

RECOMMENDED PLYMOUTH POLICE DEPARTMENT FACILITY



Wednesday, September 3, 2025

**Public Hearing
Proposed Bond Referendum**

Presented by the Municipal Facilities Ad-Hoc Committee

AGENDA

Introduction

History and Project Background

Current Police Department Facts

Proposed New Facility

Proposed Costs and Grants

Question & Answer



HISTORY & PROJECT BACKGROUND

1986

Study by Lawlor Associates identifies space deficiencies.

1998

Another study recommends a facility of approx. 11,900 sq/ft.

2014

Study of former MSS renovation for police/BOE.

Mar 2019

Mayor and Council form Police Building Committee.

May 2020

Jacunski Humes completes a feasibility study for a new police department building.

May 2020 – Nov 2023

Continued Committee meetings. Mayor's office and state elected officials seek state funding.

Dec 2023

Mayor and Council repurpose the Building Committee as the Municipal Facilities Ad-Hoc Committee.

May 2024

Committee recommends Friar Associates – Town Hall Study.

Dec 2024

Committee obtains updated cost estimates from Jacunski Humes for police building. Vote to recommend original police building plan and limited town hall renovations to repurpose the vacated space into needed storage.

Jan 2025

Facilities Ad Hoc Committee presented the police department proposal at a joint meeting of the Board of Finance and the Town Council.

June 2025

The Town Council voted to set a public Hearing date to consider bond resolutions a related referendum for a new police facility and road improvements.

1986 – 2025

In 1986, the first study of our police department identified the need for more space.

That was almost 40 years ago!

Little to nothing has been done to improve the cramped, outdated working space that we provide for our law enforcement.

“I know they need it, but....” should no longer be an acceptable response.



WHY DO WE NEED A NEW POLICE FACILITY?

CURRENT POLICE FACILITY

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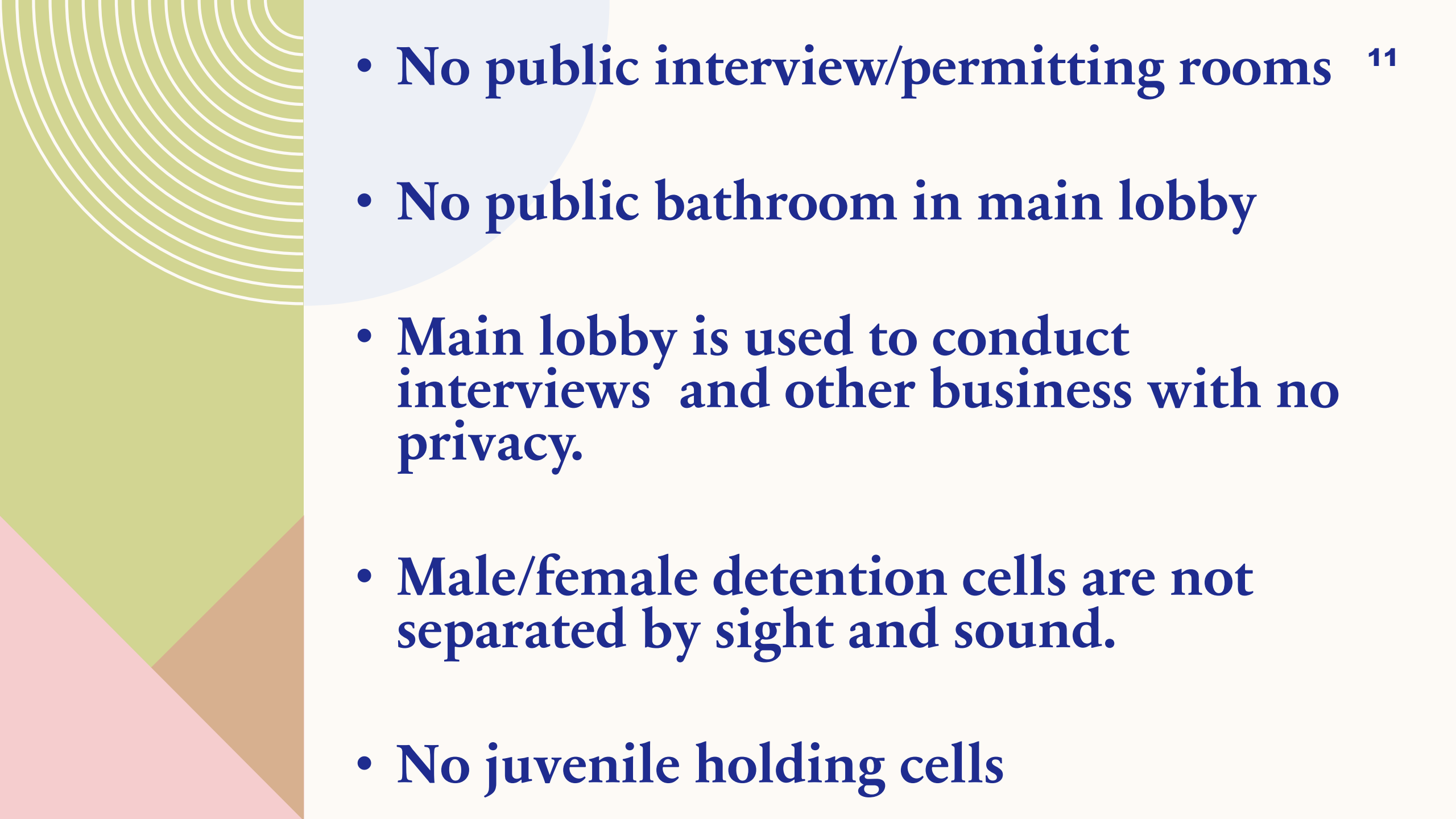
- 2811 Square Feet
- Built in 1973, part of town hall.
- No major modifications/renovations in 52 years.

