

Pembroke
Public Safety
Building Forum
3/30/2023





Public Safety Building Committee

John G. Brown Jr. – Chair

David M. Ponte – Vice Chair

Sharon McNamara - Clerk

William Chenard – Town Manager

Jason Viveiros – Fire Chief

Richard G MacDonald – Police Chief


James Shea – Deputy Fire Chief

Stephan Roundtree – Planning Board

Robert C. Inglis

Nicholas Konarski

Stephen Walsh – Advisory Committee



Tonight's Agenda

Review Existing Conditions

History & Process

Response Times

Turner House

Site Plans

Conceptual Plans

Cost Estimates

Tax Impact

Existing Conditions

Police Station – Located at 80 Center Street built in 1978 containing 3,528 first floor space, 2016 second floor area, 648 square feet of garage space, and 3384 square feet of partially finished area on 1.811 acres of land.

- Lacks adequate lobby space
- Lacks sufficient private meeting room space
- Lock up and cell areas are not separated (sight and sound).
- Juvenile noncriminal areas do not exist.
- Report writing and interview rooms are inadequate.
- Evidence and records storage areas are inadequate.
- Parking areas do not support the normal Police Station activities.
- The sally port does not support normal detainee transfers

Conference Room serves as;

- Briefing Room
- Interview Room
- Juvenile Holding
- Bail Room
- Evidence Processing Area
- Employee Break Room



Juvenile Cells

- Standards require the cell to be out of sight and sound from other detainees and adults.



Garage serves as;

- Sally Port
- Vehicles waiting crime scene processing
- Storage of bicycles, motorcycle, cruiser equipment, and maintenance equipment.





Toilets and sink units do not meet
current code requirements.

Current work areas do
not support the staff.



Records are stored in the basement. A recent pipe break flooded the area and put records at risk.



Unheated attic area for
property storage



Department Computer Server



Not enough
lockers for
staff



Boiler room and male lockers and changing area



Existing Conditions

Fire Station – Located at 172 Center Street built in 1976 containing 2580 square feet first floor area, 2580 square feet lower-level area, 5920 square feet vehicle bay area on 2.01 acres of land.

- Lacks adequate lobby space.
- Lacks sufficient meeting and training room space.
- No female bunk rooms, showers, or locker rooms.
- All firefighters share one bunk room.
- The building suffers from several structural issues.
- Lacks a decontamination room.
- Turnout gear laundry facilities are inadequate.

All staff share
one bunk room



Locker room is
inadequate



No female locker
room, shower, or
changing area.



Structural
problems and
leaks in the
electrical room.



Structural
problems on
the apparatus
bay floor. Seen
here plated.



Bryantville Station
shares space with
the food pantry.

