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December 2024

TOWN OF
BRENTWOOD
NEW HAMPSHIRE

Brentwood Police Department and Town
Hall Abbreviated Feasibility Study



MEMORANDUM

TO: Officer Jared Wright-Ward

FROM: Michael Richard

DATE: December 18, 2024

SUBJECT: Brentwood Police Department and Town Hall Abbreviated Feasibility Study

Introduction

The Project Team at Weston & Sampson has conducted an initial program assessment for the Town of Brentwood's Police Department and Town Hall. This report includes the following programmatic documents:

- Space Needs Summary
- Room Data Sheets
- Zoning & Permitting Memo
- Draft Conceptual Site Layout Options
- Preferred Conceptual Site Layout Options
- Conceptual Opinion of Total Project Cost

The Town is looking to move both operations from their current location to 190 NH-125, which is the site of the Brentwood Recreation Department. The proposed location of the new facility on the site is south of the recreation operations, parking and fields.

Program Assessment

The staff interviews conducted by the Project Team and key staff focused on reviewing typical operations and services, program deficiencies, and identifying current and future space requirements. The key drivers in a program assessment are the user groups who will be occupying and utilizing the Police and Town Hall Facility – this includes both administrative and workforce staff, contractors, Boards and Commissions, and the general public. In addition to the new building, the facility design must include important site components including: staff/ public parking, traffic flow patterns, and secured entry ways.

A Space Needs Summary was developed with the insight gained from the Staff Interviews and supported by the project team's knowledge of industry practices. The programming analysis consists of identifying the operational space needs for each user groups. The process included developing a comprehensive space allocation matrix of individual rooms and spaces. The space

needs assessment identified a program requirement of approximately 21,800 square feet, with an additional Police Department covered storage need of approximately 4,400 sf. The breakdown of these areas per “building block” is as follows:

Programmatic Space Description	Program Need
Town Hall	
Office & Office Support Areas	8,633
Police Department	
Office & Office Support Areas	5,015
Employee Facilities	6,029
Common Areas	
Utility Rooms	2,121
BUILDING TOTAL (ROUNDED)	21,800

Exterior Space Description	Program Need
Police Department Covered Storage	
Sally Port	864
Vehicle Storage	3,528
COVERED STORAGE TOTAL	4,400

Town of Brentwood
**Police Department and Town Hall
Abbreviated Feasibility Study**

Space Needs Summary

Building Requirements

Area	Description	Proposed SF	Existing SF	Room Data #	Room / Area		Dims. size
					length	width	
Town Hall Office & Office Support Areas	Vestibule/Waiting/Reception	468	128	TH1	26	18	468
	Town Clerk / Tax Collector (Public Counter)	450	428	TH2	15	30	450
	Assessing (Public Counter) - included above	-		TH2	-	-	-
	Consulting Room	100		-	10	10	100
	Town Administrator	320	464	-	16	20	320
	Treasurer Office	168	171	TH3	12	14	168
	Finance Director	168		TH3	12	14	168
	Recreation Director	168	127	TH3	12	14	168
	Supervisor of the Checklist	168		TH3	12	14	168
	Building Inspector	288	150	-	16	18	288
	Finance	168		TH3	12	14	168
	Welfare	168		TH3	12	14	168
	Planning	168	253	TH3	12	14	168
	Code Enforcement Officer	224		-	14	16	224
	Small Conference Room (50 people)	600	384	TH4	20	30	600
	Large Conference Room (100 people)	1,200	711	TH5	30	40	1,200
	Copy / Mail Area	225		TH6	15	15	225
	Vault	196	169	TH7	14	14	196
	File Storage	210	236	TH8	14	15	210
	Kitchen / Break Room (12-15 people)	324	207	TH9	18	18	324
	Men's Restroom	56	182	TH10	7	8	56
	Women's Restroom	56		TH10	7	8	56
	Gender Neutral Restroom	56		TH10	7	8	56
	Gender Neutral Restroom	56		TH10	7	8	56
	Supply Closet	32	16	TH11	4	8	32
		Subtotal:	6,037	3,626			
	Area Grossing Factor (10%):	604	363				
	Circulation (30%):	1,992	1,197				
	TOTAL:	8,633	5,185				

Building Requirements

Area	Description	Proposed SF	Existing SF	Room Data #	Room / Area		Dims. size
					length	width	
Police Department Office & Office Support Areas	Vestibule/Waiting/Reception	256	202	PD1	16	16	256
	Admin Assistant	324		-	18	18	324
	Small Meeting Room	72		PD1	8	9	72
	Admin Restroom	56		PD1	7	8	56
	Police Chief Office	192	136	PD2	12	16	192
	Small Conference Room (Admin)	288		PD3	16	18	288
	Lietenant Office	144		PD4	12	12	144
	Supervisor Office	144		PD4	12	12	144
	Supervisor Office	144		PD4	12	12	144
	Detective Office	144	150	PD4	12	12	144
	K-9 Office	144		PD4	12	12	144
	Patrol Shared Office (8 staff)	324		PD5	18	18	324
	Booking Room	225	188	PD6	15	15	225
	Interview Room	144	63	PD7	12	12	144
	File Storage	224		PD8	14	16	224
	Kitchenette	98		PD9	7	14	98
	Gender Neutral Restroom	56		PD10	7	8	56
	Mens' Restroom	56		PD10	7	8	56
	Women's Restroom	56		PD10	7	8	56
	Evidence Storage (secure ceiling)	224	220	PD11	14	16	224
	Armory Storage	168	23	PD12	12	14	168
Supply Closet	24	26	PD13	4	6	24	
Subtotal:		3,507	1,008				
Area Grossing Factor (10%):		351	101				
Circulation (30%):		1,157	333				
TOTAL:		5,015	1,441				
Police Department Employee Facilities	Training Room (100 people)	2,600		PD14	50	52	2,600
	Male Locker/Shower/Toilet	728		PD15	26	28	728
	Female Locker/Shower/Toilet	288		PD16	16	18	288
	Fitness Room	600		PD17	30	20	600
	Subtotal:		4,216	-			
Area Grossing Factor (10%):		422	-				
Circulation (30%):		1,391	-				
TOTAL:		6,029	-				
Police Department Sally Port	Sally Port (can be incorporated as part of canopy)	864		PD18	24	36	864
Subtotal:		864	-				
Circulation:		n/a	n/a				
TOTAL:		864	-				Not included in building total

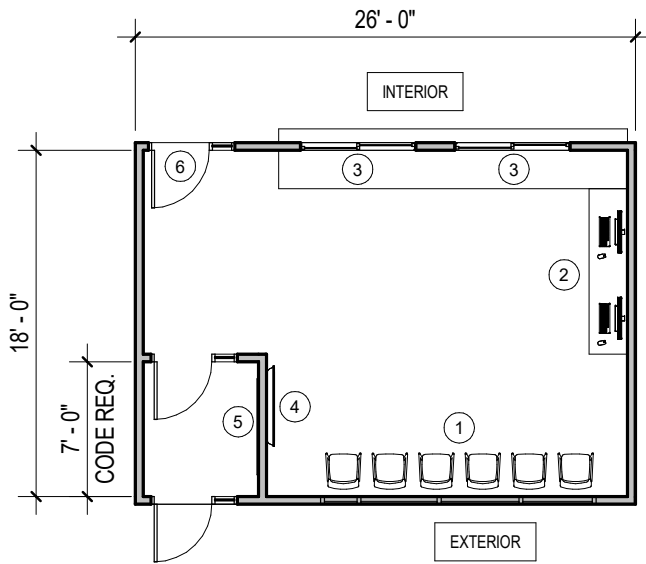
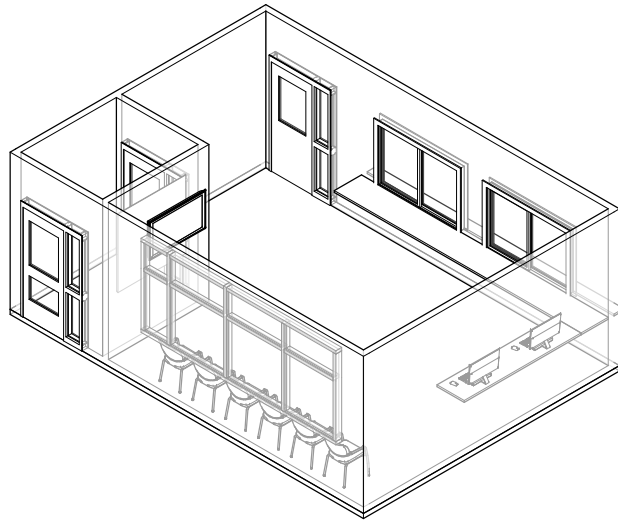
Building Requirements

Area	Description	Proposed SF	Existing SF	Room Data #	Room / Area		Dims. size
					length	width	
Utility Rooms	Janitor Closet 1	36		-	6	6	36
	Janitor Closet 2	36		-	6	6	36
	IT Room 1	288		-	16	18	288
	IT Room 2	288		-	16	18	288
	Electrical Room 1	216		-	12	18	216
	Electrical Room 2	144		-	12	12	144
	Plumbing & Fire Protection Room	252		-	14	18	252
	Mechanical Room 1	288		-	16	18	288
	Mechanical Room 2	288		-	16	18	288
		Subtotal:	1,836	-			
	Area Grossing Factor (5%):	92	-				
	Circulation (10%):	193	-				
	TOTAL:	2,121	-				
PROPOSED FACILITY TOTAL:		21,798	6,628 existing				

Police Department Vehicle Storage	Vehicle / Equipment Canopy (8 vehicles)	3,360		F1	112	30	3,360
	Subtotal:	3,360	-				
	Area Grossing Factor (5%):	168	-				
	Circulation:	n/a	n/a				
	TOTAL:	3,528	-				Not included in building total

Town of Brentwood
Police Department and Town Hall
Abbreviated Feasibility Study

Room Data Sheets



2 PUBLIC LOBBY - 468 SF
1" = 10'-0"

ROOM FINISHES:

CEILING: GYPSUM BOARD, PAINTED

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: CERAMIC TILE

MEP/DATA REQUIREMENTS:

ELECTRICAL OUTLETS

TEL / DATA OUTLET JACKS

HEATING / COOLING

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

NATURAL LIGHTING W/ WINDOWS

ADJACENCIES:

- TOWN CLERK / TAX COLLECTOR

- ASSESSING

COMPONENTS:

1. (6) WAITING CHAIRS

2. PUBLIC KIOSK

3. RECEPTION WINDOW
- SHARED BTWN TOWN CLERK/
TAX COLLECTOR & ASSESSING

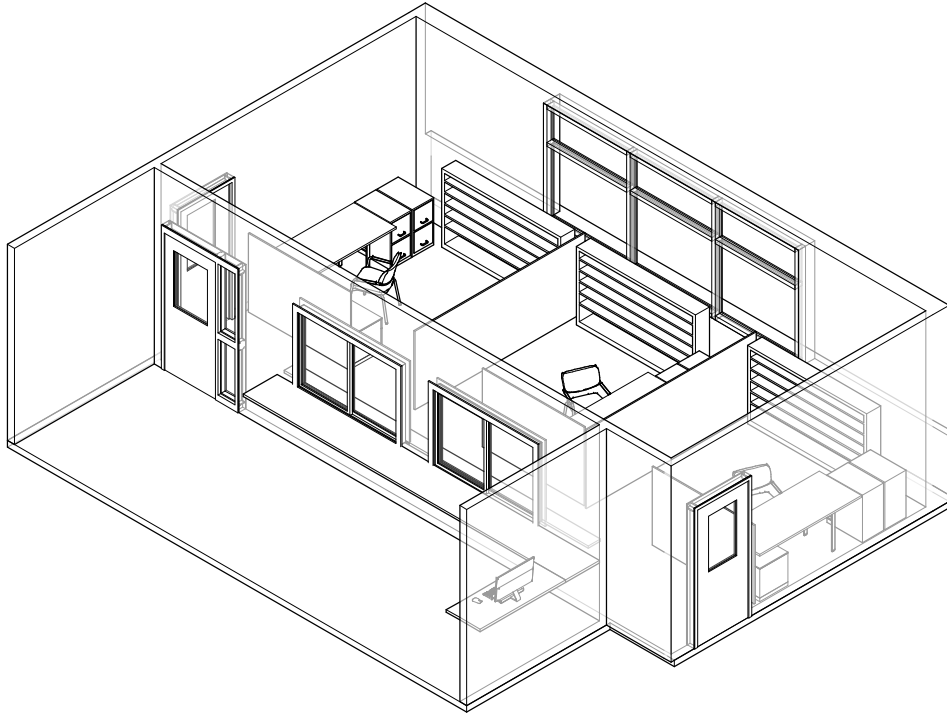
4. TV MONITOR FOR
PUBLIC ANNOUNCEMENTS

5. PUBLIC DISPLAY BOARD

6. SECURE DOOR

DRAFT

BRENTWOOD TOWN HALL



ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM BOARD, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

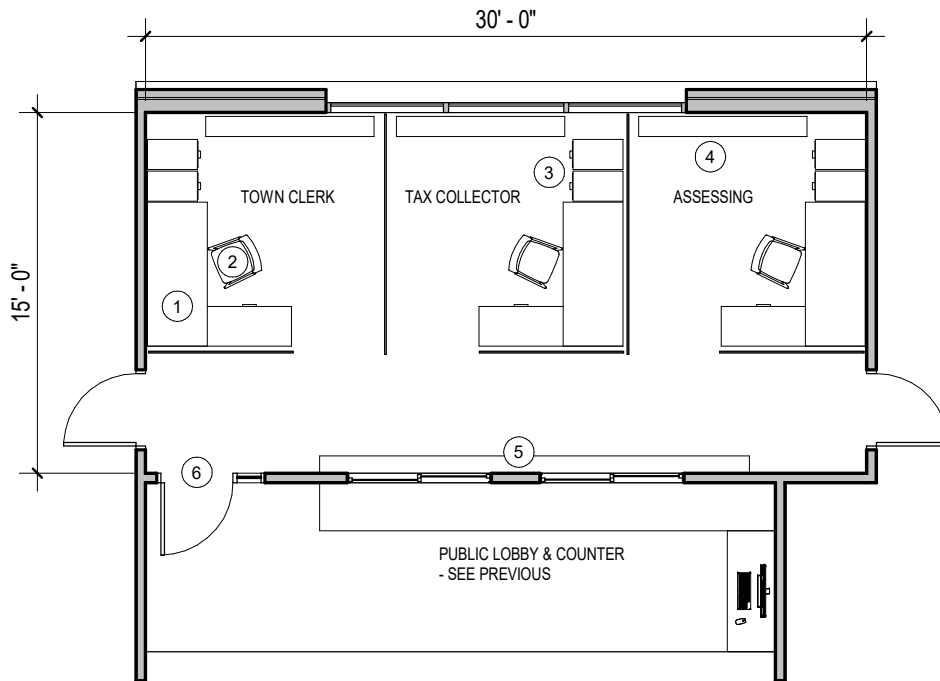
HEATING / COOLING

ADJACENCIES:

- PUBLIC LOBBY

COMPONENTS:

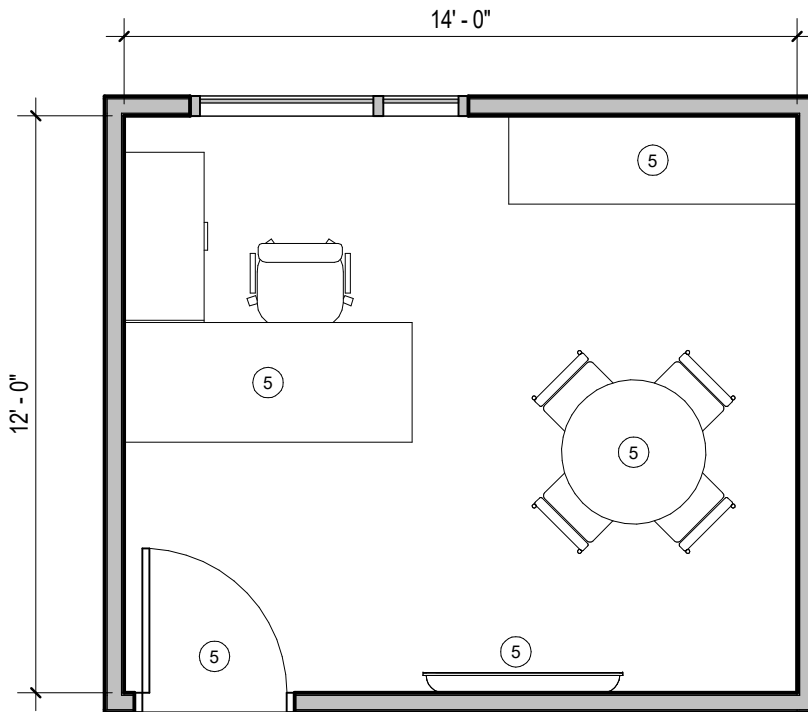
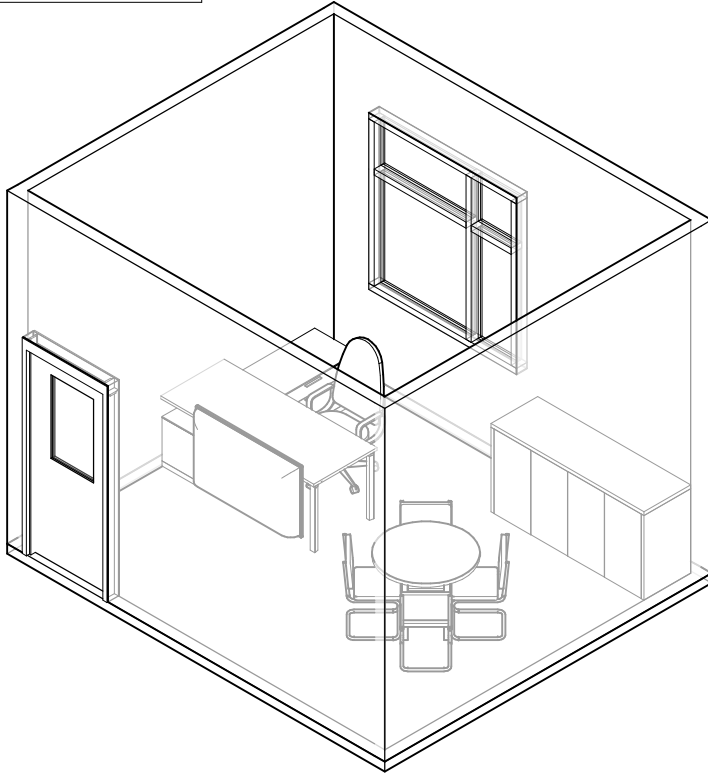
1. (3) WORKSTATIONS
- SHARED BTWN TOWN CLERK/
TAX COLLECTOR & ASSESSING
2. (3) EXECUTIVE CHAIRS
3. FILE STORAGE
4. BOOKCASE
5. RECEPTION WINDOWS &
COUNTER
6. SECURE DOOR