❖ 1973

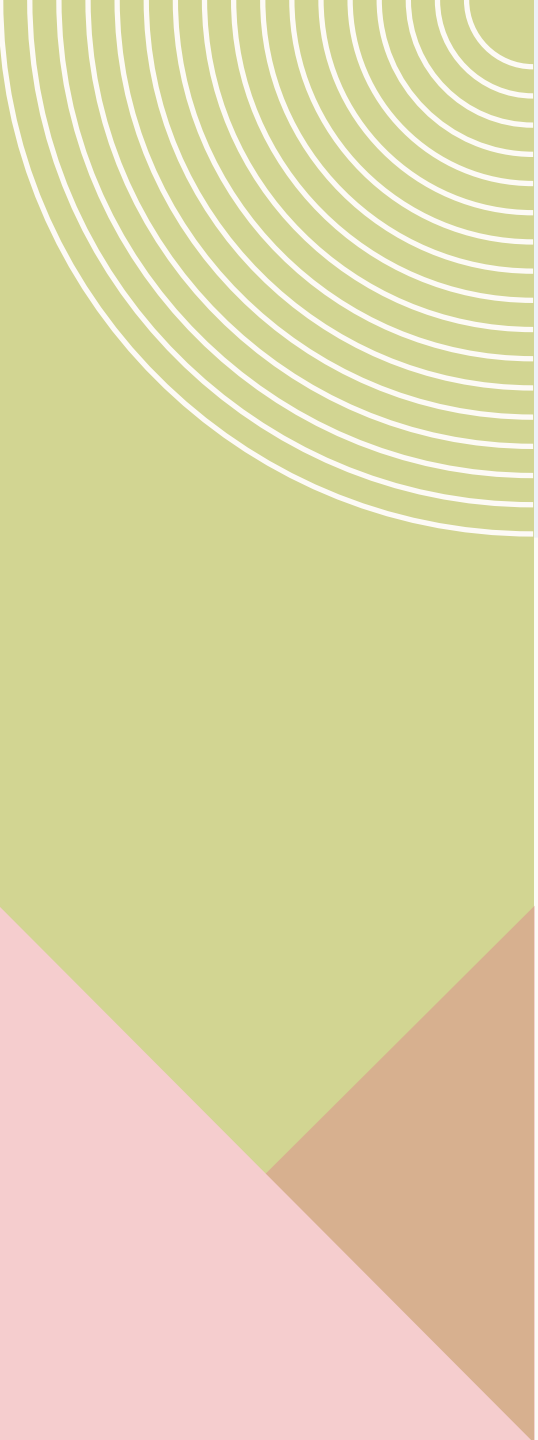
- 7 Full Time Sworn Personnel
- 19 Part Time Personnel

