice transmission and intercom enhancement
- ballistic deal tray to lobby
- ballistic package pass

New Programmed Area Name

Program Area

2.02 Dispatch Center 550 s.f.**Description**

- Dispatchers serve as the back-up for public reception when a VIP is not available. 7 full-time, 3 part-time dispatchers

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions
- acoustic wall panels on 20% of surface

Furniture

- 3 dispatch consoles with chairs, pulled back from main desk window
- 14 rolling two drawer lateral file cabinets (under counter)
- 1 space for additional future console

Casework and Built-ins

- 24 l.f. open countertop
- 12 l.f. wall shelving over files (over counter)
- 6 l.f. upper cabinets (over counter)
- 12 mail cubbies
 - storage for "bug-out" bins

Equipment

- 1 CJIS computer (shared)
- 1 multifunction print device (on casework)
- 1 logging recorder
- 1 scanner (on casework)
- central vacuum system
- Cybercomm/Motorola
- note: equipment per console as indicated below:

Each Console

-
- 2 911 monitor(s)
 - 1 radio monitor
 - 1 LEAPS monitor
 - 1 security monitor
 - 1 intercom
 - 1 telephone
 - 1 TDD
 - 1 reverse 911

Display

- 1 large wall map(s)
- 1 large flat screen monitor to alert public presence at V.I.P./Main Desk window
- 2 large flat screen perimeter/cell security monitors
- 1 large flat screen monitor for gps police and fire unit locations
- 1 flat screen television monitor
- 1 4' x 6' marker board
- 1 4' x 6' tack board

New Programmed Area Name	Program Area
--------------------------	--------------

Dispatch Center - continued

Special Design Considerations

- raised access floor unless Communications Equipment is directly below

Mechanical

- dedicated hvac system

Electrical

- all systems on ups and emergency generator
- indirect lighting with multilevel control
- copper land line to dispatch

Security

- proximity access control
- Doors into Lobby/Sallyport/Staff controlled in Dispatch
- ballistic protection in walls interfacing public areas
- panic alarm
- 2-hour fire separation

Optional

- option for regional dispatch, add 1-2 consoles (Add 275 SF)

2.03 O.I.C/Dispatch Supervisor Office 175 s.f.

Furniture

- 2 "L" workstation w/ chair
- 2 three-drawer undercounter file cabinets
- 2 visitor chairs
- 1 bookcase

Casework and Built-ins

- 6 lineal feet of open base counter
- 12 lineal feet of wall shelving (over counter)

Equipment

- 2 computer (@ workstation)
- 2 telephone (@ workstation)
- 1 radio monitor
- 1 large cctv monitor to prisoner area
- 1 key control cabinet

Security

- standard commercial lockset to dispatch
- ballistic protection in walls interfacing public areas
- 2-hour fire separation to staff areas

Special

- future command post option
- window to dispatch

New Programmed Area Name	Program Area
2.04 Unisex Restroom	65 s.f.
Plumbing	
1 Water closet	
1 urinal	
1 Sink	
Equipment	
1 wall telephone	
1 radio speaker	
2.05 Break Area	115 s.f.
Furniture	
• dining counter with two chairs	
Casework and Built-ins	
7.5 lineal feet of base and upper cabinets	
Equipment	
1 refrigerator	
1 microwave	
1 coffee machine	
12 12" x 24" x 72" dispatcher lockers	
Plumbing	
1 kitchen sink	
Display	
1 flat panel wall monitor with cable tv	
Break Area - continued	
Special	
• out of public sight	
2.06 Communications Equipment Room/IT	240 s.f.
Casework and Built-ins	
6 lineal feet of open counter	
Equipment	
1 network racks	
1 radio rack	
1 security rack	
2 911 racks	
1 future rack	
1 administrative computer	
24 lineal feet of 8' high plywood backboard	
1 wall telephone	
1 logging recorder	
• town hall clone back-up	
• cable tray over racks	

New Programmed Area Name	Program Area
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Communications Equipment Room/IT - continued

Electrical

- all systems on ups and emergency generator
- 4 4" conduits from pole to communications equipment
- 4 4" conduit to antenna/microwave
- 2 future conduit to roof

Fire Protection

- pre-action fire suppression system

Security

- access from outside of dispatch
- proximity access control
- masonry wall construction or wire mesh in partitions
- 2 hour fire rating

3 . Community/Training Room/EOC

3.01	Training Room	1400 s.f.
	Occupants	40
	General	
	<ul style="list-style-type: none"> • may be used to provide temporary shelter for the public • can be used as EOC • accessible ramp for access to tiered seating 	
	Acoustics	
	<ul style="list-style-type: none"> • partitions to extend to underside of structure • sound batt insulation in stud partitions • sound control 	
	Furniture	
	4 2' x 6' tables with two chairs each on floor at front	
	4 2' x 24' fixed tables with 8 chairs each on tiered risers	
	1 "smart" podium	
	Casework and Built-ins	
	<ul style="list-style-type: none"> • cabinets and counter at coffee bar 	
	Equipment	
	<ul style="list-style-type: none"> • tel/data floor boxes for tables 1 wall telephone • connectivity for portable dispatch • connectivity for cable access TV • refrigerator • coffee machine 	
	Plumbing	
	<ul style="list-style-type: none"> • small sink • water line to coffee machine 	

New Programmed Area Name

Program Area

Training Room - continued**Electrical**

- several levels of lighting
- fiber cable from 2 locations
- ties to Town Media News

Display

- 2 short throw projectors
- writable, projectable wall covering
- 4 flat panel ceiling mounted monitors
- 2 4'x4' tack boards

