

Rebanks Pepper Littlewood Architects Inc.

Police & Public Safety Consultants, Architects & Planners

Rebanks Pepper Littlewood Architects, established in 1966, has an international reputation for creative yet economical architectural solutions.

Police & Fire-Related Experience

Since 1980 we have been on the forefront of police facility design. Our 33 Division station for the Metropolitan Toronto Police was described as "the definitive station of the eighties." Since then we have designed many police and public safety buildings across Canada and the United States, often associating with local architects.

The recently opened headquarters for the Cedar Rapids Police Department in Iowa was described by Gen. Barry McCaffrey, head of the White House Office of National Drug Control Policy as "about the most state-of-the-art in the United States."



Turo Police Department, Nova Scotia 1998

Needs Assessments and Space Analyses

We have conducted many space needs assessments, based on present and projected use, strategic accommodation plans, and site selection. We also evaluate existing facilities and the potential for expansion or re-use.



Victoria Police Headquarters, British Columbia, 1997

Services and Expertise

- Needs assessment, operational programming
- Strategic planning, site selection
- Police and Fire facility design
- Security systems, special construction

Education & Affiliations

- Advanced Crime Prevention Through Environmental Design (CPTED) University of Louisville
- Police Facility Design & Construction, International Assoc. of Chiefs of Police
- International Association of Law Enforcement Planners

Published Articles

- 'Facility Design - Planning for the Next 20 Years', *The Police Chief*, Oct 1989
- 'Planned for the Future, Built for Today', *Blue Line*, Feb 1998



Cedar Rapids Police & Public Safety Facility, Iowa 1997

Approach—Listen to Local Concerns

Every community is unique and has different needs for its public safety buildings. We listen to local concerns to gain an understanding of local operations, and work closely with the client to determine the best ways to provide a facility that meets all the objectives.



Amherst Police Department, Massachusetts, 1990

Trends in Public Safety Design

Working with many varied communities across North America has kept us in touch with the latest trends in policing and fire-fighting practices. As the needs and expectations of the community change, alternative approaches are being implemented to make more effective use of resources. Pro-active and community-based policing, together with alternative response strategies being implemented in many communities have an impact on planning and space needs.

We examine the policies, trends and unique situation in each community, and assist in future planning to ensure that new buildings will meet needs for many years.

Repeat Clients

Many clients we have previously served have demonstrated their satisfaction by selecting us for subsequent work.

Police & Public Safety Projects

Facilities Designed or Constructed

Rebanks Pepper Littlewood Architects

have designed many police & public safety facilities in Canada and the United States. Outside Ontario we usually collaborate with local architects. RPLBA carry out operational programming, schematic design and design development, and provide key construction details (detention areas, security, weapons & other specialty areas).



Durham Regional Police, Ontario 1993

Police Projects in Canada

- Charlottetown Police Service, PEI - 2000 (with Coles Associates)
- Truro Police Service, Nova Scotia - 1998 (with Fowler Bauld & Mitchell)
- Victoria Police Dept, B.C. - 1996 (with Carl Peterson Architect)
- Lethbridge, Alberta - 1996 (with Horton Ferrari Architects)
- Durham Regional Police HQ, Ontario, expansion/renovation - 1996
- Durham Regional Police, Pickering (1993 Ontario Hydro Power Saver award)
- Peel Regional Police 11 Division, Ontario
- Peterborough Police Service, Ontario
- Toronto Police Service, Mounted Unit
- Interiors and functional workstations for Durham Regional Police, Ajax
- Toronto Police 33 Division
- Toronto Police 53 Division station and 5 District HQ
- Sarnia-Clearwater Police Service, Ontario
- Brockville Police Station, Ontario