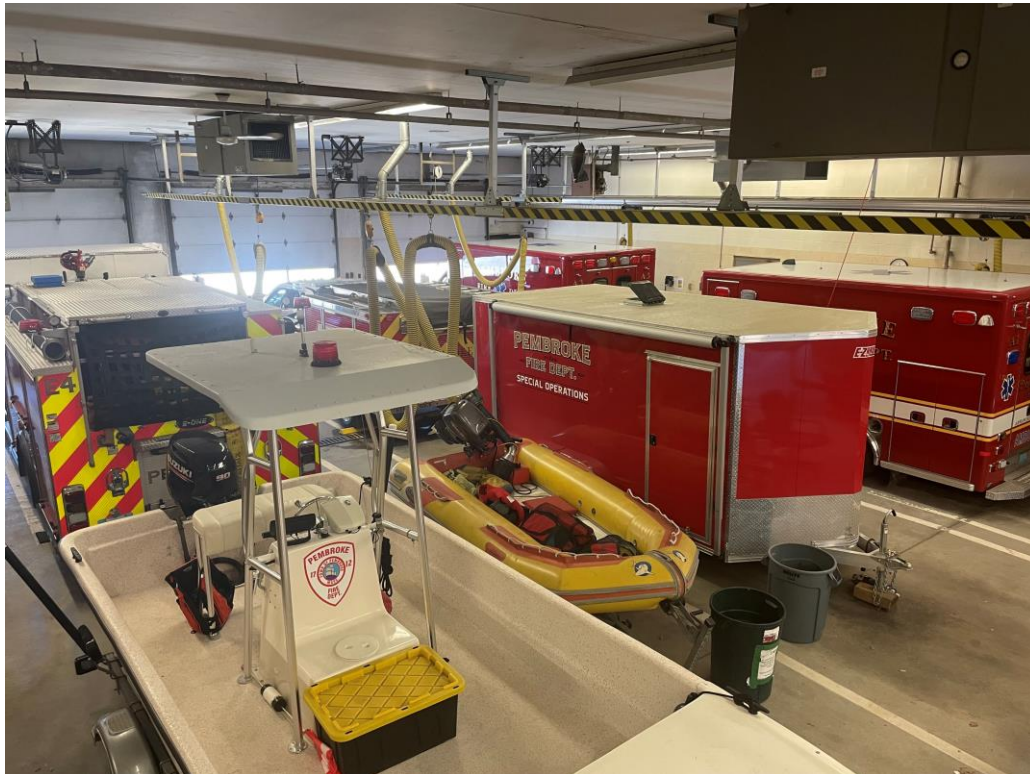


Washington
Street station
lacks the
amenities to
house
firefighters.