Security

- proximity access control
- interlock to switch control point
- ballistic protection in walls interfacing staff areas

3.02 Furniture/Supply Storage 60 s.f.

Furniture

- 4 24" x 36" x 72" metal shelving

Security

- standard commercial lockset

3.03 Firematic Training Storage 80 s.f.

General

- tables and chairs on racks
- chair rail all around
- wall cabinets on one wall
- double doors

3.04 EOC Supply Closet 20 s.f.

Furniture

- 2 24" x 36" x 72" metal shelving

3.05 Kitchenette 20 s.f.

Casework and Built-ins

- 6 lineal feet of base cabinets
- 6 lineal feet of upper cabinets

Equipment

- refrigerator
- coffee machine
- microwave

Plumbing

- 1 double bowl sink

New Programmed Area Name	Program Area
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4 . Fitness

4.01	Fitness Center	600 s.f.
	<p><i>Equipment</i></p> <ul style="list-style-type: none"> • TBD <p><i>Special</i></p> <ul style="list-style-type: none"> • mirrors full height one wall <p><i>Acoustics</i></p> <ul style="list-style-type: none"> • sound batt insul. in stud partitions <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset 	

5 . Building Services

5.01	Custodial Closets x 2	40 s.f.
	<p><i>Plumbing</i></p> <ul style="list-style-type: none"> 1 mop sink <p><i>Equipment</i></p> <ul style="list-style-type: none"> 1 mop rack <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset 	
5.02	Mechanical Room	400 s.f.
	<ul style="list-style-type: none"> • confirm size with system selection 	
5.03	Electrical Room	120 s.f.
	<ul style="list-style-type: none"> • confirm size with system selection <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset 	
5.04	Emergency Electrical Room	100 s.f.
	<ul style="list-style-type: none"> • confirm size with system selection <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset • 2-hour fire rated construction 	
5.05	Sprinkler Room	40 s.f.
	<ul style="list-style-type: none"> • confirm size with system selection <p><i>Security</i></p> <ul style="list-style-type: none"> • standard commercial lockset 	

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

6 . Vertical Circulation

6.01	Stairs x Two Floors x3	1200 s.f.
	<ul style="list-style-type: none"> assumed floor count 	
6.02	Elevator x 2-floors	120 s.f.
	<ul style="list-style-type: none"> hc sized cab 	
6.03	Elevator Machine Room	40 s.f.
	<ul style="list-style-type: none"> per elevator requirements 	

Fire Department Dedicated Areas**7 . Administration**

7.01	Conference Room	192 s.f.
	Occupants	12
	General	
	<ul style="list-style-type: none"> standard conference room meetings for admin no public access 	
	Furniture	
	<ul style="list-style-type: none"> conference table chairs 	
	Equipment	
	<ul style="list-style-type: none"> Wi-Fi and cable ceiling mounted projector 	
	Display	
	<ul style="list-style-type: none"> computer display white board 	
	Comments/Adjacencies	
	<ul style="list-style-type: none"> near offices and work areas 	
7.02	Office #1 - Chief's Office	180 s.f.
	General	
	<ul style="list-style-type: none"> chief's office 	
	Furniture	
	<ul style="list-style-type: none"> desk credenza 4 person table 2 chairs 	

New Programmed Area Name	Program Area
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Office #1 - Chief's Office - continued

Equipment

- small TV
- 4 plex at desk

Comments/Adjacencies

- near administrative assistant
- window

7.03 Office #2 - Assistant Chief's Office 180 s.f.

General

- Assistant Chief's Office

Furniture

- desk
- credenza
- plan table
- plan storage

Comments/Adjacencies

- may need to be accessible to public

7.04 Office #3 - Shift Commander/EMS 144 s.f.

General

- Shift Commander/EMS

Furniture

- 2 workstations

Equipment

- 4 plex at each workstation

Comments/Adjacencies

- shared space

7.05 Office #4 - Administrative Assistant 100 s.f.

General

- Administrative Assistant

Furniture

- 1 desk
- files

Comments/Adjacencies

- controls fire side of lobby and admin suite

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

7.06 | Work Space 60 s.f.**General**

- Used by all offices

Equipment

- copier
- printer
- shredder

Casework and Built-ins

- wall and base cabinets with solid surface counter

Comments/Adjacencies

- office supplies

7.07 | Male Restroom 60 s.f.**Plumbing**

- 1 water closet
- 1 sink
- 1 floor drain

Comments/Adjacencies

- all tile floors and walls

7.08 | Female Restroom 60 s.f.**Plumbing**

- 1 water closet
- 1 sink
- 1 floor drain

Comments/Adjacencies

- all tile floors and walls

8 . Firefighters/EMTs**8.01 | Firefighter's/EMTs Day Room 300 s.f.****General**

- separate seating for 4-6
- open concept
- easily cleaned, no carpet, no fabric seating

Furniture

- loungers
- work stations
- end tables

Casework and Built-ins

- computer area for two workstations

New Programmed Area Name	Program Area
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Firefighter's/EMTs Day Room - continued

Equipment

- computers
- TV
- monitor for calls and alarms
- cellphone charging stations

Comments/Adjacencies

- near kitchen dining
- easy access to bays

8.02 Kitchen and Dining Area 350 s.f.

General

- kitchen is separate but open to dining
- all commercial equipment and appliances, stainless steel
- easily cleaned
- door to exterior patio

Furniture

- 1 table for 10
- 1 patio table
- 4 counter seating

Casework and Built-ins

- prep island
- comfort height counters
- common storage
- high density cabinets
- 2'-6" solid surface countertops
- pantry with shelving