Norwalk Police Department, Connecticut 2002

Police Projects in the United States

- Norwalk Police Department, CT 2002 (with Valus & Carpenter Architects)
- Town of Ossining Police Dept., NY 2002 (with Valus & Carpenter Architects)
- Bronxville Police Department, NY 2002 (with Peter Gisolfi Associates)
- Greenwich Police Department, CT 2001 (with Becker & Becker Architects)
- Aurora Police/Fire Departments, CO 2001 (with Brendle APV)
- Freeport Police Dept., NY – Dispatch/ Front Desk (with Valus & Carpenter)
- Easthampton Police/Fire Building, MA 1999 (with Caolo & Bieniek)
- Cedar Rapids Police Department, Iowa 1997 (with Novak Design Group)
- Amherst Police Dept., Massachusetts 1990 (with Gillen Kuhn Riddle & Gray)
- Hingham Police Dept., MA (design, with Amsler Hagenah MacLean)
- Anaheim Police Department, California (with Boyle Engineering)
- Milpitas Police Department, California



Milpitas Police Department, California 1985

Fire & Ambulance Stations

Recent fire- and EMS-related projects:

- Easthampton Public Safety Building, MA - combined Fire/Police building
- Chatham-Kent Central Ambulance, Ontario
- Aurora Fire Dept. Station 13, CO, 2001 (with Brendle APV)
- Cedar Rapids, Iowa, Communications & Emergency Management Center, 1997
- Scarborough Fire Hall No. 7, Ontario, 1996 - renovation & expansion of fire fighting, apparatus & dispatch areas



Lethbridge City Police, Alberta 1996

Needs Assessment Studies

We have conducted many needs assessments for Police and Public Safety departments across the US and Canada.

These studies define operational and space needs, and are usually commissioned as a first step in justifying the need for new facilities, and in garnering support for necessary expansion programs.

These often include site selection and preparation of strategic accommodation plans.

Refer to the list of projects on following pages for a complete list.

Needs Assessment, Strategic Planning, Security Planning

Programming, Site Selection & Accommodation Plans

Needs Assessment & Strategic Planning

The need for police service is related to the population served. Changes in demographics, crime trends and policing strategies are examined to determine staff and facility requirements for a specified length of time, usually 20-25 years. From this, the size of building required to meet current and future police needs can be determined.

All agencies have their particular requirements related to the type of community, size and operational and administrative preferences or policies. We approach each project as a unique, individual case. Our studies consider:

- community growth, demographics and economic development
- possible regionalization or amalgamation with other adjacent communities
- integration of police functions with fire, communications and other public safety-related services
- criminal activity and service demand - historical trends and projections
- policing policies, legislative aspects, suspect holding
- community-based policing or other proactive or alternative-response programs,
- civilianization of the service, changes in staff ratios
- growth projections determined by service demand and other factors
- facilities required for effective police operation
- estimates of building program costs

- Site selection criteria and evaluation
- Accommodation planning

Communities rely on our studies to assign funds for new or expanded facilities.

Many of the studies listed below included a comprehensive site selection process, to determine the most suitable location for new facilities considering operational, community and political issues.

- Bronxville Police Dept, New York 2002
- Kingston Police, ON – needs assessment, site selection & development options, 2002
- Liberty Police & City Hall, MO – needs assessment, site selection & development options, 2001
- Greenwich Police Dept., CT – needs assessment, site selection & development options, 2001 (ongoing)
- Town of Ossining/Briarcliff Manor, NY – needs assessment, site selection & development options, 2001
- Aurora Police/Fire Depts, Colorado 2001
- Cranston Police Dept. Rhode Island, 2000
- Norwalk Police Dept., Connecticut, 2000
- Austin Police Dept. Texas, 2000
- Davenport Police Dept., Iowa, 2000
- Lowell Police Dept., Massachusetts, 1997
- Toronto Police Service, model division, building and site requirements
- Chelmsford Police Dept., Massachusetts
- Easthampton Public Safety Dept., (Police & Fire) Massachusetts
- Toronto Police 2 District - Needs Assessment and Strategic Accom. Plan
- Sudbury Regional Police Service, Ontario
- Plymouth Public Safety Dept., Minnesota
- Lethbridge Police Service, Alberta
- North Miami Beach Police Dept., Florida
- Cedar Rapids Police Department, Iowa
- Halton Regional Police, Ontario
- Durham Regional Police, Ontario
- Milpitas Police Department, California
- Police Headquarters, Barrie, Ontario
- Essex Public Safety Department, Vermont
- Amherst Police Dept., Massachusetts
- Salem Police Dept, Massachusetts
- Adams Police Dept, Massachusetts
- Windsor Police Service, Ontario

Most of the studies listed have been instrumental in obtaining funds for new or expanded facilities.