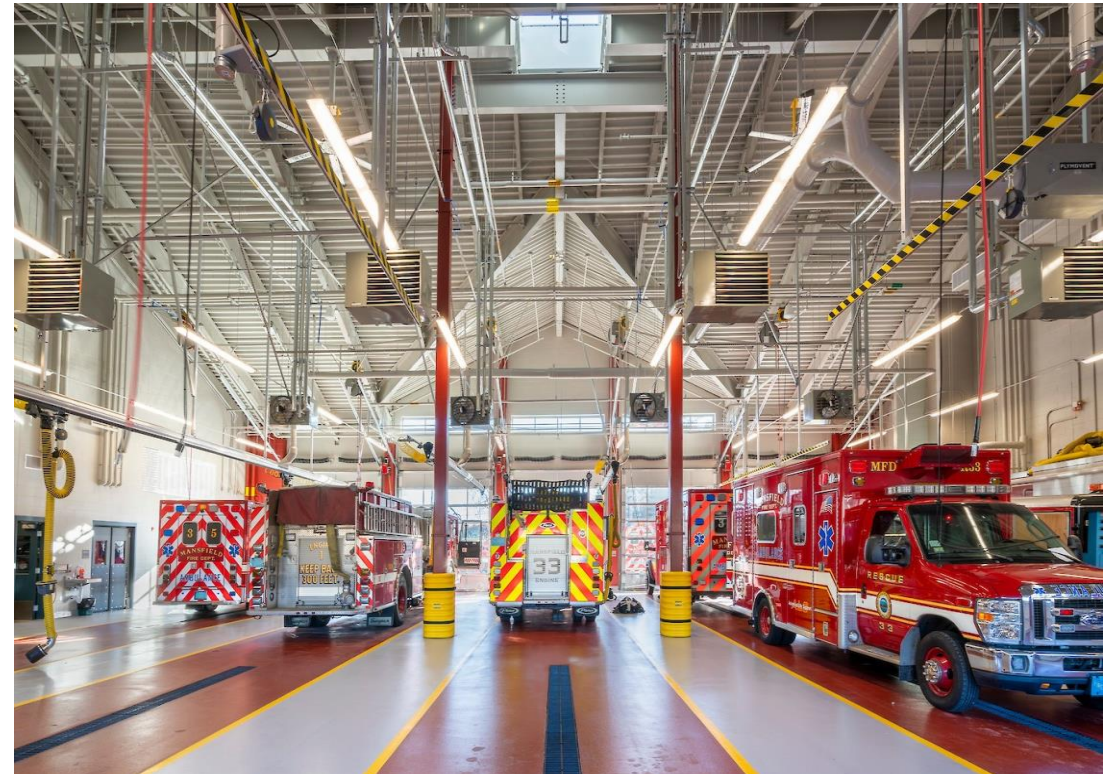


Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

Apparatus Bay now: 172 Center St



Proposed Apparatus Bay



Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

Bunk Room now: 172 Center St



Proposed Bunk Room



Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

Dispatch now: 172 Center St



Proposed Dispatch



Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

Equipment Maintenance now



Proposed Equipment Maintenance



Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

Fitness Area now: 172 Center Street



Proposed Fitness Area



Pembroke Fire Department Headquarters

Existing Conditions versus Proposed Project

Kitchen Area now: 172 Center Street



Proposed Kitchen Area



Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

Laundry Area now: 172 Center Street



Proposed Laundry Area



Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

Locker Room now: 172 Center Street



Proposed Locker Room



Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

Training Room now: 172 Center Street



Proposed Training Room



History and Process

2004 Master Plan stated that we should build both a new Police and Fire Station. It also stated the we should “possibly” combine the Police and Fire Headquarters.

Fall of 2016 The Select Board formed the first Public Safety Building Committee following the Special Town Meeting appropriation of \$50,000 for a space and needs study.

2017 The Town contracted with Kaestle Boos Associates to conduct a space and needs study.

Aug 2021 The Select Board reformed the Building Committee

History and Process

The Public Safety Building Committee met twenty-one times working Kaestle Boos Associates to develop a conceptual plan and pricing for the new public safety buildings.

- Department Programming
- Response Times Study
- Site Plans
- Conceptual Building Plans
- Traffic Studies
- Phase One Environmental Studies
- Geotechnical Studies

Advantages of a combined Public Safety Building

Economies of Scale - Large projects attract more competitive bids, because contractors and suppliers refine pricing based on larger quantities. This can result in an overall cost savings per square foot.

Shared Utilities and Space – A single building sharing utilities and space saves funds.

Operational Efficiencies – HVAC, Dispatch, Maintenance, Training Space, and informal communications