Finishes

- tile floor and walls in kitchen
- tile floor in dining

Equipment

- gas stove/oven with grill
- ansul hood
- dishwasher
- microwave
- ice machine
- 3 sinks, one deep bowl
- 1 refrigerator with freezer
- drinking fountain with bottle fill station
- wall mounted TV
- exterior grill

Comments/Adjacencies

- near day room, dining and bays
- floor drain

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name	Program Area
8.03 Officer Bunk Room	150 s.f.
General	
<ul style="list-style-type: none"> one Officer bunk room 	
Furniture	
<ul style="list-style-type: none"> bed desk wardrobe nightstand 	
Equipment	
<ul style="list-style-type: none"> phone computer 	
Comments/Adjacencies	
<ul style="list-style-type: none"> close to admin and adjacent to other bunks NFPA 1581 3-3.1 	
8.04 Firefighter Bunkers/Bed Room(s) x 5	500 s.f.
General	
<ul style="list-style-type: none"> 5 singles bunk suite direct access into bays 	
Furniture	
<ul style="list-style-type: none"> beds, normal height nightstand 2 wardrobes 	
Equipment	
<ul style="list-style-type: none"> overhead fan task lighting 	
Comments/Adjacencies	
<ul style="list-style-type: none"> NFPA 1581 3-3.1 	
8.05 Unisex Single Bath/Shower x 2	220 s.f.
General	
<ul style="list-style-type: none"> private rooms near bunk suite lockers 	
Casework and Built-ins	
<ul style="list-style-type: none"> solid surface countertop 	
Plumbing	
<ul style="list-style-type: none"> toilet sink shower floor drain lever handles for sink 	

New Programmed Area Name	Program Area
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8.06	Library/Study/Resource Room	80 s.f.
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General

- quiet room
- test, report writing

Furniture

- 1 workstation

Casework and Built-ins

- shelving/ bookshelves

Equipment

- computers
- AV
- equipment

Comments/Adjacencies

- quiet part of the living area

8.07	Housekeeping Storage	100 s.f.
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General

- laundry area

Furniture

- folding table

Casework and Built-ins

- shelving for dry goods, cleaning supplies
- bulk storage for paper products

Plumbing

- sink
- floor drain

Mechanical

- dryer vent

Equipment

- washer
- dryer

9 . Apparatus/Training

9.01	Apparatus Bays (8) - all double-deep	6080 s.f.
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Vehicles - total of 11-12 (7 now, 4-5 future)

- E1 Type: Pump Length: 31' Weight: 47,000
- L1 Type: Ladder Length: 36' Weight: 48,000
- TK1 Type: Tanker Length: Weight: 54,000
- Air Trailer Type: Trailer Length: Weight:
- Boat 1 Type: Boat Length: 13' Weight:
- A1 Type: Ambulance Length: 25' Weight: 16,000
- A2 Type: Ambulance Length: 22' Weight: 14,000

Apparatus Bays (8) - all double-deep - continued**Type of Bays**

- all drive-through
- all double deep
- single deep, if needed
- no maintenance bay
- no wash bay, wash in-place
- 5 front line response

Overhead Doors

- 4-Fold at front, overhead at rear
- 3 rows of glass with UV and low-e protection
- Front: Number: 5 Width: 14' Height: 14'
- Rear: Number: 5 Width: 14' Height: 14'

Foam

- 5 gallon pails

Trench Drains

- every bay, centered under all apparatus
- to oil/water separator

Hose Reels

- 6 Hannay wall mounted 50' x 1" hose reels
- 3 front 3 rear
- each with hot and cold water

Fume Exhaust

- hose system

Truck Fills

- 2 overhead fills centered
- 2 wall hydrants either side of bay

Overhead Fans

- BAF or eq.

Electrical Drops

- all apparatus bays - 20 amp/drop

Air Drops

- on reels
- tools and tires at each vehicle

Electric Reels

- overhead at all apparatus

Compressed Air

- 3 drops on reels

Sinks

- deep bowl.

New Programmed Area Name	Program Area
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Apparatus Bays (8) - all double-deep - continued

Finishes

- Epoxy flooring, non-slip, multi-color with Back-in safety stripe

Fire Poles

- only if Firefighters are on the 2nd floor

Miscellaneous

- electric water cooler

10 . Firematic Support

10.01	Mezzanine	1280 s.f.
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General

- training and storage, not for mechanical equipment
- share stairs
- fence and gate to store backboards , Stokes Baskets, ect.

10.02	Storage Room #1 - EMS	60 s.f.
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General

- bandages
- IV fluid
- bulk storage

Oxygen Storage

- 2 large cylinders
- 6 D size cylinders

Location

- bay area

Security

- access control

Comments/Adjacencies

- adjacent to ambulance bays
- shelving all around

10.03	Storage Room #2 - Fire Equipment	168 s.f.
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General

- foam, extinguishers, nozzles, spedi-dry storage

Location

- bay area

Security

- no

Comments/Adjacencies

- haz mat, buckets, pumps, generator, exhaust fans

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name	Program Area
10.04 Storage Room #3 - Spare PPE	36 s.f.
General	
<ul style="list-style-type: none"> Spare PPE 	
Location	
<ul style="list-style-type: none"> clean side of facility 	
Comments/Adjacencies	
<ul style="list-style-type: none"> shelving and hanging rods 	
10.05 Storage Room #4 - Exterior Storage	120 s.f.
General	
<ul style="list-style-type: none"> to store snow blower, lawn equipment, pumps, fans, ect. 	
Comments/Adjacencies	
<ul style="list-style-type: none"> double or small overhead door to exterior, secured 	
10.06 Work Room	150 s.f.
Equipment	
<ul style="list-style-type: none"> Mechanic: Town does large repairs outside of Station. minor repair Workbench Tool storage: Yes, hand tools, rolling cabinet Power tools: Grinder, drill press Air for tools. Water: deep bowl, stainless steel sink with sideboard 	
Security	
<ul style="list-style-type: none"> no 	
Comments/Adjacencies	
<ul style="list-style-type: none"> Scott Pack maintenance repair 	
10.07 Fire/EMS DeCon	185 s.f.
General	
<ul style="list-style-type: none"> exterior door 	
Equipment	
<ul style="list-style-type: none"> Sinks with side boards, stainless steel Gear Dryer: dehydrator Drench/Eye Wash: cartridge Red Bag: small sharps Backboard cleaning: on rare occasions Drench Shower Extractor 	

