Tecton ARCHITECTS

PACHECO ROSS ARCHITECTS
CES
FUSS & O'NEILL
ODEH ENGINEERS
RLB

LEXINGTON POLICE HEADQUARTERS

Agenda

- Review approved Schematic Design from August of 2020
- Overview of findings from the "Community Conversation on Policing"
- Review of "Option A" minor modifications to Schematic Design
- Review of "Option B" solution to address Community Conversation: more responses/more square footage/increased cost
- Review status of Temporary Facility design
- Review of Overall Schedule

Tecton
ARCHITECTS

JEFF MCELRAVY, AIA

Principal, Director of
Public Safety Design
Tecton Architects

RECENT POLICE FACILITY DESIGN EXPERIENCE

Built Work & Projects in Progress

Shrewsbury Police Station

Sutton Police Station

Westport Police Station

Wilbraham Police Station

Norfolk 3rd Patrol Police Facility

Virginia Beach 4th Precinct Police Station

Dighton Police Station

North Brookfield Police Station

Feasibility Studies & Preliminary Design

Lexington Police Station

West Springfield Police Station

Wilton Police Station

North Smithfield Police Station

Pepperell Public Safety Facility

Chesapeake 6th Precinct Police Facility

Auburn, MA Public Safety Facilities

Auburn, NY Public Safety Facilities

Avon Public Safety Facilities

Berlin Police Station

Charlton Public Safety Facility

Greenfield Public Safety Facilities

Lincoln Police Station

Chesapeake Public Safety and Training Facility

Tyngsborough Public Safety Facilities

Westminster Public Safety Facilities

35
YEARS EXPERIENCE IN PUBLIC SAFETY DESIGN

150+
PROJECTS ON RESUME

20
YEARS ON IACP COMMUNITY POLICING COMMITTEE

MEMBERSHIPS

International Association of Chiefs of Police

Massachusetts Chiefs of Police Association

Connecticut Police Chiefs Association

PRESENTATIONS

Station Design Conference – St. Louis, MO
How to Build Every Square Foot You Need, While Needing Every Square Foot You Build

Station Design Conference – Chicago, IL
Before the Ask – Strategies to Prepare Yourself in Supporting the Need for a New Police Facility

IACP Conference – Orlando, FL
Terrorist Action or Civil Unrest: What Chiefs Need to Know to Respond and Build Community Trust

Connecticut Conference of Municipalities – Uncasville, CT
How Do We Build That? Municipal Construction Projects

IACP Community Policing Committee Video
A Formal Evaluation of Community Policing Efforts

CPCA Annual Conference – Plantsville, CT
Panel Presentation

IACP Conference – Keene, NH
Training Seminar

PUBLICATIONS

High-Profile Magazine
Customer Service and Community Policing

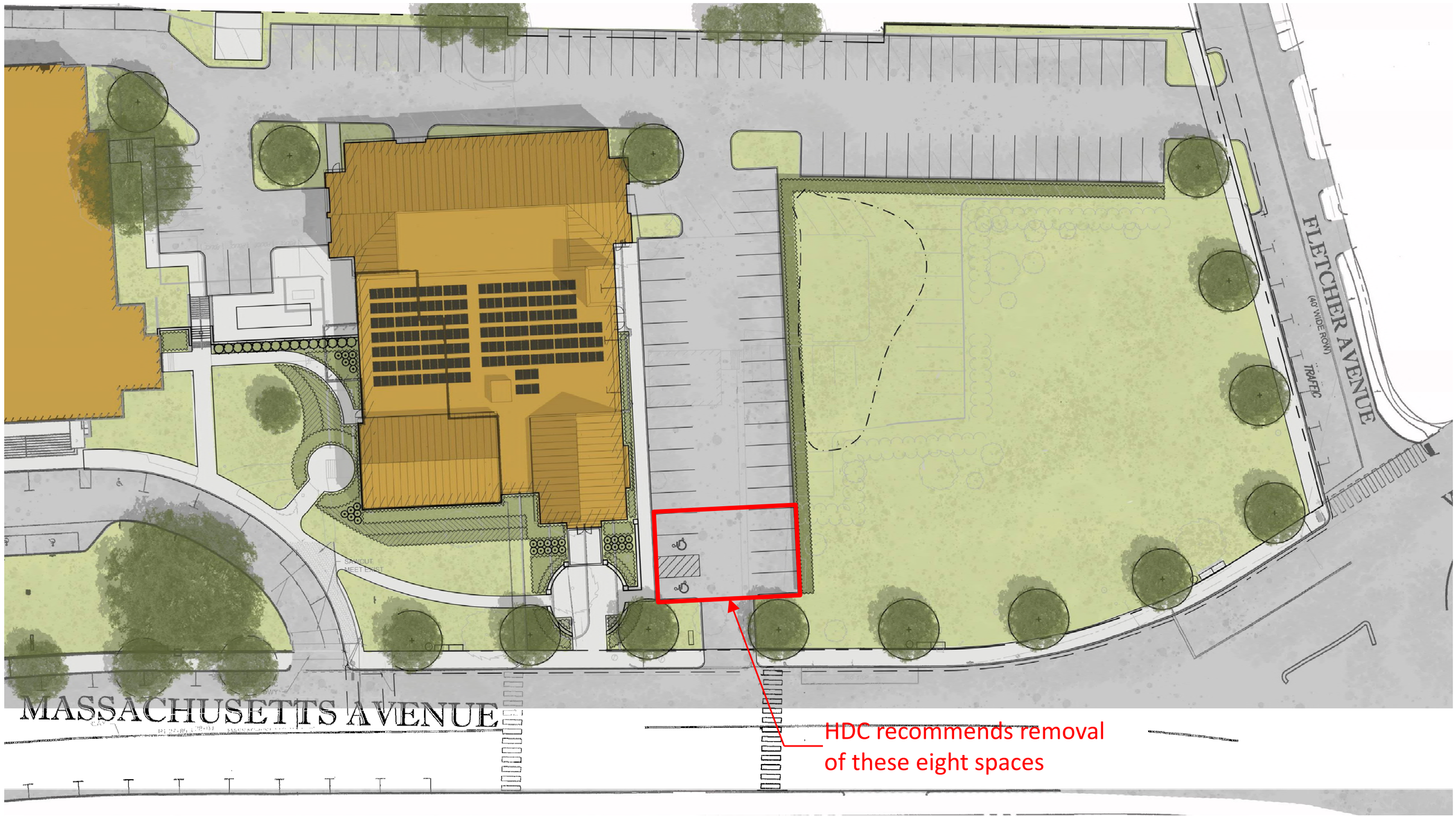
Officer Magazine
Assess Your Access Control
The Evolution of Police Facility Design