❖ 2025

- 24 Full Time Sworn Personnel
- 5 Civilian Personnel – 2 FT, 3 PT

- 
- No public interview/permitting rooms ¹¹
 - No public bathroom in main lobby
 - Main lobby is used to conduct interviews and other business with no privacy.
 - Male/female detention cells are not separated by sight and sound.
 - No juvenile holding cells

- **No sterile evidence processing area with limited personnel access**
- **No training/roll call room**
- **No conference/meeting room**
- **No female locker room within the police department**
- **No separate firearms cleaning area**

- 
- **No separate evidence storage area¹³**
 - **Sally port is too small for the safe transfer of prisoners**
 - **Inadequate office/desk space for staff**
 - **No kitchen or separate break area**

- **No covered patrol vehicle parking**
- **Limited storage throughout the entire police department for all functions**

PROPOSED PLYMOUTH POLICE DEPARTMENT FACILITY



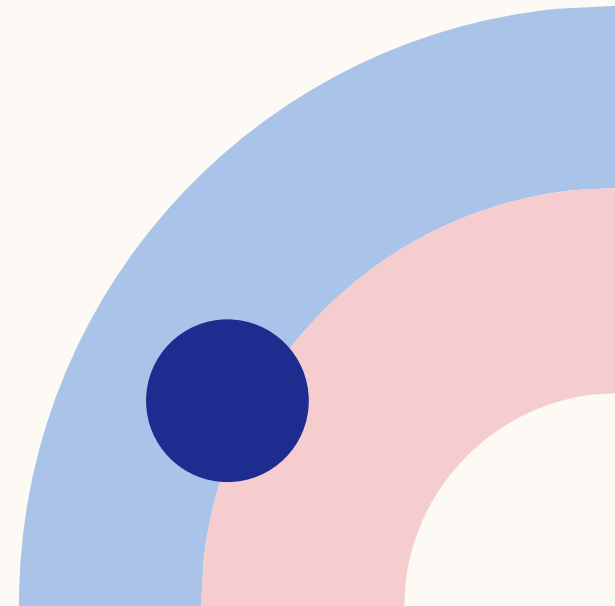
PROPOSED POLICE BUILDING SPECIFICATIONS

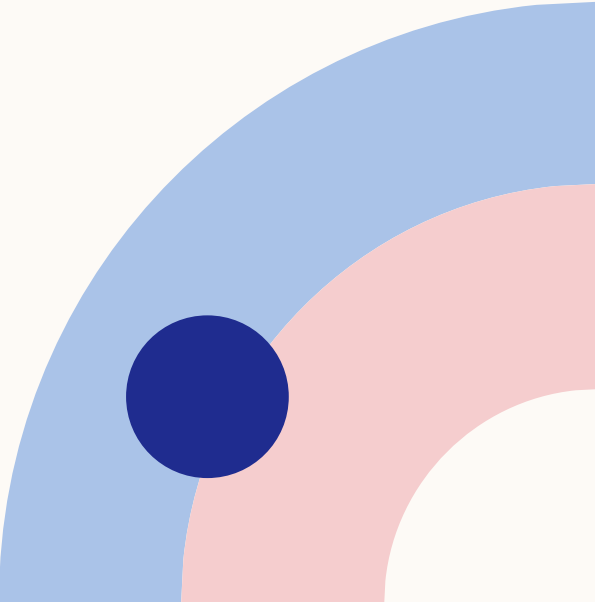
- ❖ **Main Building**
 - 16,365 gross square feet
 - 12,390 usable square feet
- ❖ **2,560 attached carport**
- ❖ **Storage/Processing Out Building**
 - 1,800 gross square feet
 - 1,400 usable square feet

