BOURNE POLICE HEADQUARTERS PROJECT

Presented by
Police Facility Building Committee

August 23, 2016
The Police Department operated out of the Town hall basement from 1921 until 1934.

The Bourne Police Department was established on March 7, 1921.
In 1934 the Police Department moved into the newly constructed Fire station on Main Street. The department remained there until 1937 tucked in behind the fire trucks.

In 1936 a Police Building Committee was formed to explore the construction of a new permanent home for the Department. When these efforts went nowhere, the Police moved into the newly constructed annex at Town Hall. The department remained there until 1959.
The Police Station, constructed in 1958-59 and added onto several times since, including a second floor addition in 1978, has outlived it's usefulness and is deteriorating on a daily basis.
POLICE STATION: 1973 TO PRESENT

Since 1973, hundreds of thousands of dollars have been spent to try and keep up with increases in manpower and the ever changing needs of a modern police force and to simply keep the building barely functional.

- Addition to cell block and storage areas
- Addition of a second floor housing offices
- Addition of parking adjacent to the station
- Renovation of dispatch center to accommodate central dispatching
- Renovation of women’s locker room
- Renovation of men’s shower room
- Restructure of garage/cell block roof
- Retrofit of cells to replace original steel bar doors
- Multiple renovations resulting from E-911 technology changes
- Asbestos abatement and stabilization
- Replacement of whole building generator
CURRENT CONDITIONS

These slides will illustrate the current conditions that the men and women of the Bourne Police Department endure while at 175 Main Street. The facility is undersized to perform existing police functions and has no ability to remain functional without costly repairs that will still leave the building outdated and in a flood zone.
TOUR OF THE CURRENT FACILITY

This virtual tour of the existing building will emphasize the multiple functions required of the undersized rooms and the need for more modern spaces better equipped for the specialized functions of modern policing.
Lobby provides access to secure portions of building by just pressing a “doorbell” button. Beneath the entryway rug is friable asbestos that requires remediation.
The dispatch center is undersized and unable to allow more than one dispatcher to effectively perform their many duties. Computers are stack on top of each other and all useable wall space and desk space has been exhausted. Ventilation is not adequate for the cooling of equipment or employees. Dust builds up on equipment causing premature failure of expensive components.
The department was recently forced to start the process of upgrading its severely outdated dispatch system due to the lack of replacement parts and unreliability of the system due to its age. The costly upgrade is just the start of what can be many more costly projects as the aging components of the building fail to a point they are no longer useable, repairable or safe.
A room that once housed the department’s dispatch center has been converted into a makeshift law library, interview/interrogation room, communications server room, and storage area. The room is not adequate for any of these tasks, never mind all of them. The recording system is low quality, the audio is distorted by the loud communications equipment, sensitive electronics are easily accessible to anyone that enters the room, and hazards abound when performing an interrogation.
An antiquated air conditioning unit repeatedly leaks into the radio/E-911 equipment room. This unit has also had portions of it's duct work cut into just to allow cooler air to flow over the sensitive computer equipment.
Due to the lack of available space, the department must use this small space for roll call, training, report writing, evidence prep, temporary evidence storage, and a break room. The room is too small to perform any of these tasks effectively. Asbestos in the floor has already undergone one round of remediation with additional expenditures needed to completely remove the friable asbestos in the area.
The room is too small to accommodate the existing department patrol staffing. When planning major events such as the Canal Centennial or the annual Fourth of July Parade, staff must stand in the hallway to take part in any pre-event planning and assignments.
Another antiquated air conditioning unit repeatedly leaks into the roll-call room and detective’s office. This water leaks through holes in the flooring into the male shower area of the basement of the building.
Another room that has undertaken many roles over the years, the detective unit is undersized, only allowing four of the department’s seven detectives to barely fit in the room. Mold growth, water leaks, and poor ventilation add to the issues with the room. A modern station would allow all detectives to work in close proximity with room to meet with other agencies to discuss joint operations.
Police cruisers are unable to fit inside the existing sally port, forcing officers to park their cruisers in an unsecured parking lot, leave the prisoner in the cruiser while the officer secures his/her weapon and then escort the prisoner through an area with many potential hazards that could be used by a prisoner to affect an escape. Due to space limitations, department equipment must also be stored in this area, posing a hazard to the officer and prisoner.
Prisoners and officers must navigate a stairway in order to enter the building, creating a hazard for both the officer and prisoner. Modern sally ports allow same floor secure entry into the building, without any stored items that can be potentially used against the officer.
There is no ventilation in the booking room, forcing officers to have to open windows and place floor/window fans in the room to make the room usable in summer months. These devices can be hazardous if unruly prisoners get control of them. Prisoners have unobstructed access to the unsecure building exits. Pollen frequently damages expensive booking equipment. The public must also use this area when processing firearms licensing or employment fingerprints.
Several deficiencies exist in the cell block area, including regular office doors being used for cell doors, metal vents accessible to prisoners, and unsecure doors leading to exterior of building within the area where prisoners are booked and transferred to the cell block. These deficiencies have enabled prisoner escapes in the past.
Plumbing fixtures in the cell block are 20 years past their usable life span. In some cases, such as the porcelain toilets in several cells, they are considered potential hazards by the Massachusetts Department of Public Health as noted in yearly cell inspections.
The juvenile cell fails to meet modern standards for cell safety as established by the state. Most notable, the porcelain toilet can pose a suicide risk, especially considering it is out of view of the cell camera system. Due to storage constraints, the room is also used to house several prisoner related items, including blankets and the restraint chair. These must be removed anytime there is a juvenile prisoner.
The existing camera system installed in the building only covers a small percentage of the area used by department personnel. Cameras are low-definition and often are not able to focus. Most cameras cannot zoom and are installed in such a way that they leave hazardous blind spots for officers monitoring the system. There are no cameras installed securing the evidence storage area.
A janitorial closet serves as an access point for the room and for the center of the department’s computer network connections. This unsecured room has electronics in close proximity to running water and cleaning supplies. The armory is nothing more than an oversized closet with insufficient room to house the department’s weapons and equipment.
The male locker room has frequent septic overflow, unsanitary showers, and a bathroom stall door that is too large to close properly. This room is adjacent to the evidence room, both of which flood during heavy rain. Moisture builds up in the summer months, leading to mold growth. Lockers are too small for assigned equipment and some staff members are not able to be assigned lockers due to space limitations.
The records room currently houses a records clerk, payroll clerk, and, due to space limitations, the detective acting as the School Liaison. There is no additional room available for permanent police records. Many records are not secured in a manner suggested by the state for the storage of essential records. Modern police facilities have secure rooms available to archive permanent documents, utilizing rolling storage cabinets to maximize the space.
The female locker room is undersized. Despite not having enough lockers for additional female staff, the room also houses the only microwave and refrigerator used by all patrol staff, both male and female. Water frequently leaks into the room. Friable asbestos requiring remediation is exposed at the entryway to the room.
GENERAL FAILING BUILDING CONDITIONS