OTHER

IACP Community Policing Awards Final Round Judge

Officer.com Law Enforcement Design Awards Judge

APPROVED
SCHEMATIC DESIGN



SITE PLAN – SCHEMATIC DESIGN – NO CHANGES

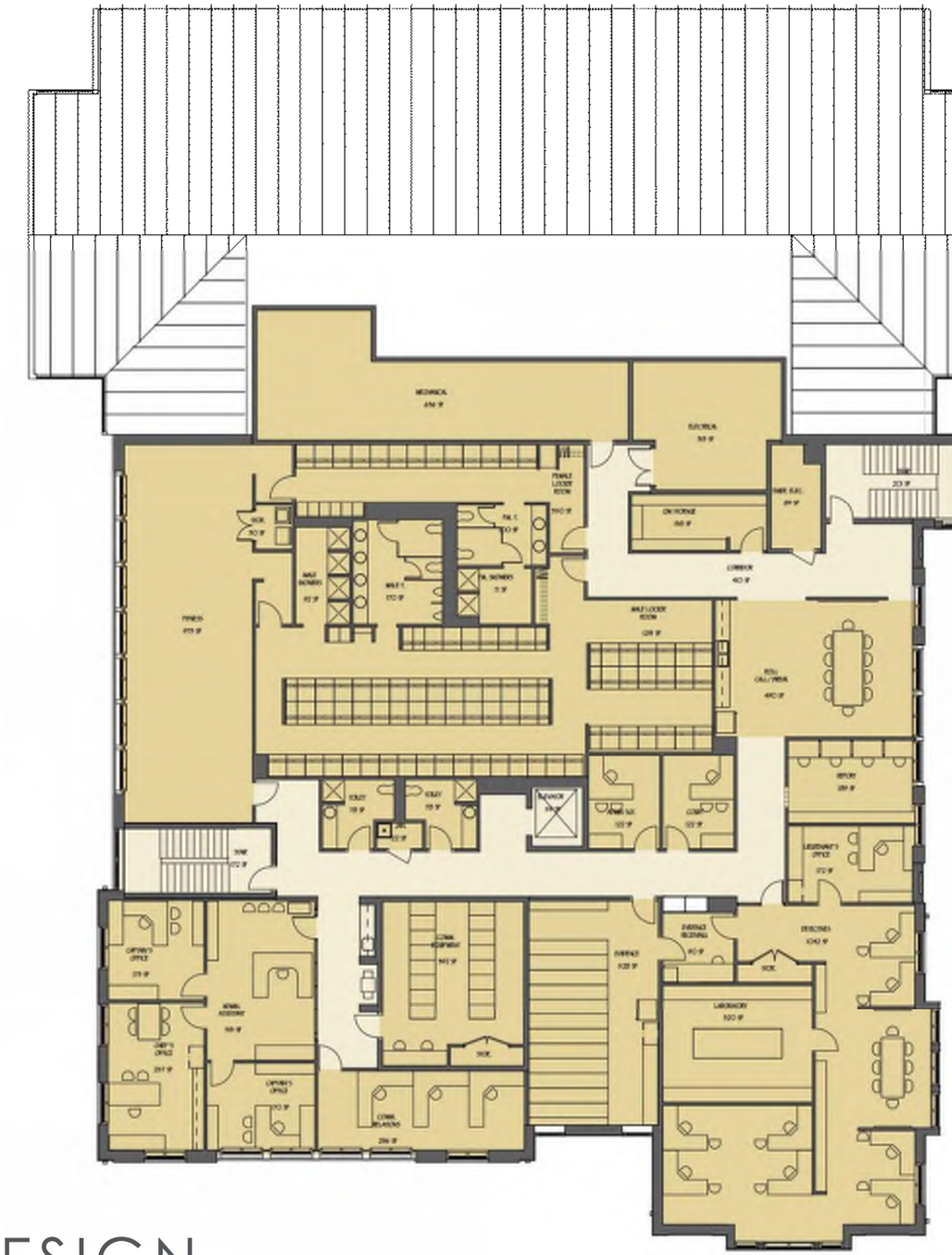
Discussion on Schematic Design in August of 2020

- Public lobby restrooms do not universally serve needs.
- Concern about “flexible space” versus “fixed program areas” to serve Community needs.

MAIN FLOOR PLAN – SCHEMATIC DESIGN

Discussion on Schematic Design
in August of 2020

- Locker rooms do not facilitate changes in demographics.
- Concern about “flexible space” versus “fixed program areas” to serve Community needs.
- No additional space provided for future programs or operations i.e. Embedded Social/Mental Health Services



UPPER FLOOR PLAN – SCHEMATIC DESIGN

Community Feedback on
Police Station Project and Policing in Lexington

INCLUSIVITY & ACCESSIBILITY

Based on the Community Feedback for the new Police Station the building should have:

- All restrooms & locker rooms will be gender neutral
- The Building will be design to be Universal
- FM amplification in the Training Room
- Calming and low-sensory spaces
- There will be no ramps
- The entire building will be fully accessible
- Will have support services for people with disabilities
- Gender separation in the cells for detainees

COMMUNITY CENTRIC

Based on the Community Feedback for the new Police Station the building should have:

- An open, welcoming and inviting Lobby.
- The space should be appealing and have a "positive vibe"
- It should balance safety with welcoming.
- It should be a place where people feel comfortable.
- A community room to serve as a place for learning, youth activities, community meetings and interaction.

Community Feedback on
Police Station Project and Policing in Lexington

MENTAL HEALTH & COMMUNITY SUPPORT

Based on the Community Feedback for the new Police Station the building should have:

- Flexible spaces to allow for access to Social Workers
- Space for counseling
- Resources / spaces for mental health support
- Space for families
- Spaces for youth groups & support
- Spaces for private and sensitive conversations for the Public

FLEXIBLE & TRANSPARENT

Based on the Community Feedback for the new Police Station the building should have:

- More open spaces, transparency and more inter-operational coordination through open and flexible forward-thinking design compared to the old building.
- An environment that brings department staff together and reduces the separation to the command staff
- Training facilities
- Enough, and flexible enough, space to serve the department for the life of the building.
- A safe environment for public employees.

DESIGN
OPTION A

Community Feedback on Police Station Project and Policing & Lexington

Appearance / Welcoming

Community Feedback on
Police Station Project and Policing in Lexington

INCLUSIVITY & ACCESSIBILITY

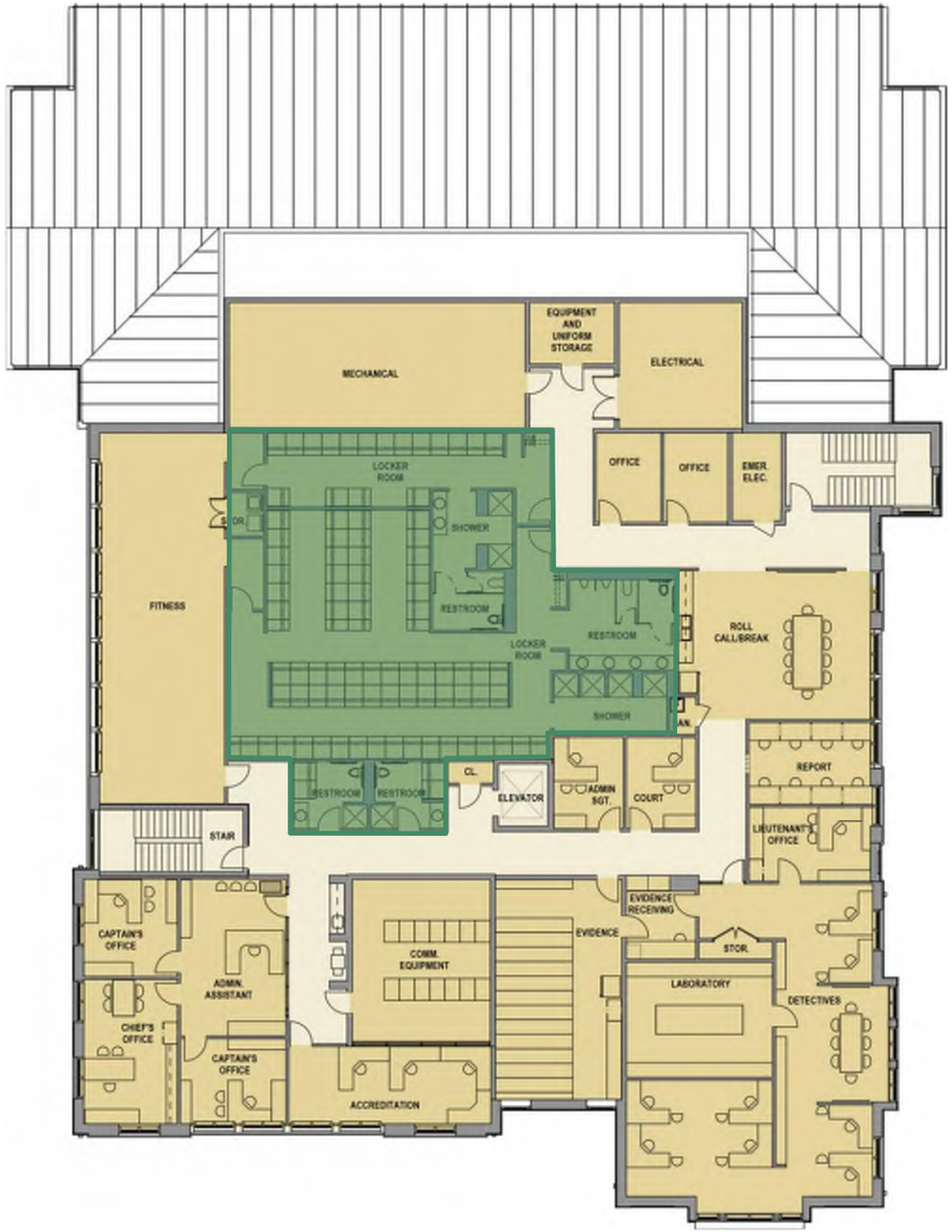
- FM amplification will be provided in the Training Room
- Sound management is critical in Police Stations and will be addressed in the floor, roof, interior & exterior wall construction & finishes.
- Each cell is a block with separation of sight and sound from other cells. These are not gender specific.
- Accessibility – Building will be fully compliant with the Americans with Disabilities Act (ADA), ANSI-117.1 & 521 CMR.
- There are no ramps in the current design (both interior and exterior)
- All lighting will be dimmable. In select areas we can also provide lighting that is tunable white and color changing when appropriate.

