

City of Concord

# Proposed Police Department Facility

Community Meeting  
October 8, 2025

Harriman



# Meet the Team

## City of Concord



**Beth Fenstermacher**  
*Director of Special Projects  
& Strategic Initiatives*

**Jay Burgess**  
*Public Properties Superintendent*

**Police Chief Bradley Osgood**

**Deputy Chief Steven Smagula**

**Deputy Chief Barrett Moulton**

**Deputy Chief Matthew Casey**

## Construction Manager



**Matt Beaulieu**  
*Project Manager*

**David Baer**  
*General Superintendent / Member*

## Design Team

# Harriman

**Mark Lee, AIA, LEED AP**  
*Principal, CEO*

**Kelly Stanford, AIA**  
*Senior Architect*



**Robert Manns, AIA**  
*Principal Architect*

# Agenda

1. Project Overview & Schedule
2. Existing Police Station Conditions
3. Space Needs Considerations
4. Site Considerations
5. New Facility Design
6. Anticipated Cost
7. Staying Informed
8. Discussion



# 1

# Project Overview & Schedule



# 2 Existing Conditions



## Concord Police Department (2025)

**Constructed:** 1975  
**Total SF:** 20,000 (4-stories)

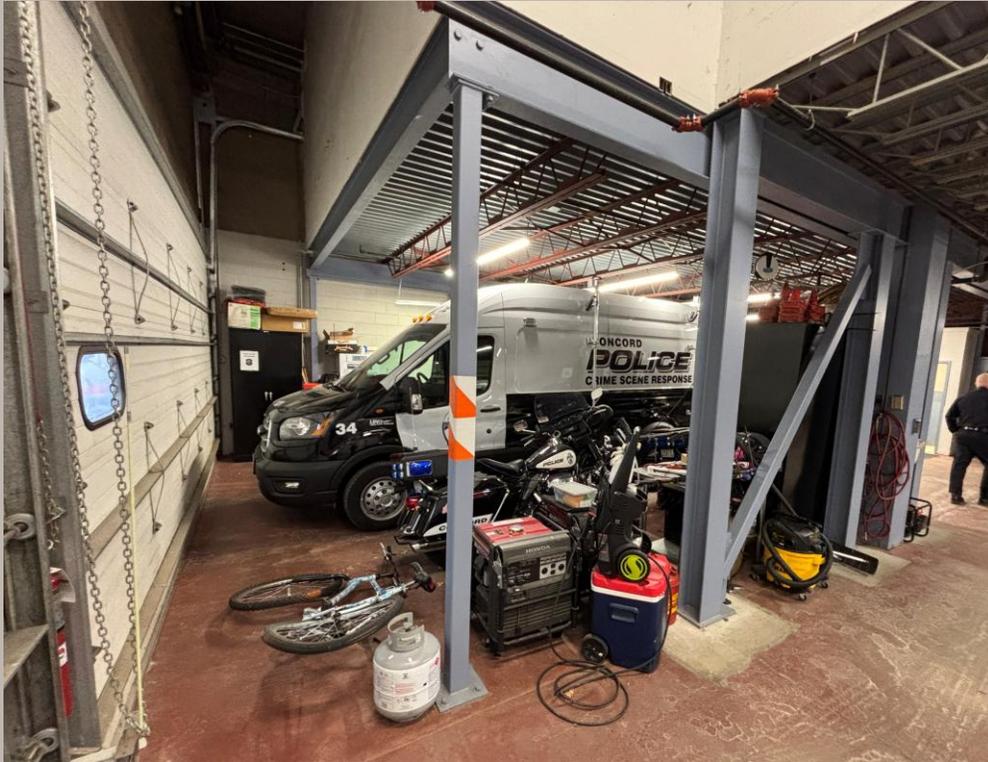
**Serves:** ~45,000 residents  
 ~90,000 daytime population  
 ~50,000 calls/year

**Staff:** 90 sworn Officers  
 26 full/part-time civilians

	1980	1990	2000	2010	2020	2023	%Change (1980-2023)	Average Annualized %Change (1980-2023)	2044 Projection
Concord Population	30,400	36,994	40,765	42,695	43,976	44,733	47%	1.1%	56,286
Police Calls for Service	22,680	32,234	38,926	57,476	41,185	48,166	112%	2.6%	82,572
Calls for Service Per Resident	0.75	0.87	0.95	1.35	0.94	1.08	44%	1.0%	1.33
Staff - Sworn Officers	60	71	73	79	87	90	50%	1.2%	113
Staff - Non-sworn Personnel	15	16	21	24.5	22	26.2	75%	1.7%	37
Staff - Total	75	87	94	103.5	109	116.2	55%	1.3%	151

\*1974 CD Dept Estimate; 1980-2020 US Census; 2023 Estimate  
[www.worldpopulationreview.com](http://www.worldpopulationreview.com)