ADMIN AREA - 450 SF

1/8" = 1'-0"

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PRIVATE OFFICE - 168 SF
 1/4" = 1'-0"

APPLIES TO:
 TREASURER; CHECKLIST SUPER; WELFARE; FINANCE OFFICE; FINANCE DIRECTOR; TOWN ADMIN; UILDING INSPECTOR; REC DIRECTOR; PLANNING

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

- DUPLEX ELECTRICAL OUTLETS
- TEL/DATA OUTLET JACKS
- NATURAL LIGHTING W/ WINDOWS
- OCCUPANCY SENSORS FOR LIGHTING CONTROLS
- HEATING / COOLING

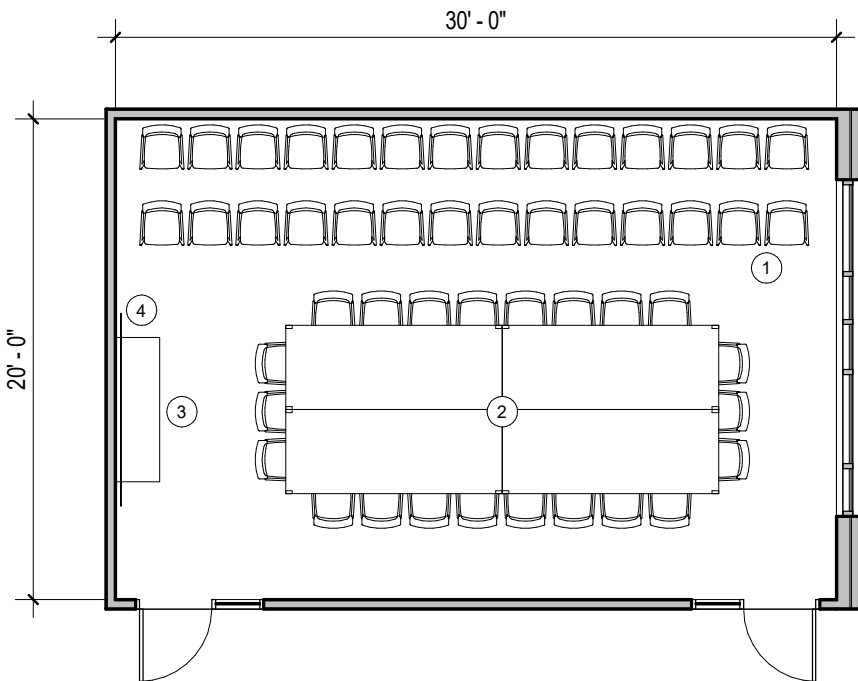
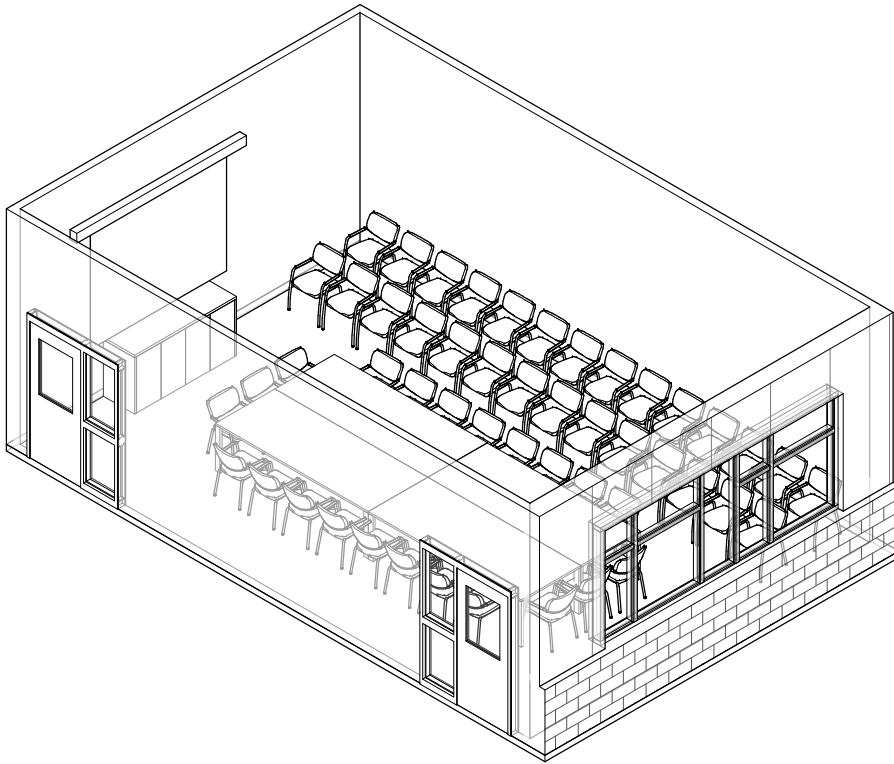
ADJACENCIES:

- PUBLIC LOBBY
- FILE ROOM
- TOWN ADMINISTRATOR

COMPONENTS:

1. DESK & CHAIR
2. GUEST CHAIRS & MEETING TABLE
3. BOOKCASE / FILE CABINETS
4. TV MONITOR
5. HALF-DOOR AT THE FOLLOWING:
 - BUILDING INSPECTOR
 - RECREATION DIRECTOR
 - PLANNING
 - FINANCE

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SMALL CONFERENCE ROOM - 600 SF
 1/8" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

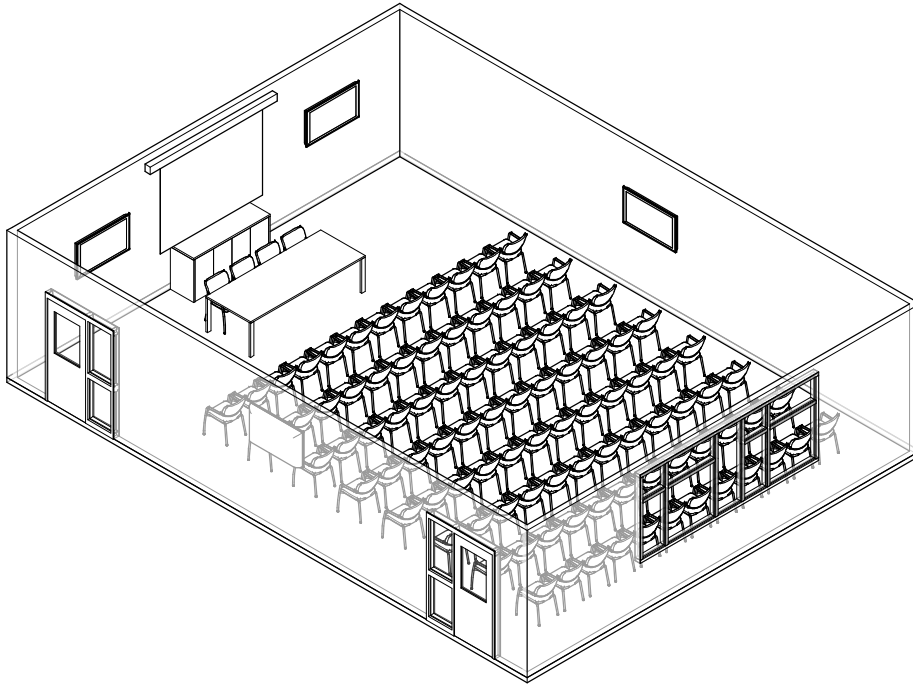
ADJACENCIES:

- GENDER-NEUTRAL RESTROOM

COMPONENTS:

1. (50) CHAIRS
2. CONFERENCE TABLE
3. CREDENZA
4. LARGE SCREEN MONITOR

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ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM BOARD, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

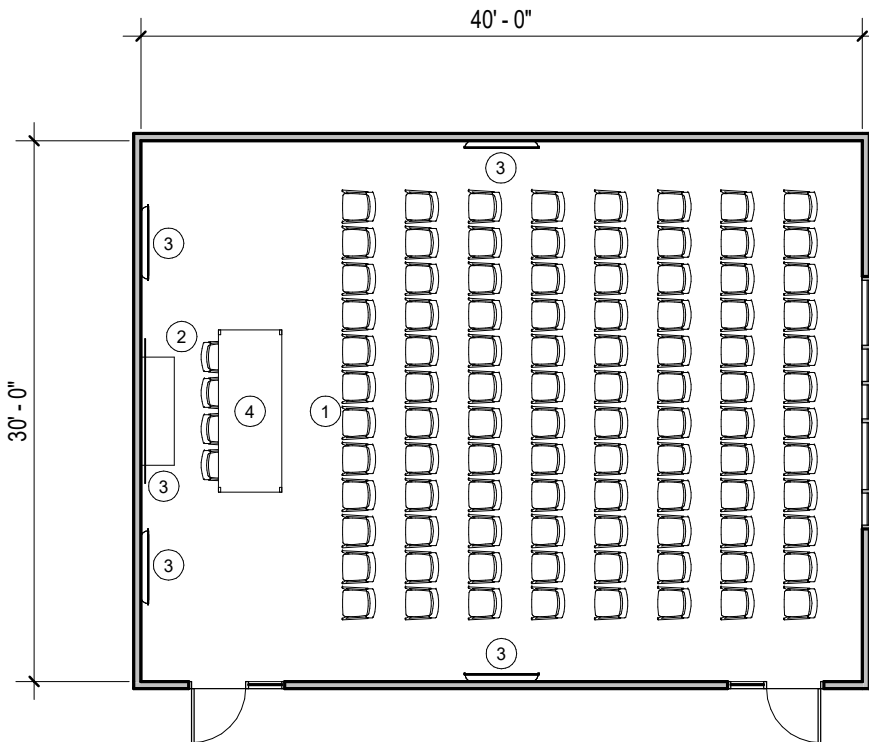
HEATING / COOLING

ADJACENCIES:

- GENDER-NEUTRAL RESTROOM

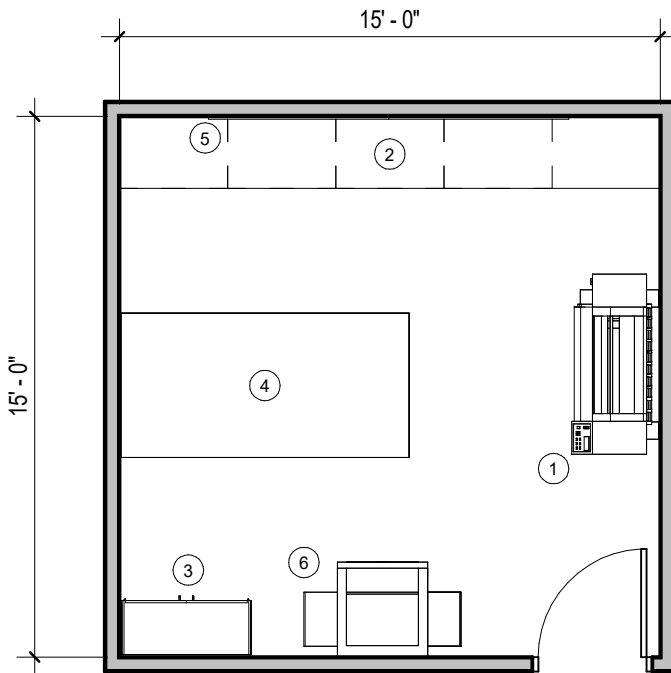
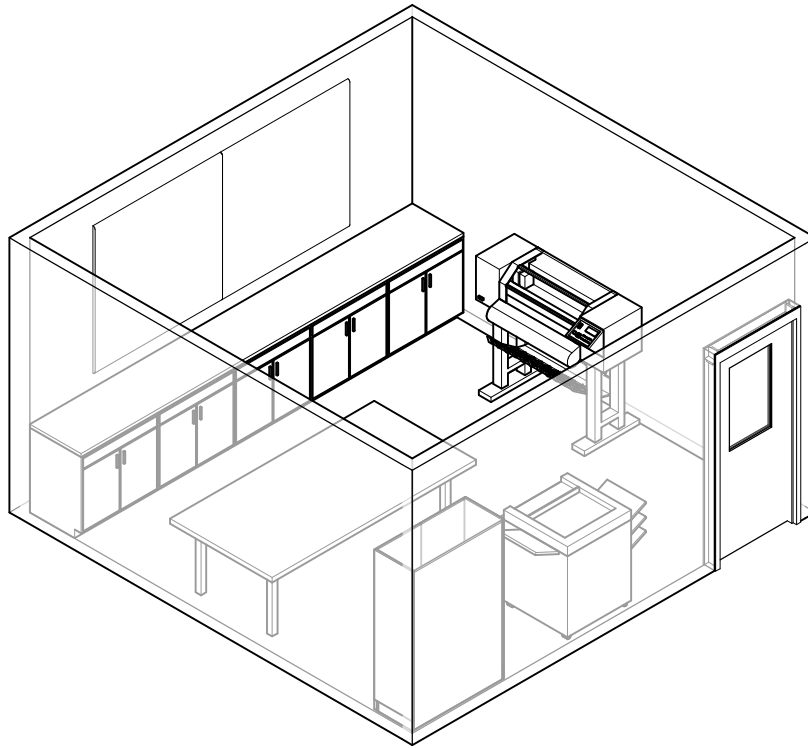
COMPONENTS:

1. (100) CHAIRS
2. CREDENZA
3. LARGE SCREEN MONITOR(S)
4. MEETING TABLE



LARGE CONFERENCE ROOM - 1,500 SF
 3/32" = 1'-0"

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COPY/ FILE/ MAIL ROOM - 225 SF
 3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

HEATING

COOLING

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

ADJACENCIES:

- PUBLIC LOBBY

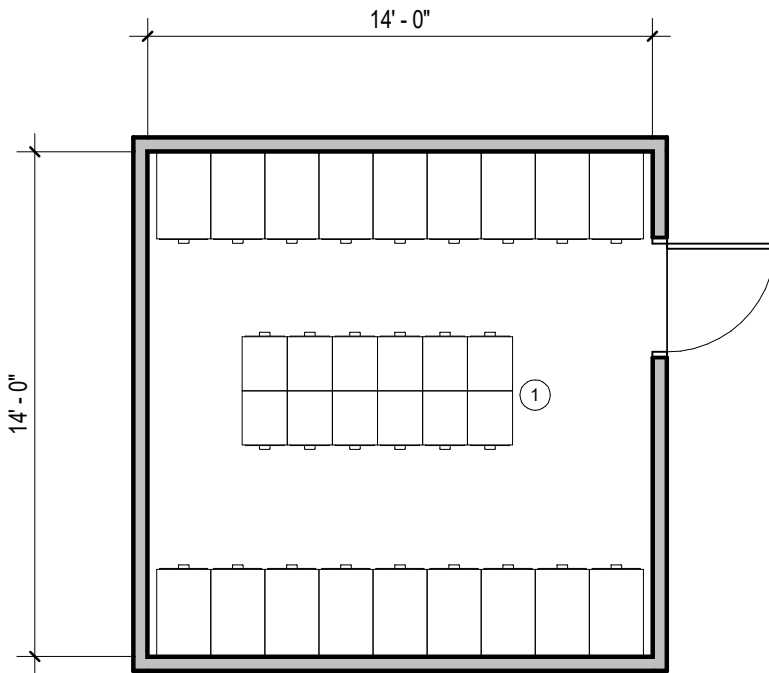
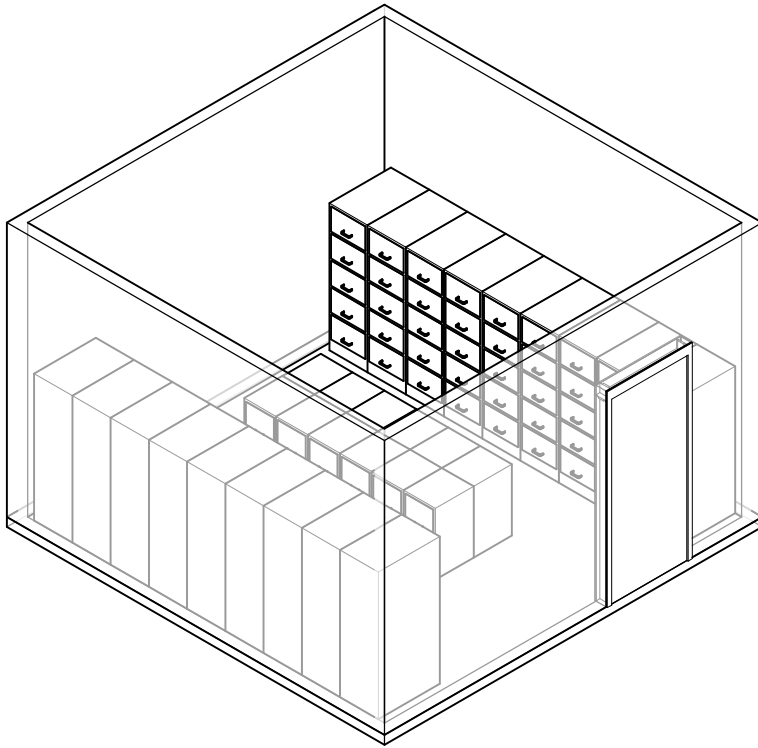
- TOWN CLERK / TAX COLLECTOR