MAIN FLOOR PLAN – OPTION A

Community Feedback on
Police Station Project and Policing in Lexington

INCLUSIVITY & ACCESSIBILITY

- Accessibility – Building will be fully compliant with the Americans with Disabilities Act (ADA), ANSI-117.1 & 521 CMR.



UPPER FLOOR PLAN – OPTION A

Community Feedback on
Police Station Project and Policing in Lexington

COMMUNITY CENTRIC

The building will have a Training Room. This space is to be a shared space by both the Police and the Community. This space can be used by local clubs, organizations, youth groups etc. and will enhance the interaction between the officers and the people they serve.

The larger Lobby will be a public hub for interaction with the Police Department and the Public. It is also a center for information on services the department can provide or as a link to services outside the department.

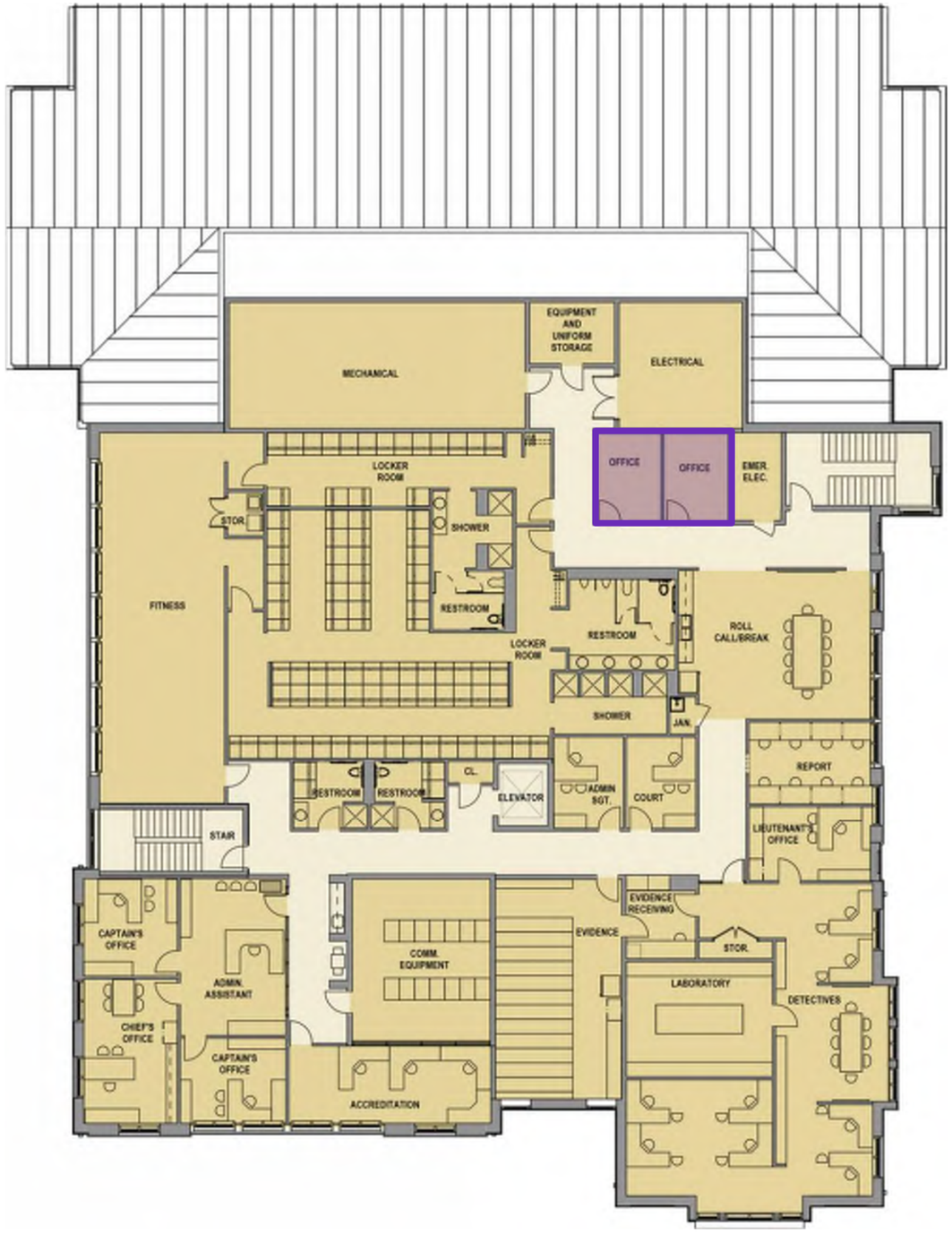
The lobby will feature a space called 'Public Interview'. While the primary purpose of the space is for the public to have private conversations with an officer about an issue they are having, it is also a publicly accessible space for community needs.

MAIN FLOOR PLAN – OPTION A

Community Feedback on
Police Station Project and Policing in Lexington

MENTAL HEALTH & COMMUNITY SUPPORT

Additional offices to accommodate Community and Social Services giving the public a safe space to seek help.



UPPER FLOOR PLAN – OPTION A

Community Feedback on
Police Station Project and Policing in Lexington

FLEXIBLE & TRANSPARENT

- Training room will be multi-functional. This will be a place for:
  - Police training including
    - Classroom / instruction
    - De-escalation training
  - Combined training and instruction with the public
  - Space to facilitate conversations with the public in an open forum
  - Public use for community
  - Public meetings
  - Public events.
  - Youth clubs & youth explorers
  - Back-up Emergency Operations Center

- Multi-functional conference spaces that can serve a variety of meeting purposes