# 2 Existing Conditions



## Staffing, Community, and Infrastructure Concerns

- Slower emergency response times
- Security vulnerabilities
- Staff and Accreditation challenges
- Unwelcoming public lobby and meeting spaces
- Existing spaces and infrastructure are functionally dated and overburdened

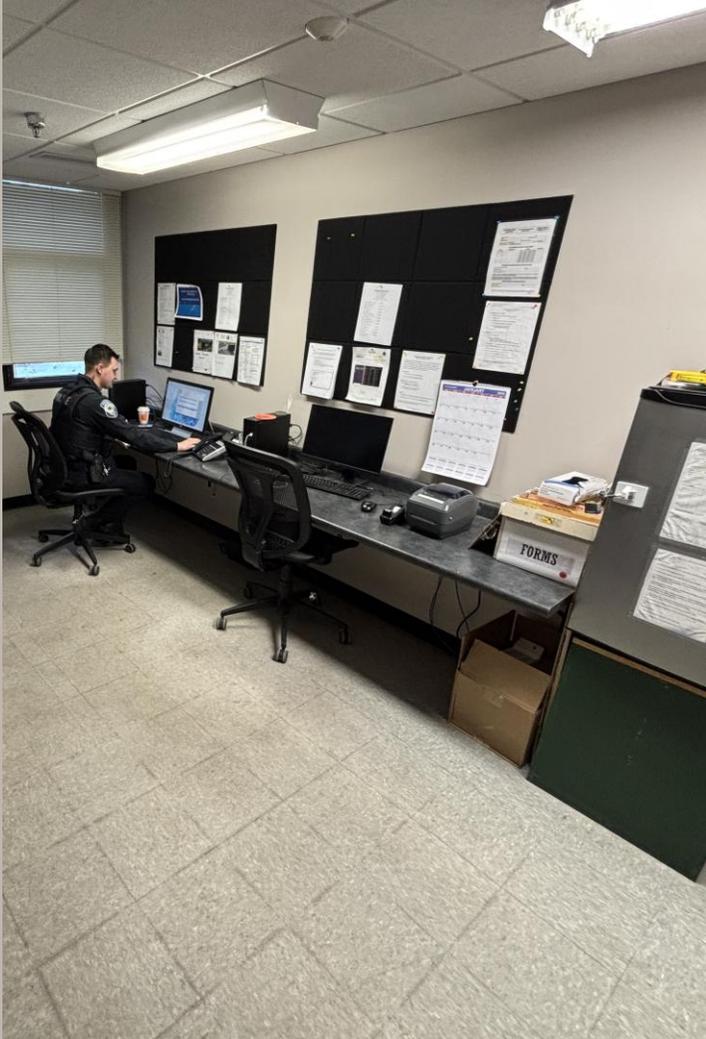
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# 3 Space Needs Considerations



*Wicomico County, MD*

## Future Concord Projections (2044)

**Serves:** ~56,300 residents  
~82,600 calls/year

**Staff:** 113 sworn Officers  
37 full/part-time civilians

## Features of Modern Policing

- Operational & Functional Spaces
- Officer & Staff Wellbeing
- Diverse Logistical and Emergency Supports
- Respectful and Safe Community Engagement
- Technology

# 3

# Space Needs Considerations



## Health, Safety, and Welfare

- Improved circulation for people and vehicles
- Improved evidence handling
- Private victim & witness support rooms
- Embedded Social and Child Services
- Dedicated rest & recovery spaces
- Gender-inclusive
- Emergency preparedness