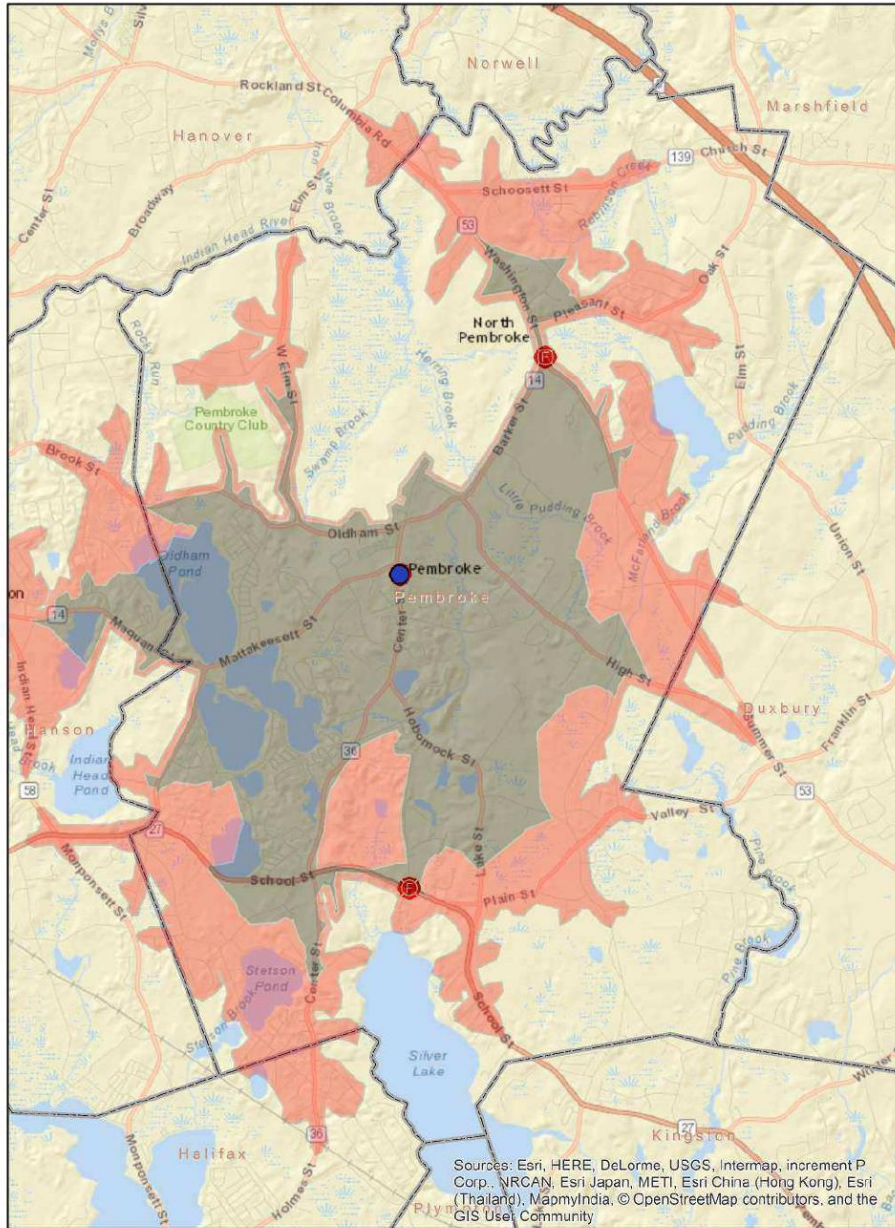
Response Times

Response times improve

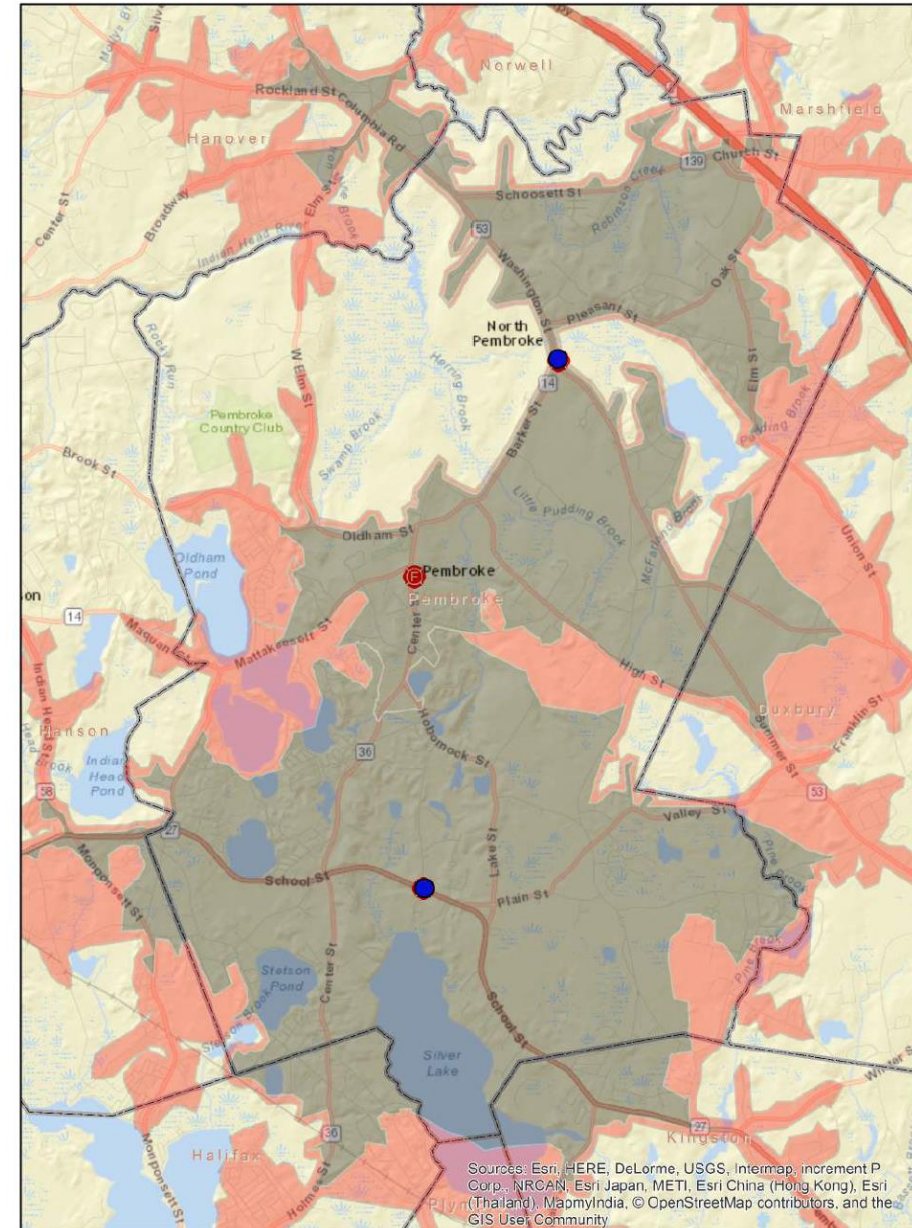
The majority of the Town having a fire response time under five minutes.