New Programmed Area Name	Program Area
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Fire/EMS DeCon - continued

Comments/Adjacencies

- DeCon done at hospital, NFPA 1581. Direct access to Hot Zone and transition area, exterior door, floor drains, hose bib, concrete pad for extractor, solid surface counters, base and wall cabinets

10.08 SCBA 180 s.f.

Equipment

- Air compressor (2 bottle) in separate room
- Remote fill station
- 24 5-5 spare air bottles
- gear grid workbench

O2 Storage

- 8 O2 cylinders
- vendor access for O2 resupply

Comments/Adjacencies

- A/C and exhaust for compressor, large amount of supply air, floor drain, mask hooks, training packs hang on wall (12 spare packs)

10.09 Turnout Gear Room 400 s.f.

General

- 40 Gear-Grid lockers (36 + 4 future), 20" x 24",
- lockers fixed on walls
- 2 sets of gear per locker

Mechanical

- HVAC and constant exhaust
- wall mounted HEPA filter
- overhead fans

Electrical

- 4-plex outlets around room at top of lockers and benches

Plumbing

- floor drains

10.10 Radio/Comm. Room 0 s.f.

General

- not required

10.11 Rest Room for Apparatus Bays - Hot Zone 65 s.f.

General

- unisex

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

Rest Room for Apparatus Bays - continued**Plumbing**

- water closet
- urinal
- sink
- hose bib for cleaning
- floor drain

Comments/Adjacencies

- all hard washable surfaces

Police Department Dedicated Areas**11 . Records****11.01 Records Room 260 s.f.****Furniture**

- 1 "L" workstation w/ chair, away from window
- 40 lineal feet of high-density 5 high file storage
- 3 two-drawer lateral file cabinets

Casework and Built-ins

- 12 lineal feet of open counter over file cabinets

Equipment

- 1 telephone
- 1 computer
- 1 multi-function printer

Security

- proximity access control to staff
- ballistic protection in walls interfacing public areas
- ballistic deal tray to lobby
- ballistic window to lobby w/ natural voice transmission and intercom enhancement

11.02 Records Archive Room 145 s.f.**Furniture**

- 80 lineal feet of high-density 5 high file storage

Security

- proximity access control

11.03 Central Photocopy 50 s.f.**Casework and Built-ins**

- 8 linear feet base cabinets w/ countertop

Equipment

- 1 multi-function printer
- 1 wall telephone(s)

New Programmed Area Name	Program Area
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Central Photocopy - continued

Security

- none

11.04 **Office Supply Storage** **20 s.f.**

Casework and Built-ins

- 30 lineal feet of shelving on standards

12 . Patrol Facilities

12.01 **Patrol Lieutenant Office** **150 s.f.**

Furniture

- 1 "U" workstation
- 3 two-drawer lateral file cabinets
- 2 visitor's chairs

Casework and Built-ins

- 9 linear feet of open countertop (over files)
- 18 linear feet of wall shelving (over files)

Equipment

- 1 computer (@ workstation)
- 1 telephone (@ workstation)

Security

- standard commercial lockset

Accessory Area

- coat closet

12.02 **Sergeants** **220 s.f.**

Furniture

- 2 "L" workstations with chair
- 4 three-drawer lateral file cabinets
- 1 small table and chairs for informal meetings

Casework and Built-ins

- 12 linear feet of open countertop (over files)
 - under- counter shelving for duty bag storage

Equipment

- 2 computer(s)
- 2 telephone(s)
- 1 key control box

Display

- 1 4' x 6' marker board
- 1 4' x 6' tack board

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

Sergeants - continued**Security**

- standard commercial lockset

12.03 Report Preparation 160 s.f.**Furniture**

- 3 computer workstations

Casework and Built-ins

- 2 lineal feet of six-tier form cubbies
- shelving above workstations

Equipment

- 3 computer(s)
- 1 printer
- 1 wall telephone(s)

Display

- 1 4' x 8' dry erase board
- 1 4' x 4' tack board

12.04 Juvenile Waiting Room 50 s.f.**Special**

- Non-secure

Security

- proximity access control from inside
- door tied to alarm if opened from inside
- audio/video surveillance

12.05 Roll Call 345 s.f.**General**

- near locker room/Sallyport

Furniture

- 9 2' x 6' tables with two chairs each (classroom setup)

Equipment

- 1 wall telephone(s)
- 36 staff mailboxes, counter with cabinets and cubbies above

Display

- 1 72" flat panel monitor
- 1 4' x 4' tack board cabinets
- 1 4' x 8' dry erase board
- 1 4' x 4' union tack board

Security

- standard commercial lockset

New Programmed Area Name	Program Area
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Roll Call - continued

Accessory Area

- training prop storage (furniture)