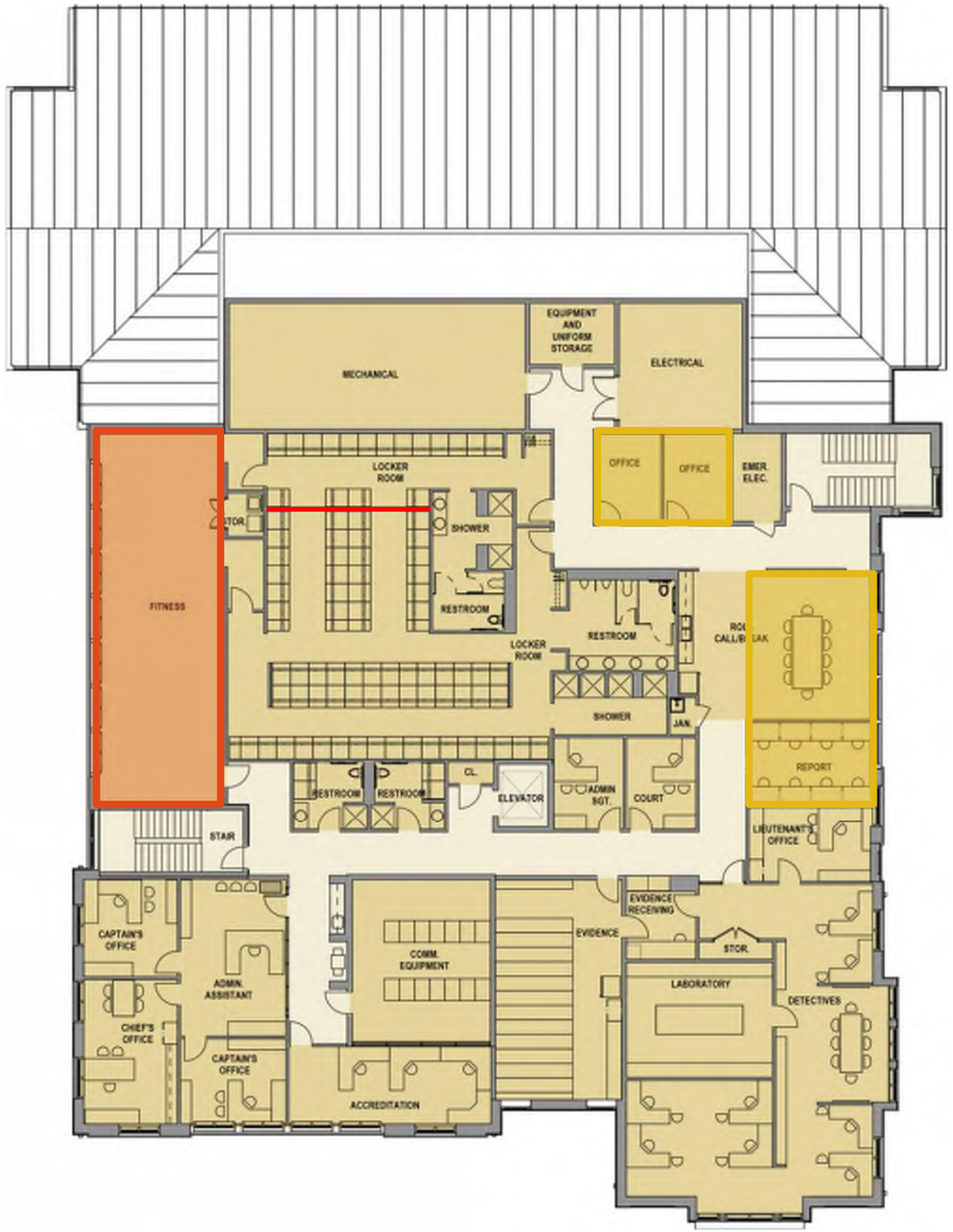
MAIN FLOOR PLAN – OPTION A

DESIGN
OPTION B

Community Feedback on
Police Station Project and Policing in Lexington

FLEXIBLE & TRANSPARENT

- Flexible work areas allow for increased interaction between staff and allow for a more efficient space plan.
- Locker room demising wall can be a moveable partition to respond to changing department demographics
- Fitness will be used for:
  - Physical fitness training
  - Defense tactics
  - Stress reduction



UPPER FLOOR PLAN – OPTION A

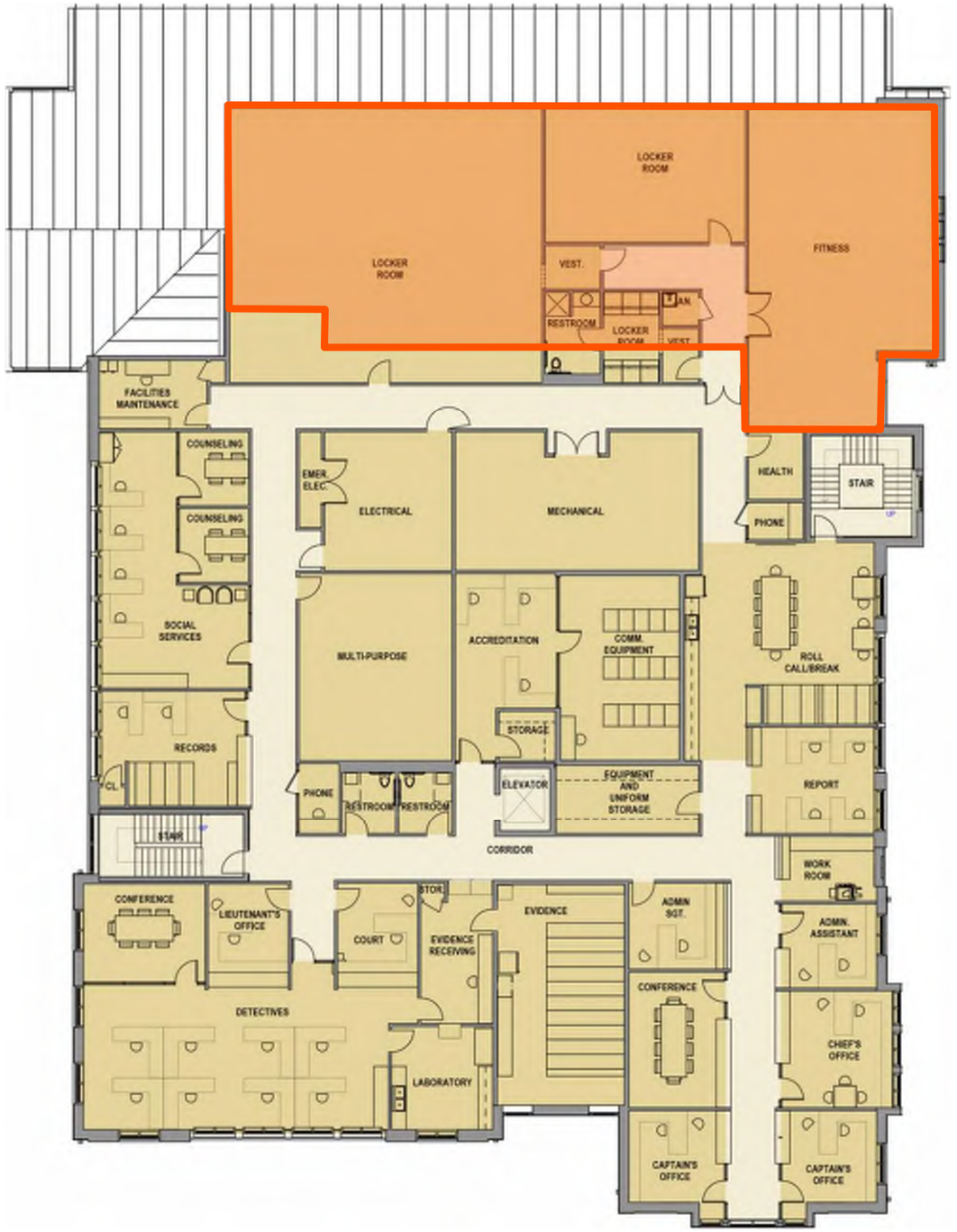
Community Feedback on Police Station Project and Policing in Lexington

DESIGN OPTION B

While reviewing the Community Feedback it became apparent that to further address some of the comments about openness, space and flexibility, it was necessary to re-think some previous space assumptions.

This option expands the upper floor of the schematic design solution over the garage space, expanding the building area by approximately 3,450 s.f. and opening new opportunities.

The shaded area is the expanded second floor.