- ASSESSING

COMPONENTS:

1. PLOTTER
2. WORK COUNTER & BASE CABINETS (BELOW)
3. SUPPLY CABINET
4. LAYOUT TABLE
5. BULLETIN BOARD
6. PRINTER / COPIER

DRAFT



VAULT - 196 SF
 $3/16" = 1'-0"$

ROOM FINISHES:

CEILING: FIRE RATED GYPSUM BOARD, PAINTED

WALLS: FIRE RATED GYPSUM WALL BOARD, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

TEMPERATURE & HUMIDITY CONTROL

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

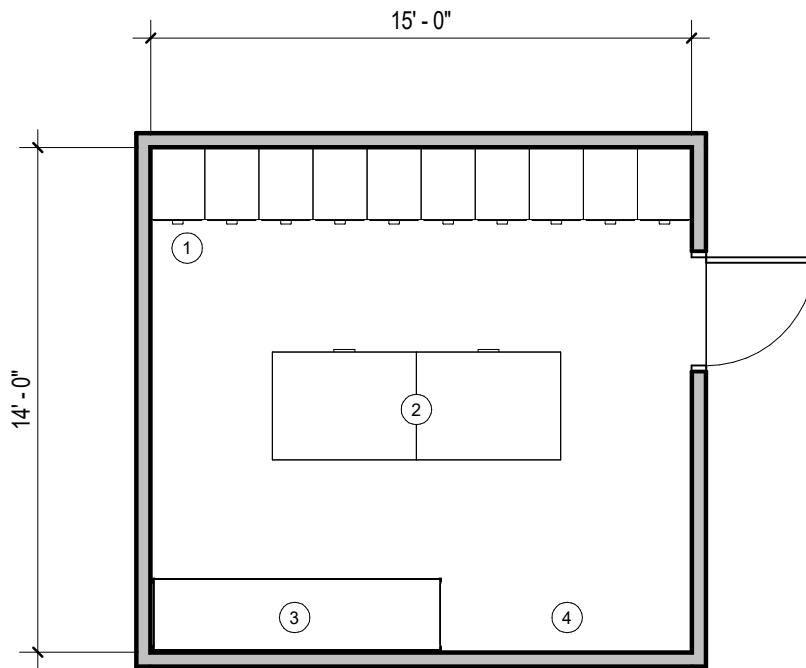
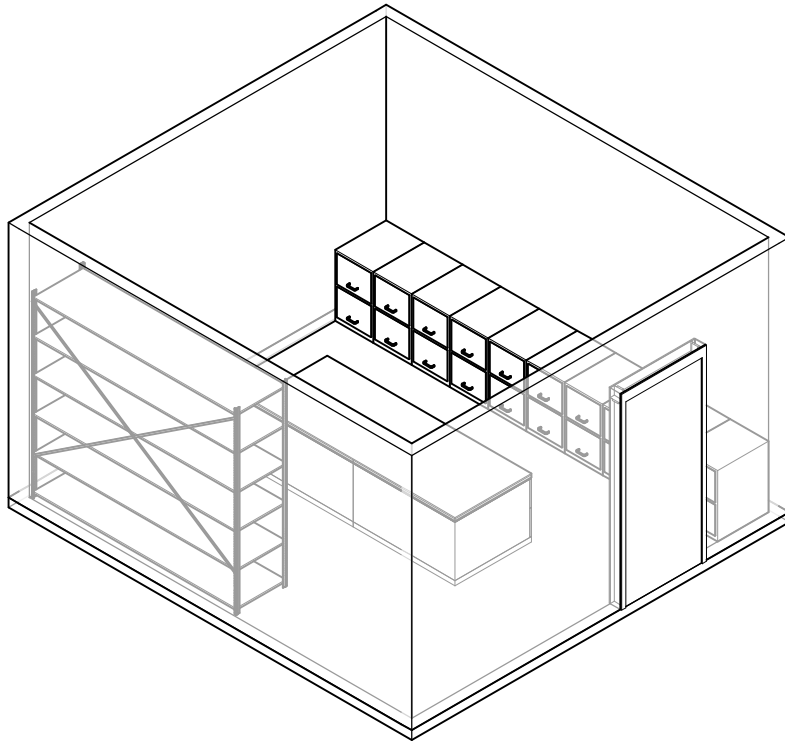
ADJACENCIES:

- PUBLIC LOBBY
- TOWN CLERK / TAX COLLECTOR
- ASSESSING

COMPONENTS:

1. (40) 18" X 24" FILE CABINETS (TBD)

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FILE STORAGE - 210 SF
 3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

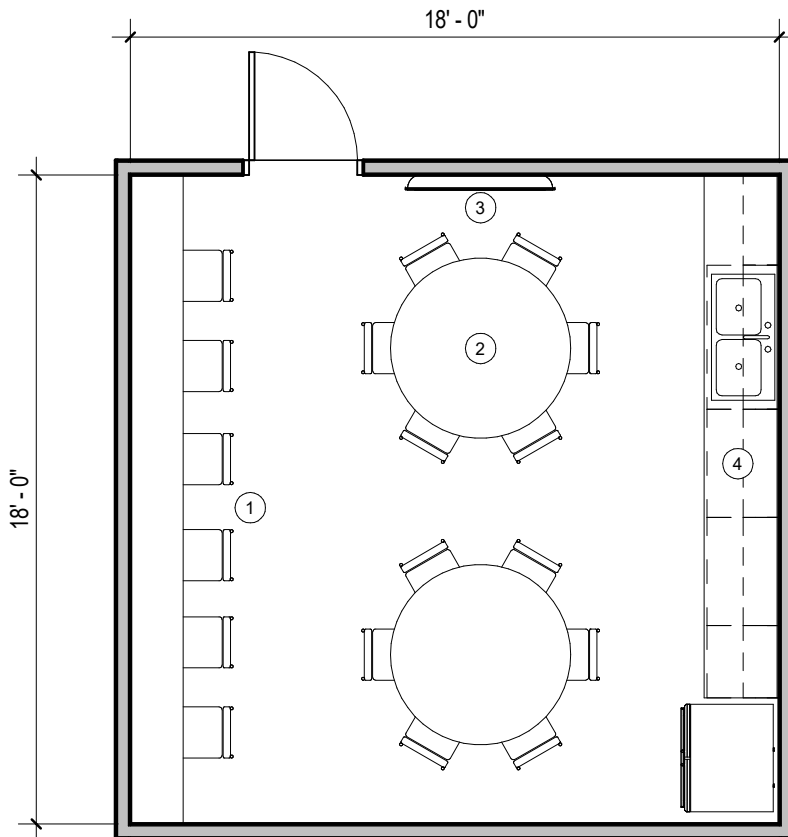
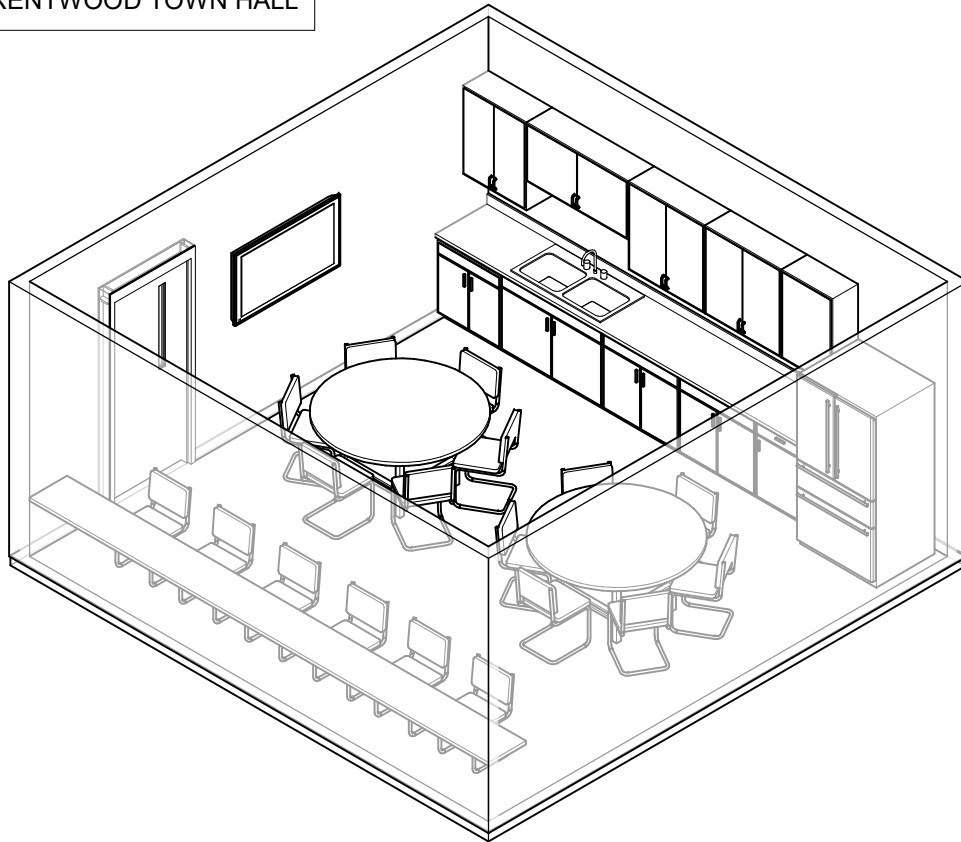
HEATING / COOLING

ADJACENCIES:

COMPONENTS:

1. (10) 18" X 24" FILE CABINETS
2. STACKED FLAT FILES W/ WOOD TABLE TOP
3. 2' X 8' X 2' DEEP HEAVY DUTY SHELVING
4. OPEN FLOOR STORAGE FOR ROLL FILES

DRAFT



KITCHEN / BREAK ROOM - 324 SF
 3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

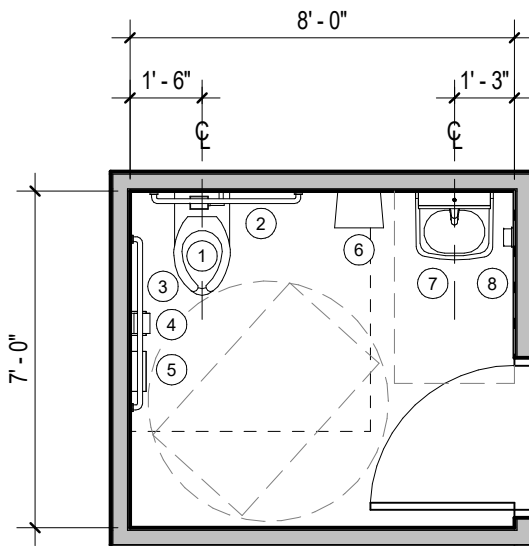
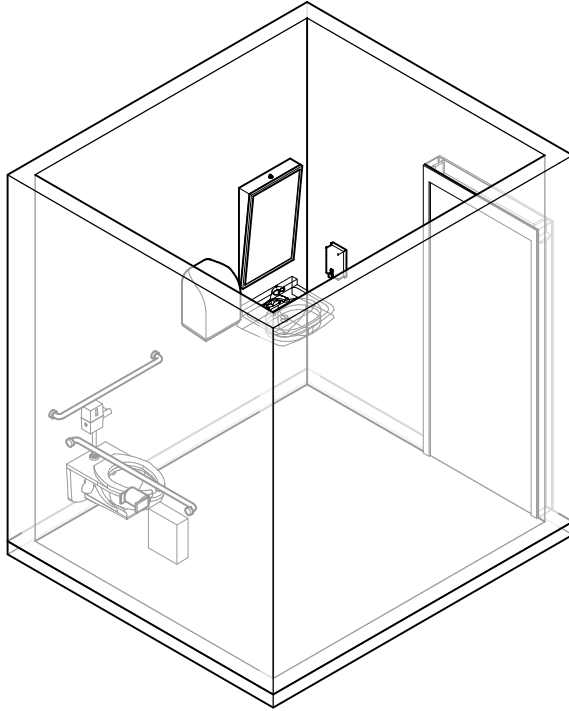
HEATING / COOLING

ADJACENCIES:

COMPONENTS:

1. (18) TASK CHAIRS
2. (2) 60" TABLES
3. WALL MOUNTED TELEVISION
4. KITCHEN, INCLUDES (TBD):
 - SOLID SURFACE COUNTERS
 - BASE & WALL CABINETS
 - STAINLESS STEEL SINK
 - REFRIGERATOR
 - MICROWAVE

DRAFT



GENDER-NEUTRAL RESTROOM - 56 SF
 1/4" = 1'-0"

ROOM FINISHES:

- CEILING:** GYPSUM BOARD, PAINTED
- WALLS:** CERAMIC TILE / MOISTURE RESISTANT GYPSUM WALL BOARD, PAINTED
- FLOORS:** CERAMIC TILE

MEP/DATA REQUIREMENTS:

- GFI ELECTRICAL OUTLETS
- HEATING / COOLING
- OCCUPANCY SENSORS FOR LIGHTING CONTROLS

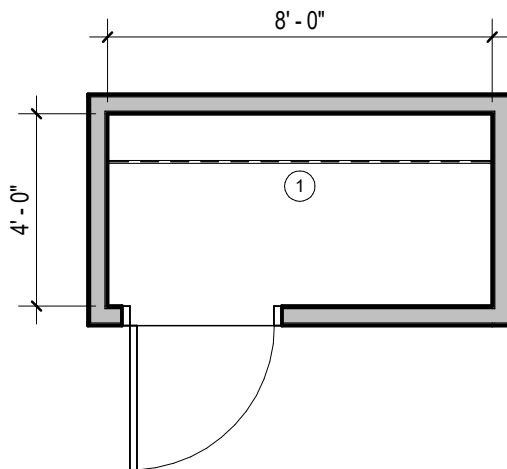
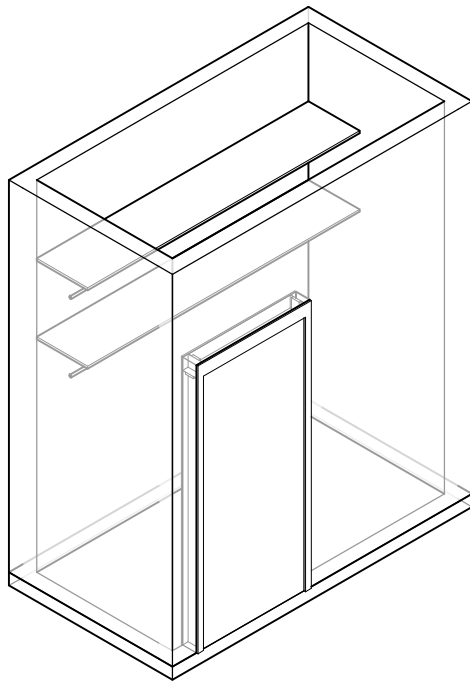
ADJACENCIES:

- SMALL CONFERENCE ROOM
- LARGE CONFERENCE ROOM

COMPONENTS:

1. WALL HUNG TOILET
2. 36" GRAB BAR
3. 42" GRAB BAR
4. TOILET PAPER DISPENSER
5. SANITARY NAPKIN DISPOSAL RECEPTICLE
6. PAPER TOWEL DISPENSER
7. WALL HUNG SINK & MIRROR
8. SOAP DISPENSER

DRAFT



STORAGE CLOSET - 32 SF
 1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GYPSUM WALL BOARD,
PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

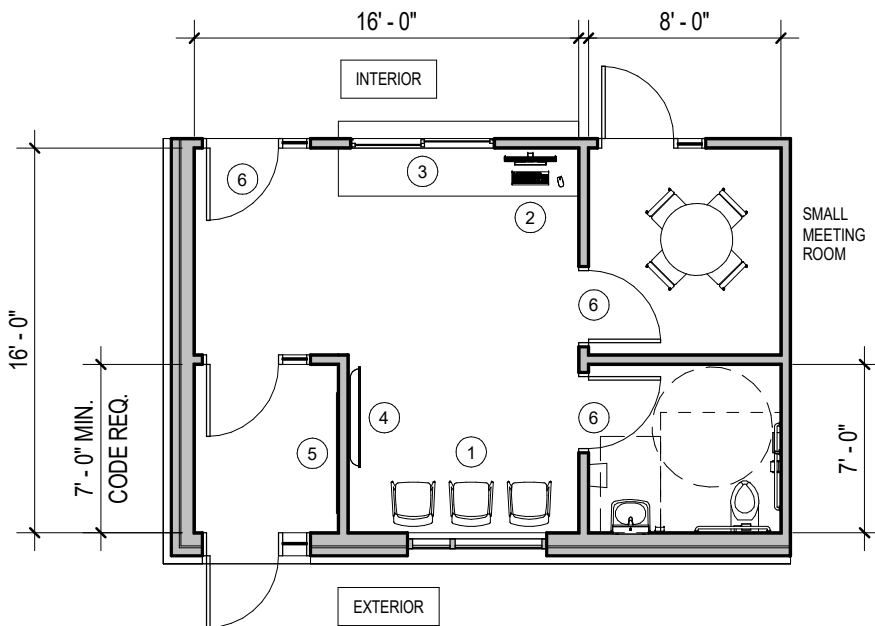
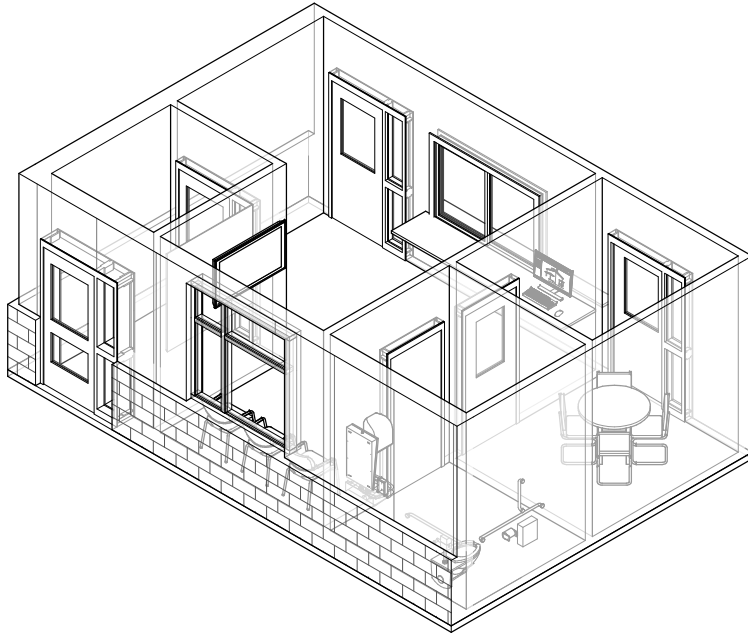
- ELECTRICAL OUTLETS