In the cases of Norwalk, Easthampton, Amherst, Sudbury, Lethbridge, Cedar Rapids, Milpitas and Durham Region we were subsequently selected to work on the design of the new facility.

Security Assessments and Systems

- Prince Edward Island Provincial Buildings, security assessment for 285,000 sq.ft provincial administration building complex.
- Security system specification and design (access control, intrusion detection, security video, detention area monitoring and recording, video arraignment).
- CPTED review (Crime Prevention Through Environmental Design).

Post-Occupancy Evaluations

By determining how our buildings have met the users' needs, and where improvements can be made, we continually improve our designs. We examine, among many other factors:

- operational layout - does it give the optimum efficient working environment?
- materials selected and other details - has the building withstood 24 hour use and does it provide a pleasant working atmosphere?
- does the building allow flexibility to accommodate changed police operations?

Training & Technical Facilities

Police, Public Safety and Related Projects

Police Academy - Cedar Rapids, Iowa

The new Cedar Rapids Police Department Headquarters and Public Safety Communications Centre, opened in May 1997, incorporates a small academy for cadet and in-service training. This facility is used by Departments throughout the state, and includes:

- Classroom for 60, with audio-video equipment.
- Classroom for 45, with audio-video equipment.
- Firearms/Situation Training room, with FATS system.
- Breakout space, lockers, coffee area.

Members of the public or training course attendees have access to the training facilities without having to pass through the operational areas of the Department.

A separate multi-purpose room, also with controlled access, is available for tactical & defensive tactics training, and for other physical training programs requiring plenty of space and height.

The building includes a variety of other spaces for internal Department training needs, including a combined Briefing/ Training room, a Fitness Centre and several project and conference facilities.

Forensic Identification Laboratories

Almost all the police and public safety facilities we have designed include forensic or identification laboratories, including fingerprinting facilities, general identifications and photographic processes.

Identification & Forensic Laboratories:

- Cedar Rapids Police Dept., Iowa
- Victoria Police Dept., British Columbia
- Truro Police Department, Nova Scotia
- Lethbridge Police HQ, Alberta
- Sarnia-Clearwater Police HQ, Ontario
- Durham Regional Police HQ, Ontario

In addition to designing for the functions and processes involved, evidence handling and security were very important. Our designs incorporate special evidence drying cabinets, and secure evidence storage and transfer lockers.

Firing Ranges

Firing ranges include the new Norwalk Police Services building in Connecticut, the Sarnia-Clearwater Police Service, Ontario, and a special test-firing facility in the Cedar Rapids Police headquarters in Iowa.



Technical Research Laboratories

Our experience with high-technology buildings includes telecommunications, medical research and general research laboratories.

- Fiberglas Canada Research Centre, Sarnia, Ontario - consisting of research laboratories and pilot plants, our design for this facility cost 40 percent less than a previous scheme, through careful analysis of the functional needs and relationships.
- Automotive Research Centre, Magna Corp., Vaughan, Ontario - consisting of modular research 'pods', this building housed research facilities for an automobile parts manufacturer. The building won the Town of Vaughan Industrial Design Award.

Audio-Video Installations

Board Room & Teleconferencing facility for George Weston Limited. This facility, opened in May 1997, consists of a 22-person conference facility with complete audio-video and teleconferencing capabilities, including digital projection & display systems.