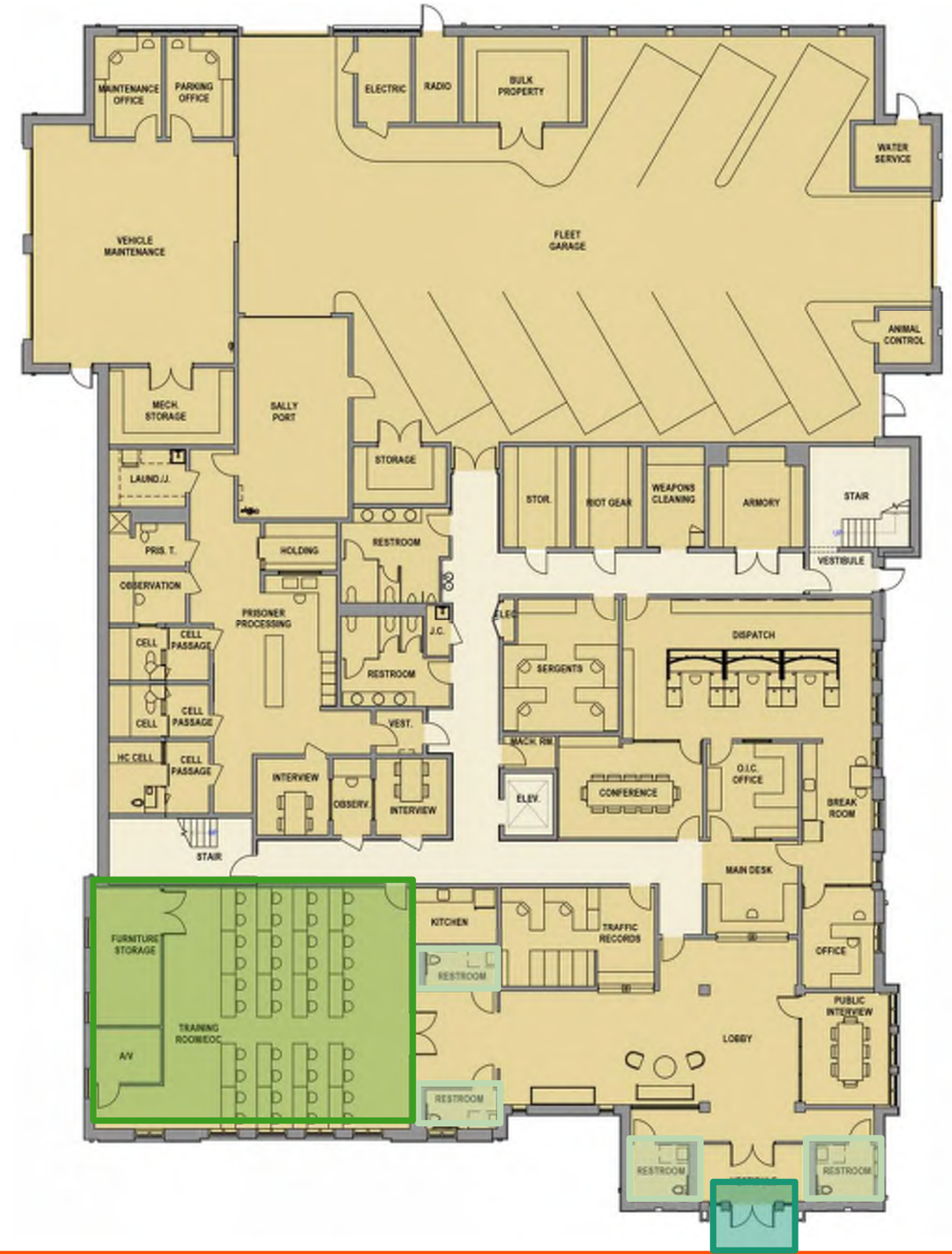


UPPER FLOOR PLAN – OPTION B

Community Feedback on
Police Station Project and Policing in Lexington

INCLUSIVITY & ACCESSIBILITY

- Accessibility – Building will be fully compliant with the Americans with Disabilities Act (ADA), ANSI-117.1 & 521 CMR. Restrooms are single occupant accessible facilities.
- Sound management is critical in Police Stations and will be addressed in the floor, roof, interior & exterior wall construction & finishes.
- All lighting will be dimmable. In select areas we can also provide lighting that is tunable white and color changing when appropriate.
- There are no ramps in the current design (both interior and exterior)
- FM amplification will be provided in the Training Room

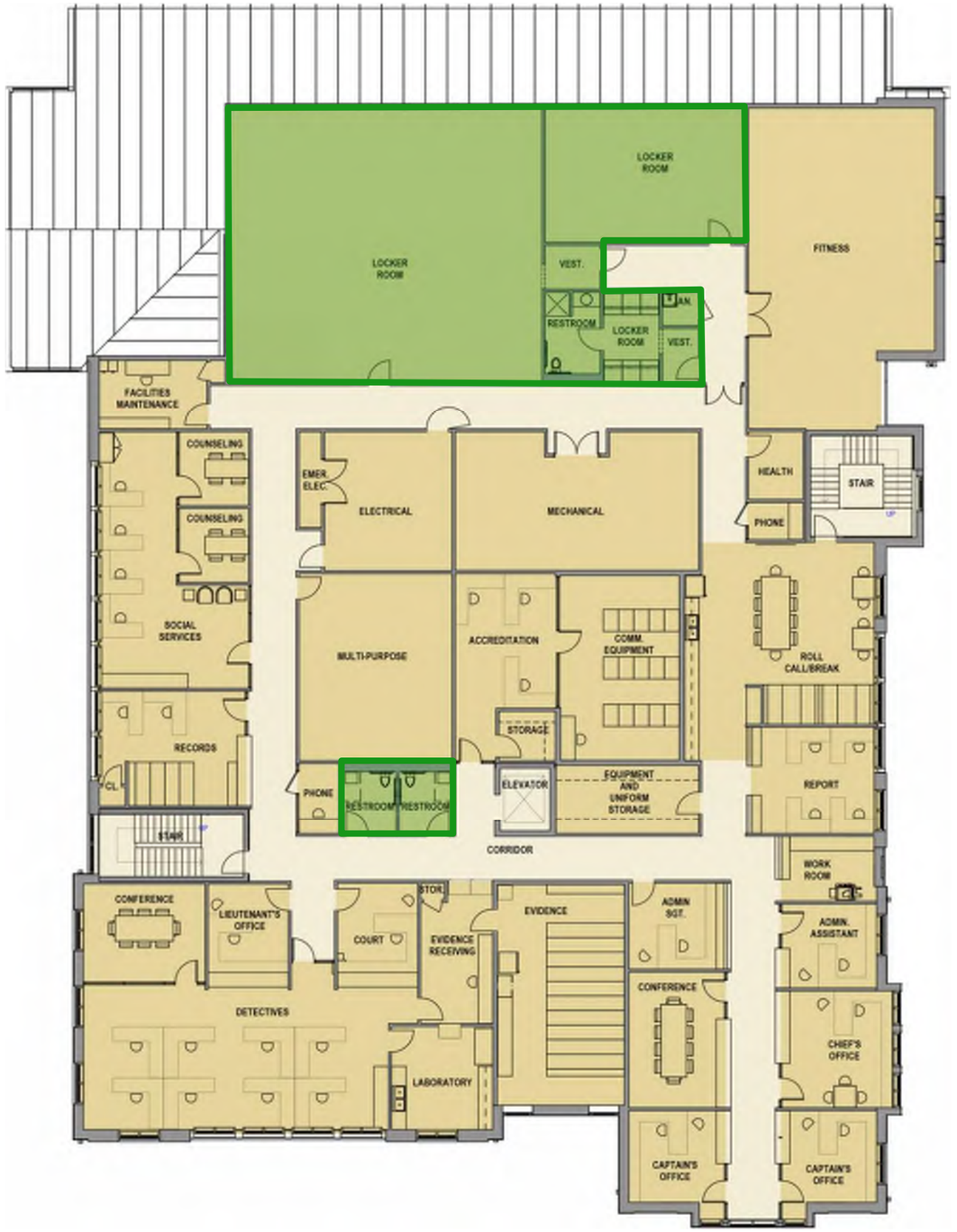


MAIN FLOOR PLAN – OPTION B

Community Feedback on
Police Station Project and Policing & Lexington

INCLUSIVITY & ACCESSIBILITY

Accessibility – Building will be fully compliant with the Americans with Disabilities Act (ADA), ANSI-117.1 & 521 CMR. Option B provides co-located locker facilities for all and <u>could</u> introduce the same demographic flexibility for all locker rooms.



UPPER FLOOR PLAN – OPTION B

Community Feedback on
Police Station Project and Policing in Lexington

COMMUNITY CENTRIC

- The lobby in Option B will also include the 'Public Interview' which is available for private conversations with an officer and for community needs.
- The even larger lobby in Option B will provide more space for interaction between the Police Department and the Public.
    - Traffic records and the Main Desk now have some separation from seating areas which allows for more privacy in conversations with the public.
    - A safe space for the public use for:
        - Internet and Child custody exchanges
        - Information and Education
        - A link to additional social services
- The Training Room in Option B has been relocated to extend the public space along the front of the building, while still offering all the potential for community.