12.06 Patrol Supply Storage 80 s.f.

General

- Near Cruiser Parking

Furniture

- 6 24" x 36" x 72" five tier metal shelving

Electrical

- 2 wall mtd. charging rack
- 1 recharge for radar units

Security

- standard commercial lockset

12.07 Armory 65 s.f.

Furniture

- 6 lineal feet of long gun storage rack
- 2 18" x 36" x 72" five tier metal shelving
- 6 linear feet of open counter

Equipment

- 1 Computer

Security

- ballistic resistant walls

12.08 Weapons Cleaning 65 s.f.

Furniture

- 6' workbench
- chemical storage cabinet

HVAC

- low exhaust for gun cleaning fluid

Security

- ballistic resistant walls

12.09 School Resource Supply Storage Room 20 s.f.

General

- access from corridor adjacent to Patrol offices

Furniture

- 2 24" x 36" x 72" five tier metal shelving

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

13 . Traffic**13.01 Traffic Storage Closet 20 s.f.****Furniture**

- 2 24" x 36" x 72" five tier metal shelving

14 . Investigative**14.01 Detective Squad Room 630 s.f.****General**

- sized to allow for future Lieutenants office

Furniture

- 6 "L" workstation with chair and visitor chair
- 6 three drawer lateral file cabinets (locked)
- 1 work table w/ 6 chairs

Casework and Built-ins

- 15 lineal feet of counter over file cabinets

Equipment

- 6 computers (@ workstation)
- 6 telephones (@ workstation)
- 1 network printer (on casework)
- 1 charging station (on casework)

Display

- 1 4' x 6' marker board

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Security

- standard commercial lockset

Accessory Areas

- coat closet

14.02 Interview Room 100 s.f.**Furniture**

- 1 table w/ four chairs

Electrical

- 1 light switch w/ "in use" light
- 1 panic device
- laptop cable

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions
- acoustic wall panels on one wall

New Programmed Area Name	Program Area
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Interview Room - continued

Security

- standard commercial lockset
- discreet CCTV audio and video surveillance

14.03 Equipment Storage Room 20 s.f.

General

- closet for investigative supplies

Furniture

- 2 18" x 36" x 72" - 5 tier shelving

Security

- standard commercial lockset

15 . Department Administration

15.01 Administrative Assistant 144 s.f.

General

- separate office but before Chief's

Furniture

- 1 "U" workstation with chair
- 6 four-drawer file cabinets
- 1 typewriter stand
- 2 visitor chairs

Equipment

- 1 computer
- 1 telephone
- 1 typewriter

Security

- standard commercial lockset

15.02 Future Clerks workspace 50 s.f.

General

- open office area for future PT assistant outside of office

15.03 Reprographics/Work Area 20 s.f.

Casework and Built-ins

- 6 lineal feet of base & upper cabinets

Equipment

- 1 multi-function printer
- 1 paper shredder
- 1 mail machine

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

15.04 Coffee Area 12 s.f.**Casework and Built-ins**

- 4 lineal feet of base cabinets with counter

Equipment

- 1 undercounter refrigerator
- 1 coffee maker

Plumbing

- 1 single bowl sink

Security

- standard commercial lockset

15.05 Deputy Chief's Office 160 s.f.**General**

- direct access to conference room

Furniture

- 1 "U" workstation
- 3 two-drawer lateral file cabinets
- 1 work table with four chairs

Casework and Built-ins

- 9 lineal feet of open countertop (over files)
- 18 lineal feet of wall shelving (over files)

Equipment

- 1 computer (@ workstation)
- 1 printer (future provision) (@ workstation)
- 1 telephone (@ workstation)

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Security

- standard commercial lockset

Accessory Area

- coat closet w/ locker

15.06 Chief's Office 180 s.f.**General**

- direct access to conference room

Furniture

- 1 exec. desk w/ credenza
- 3 two drawer lateral files
- 1 work table with six chairs

New Programmed Area Name	Program Area
--------------------------	--------------

Chief's Office - continued

Casework and Built-ins

- 9 lf open countertop (over files)
- 18 lf wall shelving (over files)

Equipment

- 1 computer (@ workstation)
- 1 printer (future provision) (@ workstation)
- 1 telephone (@ workstation)

Acoustics

- partitions to extend to underside of structure
- sound batt insul. in stud partitions

Security

- standard commercial lockset

Accessory Areas

- coat closet w/ locker

15.07 Chief's Restroom 70 s.f.

Plumbing

- 1 water closet
- 1 sink
- 1 shower

Equipment

- 1 24" x 30" x 72" gear locker

Security

- standard commercial lockset

15.08 Conference Room 220 s.f.

Furniture

- 1 conference table w/ 8 chairs

Equipment

- 1 wall telephone
- 1 laptop connection at table
- 1 72" flat panel monitor

Acoustics

- partitions to extend to underside of structure
- sound batt insulation in stud partitions

Security

- standard commercial lockset

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

16 . Staff Facilities**16.01 Male Restroom/Shower 300 s.f.****Casework and Built-ins**

- 5 linear feet open countertop
- 6 linear feet bench

Plumbing

- 1 hc toilet stall
- 1 toilet stall
- 2 urinals
- 2 Sink
- 2 Shower

Security

- standard commercial push/pull

16.02 Male Locker Room 725 s.f.**Equipment**

- 40 3' x 2'-6" x 6' lockers w/ bench and lockable area, vest drying
- 1 4' wet gear rack
- 1 shoe shine station
- 1 weapons clearing trap