MAIN BUILDING KEY FEATURES

- Dedicated office spaces for staff, sergeants, detectives and administrators
 - Mandated prisoner holding cells for adults and juveniles
 - Limited access evidence processing and storage
 - Two bay drive-thru sally port
- 

- **Main lobby with public restrooms**
- **Interview rooms**
- **Dedicated records storage area**
- **Conference and meeting rooms**
- **Covered patrol vehicle parking**



- Patrol roll call/training classroom
 - Weapons armory
 - IT/data equipment room
 - Male and female locker rooms
 - Physical training room
- 

STORAGE OUT BUILDING

KEY FEATURES

- Enclosed bulk evidence and vehicle processing area
- Unit heaters with vehicle exhaust
- Equipment storage bays
- Found property storage

DID THE BUILDING COMMITTEE CONSIDER OTHER LOCATIONS?

- The Building Committee discussed and/or considered a variety of potential sites in town. The only formal study conducted was for the current site.
- Potential sites/options discussed by the committee:
 - Land on the corner of N. Harwinton Ave and Preston Road. Privately owned Fire Chief stated potential water pressure issues.
 - Land where the current Dollar General stands in Plymouth. Privately owned.



DID THE BUILDING COMMITTEE CONSIDER OTHER LOCATIONS?

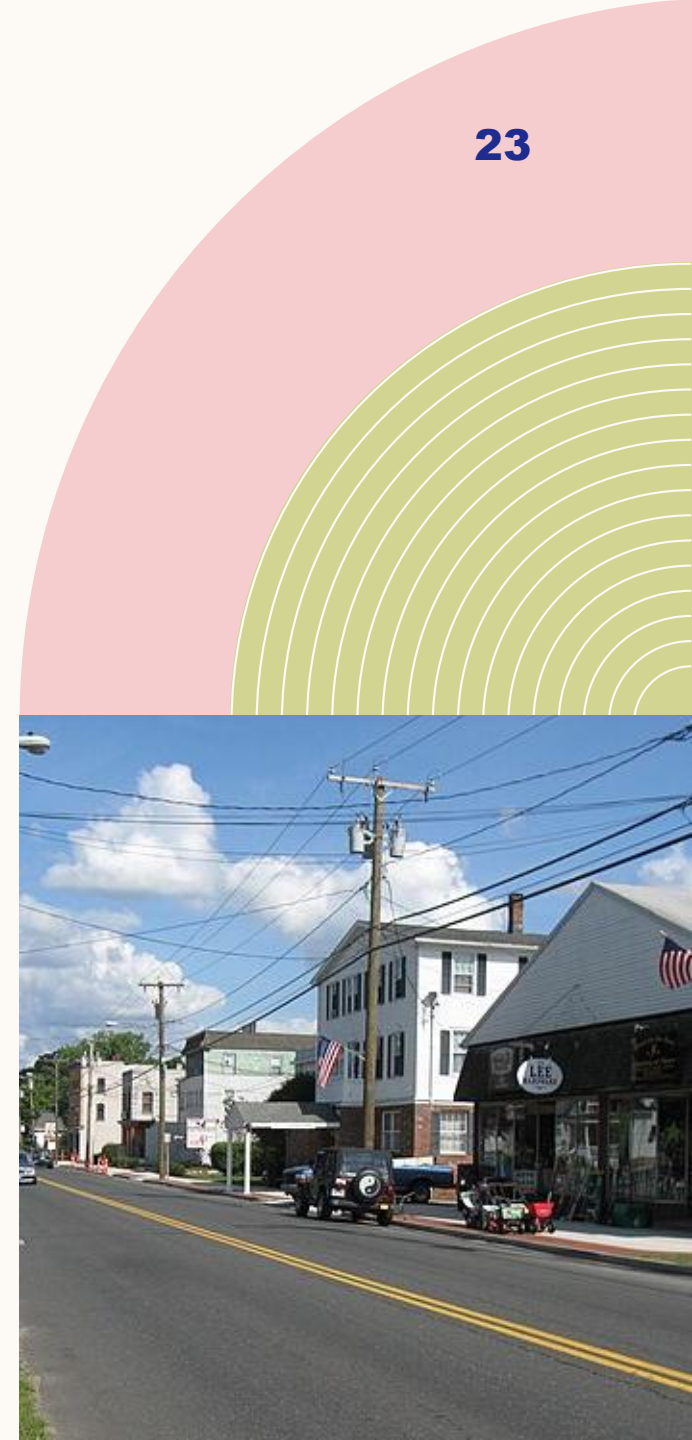
- Land abutting the Terryville Fire Department on Harwinton Avenue for potential combined public safety complex. Land surrounding the fire house is privately owned.
- Land on Scott Road at previously stalled housing project. Privately owned.