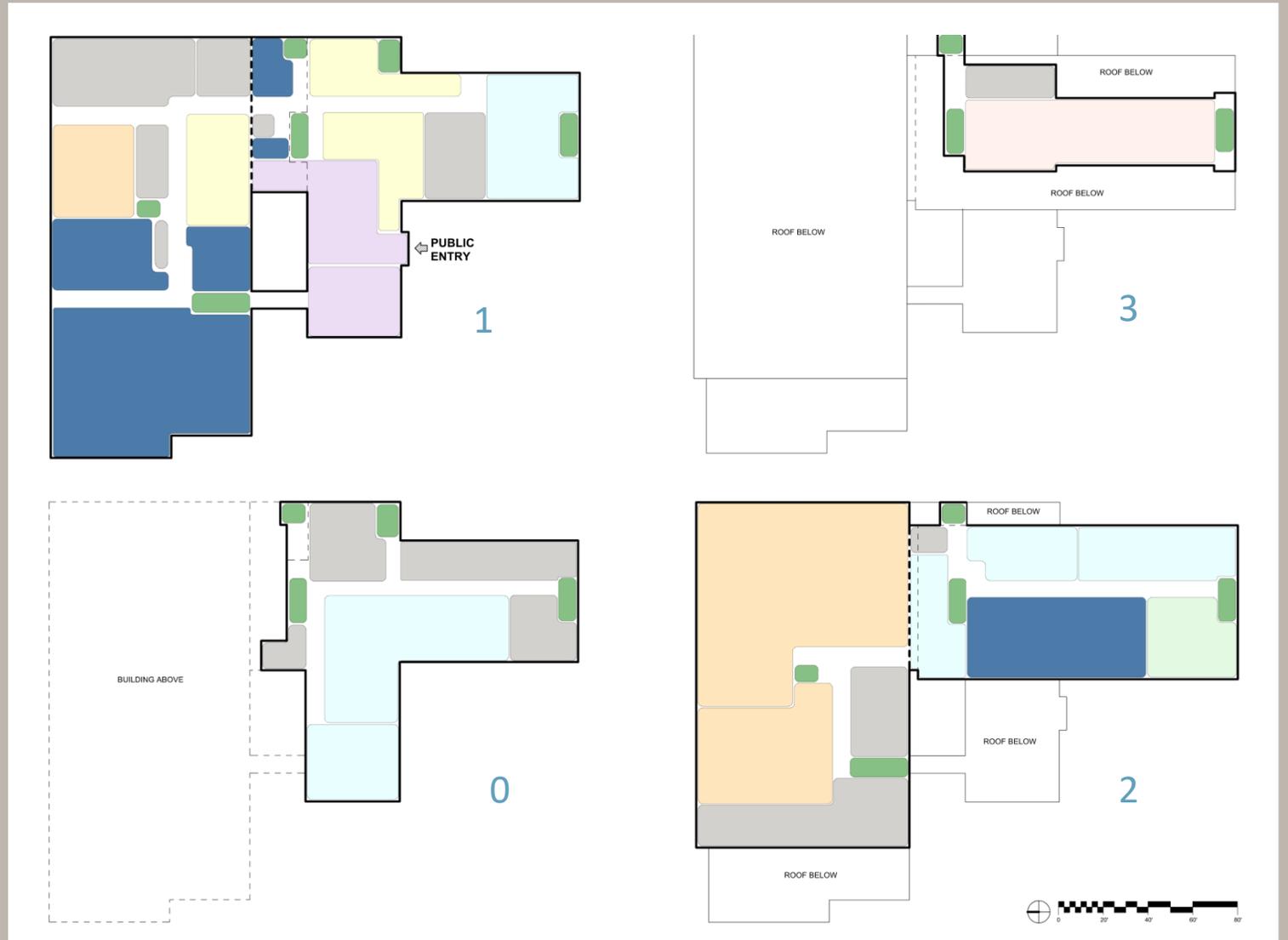
# 4 Site Considerations

- Accessible and visible to the community
- Geographically central within community
- Maintains close proximity to City, County, and State Resources
- Efficiency of utilizing existing building and infrastructure
- On the Public Transit line



# 5 New Facility Design

- Flexible and adaptable spaces
- Promote Department training, recruitment, and retention goals
- Public, Staff, and Detainee circulation are separated
- Workflow optimization within all departments
- Resilient modern infrastructure and technologies
- Layered security, in and around the building
- Consolidation and growth of resources



# 5 New Facility Design



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# 5 New Facility Design



# 6

# Anticipated Cost

## Estimated \$643 per SF

The budget will be presented to City Council  
October 14, 2025

### Comparable Police Departments Construction Cost Data

Completed or under construction 2022 – 2025



Source: Autodesk, Construction Cost Per Square Foot data, 5/19/2025. City of Salem, NH and City of Lexington, MA construction project websites. All costs reflect 2025 escalation and total project cost.

## Procurement & Operational Savings

- NH Saves rebate program and energy efficiency tax incentives applicable to some building systems
- Overhead savings on leased Prosecutor's office space
- Durable finishes and high limit warranty decrease maintenance lifecycle costs
- Code-required system redundancies decrease operational down-time
- Projected 15% savings over minimum code requirements for lighting

# 7

# Staying Informed

Please visit the City's project website:  
[www.concordnh.gov/newpolicestation](http://www.concordnh.gov/newpolicestation)



## Common FAQ

### **What will happen to the existing Green Street Police Station building?**

*The building will be repurposed to return off-site departments to the convenience of the municipal complex location. Spaces will be renovated to improve the public experience and provide better meeting spaces.*

### **At this point in the project, what are the biggest challenges?**

*Delivering a once-several-generations project with fiscal responsibility will demand exceptional planning, precision, and care to meet seismic standards and integrate new and existing facilities on a tight site.*

### **How will this project benefit the community?**

*The new facility will meet the needs of our police department while supporting training, recruitment, retention, and accreditation. Welcoming, accessible spaces like a comfortable lobby, convenient records area, and inviting meeting rooms will make it easier for residents to file reports, meet with officers, and access information. We also hope to involve local students in the design and construction and create a building that's energy efficient and built for the future.*

# Discussion



**Feedback? Other Questions?**

**Email us at:**

**[feedback@concordnh.gov](mailto:feedback@concordnh.gov)**

**[www.concordnh.gov/newpolicestation](http://www.concordnh.gov/newpolicestation)**

**Thank you for your participation and support!**