The following slides depict problems throughout the existing police building that fail to meet modern standards, pose potential hazards to prisoners/staff, and/or pose a costly economic burden to the town to continue to maintain.
Large amounts of mold growth evident throughout the building.
HAZARDOUS WIRING CONDITIONS
The department is currently out of storage. The evidence room and archives are overflowing with records that are not kept in a manner consistent with their long term storage. Water damage in both of these areas has led to damage or loss of records and/or evidence. Equipment and supplies are stored wherever this is floor space in the building and, in some cases in expensive temporary storage.
Access to “secure” parts of station are accessible to anyone that knows the door code. This “security” is easily bypassed by entering the building through a non-lockable garage door, or by simply pressing a door bell that unlocks the secure doors from the lobby.
Front of the building has crumbling brick, mortar joints popping out, and large cracks evident in both the façade and foundation.

This leads to moisture infiltration into the building creating more problems, including mold.
In 2012, it was determined that the north façade of the building was actually dropping and rolling away from the building. This created large vertical and horizontal cracks which were allowing water to penetrate, creating further problems.
A temporary fix was installed to help slow the deterioration on the back wall along with filling and repointing the cracks and sealing the block.

Four years later and the cracks are returning.
The exterior stair wells all show deterioration which includes missing sections, large cracks including cracks where railings are secured.

The single ramp into the building that was installed in the late 1970's is narrow with deteriorating railings and bars and only provides limited access to the first floor of the building.
The exterior fire escape shows deterioration which includes large sections rotting, and peeling.

This is the means of egress for personnel working on the second floor in the event of a fire in the building.
While some rooms, such as the men’s locker room and booking area have been abated, many other areas throughout the building still contain this known carcinogen.
Asbestos flooring throughout the building including the roll-call area, cell blocks, library and lobby.

Asbestos pipe coverings throughout the building including the men's locker room area, evidence storage and men's bathroom.
Outdated and Costly Building Mechanicals
INADEQUATE FIRE ALARM

Fire alarm system does not report to the fire department. Pull panels only activate the alarm locally inside the building.
During times of heavy rain, water enters the building flooding portions of rooms including the roll-call area and male shower room. This creates areas of standing water and conditions for mold production.
Water infiltrates through the roofing materials, air conditioning units, and window openings throughout the building.
Water infiltration is evident throughout all levels of the building.
The public men’s bathroom constantly overflows resulting in rotting wood around the floor urinal. The odor coming from the room is overpowering at times.
The main department phone system is installed in such a way that if the back-up power supply ever fails or if it ever needs to be unplugged, the entire system would be lost. The last time this happened, it took several days to rebuild the phone system. The department server is in a poorly ventilated, unsecured room that also serves as the administrative break room, storage area and emergency exit.
PROJECT STATUS REPORT
In 2009 the Town of Bourne commissioned the Cecil Group to examine the municipal infrastructure of the Town. This study rated the buildings owned by the Town of Bourne using a star system based on condition, with one star being in the worst condition.

The Police Station was rated the worst building still operated by the Town.
The over-all condition of the police station as determined by the Cecil Group report was “POOR”. The report found that the police station replacement was not simply a want or a pet project but was “required”.

The Cecil Group recommends that a new police station be constructed to meet the critical space needs currently required to provide adequate service to the Town of Bourne and to increase operation efficiencies. A new police station should be constructed outside of the flood plain.
August 2015: a Police Facility Building Committee was established to:

"assist the Town Administrator on the investigation, research and consideration of siting and construction of a modern Police Headquarters Facility which will serve the Law Enforcement and Dispatching needs of the community for the foreseeable future."

March 2016: Kaestle Boos Architects were selected to conduct a feasibility study regarding a new Police Headquarters, assist with site selection and develop a conceptual design based on the results of the study.

Between June and August of 2016: a site for the potential Police facility was selected and approved by the Board of Selectmen. Kaestle Boos has also presented several design ideas based upon the results of the feasibility study, responses from the end users of the facility and the requirements and standards of modern law enforcement which the following slides will illustrate.
Proposed Site Layout
BUILDING LAYOUT: BASEMENT
POTENTIAL EXTERIORS:

Kaestle boos has developed several exterior alternatives based on the layout of the building

Option #1
POTENTIAL EXTERIORS:

Option #2
POTENTIAL EXTERIORS:

Option #3
PROJECTED COST:

$17,500,00

Currently working to reduce overall building size