WHY NOT USE AN EXISTING BUILDING?

23

- Harry S. Fisher School – The school is occupied. There is currently no BOE plan to close this school.
- The “Rite Aid” building – Currently privately owned. This building/land is part of the Downtown Revitalization Project partially funded through the State of CT Community Investment Fund. This location is a key element of this plan. In 2019, this building was in operation.

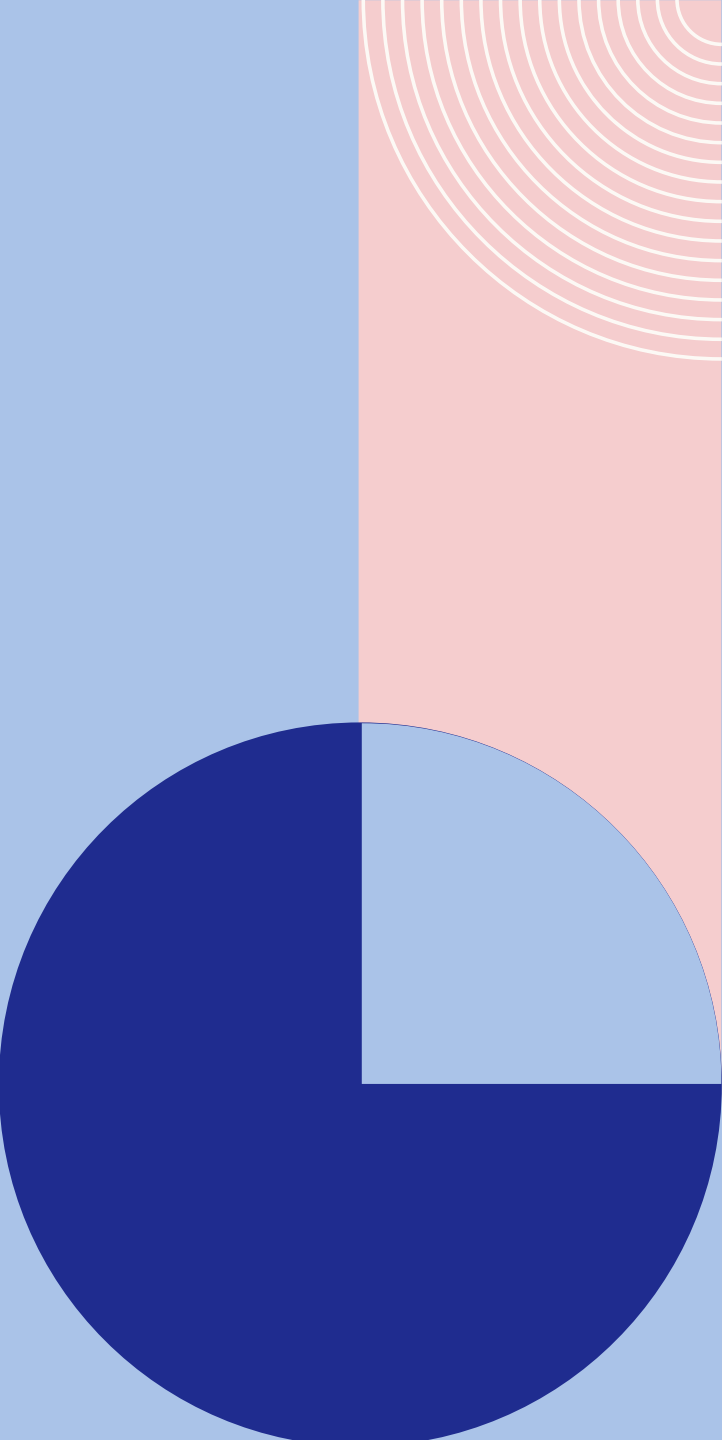


WHY NOT USE AN EXISTING BUILDING?

24

- The Lyceum – This building is owned and operated by the Archdiocese of Hartford.
- Prospect Street School – This building was already pending sale.
- No vacant buildings either town or privately owned suitable to renovate into a police station.





WHY DID WE CHOOSE THE ²⁵ **LOT BEHIND TOWN HALL?**

- **Town Owned – No additional cost to purchase this site. Purchase of land could add \$1.0 million to the project cost.**
- **Proximity to current Town Hall and ability to share a parking lot.**