Electrical

- Power to lockers

Security

- standard commercial push/pull

16.03 Female Restroom/Shower 240 s.f.**Casework and Built-ins**

- 5 linear feet open countertop
- 3 linear feet bench

Plumbing

- 1 hc toilet stall
- 1 toilet stall
- 2 Sink
- 1 Shower

Security

- standard commercial push/pull

16.04 Female Locker Room 165 s.f.**Equipment**

- 8 3' x 2'-6" x 6' lockers w/ bench and lockable area ,vest drying
- 1 2' wet gear rack
- 1 shoe shine station
- 1 weapons clearing trap

New Programmed Area Name	Program Area
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Female Locker Room - continued

Electrical

- Power to lockers

Security

- standard commercial push/pull

16.05 Break Room 210 s.f.

Furniture

- 1 table(s) with eight chairs

Casework and Built-ins

- 8 lineal feet of base and upper cabinets

Equipment

- 1 refrigerator
- 1 microwave (in casework)
- 1 coffee machine (provision)
- 1 residential cooktop, no oven
- 1 dishwasher

Plumbing

- 1 double bowl sink (in casework)

16.06 Miscellaneous Male Restrooms 65 s.f.

Casework and Built-ins

- 3 linear feet open countertop

Plumbing

- 1 hc toilet stall
- 1 urinals
- 1 sink (in counter)

Security

- standard commercial lockset

16.07 Miscellaneous Female Restroom 65 s.f.

Casework and Built-ins

- 3 linear feet open countertop

Plumbing

- 1 hc toilet stall
- 1 toilet stall
- 1 sink (in counter)

Security

- standard commercial lockset

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

16.08 Laundry 50 s.f.**Equipment**

- 1 residential washing machine
- 1 residential dryer

Casework and Built-ins

- 7 linear feet of folding counter w/ cabinets below

17 . Property and Evidence**17.01 Evidence Receiving 80 s.f.****General**

- located near Prisoner Processing

Furniture

- 1 computer station w/printer

Casework and Built-ins

- 5 linear feet of base cabinet for storage of packaging materials
- 1 linear feet of 6 - tier form cubbies

Security

- proximity access control

17.02 Evidence Storage 400 s.f.**Furniture**

- 4 24" x 36" x 72" metal shelving
- 200 linear feet of high density 5 - tier evidence storage system
- 20 linear feet of high density weapons storage w/ locking device

Equipment

- 1 refrigerator
- 1 safe

Security

- proximity access control w/ "pin" keypad
- cctv monitoring

17.03 Drug Evidence Storage 20 s.f.**Furniture**

- 2 24" x 36" x 72" metal shelving

18 . Prisoner Processing**18.01 Sally Port/Vehicle Processing (2-cruiser) 960 s.f.****General**

- 2 12' x 12' overhead doors for each bay, drive-through
- 1 man door
- bay deep enough for full ambulance

New Programmed Area Name	Program Area
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Sally Port/Vehicle Processing (2-cruiser) - continued

Plumbing

- 1 eye wash/emergency shower
- 1 floor drain per bay
- 1 boot wash station

Security

- interlock all doors for one at a time operation, provide emergency over-ride
- cctv monitoring of interior and approach
- proximity access control in/out to Prisoner Processing
- proximity access control and remote release of OH doors from dispatch
- wire mesh partition to separate bay for vehicle processing

18.02 Bulk Property Room 50 s.f.

General

- Direct Access to Sally Port

Furniture

- 4 24" x 36" x 72" metal shelving

Security

- double door with proximity access control

18.03 Cruiser Supply 20 s.f.

Furniture

- 2 24" x 36" x 72" metal shelving

Security

- proximity access control

18.04 Processing Area 300 s.f.

Casework and Built-ins

- 1 booking control workstation and booking bench

Equipment

- 1 automated fingerprint machine
- 1 telephone (@ workstation)
- 1 telephone with two handsets for language line services
- 1 computer (@ workstation)
- 8 property lockers - two large enough for guitars/backpacks
- 1 mug shot camera on mount (@ workstation)
- static gray back drop (to match registry of motor vehicles) w/ height markers

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

Processing Area**Security**

- proximity access control
- cctv monitoring of all areas
- panic devices throughout
- automatic openers for doors from sallyport
- use least possible number of cameras to monitor booking
- prisoner release exit
- weapons locker outside all entrances

18.05 Holding Cell 75 s.f.**Casework and Built-ins**

9 linear foot bench with cuff rings

Electrical

- detention grade light fixtures

Security

- minimum 10' high ceilings
- detention grade sliding door hardware w/ cuff door
- audio/video surveillance
- visual observation from booking area
- tamper resistant hvac grills - 1/8" holes maximum

18.06 Intoxilyzer Area 12 s.f.**Casework and Built-ins**4 linear feet base cabinet w/ epoxy resin countertop
1 booking bench w/ cuff rail**Electrical**

1 tel/data for intoxilyzer

18.07 Custodial Closet 20 s.f.**Plumbing**

1 mop sink

Equipment

1 mop rack

Security

- high security lockset

18.08 Interview Room 100 s.f.**General**

- use for bail and lawyer meetings, provide vestibule near prisoner release exit

Furniture

1 fixed table w/ two chairs

New Programmed Area Name	Program Area
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Interview Room - continued

Electrical

- 1 light switch w/ "in use" light
- 1 panic device

Equipment

- 1 phone discreetly located

Acoustics

- partitions to extend to underside of structure
- Acoustic wall panels on one wall

Security

- high security lockset
- discreet CCTV audio and video surveillance w/ local control