MAIN FLOOR PLAN – OPTION B

Community Feedback on
Police Station Project and Policing in Lexington

MENTAL HEALTH & COMMUNITY SUPPORT

- Revised plan allows for spaces for Community and Social Services giving the public a safe space to seek help. This area can be a flexible wellness center for both the public and the police department. The layout shown here is representative of what is possible, the actual development of this program should inform the ultimate layout.

UPPER FLOOR PLAN – OPTION B

Community Feedback on
Police Station Project and Policing in Lexington

FLEXIBLE & TRANSPARENT

- The Dispatch Center and Sergeants' Office have been relocated to be more centrally located and more directly connected to the Main Desk and Lobby. The Sergeants are also closer to the parking garage and the stair that leads up to the Patrol Areas. The Sergeants' Office could be relocated in the future if a dispatch expansion is required.

- A more generous use of interior glass will increase transparency

MAIN FLOOR PLAN – OPTION B

Community Feedback on
Police Station Project and Policing in Lexington

FLEXIBLE & TRANSPARENT

An Employee Health Room is provided.

Additional "flexible" work opportunities have been added through hoteling stations at the Roll Call/Break Room and the inclusion of phone/teleconferencing rooms.

Some provided interior spaces can evolve with the needs of the department and the community.

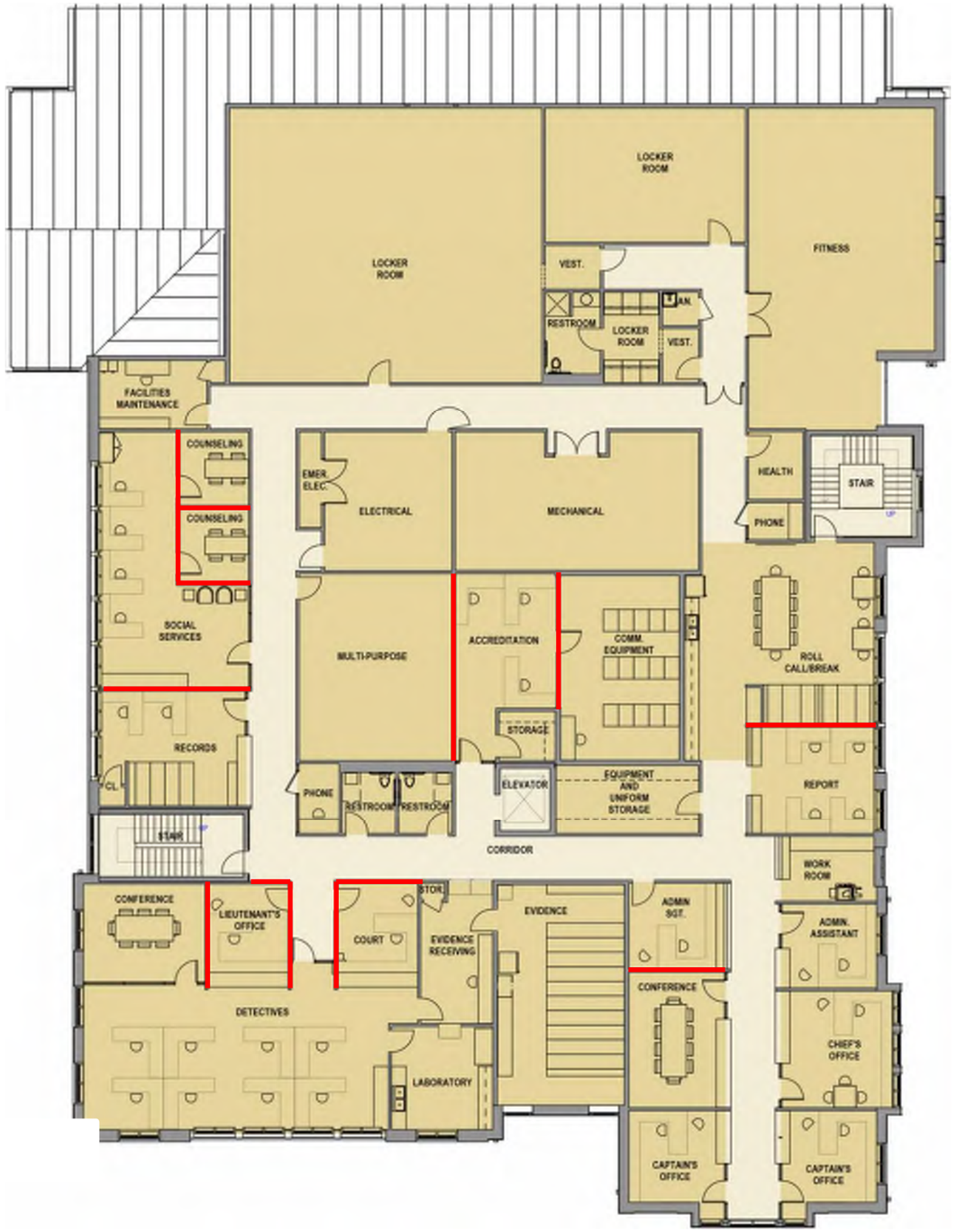
Department Administration has been relocated to a more central location. Increased use of interior glass will improve transparency not only within Administration, but also at Records and Report Preparation.

UPPER FLOOR PLAN – OPTION B

Community Feedback on
Police Station Project and Policing in Lexington

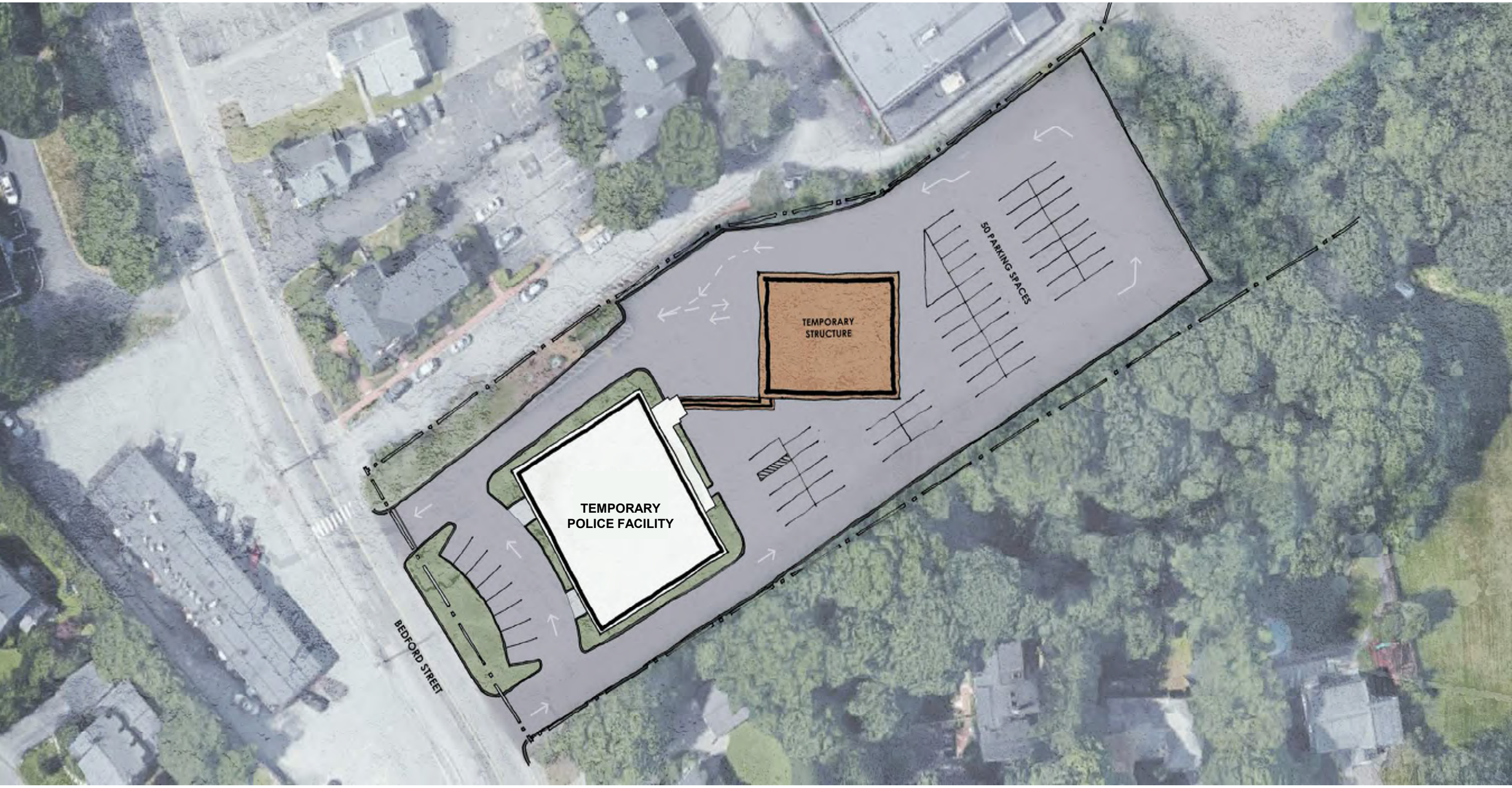
FLEXIBLE & TRANSPARENT

Where appropriate, internal partitions may be pre-planned to be moveable to allow for future changes to the layout and orientation of spaces as the needs of the Town/Department change.