- **Favorable topography. Land is mainly flat and free of conditions that would add significant site costs.**

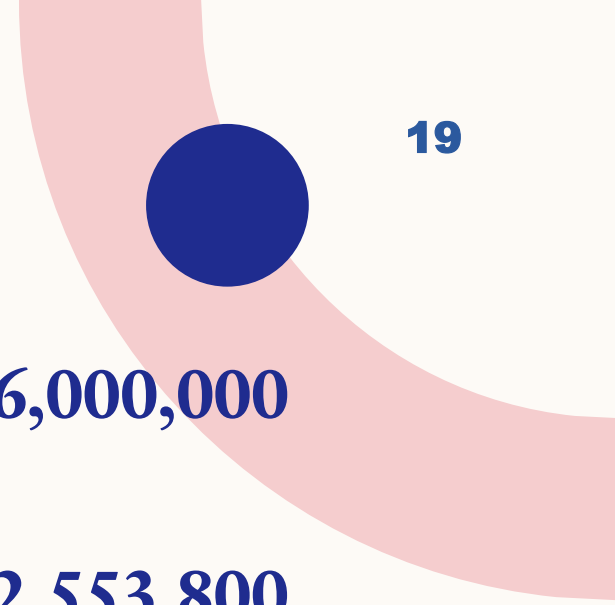
WHAT IF WE DON'T BUILD A NEW POLICE FACILITY?

- Without a new police facility, we continue to put both our officers and our Town at risk.
- We continue to lose staff due to the terrible conditions of the current space.
- Is it going to take a fatality or injury for the Town to provide a safe, adequate working space for our law enforcement personnel?
- Is not moving forward be worth the potential cost of a life?

WHAT WILL IT COST TO BUILD A NEW POLICY FACILITY?

PROPOSED COST HISTORY

19



Dec 2019 – Initial draft feasibility study	\$16,000,000
Feb 2020 – Committee space/project reduction	\$12,553,800
May 2020 – Further reductions/Final study	\$11,652,142
Apr 2024 – Updated estimate for grant application	\$16,313,467
Dec 2024 – Revised cost estimates-Humes/Downes	\$20,090,786

\$20 MILLION TO BUILD A NEW POLICE FACILITY?