ADJACENCIES:

COMPONENTS:

1. WALL MOUNTED SHELVING

DRAFT



PUBLIC LOBBY - 256 SF
 1/8" = 1'-0"

ROOM FINISHES:

CEILING: GYPSUM BOARD, PAINTED

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: CERAMIC TILE

MEP/DATA REQUIREMENTS:

- ELECTRICAL OUTLETS
- TEL / DATA OUTLET JACKS
- HEATING / COOLING
- OCCUPANCY SENSORS FOR LIGHTING CONTROLS
- NATURAL LIGHTING W/ WINDOWS

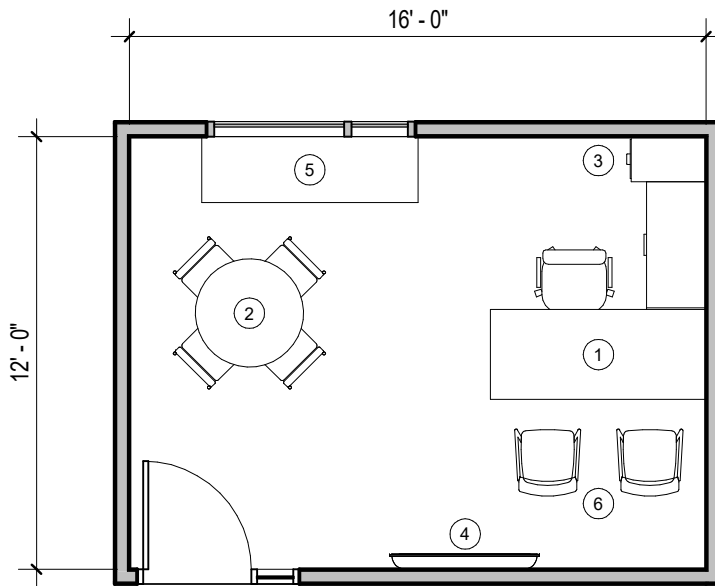
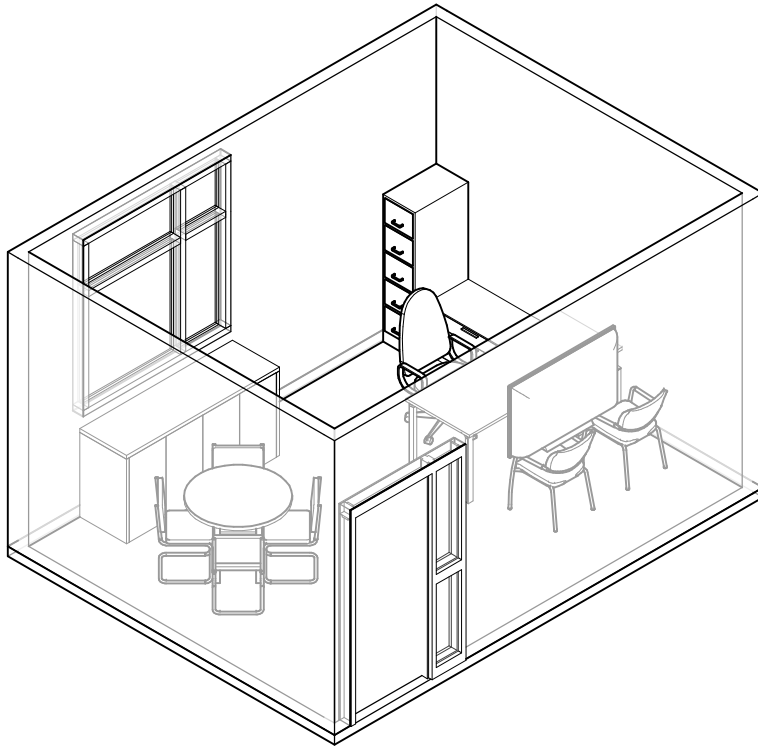
ADJACENCIES:

- SMALL MEETING ROOM
- PUBLIC RESTROOM

COMPONENTS:

1. (3) WAITING CHAIRS
2. PUBLIC KIOSK
3. RECEPTION WINDOW
4. TV MONITOR FOR PUBLIC ANNOUNCEMENTS
5. PUBLIC DISPLAY BOARD
6. SECURE DOOR

DRAFT



POLICE CHIEF OFFICE - 192 SF
 3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

- DUPLEX ELECTRICAL OUTLETS
- TEL/DATA OUTLET JACKS
- NATURAL LIGHTING W/ WINDOWS
- OCCUPANCY SENSORS FOR LIGHTING CONTROLS
- HEATING / COOLING

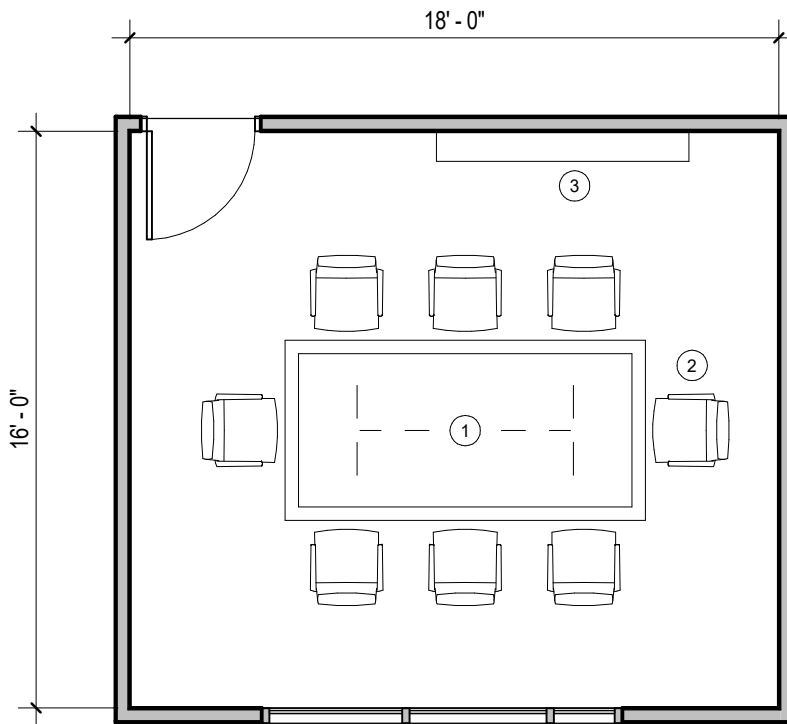
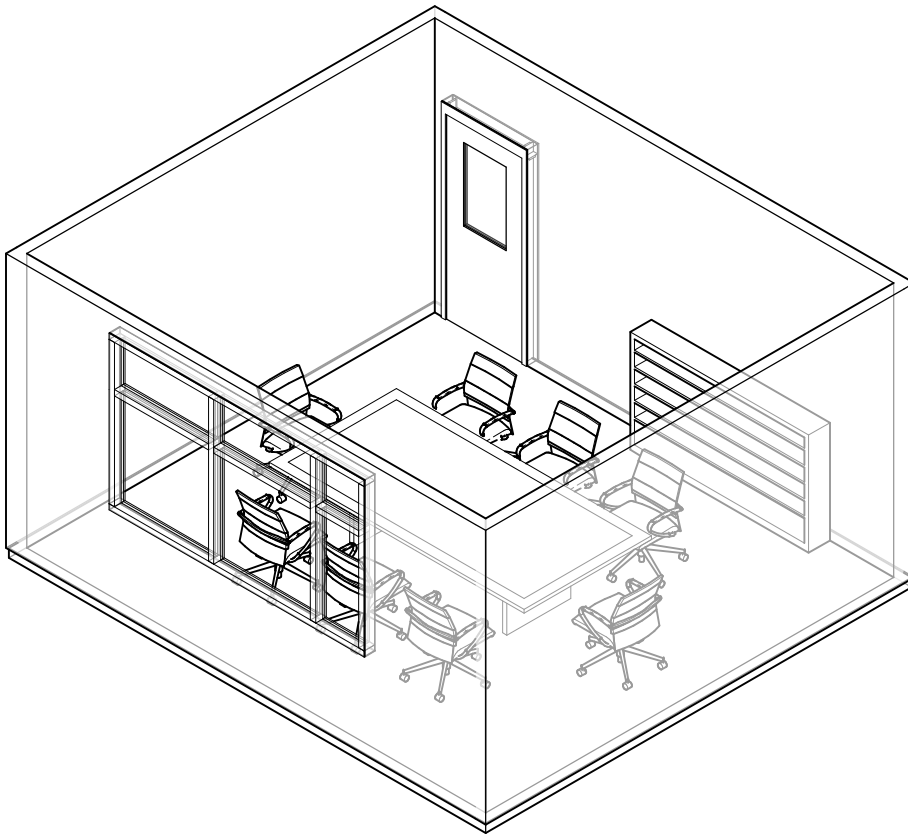
ADJACENCIES:

- LIEAUTENANT'S OFFICE

COMPONENTS:

1. DESK & CHAIR
2. GUEST CHAIRS & MEETING TABLE
3. BOOKCASE / FILE CABINETS
4. TV MONITOR
5. CREDENZA
6. GUEST CHAIRS

DRAFT



SMALL CONFERENCE ROOM (ADMIN) - 288 SF
 3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

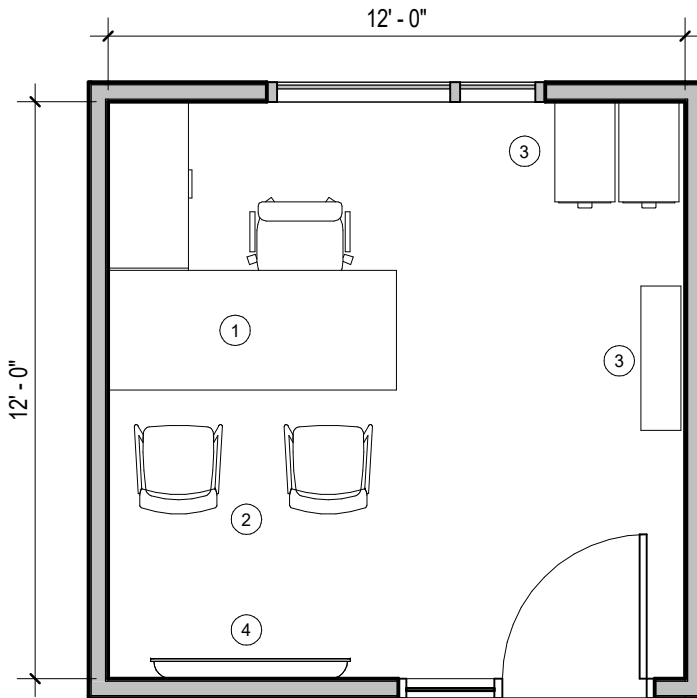
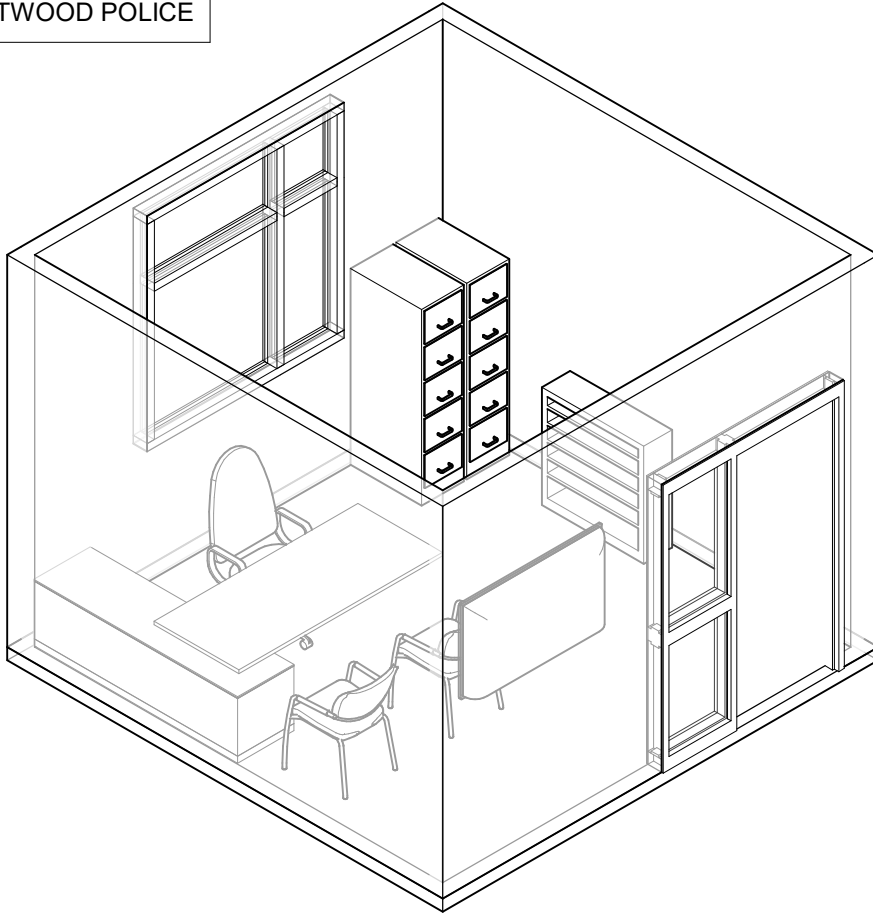
ADJACENCIES:

- CHIEF'S OFFICE

COMPONENTS:

- 1. CONFERENCE TABLE
- 2. (8) CHAIRS
- 3. BOOKCASE

DRAFT



PRIVATE OFFICE - 144 SF
 1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

ADJACENCIES:

- CHIEF'S OFFICE

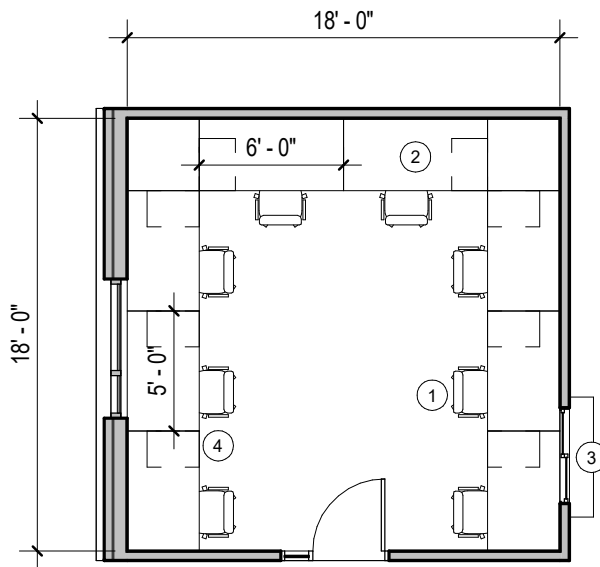
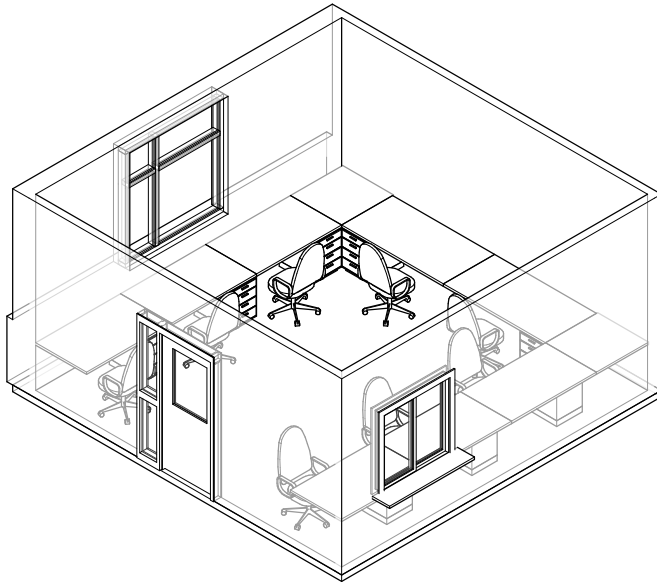
- LIEUTENANT & SUPERVISOR

COMPONENTS:

1. DESK & CHAIR
2. GUEST CHAIRS
3. BOOKCASE / FILE CABINETS
4. TV MONITOR

APPLIES TO:
 LIEUTENANT; SUPERVISOR (2); DETECTIVE; K-9

DRAFT



PATROL SHARED OFFICE (8) - 324 SF
 1/8" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

- DUPLEX ELECTRICAL OUTLETS
- TEL/DATA OUTLET JACKS
- NATURAL LIGHTING W/ WINDOWS
- OCCUPANCY SENSORS FOR LIGHTING CONTROLS
- HEATING / COOLING