Existing Fire Headquarters - Travel Time Map
Pembroke, MA



Fire Headquarters and Sub-station - Travel Time Map
Pembroke, MA



Traffic Study

Completed by VHB Engineering

Recommendations:

- Install “Don’t Block the Box” pavement markings and signage at the site driveway at Route 53 (Washington St.)
- Reduce the length of the existing splitter island
- Install “Don’t Block the Box” striping and signage at the site driveway at Route 14 (Barker Street)

Summary of Headquarters Program:

Main Building: +/- 43,500sf
Auxiliary Building: +/- 6,000sf
Parking: 38 Private / 44 Public

Police: Dispatch, Records, Patrol Operations, Command Operations, Investigative Operations, Sallyport, 6 Cells, Secured Evidence Storage, Locker Rooms (40M/10F)

Fire: 5 Apparatus Bays, Watch Room, Training Tower, Mezzanine, Turnout Gear Lockers, Decon, Bunks(7), Kitchen / Dayroom, Triage area off Lobby, Administration

Sharded: Training Room, Wellness Area, Defensive Tactics & Simulation, Auxiliary Building







SITE DATA
 369, 375 WASHINGTON ST
 PEMBROKE, MA 02359
 5.66 ACRES
 BUILDING: TURNER HOUSE, 1905

ZONE SET BACKS:
 20' SIDE OF PROPERTY
 25' REAR OF PROPERTY
 40' FROM STREET
 10' FROM SEPTIC TANK
 25' FROM LEACHING FIELD

WETLAND SET BACKS:
 NO DISTURBED BUFFER - 50' FROM WETLAND
 BOUNDARY
 SEPTIC SYSTEM - 75' FROM WETLAND BOUNDARY

CONCEPTUAL SITE PLAN

WASHINGTON STREET HEADQUARTERS





Main Level



Second Level

Summary of Fire Substation Program:

Main Building: +/- 10,250sf
Parking: 11 Public / 11 Private

Fire: 3 Apparatus Bays, Watch Room, Turnout Gear Lockers, Decon, Bunks(5), Kitchen / Dayroom, Triage area off Lobby, Wellness, and Office space.





PEMBROKE FIRE STATION 2

STREET



CONCEPTUAL SITE PLAN

MONROE STREET





Main Level



Summary of Construction Budget:

New Construction:	\$ 26,500,000
Site Development:	\$ 2,000,000
Turner House Relocation:	\$ 1,000,000
Design Contingency (15%):	\$ 4,275,000
General Conditions:	\$ 2,500,000
Insurances / Bonds:	\$ 582,000
Contractor Fee:	\$ 896,000
<u>Escalation (June 2024 Bid):</u>	<u>\$ 4,407,000</u>