Police & Public Safety Projects—United States

Police, Public Safety and Related Projects

Community	State	Scope
Adams Police Dept.	Massachusetts	Needs Assessment & Site Selection
Amherst Police Dept.	Massachusetts	Needs Assessment
Amherst Police Dept.	Massachusetts	Joint Venture Design
Anaheim Police Dept.	California	Joint Venture Design
Aurora Police & Fire Departments	Colorado	Needs Assessment & Joint Venture Design
Austin Police Dept.	Texas	Needs Assessment & Restructuring
Bronxville Police Dept.	New York	Needs Assessment & Accommodation Plan (current)
Cedar Rapids Police Dept.	Iowa	Needs Assessment
Cedar Rapids Police & Communications	Iowa	Joint Venture Design
Chelmsford Police Department	Massachusetts	Needs Assessment & Feasibility Study
Cranston Police Department	Rhode Island	Needs Assessment & Site Selection
Davenport Police Department	Iowa	Needs Assessment
Easthampton combined Public Safety Dept.	Massachusetts	Needs Assessment
Easthampton combined Public Safety Dept.	Massachusetts	Joint Venture Design
Essex Police Dept.	Vermont	Needs Assessment
Freeport Police Dept.	Long Island, New York	New Dispatch Center, Front Desk
Greenwich Police Dept.	Connecticut	Site Selection & Development Options
Greenwich Police Dept.	Connecticut	Needs Assessment & Masterplanning (current)
Hingham Police Dept.	Massachusetts	Joint Venture Design
Liberty City Hall & Police Dept.	Missouri	Needs Assessment & Masterplan
Lowell Police Dept.	Massachusetts	Needs Assessment & Development Options
Milpitas Police Dept.	California	Needs Assessment
Milpitas Police Dept.	California	Joint Venture Design
Norwalk Police Dept.	Connecticut	Needs Assessment & Operational Programming
Norwalk Police Dept.	Connecticut	Joint Venture Design (current)
North Miami Beach Police Dept.	Florida	Needs Assessment
City of North Miami Beach	Florida	Safe Neighborhood Improvement Plan
Ossining & Briarcliff Manor Police Depts.	New York	Needs Assessment & Development Options
Town of Ossining Police Department	New York	Joint Venture Design
Plymouth Public Safety Dept.	Minnesota	Needs Assessment
Salem Police Dept.	Massachusetts	Needs Assessment & Site Analysis
Westtown East Goshen Police	Pennsylvania	Joint Venture Design

The Role of the Architect in Justice Facility Design

"The justice system presents an area for architectural response that defies reduction to a few standardized models. It suggests the need for a keen awareness of the system dynamics occurring within a particular service jurisdiction, and a methodical, systematic approach to the design.

"Planning for justice facilities presents a challenge that is perhaps more complex than for any other building type. Considering the maxim that 'form follows function' the architect is faced with the need to respond to extremely diverse and apparently conflicting functional requirements.

"Consequently, it has been most common for local architects to bring together a team of specialists for this kind of design challenge."

from: American Institute of Architects - Justice System Facilities -Design Resource File, 1993

Client Testimonials

Police, Public Safety and Related Projects Constructed

Cedar Rapids, Iowa

"It is with great pleasure that I recommend Rebanks Architects. They are without a doubt the finest police consultants we were able to find in North America, to assist us in the planning, design and construction of our extensive Police Station and Public Safety Communications Center.

"Our venture with Rebanks Architects has been extremely positive, and I would certainly recommend them for any step of the architectural process for the planning, design and construction of a police station or any other public safety facility."

Michael F. Klappholz, Chief of Police

"About the most state-of-the-art in the United States"

General Barry McCaffrey,
White House Office of National Drug
Control Policy

Durham, Ontario

"It became very obvious to the members of the project team that your knowledge of police operations and your experience building police facilities was considerable. This knowledge was very evident in the design of the building which incorporated our requirements for a friendly, warm structure and yet provides the necessities of a working police facility.

"There is no doubt that your enthusiasm and personal commitment to the project enabled you to use the project team's knowledge and experience to arrive at a facility which sets new standards for police buildings."

Robert F. Jarvest - Deputy Chief of Police

Easthampton, Massachusetts

"John, your ability to listen to our concerns and ideas and incorporate them into the building's design was like watching an artist create a work of art. I personally appreciate the time you spent with us in Easthampton and your regular phone calls when you were back in Canada to make sure you clearly understood what we were trying to express.

"As the blueprints changed to bricks and mortar, your continued involvement was clearly noticeable and appreciated. I am so glad that Rebanks was a partner in the design."