UPPER FLOOR PLAN – OPTION B

TEMPORARY POLICE FACILITY

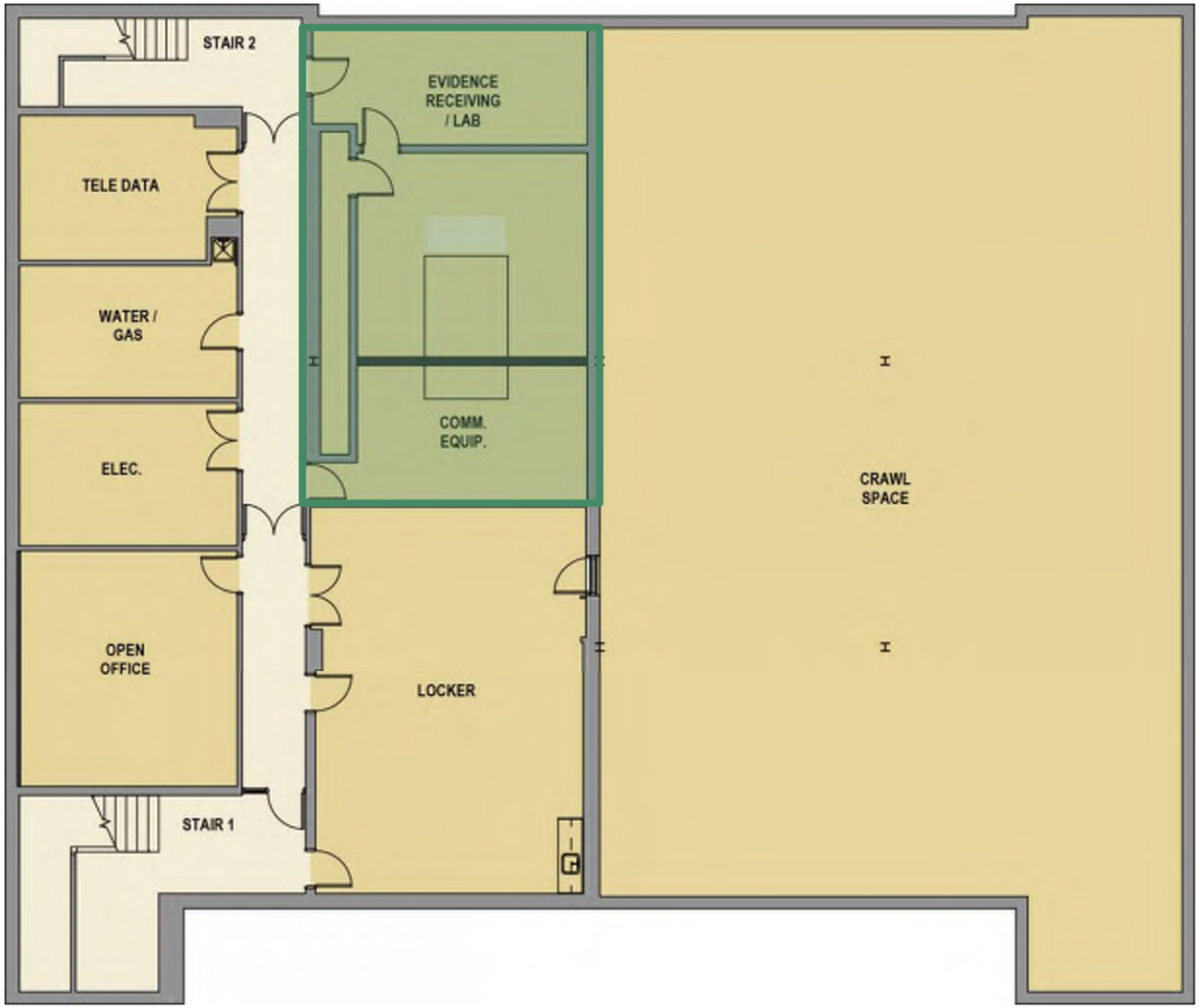


173 BEDFORD - SITE PLAN – NO CHANGES

173 Bedford Street
Temporary Police Facility

PLAN ADJUSTMENTS

Added partition to create separate Evidence Lab , Evidence Storage and Communications Equipment Areas.