18.09 Detention Restroom/shower 50 s.f.

Plumbing

- 1 handicapped accessible detention combination fixture
- 1 shower stall

19 . Detention Facilities

19.01 Unisex Cell blocks (x6) 840 s.f.

Casework and Built-ins

- 1 32" x 72" x 18" concrete bunk

Equipment

- telephone with long phone line

Plumbing

- 1 detention combination fixture

Electrical

- 1 detention grade light fixtures

Security

- minimum 10' high ceilings
- detention grade sliding door hardware
- audio/video surveillance
- tamper resistant hvac grills - 1/8" holes maximum

20 . Storage Facilities

20.01 Animal Control 80 s.f.

General

- two kennels for temporary animal boarding
- outdoor run

Equipment

- box freezer for road kill

ROOM SUMMARY

Tyngsborough, Massachusetts
Detail Space Requirements

Public Safety Facility

New Programmed Area Name

Program Area

Animal Control - continued**Plumbing**

- cold hose bibbs

Security

- standard commercial lockset

20.02 First Aid 20 s.f.**Furniture**

- 1 12" x 36" x 72" five tier metal shelving
- 1 18" x 36" x 72" metal cabinet

Security

- proximity access control

20.03 General Storage 100 s.f.**Furniture**

- 4 24" x 36" x 72" five tier metal shelving

Security

- standard commercial lockset

21 . Out-Building**21.01 Impound Lot 200 s.f.****General**

- storage building for impounded cars and bikes

Special

- metal building

21.02 Utility Bay 300 s.f.**General**

- 12' x 12' overhead door

Special

- storage for 2-3 motorcycles
- storage for UTV
- storage for trailer
- storage for patrol bicycles

Furniture

- 3 12" x 36" x 72" five tier metal shelving for helmets and road gear

Plumbing

- air compressor

21.03 Carport 1600 s.f.

- covered parking for eight cruisers

New Programmed Area Name	Program Area
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21.04	Flammable/Haz Mat Storage	20 s.f.
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- storage bay for possible explosives or hazardous materials

SITE REQUIREMENTS

Tyngsborough, Massachusetts
Site Needs Assessment

Public Safety Facility

New Programmed Area Name	Quantity	Programmed Area
S.1 Building Area		
Building Footprint	1 story	32,841 s.f.
Future Building Growth (25% of programmed area)		8210 s.f.
Out-building Footprint		2000 s.f.
Subtotal:		43,051 s.f.
S.2 Parking Area		
Visitor Parking	27 spaces	4,455 s.f.
Visitor Handicapped Parking	2 spaces	540 s.f.
Staff Parking	42 spaces	6,930 s.f.
Staff Handicapped Parking	1 spaces	270 s.f.
Cruiser Parking	12 spaces	1,980 s.f.
Oversize Fleet Parking	2 spaces	650 s.f.
Travel Lane Allowance		11,900 s.f.
Subtotal:		26,725 s.f.
S.3 Site Utilities		
Electrical Transformers		100 s.f.
Emergency Generator		0 s.f.
Antenna Tower		500 s.f.
AC Equipment		400 s.f.
Dumpsters		240 s.f.
Storm Water Retention		7,000 s.f.
Subtotal:		8,240 s.f.
S.4 Site Amenities		
Impound Lot	6 spaces	1,200 s.f.
Subtotal:		1,200 s.f.
S.5 Setbacks and Green Space		
Green space		31,700 s.f.
Setbacks		22,800 s.f.
Subtotal:		54,500 s.f.
Summation		
Minimum useable site area		133,716 s.f.
Minimum useable site acreage		3.07 ac.

OPINION OF PROBABLE COSTS

OPINION OF PROBABLE COSTS

Tyngsborough, Massachusetts

Opinion of Probable Project Costs

January 26, 2019

Police Facility

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction	23,145 s.f.	\$520.00 /s.f.	\$12,035,400
Outbuilding	1,820 s.f.	\$125.00 /s.f.	\$227,500
Design Contingency (5%)			\$613,145
Escalation (6% - Summer 2020)			\$772,563
Construction Contingency (5%)			\$682,400
	Subtotal:		\$14,331,008

Project Development and Equipment Costs

Designer Fees			\$1,160,100
Structural Peer Review Fee			\$0
Interior Furnishings and Loose Equipment			\$231,500
Furniture and Equipment Design Fees			\$0
Hazardous Materials Abatement			\$0
Hygenists Fees			\$0
Clerk of the Works/OPM Fee (2% of Construction Costs)			\$286,620
Survey and Borings			\$18,000
Materials Testing			\$71,655
Relocation Costs			\$0
Communications Equipment			\$450,000
Communications Consultant			\$0
Computer Equipment (owner provided estimate)			\$0
Bidding Expenses -Advertising and Reprographics			\$10,000
Site Acquisition Cost (owner provided estimate)			\$0
Bonding and Legal Fees (owner provided estimate)			\$0
Project Development Contingency (5%)			\$111,400
	Subtotal:		\$2,339,275

Total Opinion of Probable Project Costs:

\$16,670,283

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction	20,616 s.f.	\$500.00 /s.f.	\$10,308,125
Outbuilding	0 s.f.	\$125.00 /s.f.	\$0
Design Contingency (5%)			\$515,406
Escalation (6% - Summer 2020)			\$649,412
Construction Contingency (5%)			\$573,600
Subtotal:			\$12,046,543

Project Development and Equipment Costs

Designer Fees			\$975,200
Structural Peer Review Fee			\$0
Interior Furnishings and Loose Equipment			\$206,200
Furniture and Equipment Design Fees			\$0
Hazardous Materials Abatement			\$0
Hygenists Fees			\$0
Clerk of the Works/OPM Fee (2% of Construction Costs)			\$180,698
Survey and Borings			\$18,000
Materials Testing			\$36,140
Relocation Costs			\$0
Communications Equipment			\$50,000
Communications Consultant			\$0
Computer Equipment (owner provided estimate)			\$0
Bidding Expenses -Advertising and Reprographics			\$10,000
Site Acquisition Cost (owner provided estimate)			\$0
Bonding and Legal Fees (owner provided estimate)			\$0
Project Development Contingency (5%)			\$73,800
Subtotal:			\$1,550,038