LET'S COMPARE

The Town of Windsor Locks just completed construction of two new buildings - a police station and a senior center. Downes Construction, the contractor on these projects, is the firm that provided the latest cost update for the proposed Plymouth Police facility.

Windsor Locks Police Department Funding Only

- March 2022 Referendum \$15,150,000
- January 2024 Referendum \$3,980,000
- Total \$19,130,000 approved project

Project Construction Timeline – February 2024 through August 2025

COST PER SQUARE FOOT COMPARISON PLYMOUTH PROPOSED VS. WINDSOR LOCKS ACTUAL

30

	PLYMOUTH			WINDSOR LOCKS		
	Cost \$	Sq Ft	Cost/ Sq Ft	Cost \$	Sq Ft	Cost/ Sq Ft
Building Construction	\$ 12,936,920	16,365	\$ 791	\$ 13,876,687	21,386	\$ 649
Out Building	\$ 744,717	1,800	\$ 414	\$ included above		
Carport	\$ 359,408	2,560	\$ 140	n/a		
Site Costs	\$ 1,685,306		\$ 81	\$ 1,700,000		\$ 80
Soft Costs	\$ 2,538,000		\$ 155	\$ 2,699,160		\$ 126
Contingency	\$ 1,826,435			\$ -		
	\$ 20,090,786			\$ 18,275,847		
	TOTAL ESTIMATED COST			TOTAL ACTUAL COST		
				\$ (854,153)	Underbudget	

HAVE WE LOOKED FOR GRANTS?

20

- 2022 Mayor's office applied for Congressionally Directed Spending Grant (CDS). Project not selected.
- 2023 Mayor's office applied for CDS grant. Project not selected.
- 2024 Committee applied for CDS grant. Senator moved project forward, but it was not selected for Senate appropriations.
- 2025 Committee applied for reduced CDS funding at Senators' offices recommendation. Project not selected.
- 2020 to current
Mayor's office has been seeking State bond funds with our senator's and representative's assistance. Governor Lamont and Congresswoman Hayes have both toured our police department and acknowledged the need for a new facility. To date, no state assistance has been awarded.

ESTIMATED PROJECT TIMELINE

20

Project Referendum Approval

September 2025

RFP Preparation, Bid and Award

Oct. – Dec. 2025 (3 months)

Project Design Work

Jan. 2026 – June 2026 (6 months)

Site Work and Construction

July 2026 – Aug. 2027 (14 months)

Occupancy

September 2027

DON'T LET ANOTHER SHIP SAIL

- We cannot change any decisions made or missed opportunities in the past. Instead, let's focus on the future.
- Here is our opportunity to support our law enforcement, not just with a back the blue sign or a blue light on our houses.
- Let's not be asking "why didn't we" in another 2 years, 5 years or 10 years.
- Our police deserve our support for a new police station.



HOW ARE WE GOING TO PAY FOR A NEW POLICE FACILITY?

Before review the debt service picture, the Director of Public Works, Carl Johnson, will present the Roads portion of the proposed bond referendum.
Stay tuned.

QUESTIONS/COMMENTS?

THANK YOU

Town of Plymouth Municipal Facilities Ad-Hoc Committee

Chairperson – Michael Audette

Vice Chairperson – Ann Marie Rheault

Committee Members

Detective Sergeant Cesar Beiros

Sergeant Christopher Latimer

Fire Chief Mark Sekorski

Joseph Carey

Linda Schnaars – Recording Secretary

Former Chairperson – Victor Mitchell

Questions following this meeting?

Please forward all emails to

Linda Schnaars at

lschnaars@plymouthct.us

To schedule a tour of the police department, please email Det. Sgt.

Beiros at cbeiros@plymouthct.us

Sgt Latimer at

clatimer@plymouthct.us or stop in anytime.