BASEMENT FLOOR PLAN

173 Bedford Street
Temporary Police Facility

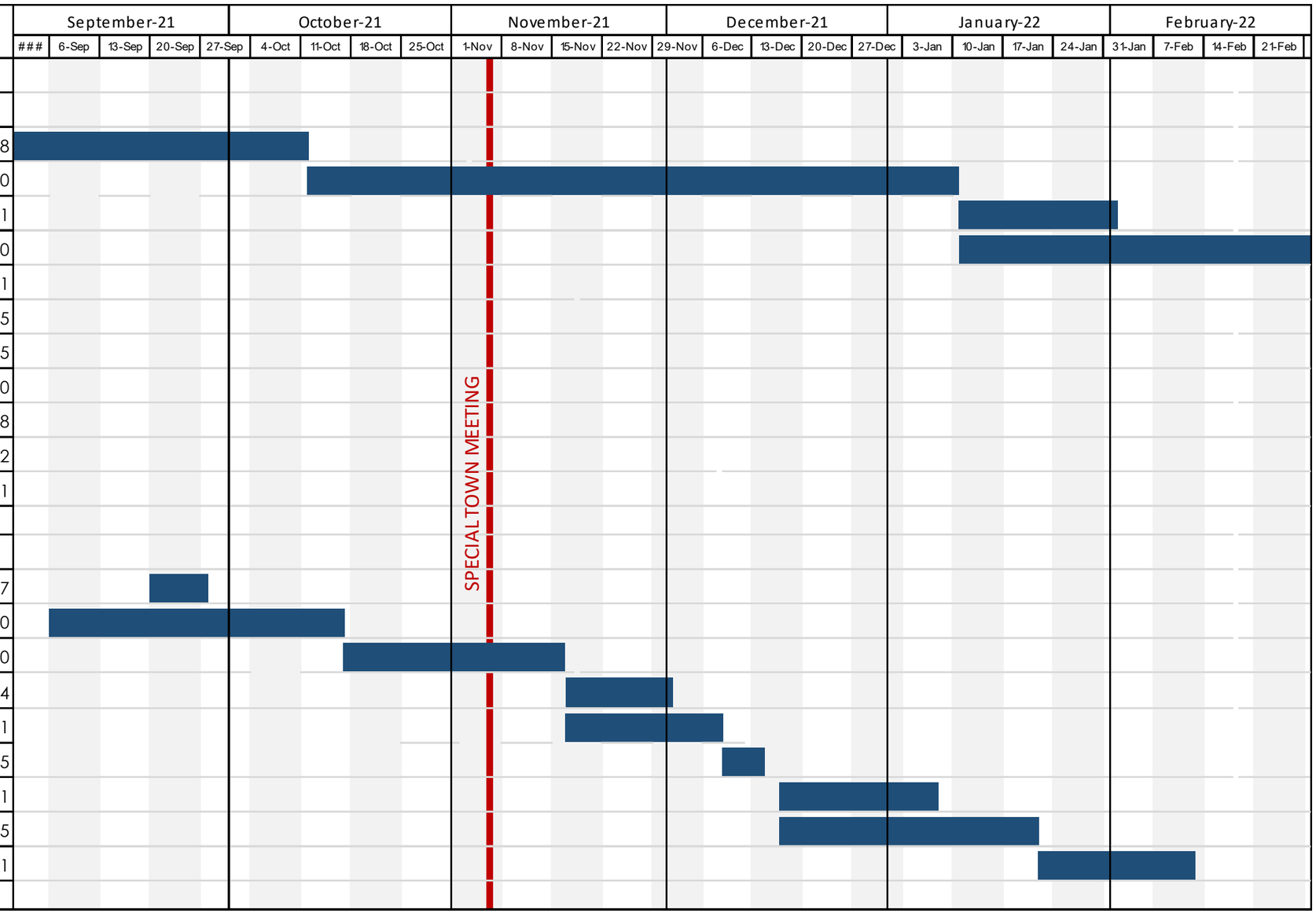
PLAN ADJUSTMENTS

- New location for Booking and Secure Interview Room
- Adjusted partition to provide Administrative Office
- Added partition to create individual Captain's Offices
- New Transaction windows and added ballistic protection at lobby

MAIN FLOOR PLAN

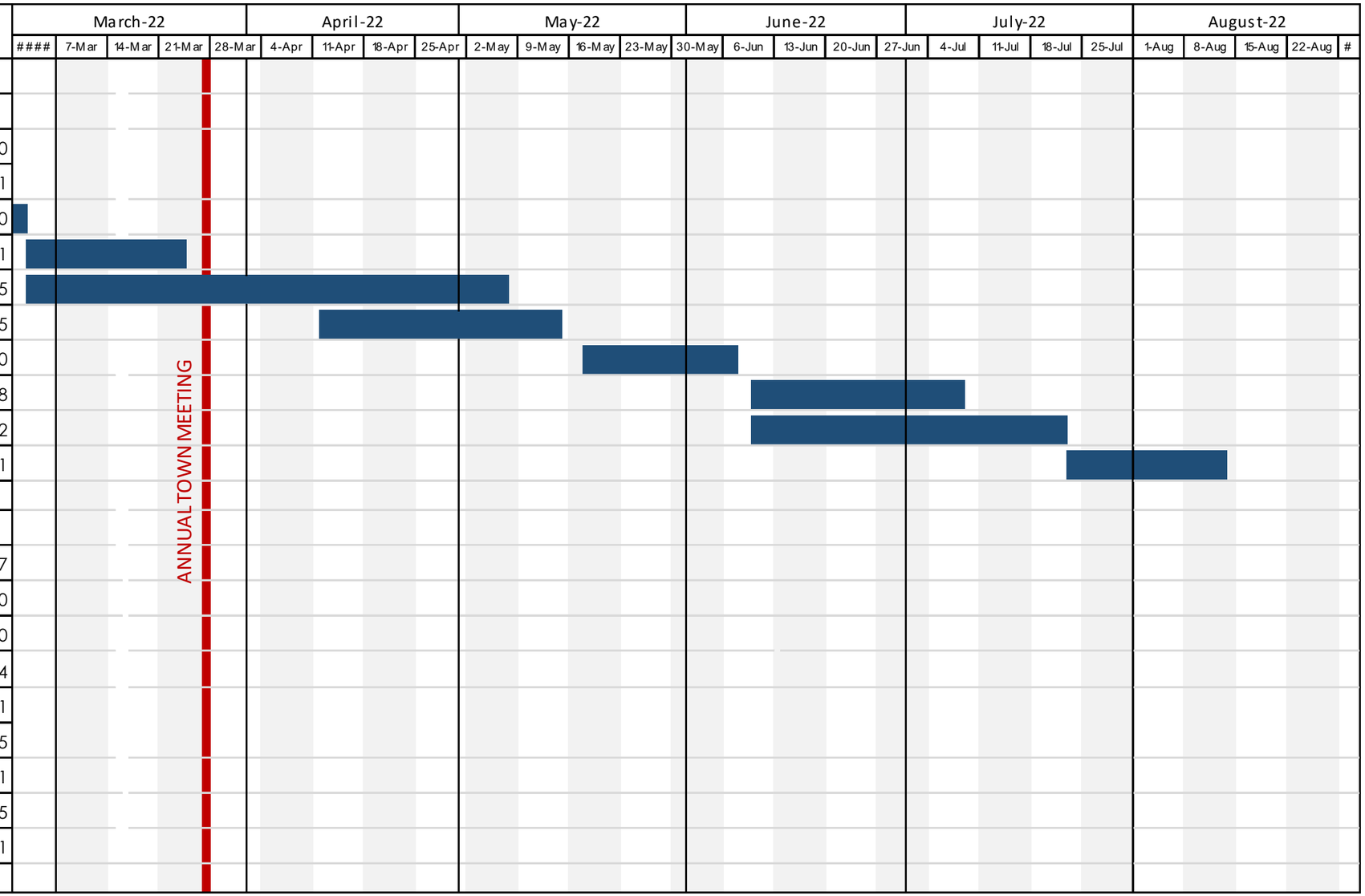
SCHEDULE UPDATE

Lexington Police Project Schedule			
New Police Headquarters	START	END	DUR.
Schematic Design		7/14/2020	
Community Conversation Response	8/24/2021	10/11/2021	48
Design Development	10/12/2021	1/10/2022	90
Design Development Estimate	1/11/2022	2/1/2022	21
50% Construction Documents	1/11/2022	3/2/2022	50
50% Construction Document Estimate	3/3/2022	3/24/2022	21
100% Construction Documents	3/3/2022	5/7/2022	65
Bidder Prequalification	4/12/2022	5/17/2022	35
Authorization to Proceed to Bid	5/18/2022	6/7/2022	20
Filed Sub bid Period	6/10/2022	7/8/2022	28
General Bid Period	6/10/2022	7/22/2022	42
Construction Contract Award	7/23/2022	8/13/2022	21
Temporary Police Facility			
50% Design Development Estimate	9/20/2021	9/27/2021	7
Design Development	9/6/2021	10/16/2021	40
80% Construction Documents	10/17/2021	11/16/2021	30
80% Construction Document Estimate	11/17/2021	12/1/2021	14
100% Construction Documents	11/17/2021	12/8/2021	21
Authorization to Proceed to Bid	12/9/2021	12/14/2021	5
Filed Sub Bid Period	12/17/2021	1/7/2022	21
General Bid Period	12/17/2021	1/21/2022	35
Construction Contract Award	1/22/2022	2/12/2022	21



PROJECT SCHEDULE – MOVING FORWARD

Lexington Police Project Schedule			
New Police Headquarters	START	END	DUR.
Schematic Design		7/14/2020	
Design Development	10/12/2021	1/10/2022	80
Design Development Estimate	1/11/2022	2/1/2022	21
50% Construction Documents	1/11/2022	3/2/2022	50
50% Construction Document Estimate	3/3/2022	3/24/2022	21
100% Construction Documents	3/3/2022	5/7/2022	65
Bidder Prequalification	4/12/2022	5/17/2022	35
Authorization to Proceed to Bid	5/18/2022	6/7/2022	20
Filed Sub bid Period	6/10/2022	7/8/2022	28
General Bid Period	6/10/2022	7/22/2022	42
Construction Contract Award	7/23/2022	8/13/2022	21
Temporary Police Facility			
50% Design Development Estimate	9/20/2021	9/27/2021	7
Design Development	9/6/2021	10/16/2021	40
80% Construction Documents	10/17/2021	11/16/2021	30
80% Construction Document Estimate	11/17/2021	12/1/2021	14
100% Construction Documents	11/17/2021	12/8/2021	21
Authorization to Proceed to Bid	12/9/2021	12/14/2021	5
Filed Sub Bid Period	12/17/2021	1/7/2022	21
General Bid Period	12/17/2021	1/21/2022	35
Construction Contract Award	1/22/2022	2/12/2022	21



PROJECT SCHEDULE – MOVING FORWARD

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