Robert G. Redfern, Chief of Police

Anaheim, California

"The end result, a police facility of 130,000 sq. feet, including a 14,000 sq. ft. detention facility, is presently in operation with very positive reaction from both the police personnel and visitors. Mr. Rebanks and his associates have some sound and refreshing design concepts for police facilities. We have benefited and enjoyed working with Rebanks Architects....."

Randall W. Gaston – (now Chief of Police)

Amherst, Massachusetts

"Their broad experience in police facility design was integral to the preparation of the Needs Assessment study and invaluable in the planning of the new facility. Working relationships were and are excellent, and we would recommend the firm highly to any department considering replacement or expansion of their facilities"

Donald N. Maia - Chief of Police

Lethbridge, Alberta

"....it has become evident that you really took the time and effort to understand what our organization needed. You worked very closely with staff to understand how we operated, and transposed that into a design which meets our needs very closely, and will continue to do so for many years.

"The new building is a pleasure to work in, and the design certainly facilitates communication between staff members."

John LaFlamme, Chief of Police

Peterborough, Ontario

"The additional space and re-design of the existing space continues to serve us very well. Your flexibility in adapting to our unique operating needs is clearly a factor in our satisfaction. We collectively did a good job, and there is no area where we feel any significant component could have been done better."

Kevin McAlpine - Chief of Police

Sarnia, Ontario

"My staff found Mr. Rebanks and his architects were extremely knowledgeable in the requirements for a police building. They were well tuned in to the needs and requirements of our Force..... I would certainly recommend Leslie Rebanks and his company to any municipality contemplating the design and building of a new general police headquarters"

R.F. Cook - Chief of Police

Client Testimonials

Needs Assessment Studies

Durham, Ontario

"Once again, may I take this opportunity to complement your team on an excellent report. As with our recent Pickering building project, you and your staff displayed a complete understanding of the workings and philosophy of this Police Service.

"Our thrust towards more community-based, pro-active policing and improved internal and external communications is clearly reflected in the study.

"It has been a pleasure and a continuation of a unique learning experience working with you, and I look forward to the implementation of the recommendations of the Study."

Robert F. Jarvest - Deputy Chief of Police

Essex, Vermont

"The study for the Town of Essex was very thoroughly done and continues to be relevant to this day. You covered every aspect of our community's needs and were very sensitive to the requirements we had to compile a customized report. I would recommend you to any public safety agency to study their needs and I am sure they would be very satisfied with your work."

John Terry, Chief of Police

Sudbury, Ontario

"The experience of working with Mr. Rebanks was very pleasurable. We found both he and his staff to be committed to the project and very knowledgeable in police facility requirements and design"

Richard J. Zanibbi - Chief of Police

Windsor, Ontario

"... the final report was very thorough and comprehensive, reflecting Mr. Rebanks' knowledge of the project. In addition, Mr. Rebanks went beyond the terms of reference to assist us with further questions..."

"... I would not hesitate to recommend Mr. Rebanks to anyone contemplating a similar study."

James C. Adkin - Chief of Police, Windsor

Kingston, Ontario



"Presented to Rebanks Pepper Littlewood Architects—in appreciation of their exceptional effort and results in completing the Kingston Police Needs Assessment and Facility Master Plan."

Plymouth, Minnesota

"The report you prepared for final analysis was superb. I was very impressed with the thoroughness of your study. (It) will certainly prove invaluable in shaping the future of public safety in Plymouth. I will definitely keep your report at arm's length."

Richard J. Carlquist, Public Safety Director

Halton, Ontario

"I am writing to express my thanks on behalf of the Halton Regional Police Service for the excellent work carried out by your company in compiling the District 1 Needs Assessment study. The work undertaken by yourself and Mr John Pepper was of the highest standard and met our requirements in every way.

"It is clear to me that your considerable experience in helping police service clients achieve their facility needs played an important part in the production of this quality document. I was particularly impressed by the efforts made by your company to get to know our organization as a preliminary step in the study. The consideration of the impact of future policies was a significant area of expertise exhibited by you and your staff.

"The District 1 study was well received by our Police Services Board and will be an invaluable tool in our preparations to develop appropriate facilities to meet the needs of Milton and Halton Hills for the next twenty years. Once again I thank you for a job well done, and I would gladly recommend Rebanks Architects Inc. to any other police service wishing to undertake a needs assessment study to determine future facility requirements."