Anticipated Construction Cost \$ 42,160,000



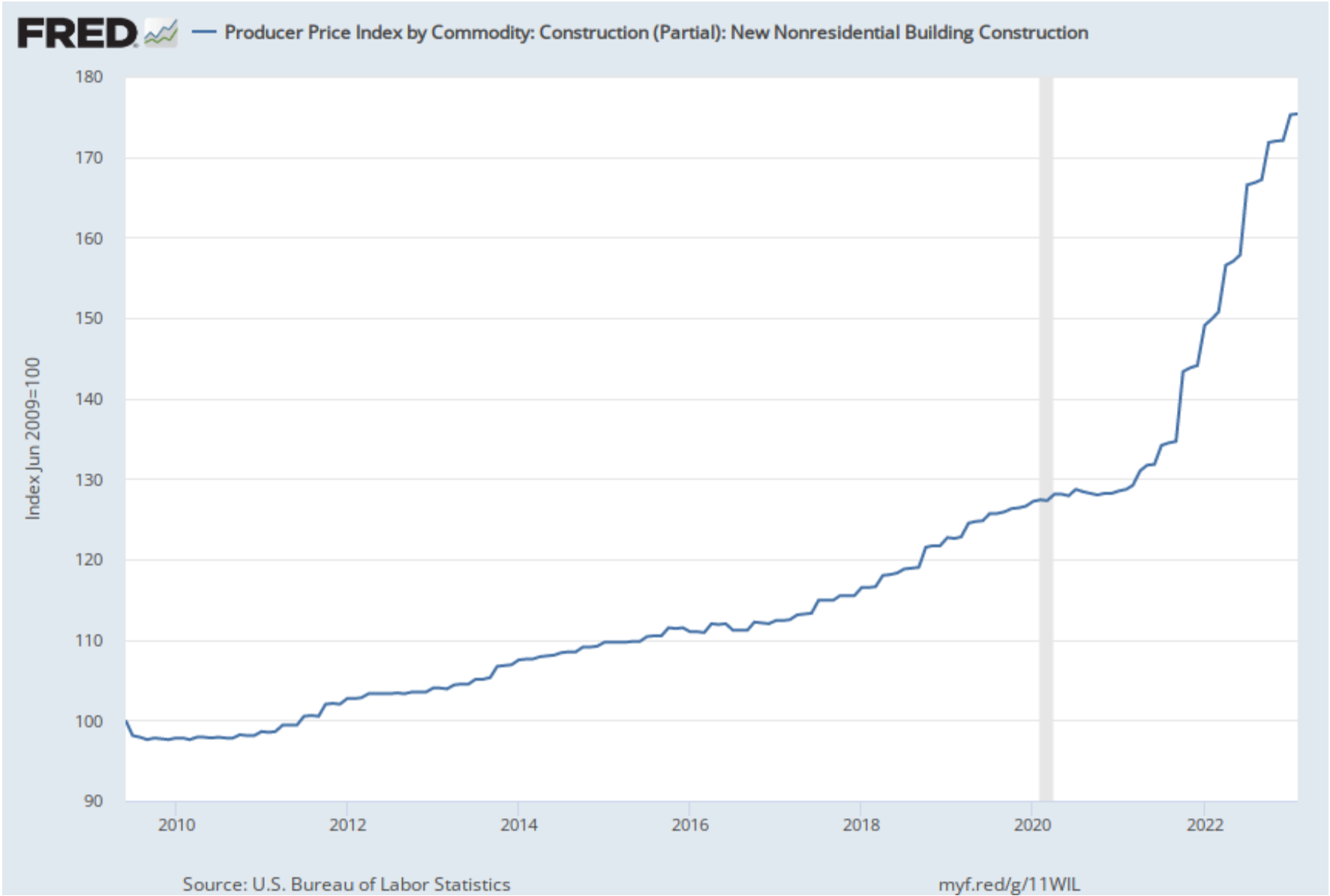
Summary of Total Project Budget:

Construction Costs	\$ 42,160,000
Equipping Costs	\$ 5,980,000
(i.e., FF&E, Loose Equipment, Security, Technology, IT, Radio)	
Indirect Soft Costs	\$ 13,000,000
(i.e., A/E Fees, OPM, Peer review, Additional Testing, Contingencies)	
Anticipated Total Project Budget	\$ 61,140,000