Total Opinion of Probable Project Costs:	\$13,596,581
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Public Safety Facility

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction	32,841 s.f.	\$510.00 /s.f.	\$16,749,038
Outbuilding	2,120 s.f.	\$125.00 /s.f.	\$265,000
Design Contingency (5%)			\$850,702
Escalation (6% - Summer 2020)			\$1,071,884
Construction Contingency (5%)			\$946,800
Subtotal:			\$19,883,424

Project Development and Equipment Costs

Designer Fees			\$1,609,600
Structural Peer Review Fee			\$0
Interior Furnishings and Loose Equipment			\$328,400
Furniture and Equipment Design Fees			\$0
Hazardous Materials Abatement			\$0
Hygenists Fees			\$0
Clerk of the Works/OPM Fee (2% of Construction Costs)			\$298,251
Survey and Borings			\$18,000
Materials Testing			\$59,650
Relocation Costs			\$0
Communications Equipment			\$500,000
Communications Consultant			\$0
Computer Equipment (owner provided estimate)			\$0
Bidding Expenses -Advertising and Reprographics			\$10,000
Site Acquisition Cost (owner provided estimate)			\$0
Bonding and Legal Fees (owner provided estimate)			\$0
Project Development Contingency (5%)			\$141,200
Subtotal:			\$2,965,102

Total Opinion of Probable Project Costs:	\$22,848,525
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SUMMARY OF RESULTS

Site Analysis

Three sites were proposed by the Town as possible candidates for the location of a new Police Station, Fire Station or combined Public Safety facility.

- 180 Middlesex Road
- 250 Middlesex Road
- 25 Bryant Lane

Tecton analyzed all sites using the same criteria in order to get a fair comparison between them. They were each investigated for usable square footage, site contours, future planning and existing buildings on the site and their value in a renovation/addition scenario.

180 Middlesex Road

The site at 180 Middlesex Road is currently a part of the Academy of Notre Dame property and would have to be subdivided and a portion acquired by the town to be considered for the construction of a new Public Safety facility. Of the three sites, this one offers the largest buildable area that is free from steep contours, waterways or wetlands. This site would be able to comfortably support all programmatic and site requirements and has enough free area that all future growth needs can be supported. In the test fit produced by Tecton, the proposed drive would be located directly across from Potash Hill Road, creating a clean 4-way intersection at Westford Road. This site is not as centrally located in the town when compared to the other two and has not previously been developed.

250 Middlesex Road

Although the centrally located site on Middlesex Road is large, much of this space cannot be utilized due to the size and location of existing buildings. In addition, steep contours further reduce the usable square footage to below what would be required to fully implement all programmatic elements for a Fire Station, Police Station or combined Public Safety facility. The site is centrally located within Tyngsborough, but due to the location of existing buildings on the site, a strong street-front presence will not be possible. As shown in the test fit provided by Tecton, a proposed Public Safety facility would have to be located behind the existing buildings on the back end of the site. This two-story proposition was only possible by making compromises that contradict the desires of the departments such as drive-through apparatus bays and the separation of the public entry from prisoner entry. This test fit leaves little or no room for future growth. There are two historic buildings located on the site. Neither of the historic buildings complies with the Building Code standard for Emergency Services Facilities and upgrade to those standards would be cost prohibitive and disruptive to the historic architecture.

Neither building offers a layout that would optimally be repurposed as a Public Safety Facility. Although alterations could be made to achieve this goal, it would be extremely inefficient and expensive, likely costing more than new construction with the added burden of restoring the buildings. Furthermore, partial use of the site as shown limits any opportunity for restoration or renovation of the historic buildings in the future as there will be insufficient parking available to support all three structures.

25 Bryant Lane

The site on Bryant Lane has one existing building which houses Town offices, the Building Inspector and the Public Library. This building, along with its parking, take up much of the usable site, leaving little room for further development. There is a body of water and wetlands on the site adjacent to Bryant Lane and the back end of the site has steep slopes and exposed bedrock making any free buildable area on the site cost-prohibitive to build on.

New Facility Costs

Based on the programs that were developed, an opinion of probable costs for each facility was prepared. To these construction costs a 5% design contingency was applied as well as a 6% per year construction cost escalation to the assumed midpoint of construction, which is Summer of 2020. The new Police Station is programmed at 23,145 SF at a cost per square foot of \$520 plus the mark-ups described, for a construction cost of \$14,331,008. The Fire Station is programmed at 20,616 SF at a cost per square foot of \$500, for a construction cost with mark-ups of \$12,046,543. The joint Public Safety Facility is programmed at 32,841 SF at a cost per square foot of \$510, for a construction cost with mark-ups of \$19,883,424. This resulted in a net reduction in costs for a joint facility of \$6,424,127, versus construction of separate facilities.

CONCLUSION

In summary, both Middlesex Road sites could potentially facilitate all or some of the required Public Safety programmatic elements. The ideal site would be at 180 Middlesex Road due to the large and open nature of the site and possibility for future growth. The Bryant Lane site is not feasible due to the limited available buildable area.

The space needs assessment concluded that sharing non-secure spaces between the two departments in a combined Public Safety Facility could reduce overall combined Fire and Police construction costs by over \$6,000,000.

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