W.I. James Harding - Chief of Police

Key Project Personnel

Needs Assessment Studies

John Pepper, OAA MRAIC, President

Since joining Rebanks in early 1989, John has spearheaded the design and operational planning of police and fire facilities across Canada and the United States.

- Norwalk Police Dept, Connecticut
- Kingston Police, Ontario
- Bronxville Police Dept., New York
- Greenwich Police Dept, Connecticut
- Aurora Police & Fire Depts, Colorado
- City of Liberty, Missouri
- Ossining/Briarcliff Manor Police Depts, NY
- Freeport Police Dept, NY
- Charlottetown City Police, PEI
- Easthampton Public Safety Building, MA
- Truro Police Dept., Nova Scotia
- Toronto Police, Model Division
- Cedar Rapids Police Dept., Iowa
- Lethbridge City Police, Alberta
- Victoria Police Dept., British Columbia
- Durham Regional Police, Ontario
- Peterborough Police HQ, Ontario
- Cranston Police Dept, Rhode Island
- Austin Police Dept, Texas
- Davenport Police Dept, Iowa
- Sudbury Regional Police, Ontario
- Plymouth Public Safety Dept, Minnesota
- North Miami Beach Police Dept, Florida
- Halton Regional Police, Ontario
- Chelmsford Police Dept, Massachusetts

Memberships, Affiliations and Activities:

- International Assoc. of Chiefs of Police
- RAIC Justice Architecture Advisory Group
- Int'l Association of Law Enforcement Planners
- International Associate, American Institute of Architects
- American Correctional Association
- National Fire Prevention Association
- International Fire Chiefs Association

- Advanced Crime Prevention through Environmental Design, National Crime Prevention Institute, University of Louisville
- Designing for Safety & Crime Prevention, Ontario Association of Architects

Gail Littlewood, OAA, Director

As senior architect, Gail has been responsible for the furniture systems and communications consoles for several police facilities. She worked very closely with several furniture systems manufacturers and the police to develop special workstations, designed specifically for police operations, but using standard workstation components.

This work was combined with developing a new set of space standards for police buildings, based on personnel functions, which we use to establish building areas in our needs assessment studies. RPLB now utilize this system in our space planning and design work for improved coordination of furniture and building systems.

- Norwalk Police HQ, Connecticut
- Freeport Police Dept. Dispatch Center
- Easthampton Public Safety Building, MA
- Truro Police Dept., Nova Scotia
- Cedar Rapids Police Dept., Iowa
- Lethbridge City Police, Alberta
- Victoria Police Dept., British Columbia
- Durham Regional Police HQ, Ontario
- Durham Regional Police, Pickering
- Durham Regional Police, Ajax, (furniture systems)
- Pacifica Police Dept., California

Jan Petrykowski, Senior Designer

Jan has gained considerable knowledge of police operations, and is a very talented planner.

His knowledge of operational requirements and adjacencies allows him to plan a building in the most effective and efficient way. Jan has been involved with the design of almost all our police buildings since joining the firm in 1982.

- Norwalk Police HQ, Connecticut
- Easthampton Public Safety Building, MA
- Truro Police Dept., Nova Scotia
- Cedar Rapids Police Dept., Iowa
- Lethbridge City Police, Alberta
- Victoria Police Dept., British Columbia
- Durham Regional Police HQ, Ontario
- Durham Regional Police, Pickering
- Peterborough Police HQ, Ontario
- Metro Toronto Police Mounted Unit
- Sudbury Regional Police (design only)
- Peel Regional Police 11 Division
- Amherst Police Dept., Massachusetts
- Anaheim Police Dept., California
- Metro Toronto Police 53 Division
- Sarnia-Clearwater Police, Ontario

Jan has also been involved in many of our police needs assessment studies.

We have a total staff of 14, with a full complement of technical, CAD and administrative support staff.

- 4 Registered Architects
- 4 Non-Registered Architectural Designers
- 4 Architectural Technologists
- 2 Administration staff

Our office is fully computerized. We use the latest versions of CAD, project management and communications software.