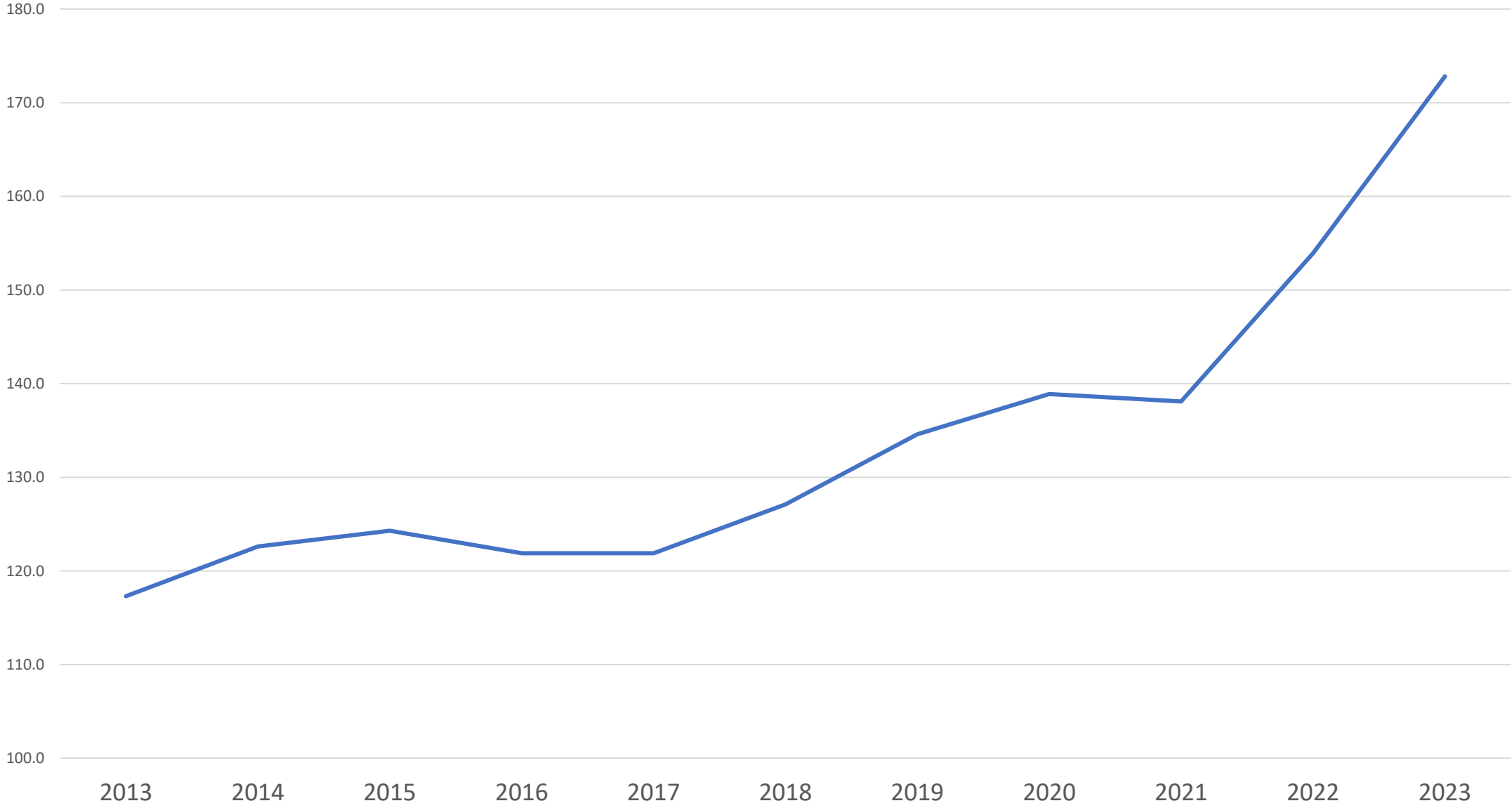


Community	Date	SQFT	Est Cost	\$/sqft	Construction Cost	Cons \$/sqft
Ashland	2020	44,211	\$30,900,000	\$699	\$22,445,000	\$508
Northbridge	2022	27,600	\$23,223,000	\$841	\$19,555,000	\$709
Norfolk	2022	26,694	\$26,000,000	\$974	\$20,177,000	\$756
Rockland	2023	33,500	\$33,200,000	\$991	\$26,800,000	\$800
Hingham	2023	48,290	\$56,210,380	\$1,164	\$39,658,840	\$821
Stoughton	2023	26,000	\$32,386,641	\$1,246	\$22,549,655	\$867
Pembroke	2024	53,750	\$61,140,000	\$1,137	\$42,160,000	\$784