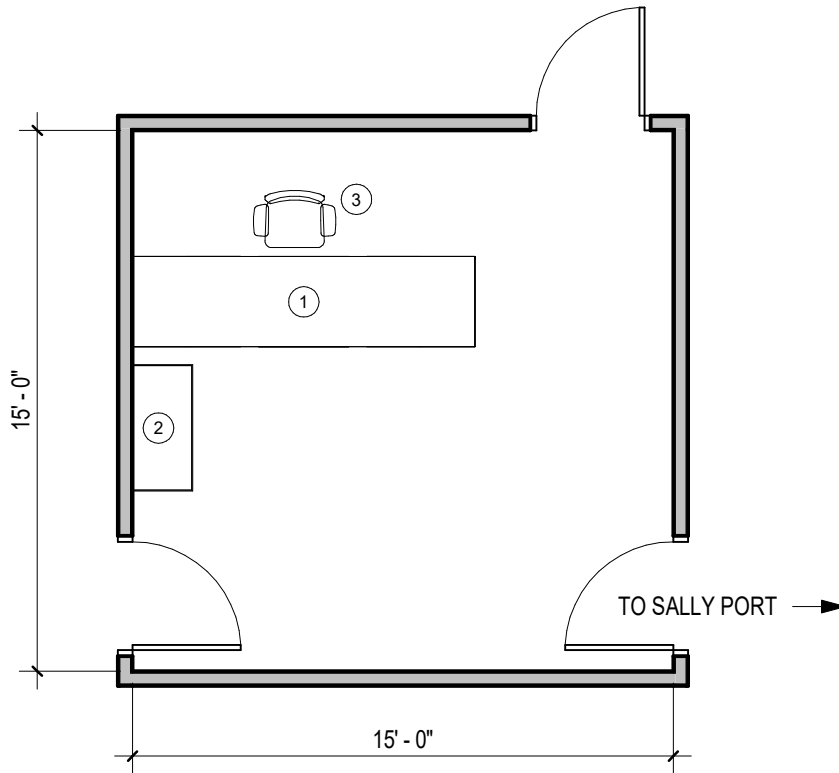
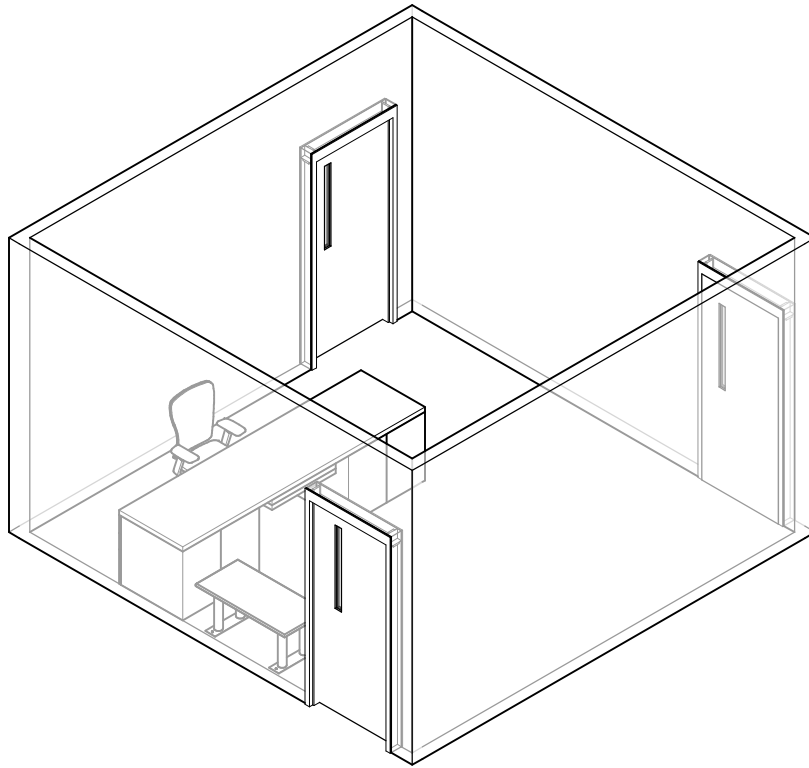
ADJACENCIES:

- SUPERVISOR'S OFFICE

COMPONENTS:

1. (8) EXECUTIVE CHAIRS
2. (8) WORKSTATIONS
3. CHECK-IN COUNTER
4. FILE CABINET

DRAFT



BOOKING ROOM - 225 SF
 3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GWB, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

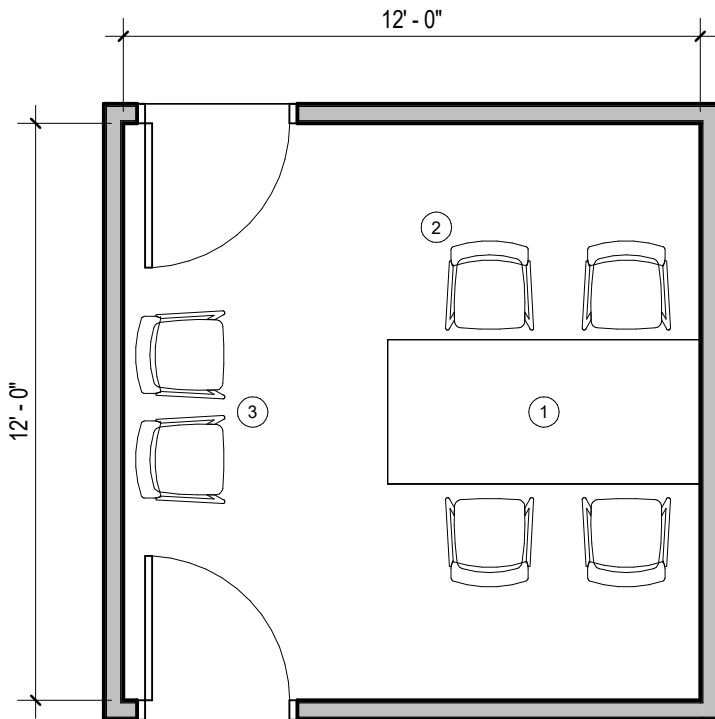
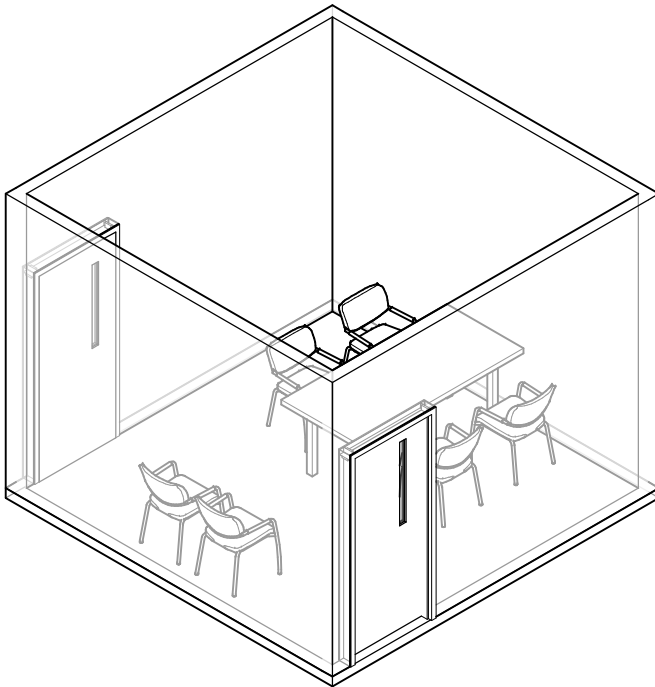
ADJACENCIES:

- SALLY PORT

COMPONENTS:

- 1. BOOKING COUNTER
- 2. BENCH
- 3. EXECUTIVE CHAIR

DRAFT



INTERVIEW ROOM - 144 SF
1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GWB, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

ADJACENCIES:

- BOOKING ROOM

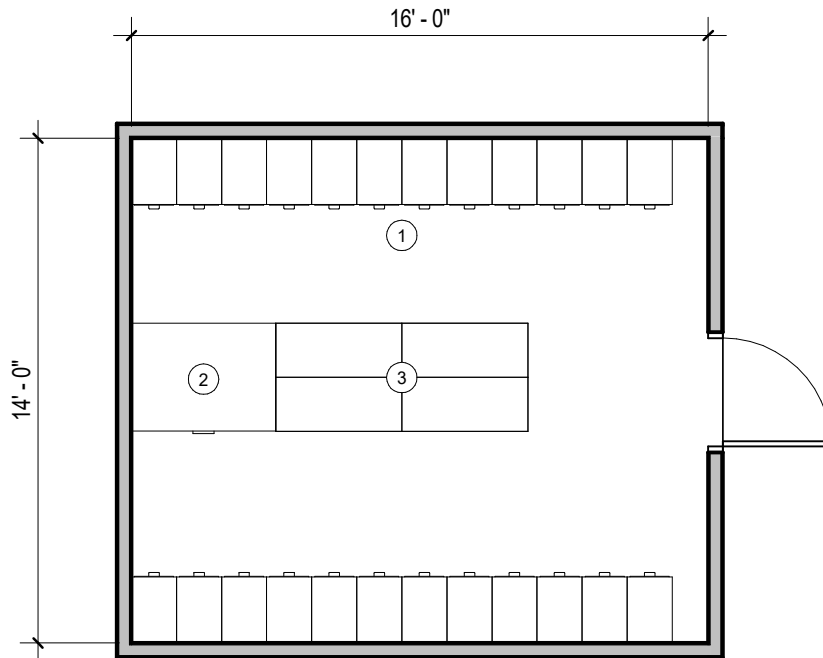
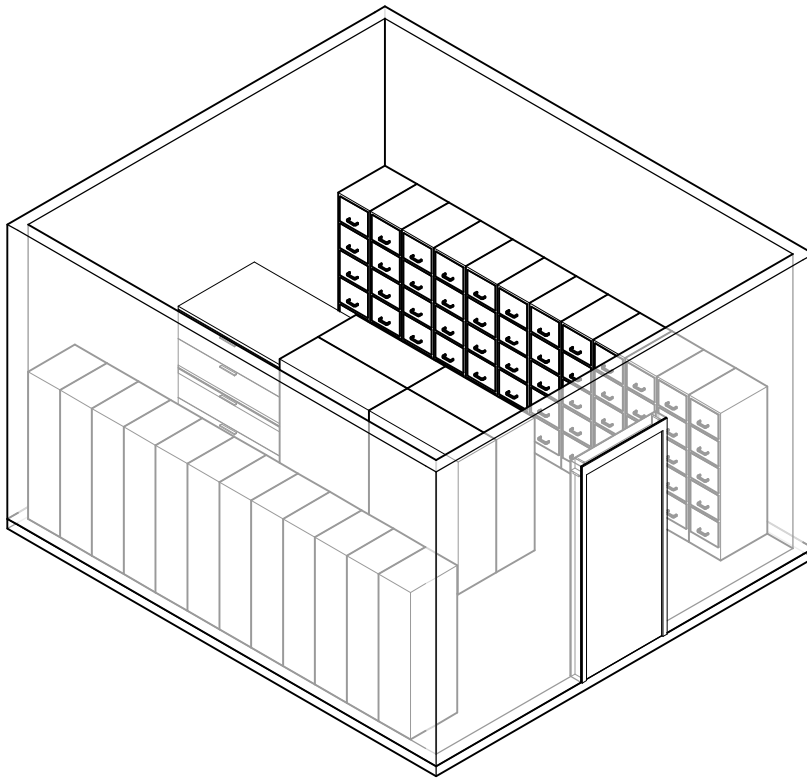
COMPONENTS:

1. CONFERENCE TABLE

2. (4) CHAIRS

3. (2) GUEST

DRAFT



FILE STORAGE - 224 SF
 $3/16'' = 1'-0''$

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

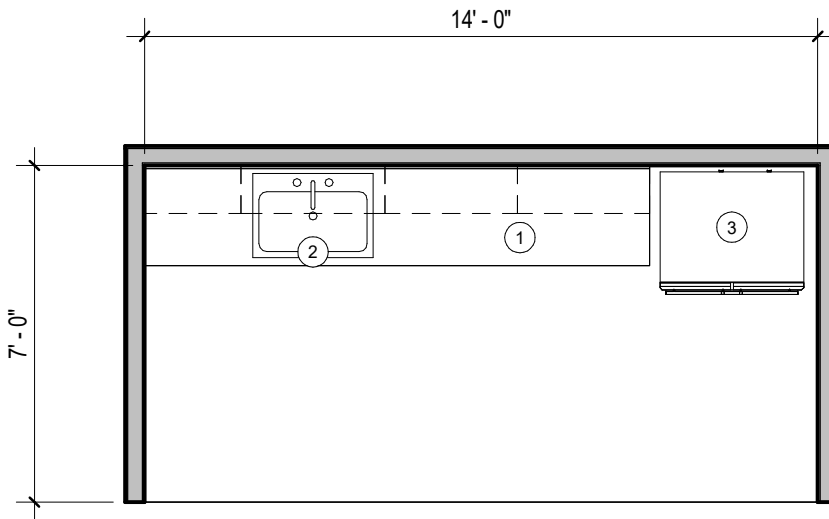
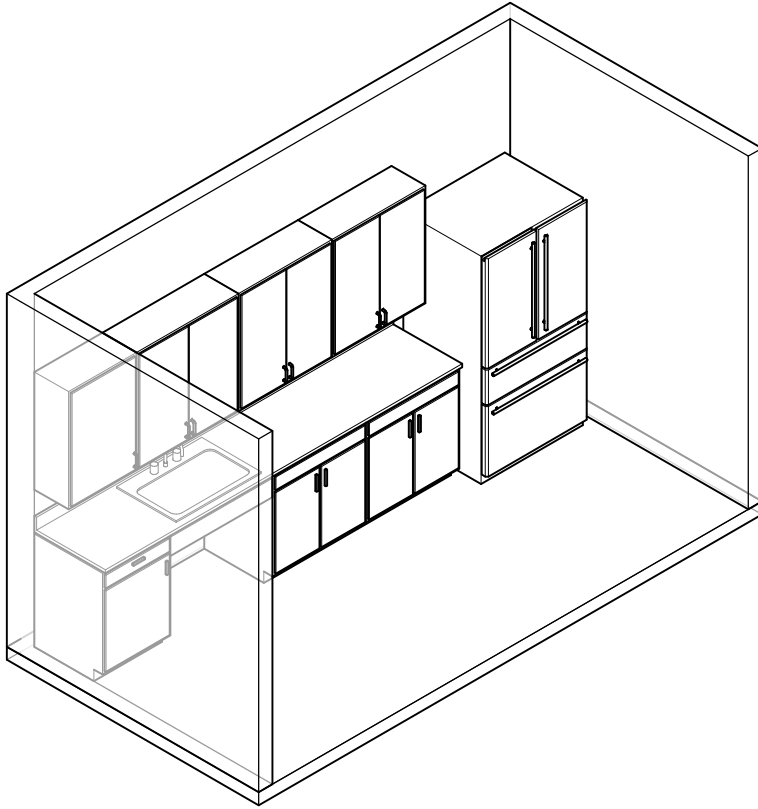
ADJACENCIES:

- ADMIN

COMPONENTS:

1. (24) 5-DRAWER FILE CABINETS
2. (4) FLAT FILES, STACKED 3-HIGH
3. (4) LATERAL FILE CABINETS
42" W x 18" D x 54" H

DRAFT



KITCHEN ALCOVE - 98 SF

1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GWB, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

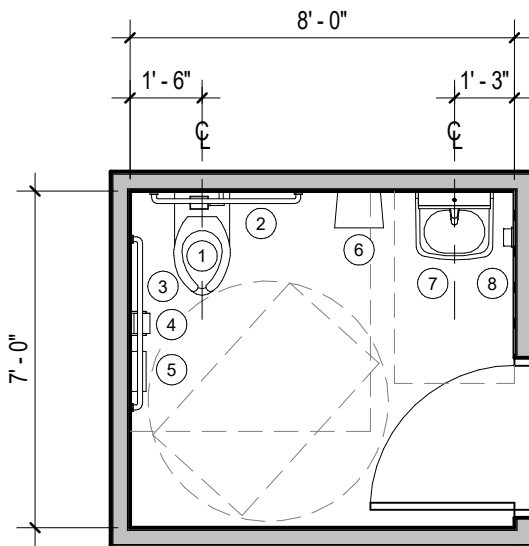
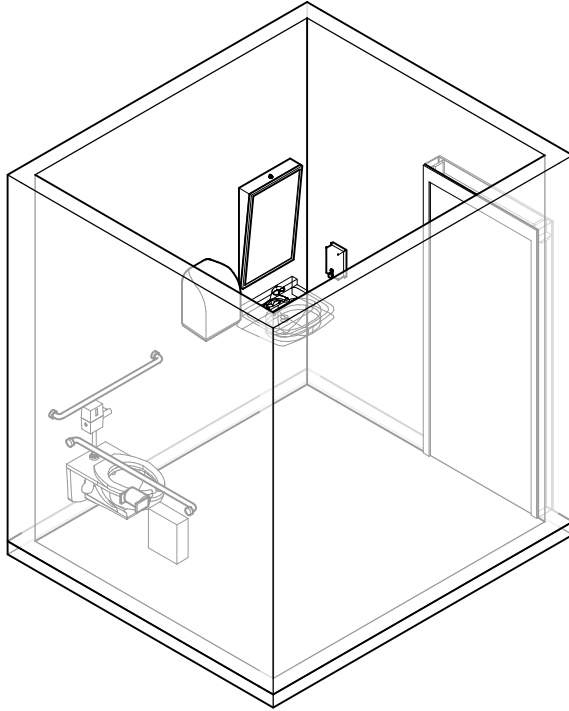
ADJACENCIES:

- TRAINING ROOM

COMPONENTS:

1. BASE CABINETS, COUNTER, & WALL HUNG CABINETS
2. SINK
3. KITCHENETTE APPLIANCES (MICROWAVE, REFRIGERATOR)

DRAFT



GENDER NEUTRAL RESTROOM - 56 SF
 1/4" = 1'-0"

ROOM FINISHES:

- CEILING:** MOISTURE RESISTANT ACT TILE
- WALLS:** CERAMIC TILE / MOISTURE RESISTANT GYPSUM WALL BOARD, PAINTED
- FLOORS:** CERAMIC TILE

MEP/DATA REQUIREMENTS:

- GFI ELECTRICAL OUTLETS
- HEATING / COOLING
- OCCUPANCY SENSORS FOR LIGHTING CONTROLS

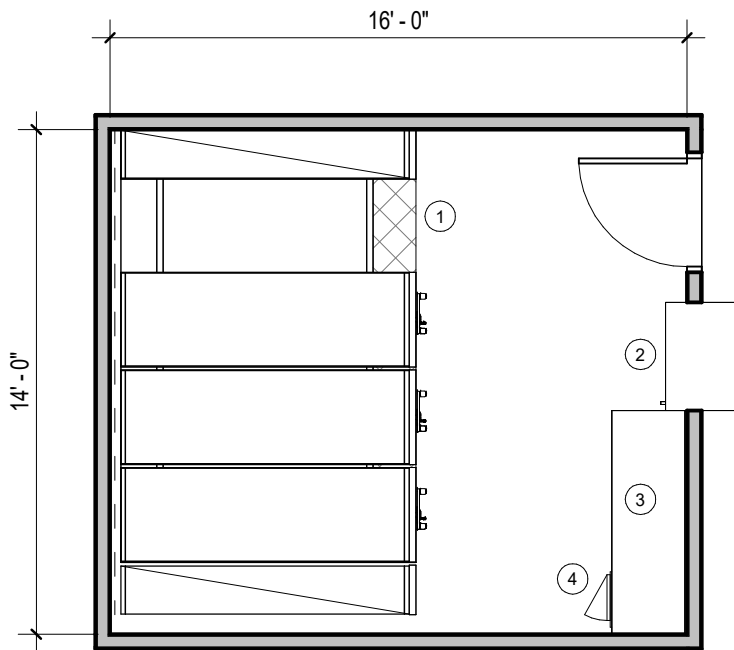
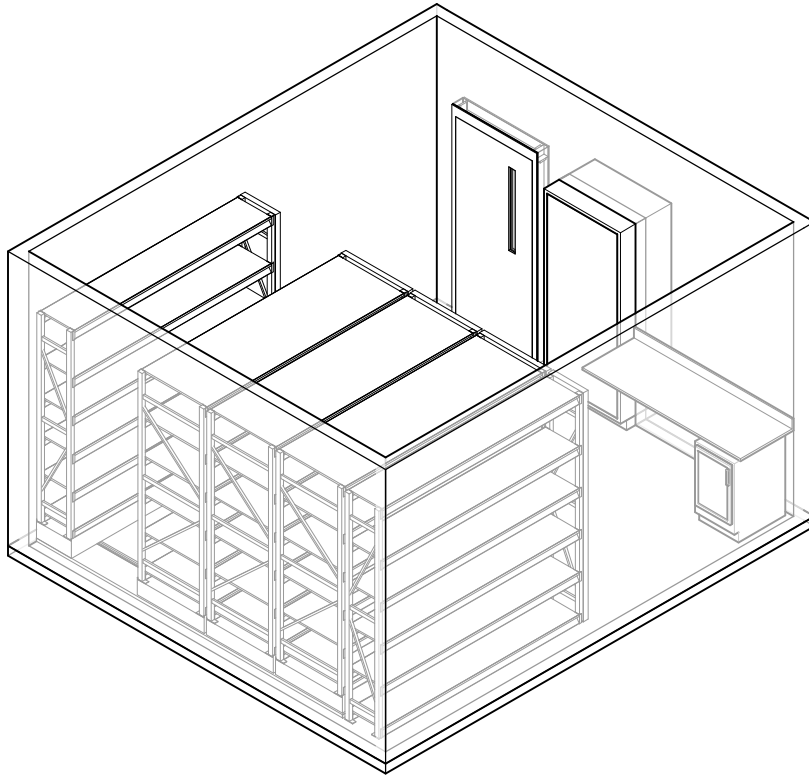
ADJACENCIES:

- BOOKING ROOM

COMPONENTS:

1. WALL HUNG TOILET
2. 36" GRAB BAR
3. 42" GRAB BAR
4. TOILET PAPER DISPENSER
5. SANITARY NAPKIN DISPOSAL RECEPTICLE
6. PAPER TOWEL DISPENSER
7. WALL HUNG SINK & MIRROR
8. SOAP DISPENSER

DRAFT



EVIDENCE STORAGE - 224 SF
 3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: PW, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

NATURAL LIGHTING W/ WINDOWS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

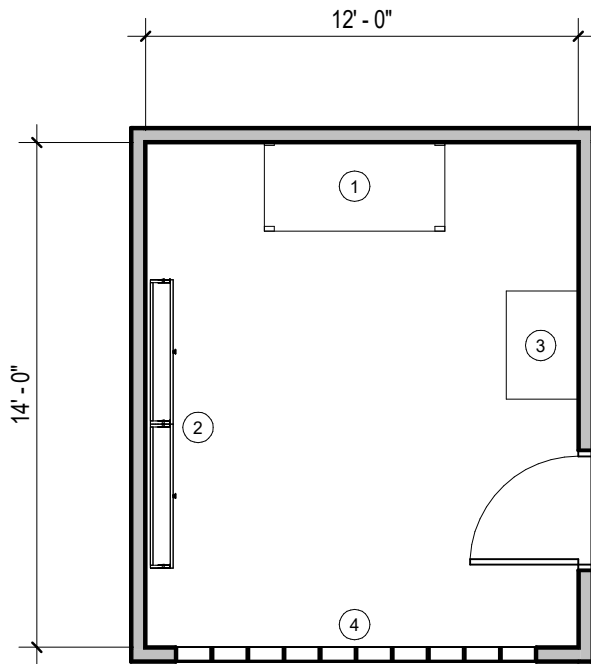
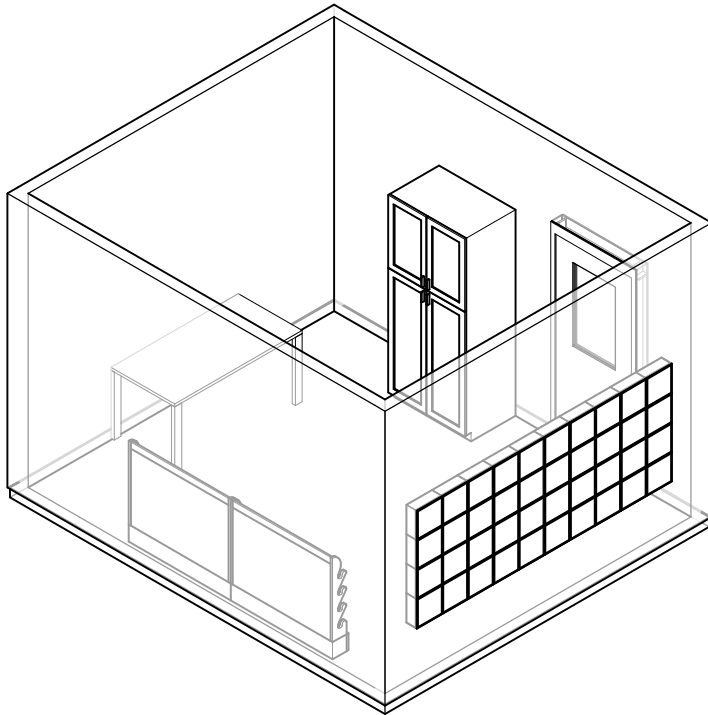
HEATING / COOLING

ADJACENCIES:

COMPONENTS:

1. HIGH DENSITY EVIDENCE SHELVING
2. EVIDENCE PASS-THRU LOCKERS
3. COUNTER
4. UNDER COUNTER FRIDGE

DRAFT



ARMORY ROOM - 168 SF
3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GWB, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

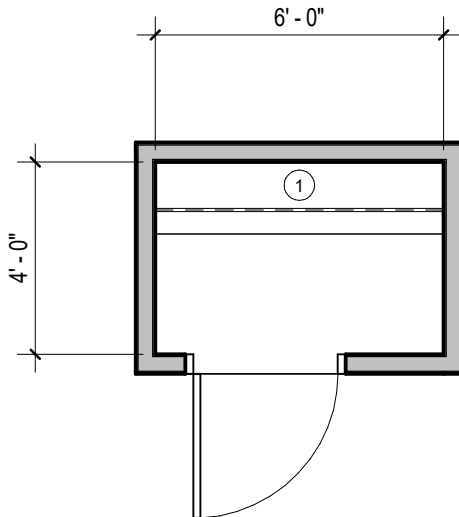
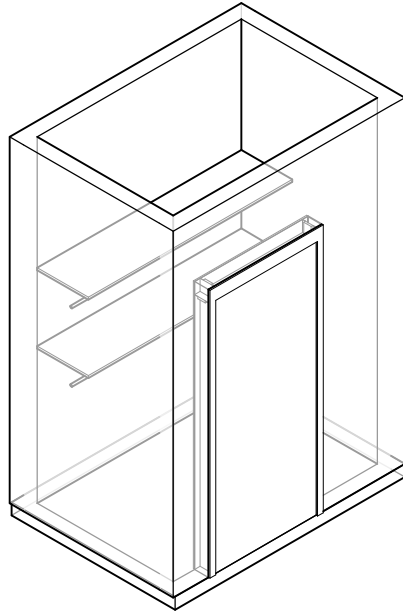
HEATING / COOLING

ADJACENCIES:

COMPONENTS:

- 1. WORK TABLE
- 2. GUN RACK
- 3. AMMUNITION CABINET
- 4. PISTOL BOXES

DRAFT



STORAGE CLOSET - 24 SF
1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACT TILE

WALLS: GYPSUM WALL BOARD,
PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

- ELECTRICAL OUTLETS

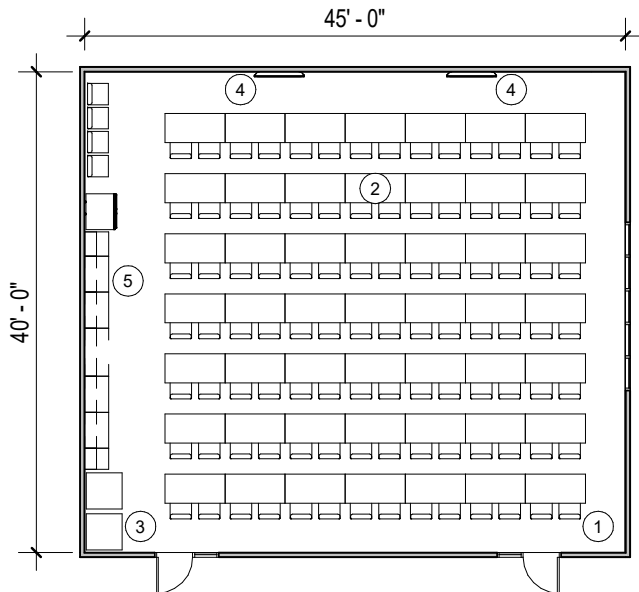
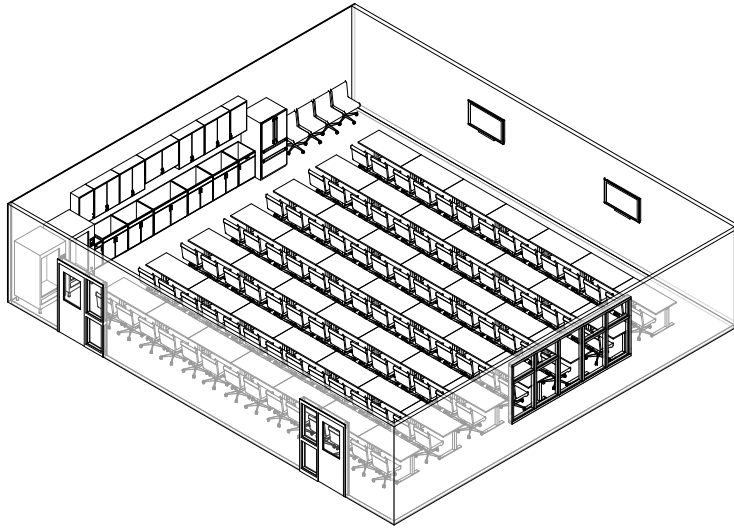
ADJACENCIES:

- ADMIN

COMPONENTS:

1. WALL MOUNTED SHELVING

DRAFT



TRAINING ROOM - 1,800 SF
 1/16" = 1'-0"

ROOM FINISHES:

- CEILING:** ACOUSTICAL CEILING TILE
- WALLS:** GYPSUM WALL BOARD, PAINTED
- FLOORS:** LINOLEUM

MEP/DATA REQUIREMENTS:

- DUPLEX ELECTRICAL OUTLETS
- TEL/DATA OUTLET JACKS
- NATURAL LIGHTING W/ WINDOWS
- OCCUPANCY SENSORS FOR LIGHTING CONTROLS
- HEATING / COOLING

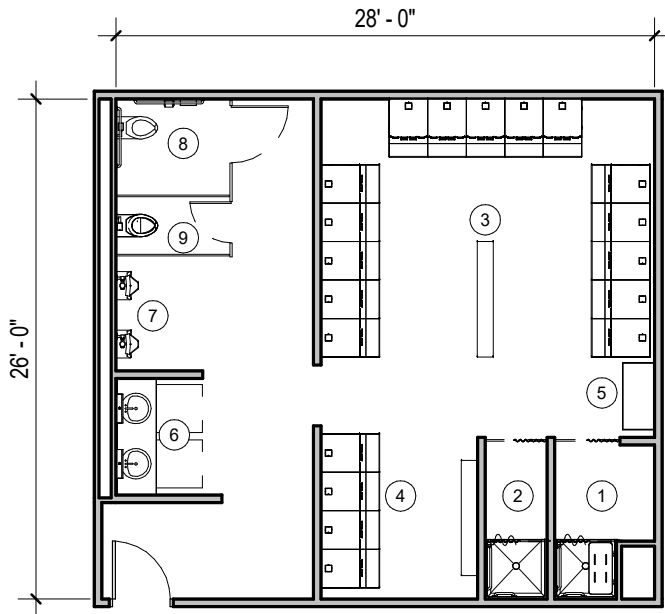
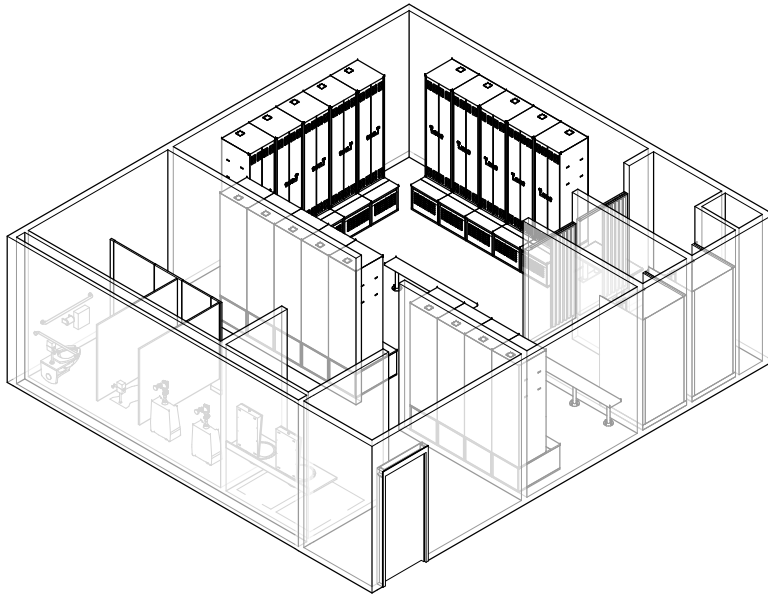
ADJACENCIES:

- GENDER NUETRAL RESTROOM
- KITCHENETTE

COMPONENTS:

1. (102) TASK CHAIRS
2. (49) TABLES
3. VENDING MACHINES
4. WALL MOUNTED TELEVISION
5. KITCHEN, INCLUDES (TBD):
 - SOLID SURFACE COUNTERS
 - BASE & WALL CABINETS
 - STAINLESS STEEL SINK
 - REFRIGERATOR
 - DISHWASHER
 - ELECTRIC COOKTOP W/ HOOD
 - WALL OVEN
 - MICROWAVE

DRAFT



MALE LOCKER ROOM - 728 SF

1" = 10'-0"

ROOM FINISHES:

CEILING: MOISTURE RESISTANT ACT TILE

WALLS: CERAMIC TILE / MOISTURE RESISTANT GYPSUM WALL BOARD, PAINTED

FLOORS: RESILIENT FLOORING

MEP/DATA REQUIREMENTS:

GFI ELECTRICAL OUTLETS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING

COOLING

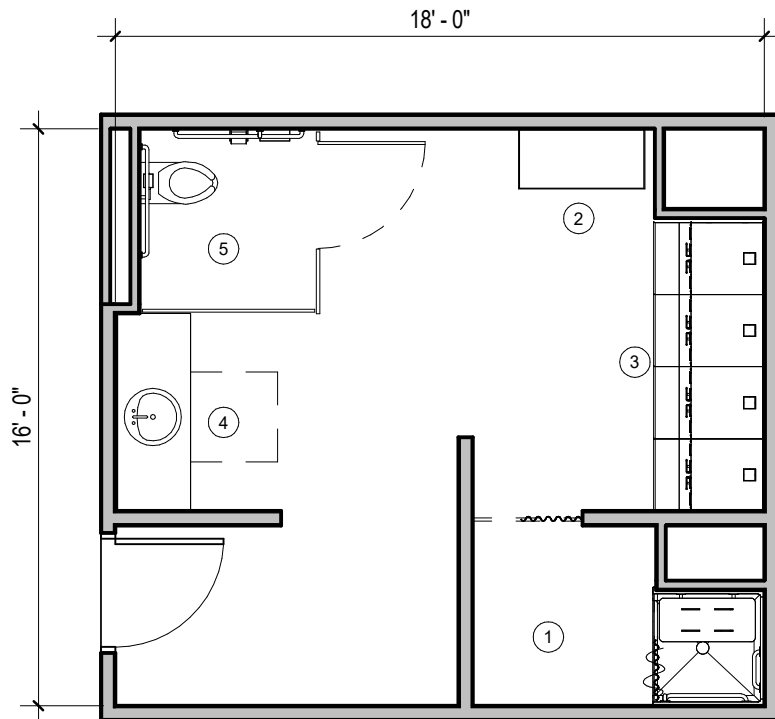
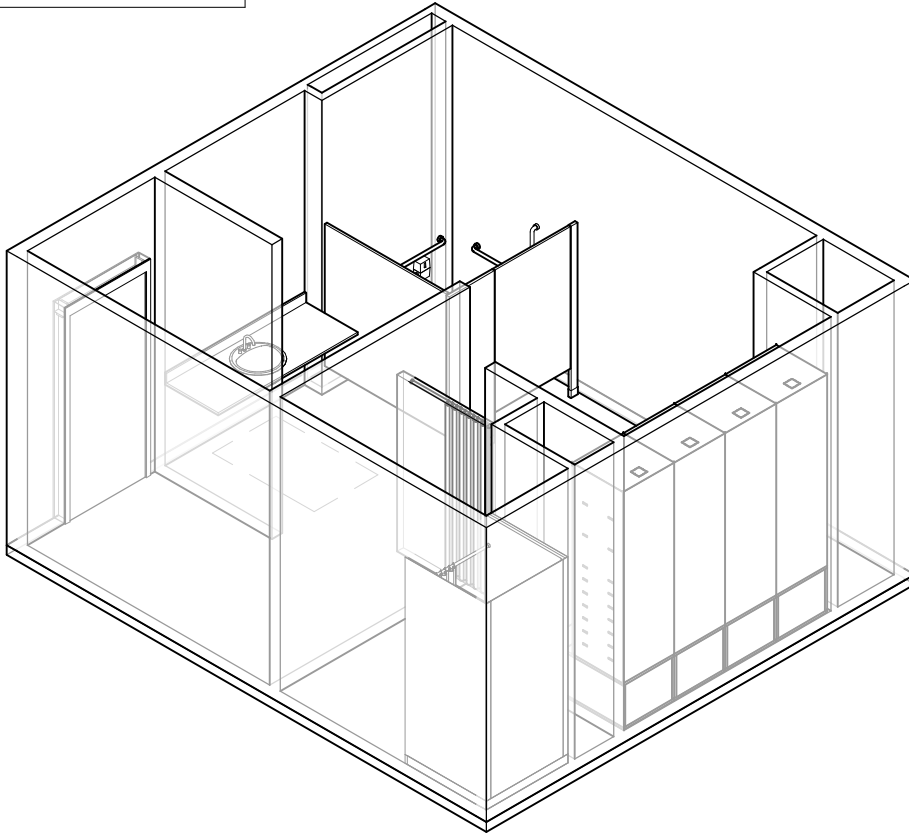
ADJACENCIES:

- FEMALE LOCKER ROOM

COMPONENTS:

1. ADA SHOWER STALL
2. STANDARD SHOWER STALLS
3. BENCH
4. (19) 24" X 36" LAW ENFORCEMENT LOCKERS
5. ADA BENCH
6. COUNTER, SINK & MIRROR
7. WALL HUNG URINAL
8. ADA STALL
9. STANDARD STALL

DRAFT



FEMALE LOCKER ROOM - 288SF
 3/16" = 1'-0"

ROOM FINISHES:

- CEILING:** MOISTURE RESISTANT ACT TILE
- WALLS:** CERAMIC TILE / MOISTURE RESISTANT GYPSUM WALL BOARD, PAINTED
- FLOORS:** RESILIENT FLOORING

MEP/DATA REQUIREMENTS:

- GFI ELECTRICAL OUTLETS
- OCCUPANCY SENSORS FOR LIGHTING CONTROLS
- HEATING
- COOLING

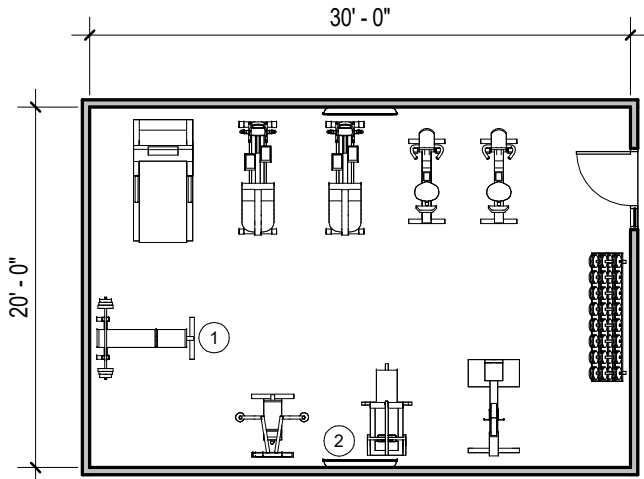
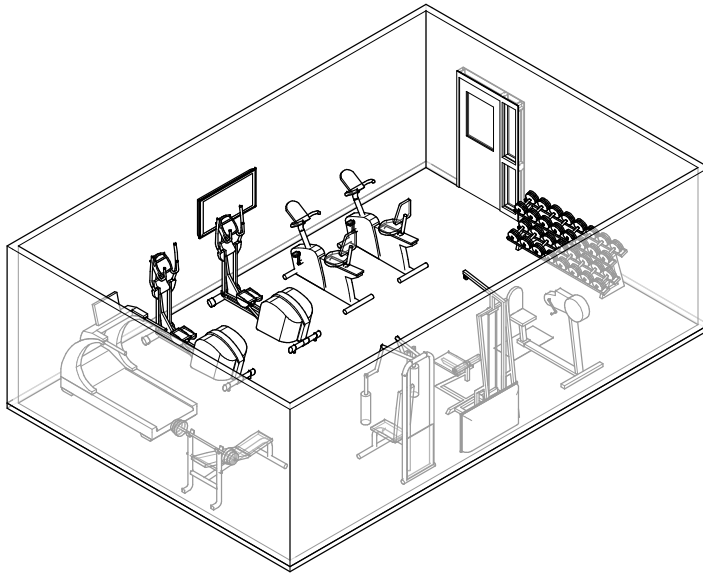
ADJACENCIES:

- MALE LOCKER ROOM

COMPONENTS:

1. ADA SHOWER STALL
2. BENCH
3. (4) 24" X 36" LAW ENFORCEMENT LOCKERS
4. COUNTER, SINK & MIRROR
5. ADA STALL

DRAFT



FITNESS ROOM - 600 SF
3/32" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: RESILIENT FLOORING

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

OCCUPANCY SENSORS FOR LIGHTING CONTROLS

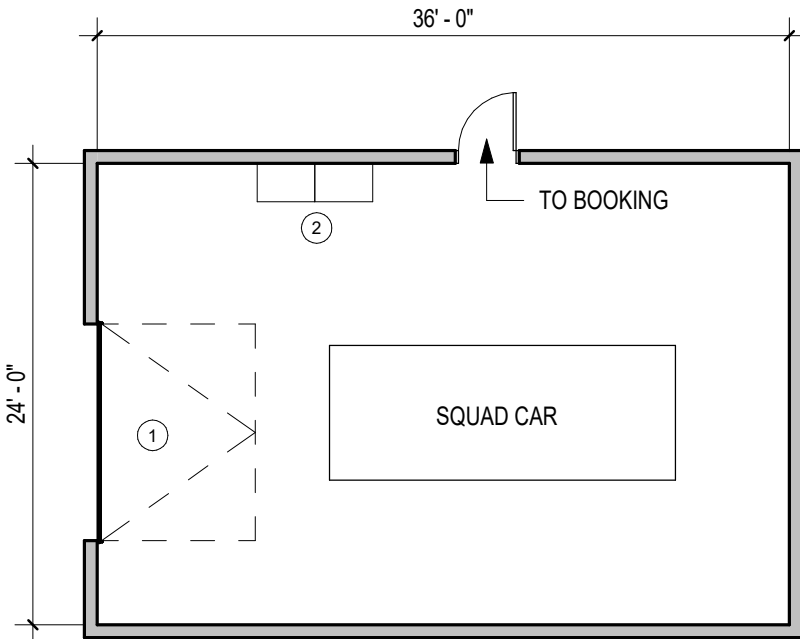
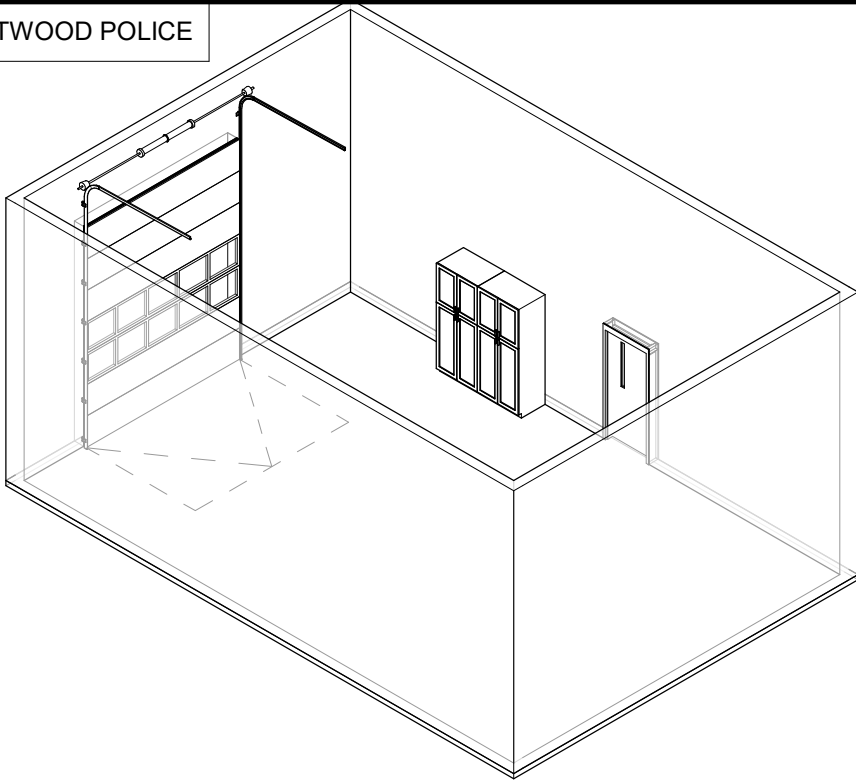
HEATING / COOLING

ADJACENCIES:

COMPONENTS:

- 1. FITNESS EQUIPMENT TBD

DRAFT



SALLY PORT / VEHICLE EVIDENCE STORAGE - 1,320 SF
 1" = 10'-0"

ROOM FINISHES:

CEILING: OPEN TO STRUCTURE

WALLS: CMU, PAINTED

FLOORS: SEALED CONCRETE

MEP/DATA REQUIREMENTS:

- HEATING / COOLING
- COMPRESSED AIR PROVISIONS
- DUPLEX ELECTRICAL OUTLETS
- DATA OUTLET JACKS
- SECURITY CAMERAS

ADJACENCIES:

- BOOKING

COMPONENTS:

1. OVERHEAD DOOR
2. GUN LOCKER

DRAFT

Town of Brentwood
Police Department and Town Hall
Abbreviated Feasibility Study

Zoning Memorandum

MEMORANDUM

TO: File

FROM: Russel Rucker

DATE: July 16, 2024

SUBJECT: Brentwood Police and Town Hall Zoning Reivew – 190 NH-125

SITE INFORMATION:

Parameter	Information	Notes:
Site Address:	190 NH-125	
Map/Lot:	216/31	
Size (acres):	8.19961 acres	
Zoning District	Commercial/Industrial	
Book/Page:	4493/1746	

ZONING INFORMATION:

Zoning District: Commercial / Industrial

Zoning Map Date: Sept 30, 2004

Zoning By-Law Date: March 2022

Overlay Districts:

District	Applicable	Notes:
Aquifer Protection Overlay District	NO	
Flood Plain District	NO	

DIMENSIONAL REGULATIONS:

DIMENSION (Industrial District)	Required	Provided	Notes
Min. Lot Area (s.f.)	120,000		Soil Type determine min size if septic requires
Min. Lot Frontage (ft.)	300		
Front Yard Bldg Setback (ft.)	125*		*Measured from edge of pavement along NH-125.
Front Yard Parking Setback (ft.)	50*		Must maintain a vegetated/landscaped strip between for 50' along entire road frontage except for the driveway and a sign.
Side/Rear Yard Bldg Setback (ft.)	25		Measured from property line
Min. Bldg Setback from NH R.O.W.s	75		Measured from edge of ROW
Building Height (ft.)	35		
Max <u>Connected</u> Impervious Cover	30%		

NOTES:

- Town GIS indicates the area is subject to hydric or partially hydric soils which could indicate the area has a proclivity for wetlands to form in depressions where surface water gets trapped.
 - While there are no noted wetlands near the prospective project area
- NO aquifers identified within the project parcel; however, OneStop indicates there is a Public Water Supply well located along NH-123 in front of the property. This could be for water at the athletic fields and/or other municipal facilities.
 - Note that NHDES does not permit construction of UST/ASTs for fueling within 500' (I think that's the distance) of a PWS well.
 - The stormwater management ordinance has a minimum setback distance for BMPs from PWS wells (I believe this is in line with NHDES and does not exceed). Something to be mindful of in DD.
- NO conservation land around the property.
 - An NHB datacheck should be performed check for endangered species and habitats. Risk of finding something doesn't seem any higher than usual.
 - Site hosts access to a NH recreational trail.
- Regulated wetland boundaries and buffers are considered on a case-by-case basis in Brentwood. A wetland scientist will need to carefully identify the soil conditions of the wetland and determine the Function/Value in order to decide if any identified wetlands are regulated by the local ordinance. Regulated wetlands will have an associated buffer by the town. Non-regulated wetlands (as in a seasonal wetland too small for a town buffer) can not be filled without a NHDES/EPA permit.

Town of Brentwood
**Police Department and Town Hall
Abbreviated Feasibility Study**

Draft Conceptual Site Layout Options

SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:

TOWN HALL: 8,000 SF

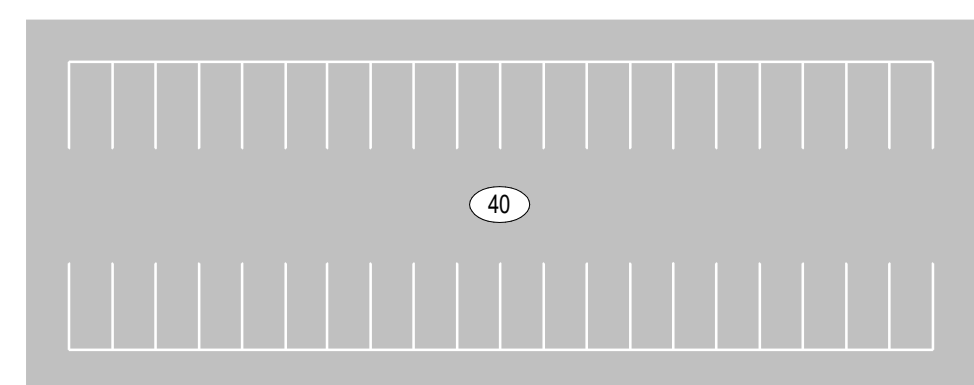
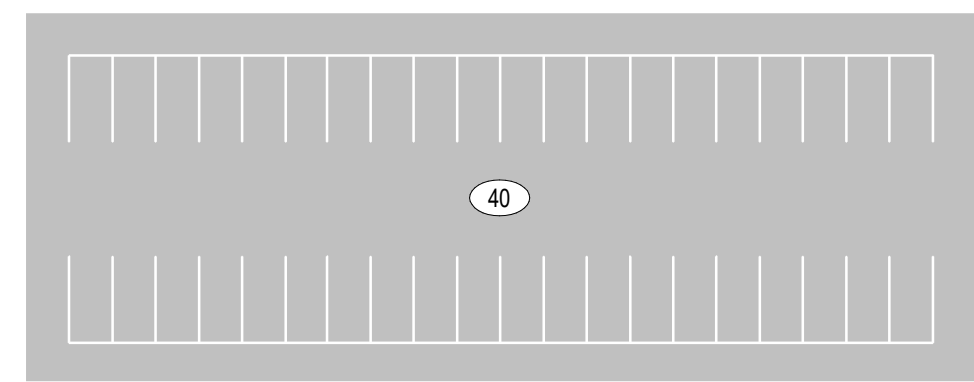
POLICE (OFFICE): 4,600 SF

POLICE (EMPLOYEE FACILITIES): 6,100 SF

CANOPY: 3,360 SF

SALLY PORT: 900 SF

UTILITIES: 2,100 SF



SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:

TOWN HALL: 8,000 SF

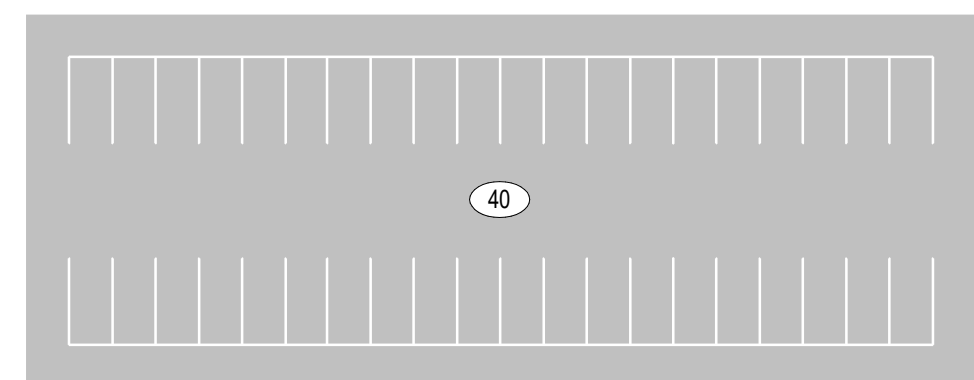
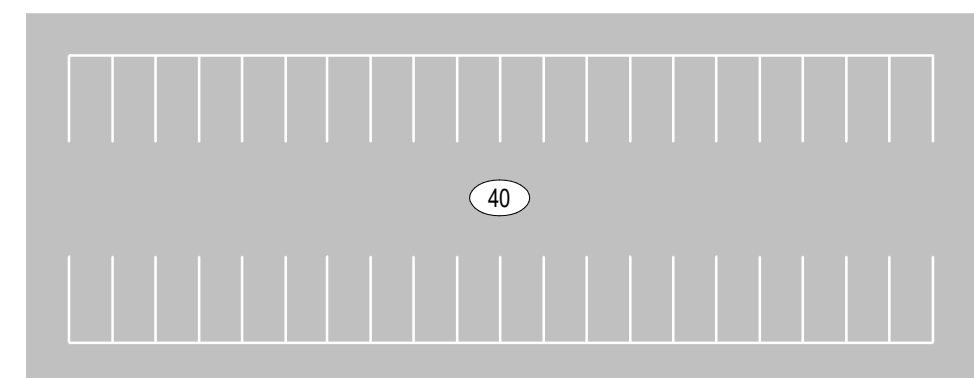
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SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:

TOWN HALL: 8,000 SF

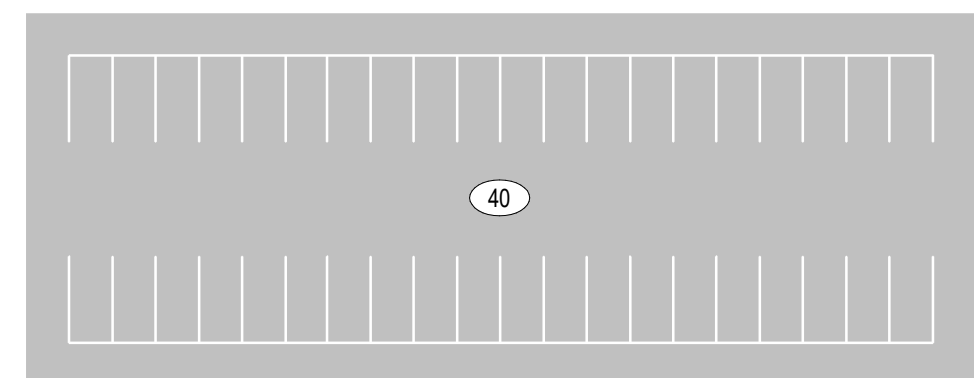
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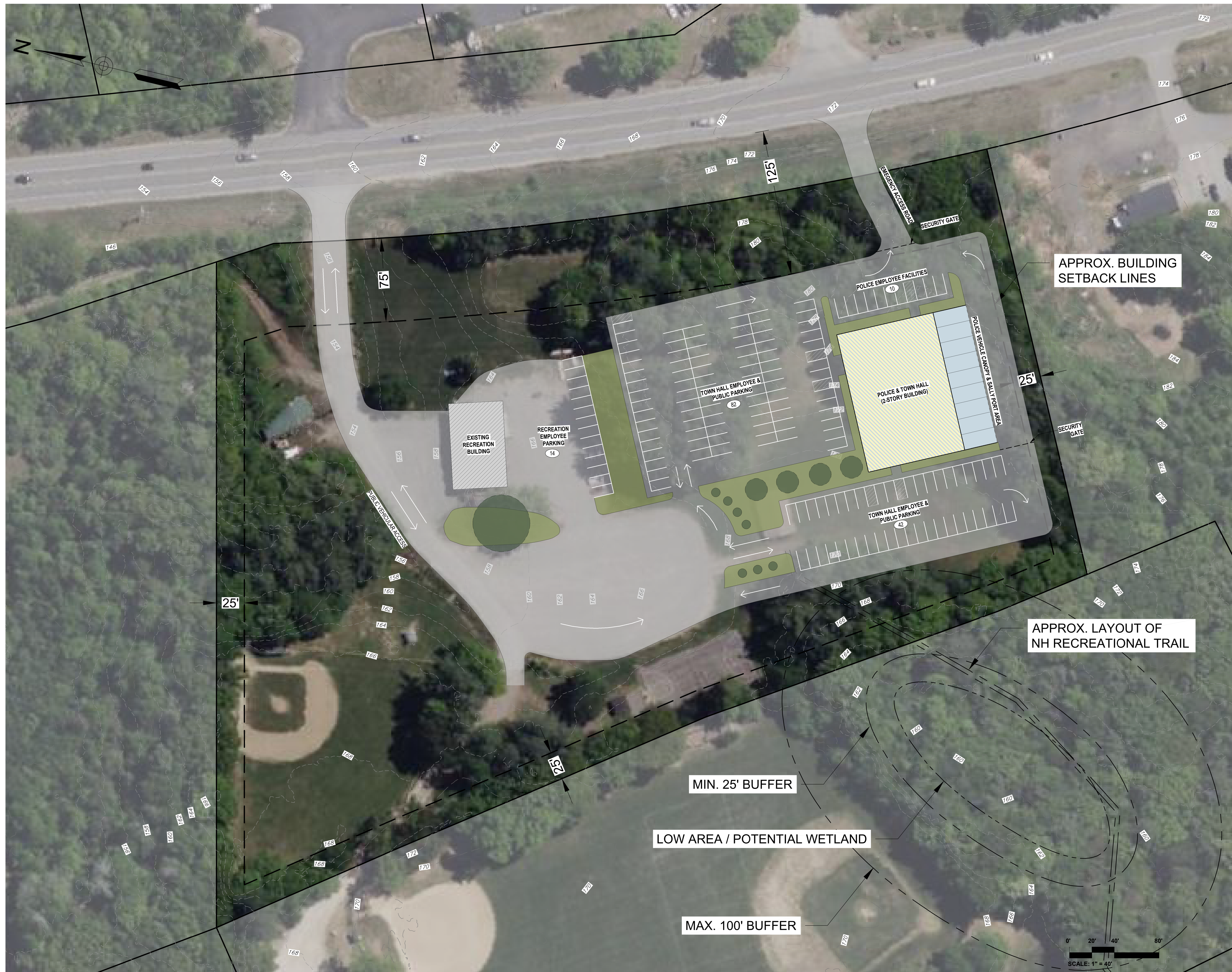
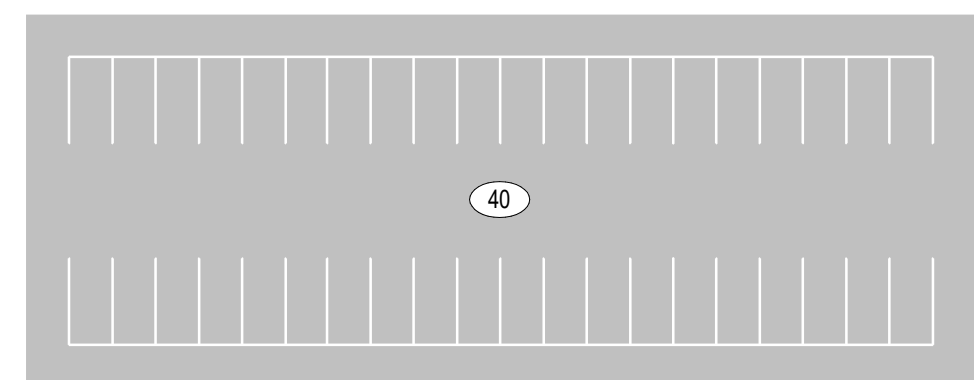
CANOPY: 3,360 SF

SALLY PORT: 900 SF

UTILITIES: 2,100 SF



EMPLOYEE PARKING / PUBLIC PARKING



SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:

TOWN HALL: 8,000 SF

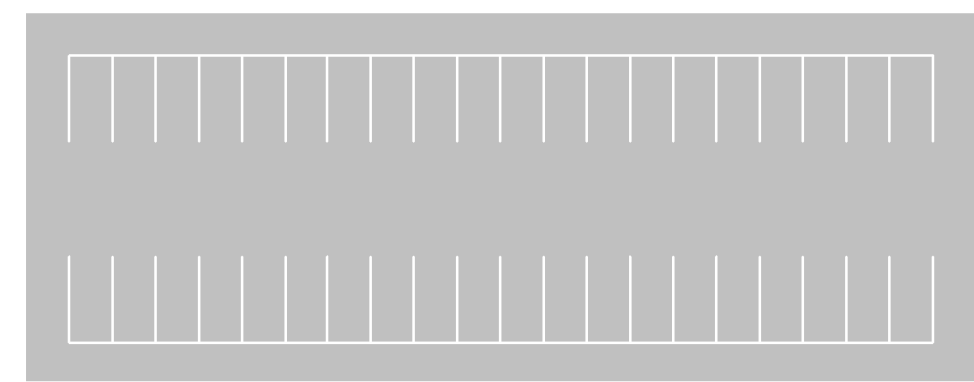
POLICE (OFFICE): 4,600 SF

POLICE (EMPLOYEE FACILITIES): 6,100 SF

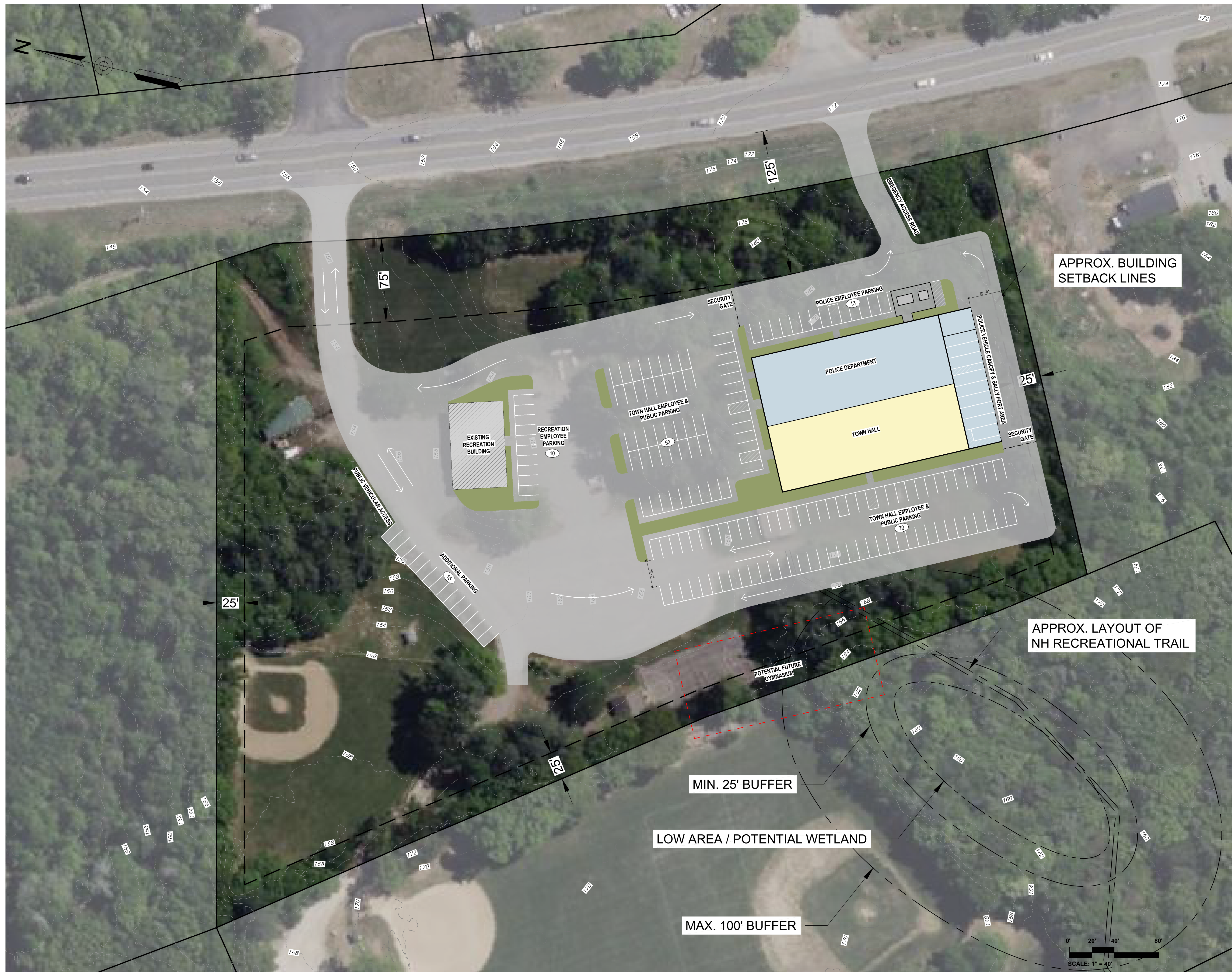
CANOPY: 3,360 SF

SALLY PORT: 900 SF

UTILITIES: 2,100 SF



EMPLOYEE PARKING / PUBLIC PARKING



Town of Brentwood
**Police Department and Town Hall
Abbreviated Feasibility Study**

Preferred Conceptual Site Layout Options

SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:

TOWN HALL: 8,000 SF

POLICE (OFFICE): 4,600 SF

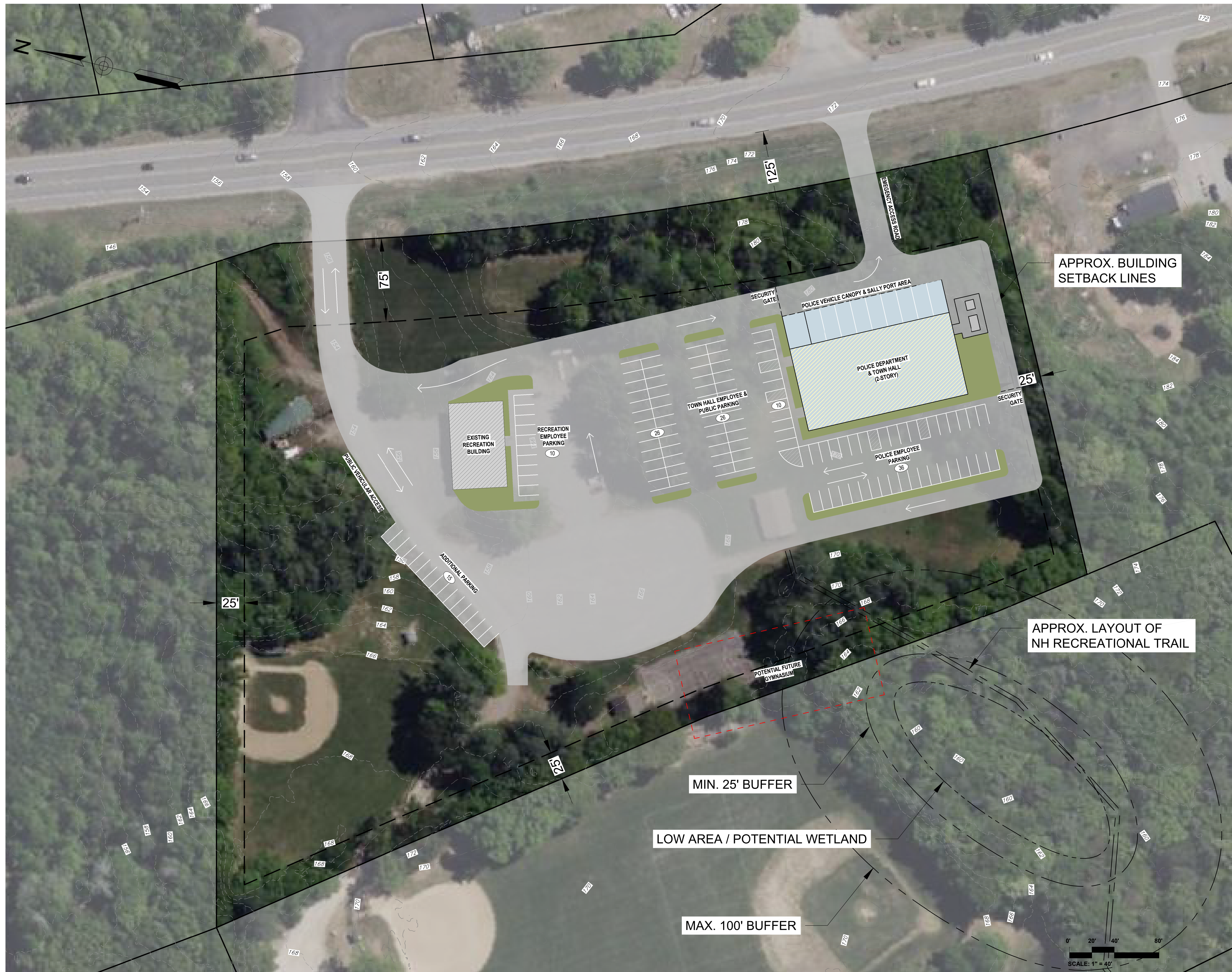
POLICE (EMPLOYEE FACILITIES): 6,100 SF

CANOPY: 3,360 SF

SALLY PORT: 900 SF

UTILITIES: 2,100 SF

EMPLOYEE PARKING / PUBLIC PARKING



SUMMARY OF PROPOSED DPW PROGRAM / SITE AMENITIES:

TOWN HALL: 8,000 SF

POLICE (OFFICE): 4,600 SF

POLICE (EMPLOYEE FACILITIES): 6,100 SF

CANOPY: 3,360 SF

SALLY PORT: 900 SF

UTILITIES: 2,100 SF

EMPLOYEE PARKING / PUBLIC PARKING



Town of Brentwood
**Police Department and Town Hall
Abbreviated Feasibility Study**

Conceptual Opinion of Total Project Cost

**Brentwood Police Station and Town Hall
Opinion of Probable Cost**

Description	Min	Max	Average
Construction Costs	\$ 16,280,000	\$ 17,600,000	\$ 16,940,000
Escalation to 2025 (6%) and Design Contingency (15%-20%)	\$ 3,560,000	\$ 4,870,000	\$ 4,215,000
Soft Costs	\$ 3,968,000	\$ 5,919,000	\$ 4,943,500
OPINION OF PROBABLE TOTAL PROJECT COST (rounded)	\$ 23,808,000	\$ 28,389,000	\$ 26,098,500
<i>Estimated reduction if Town Hall is removed from Project</i>	<i>\$ 7,580,000</i>	<i>\$ 8,980,000</i>	<i>\$ 8,280,000</i>
Note: Estimate has been completed without the benefit of design.			