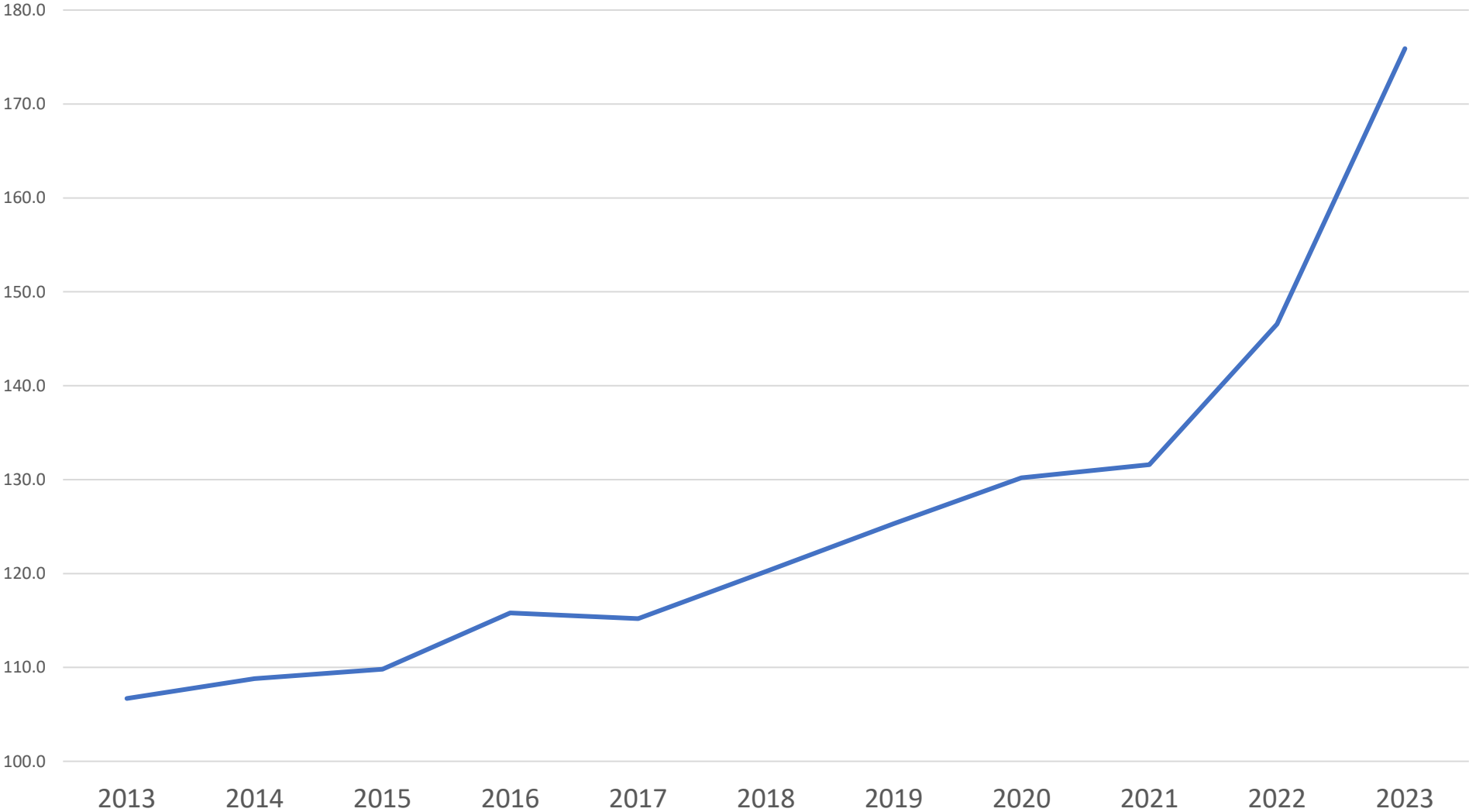
Producer Price Index – New Nonresidential Construction



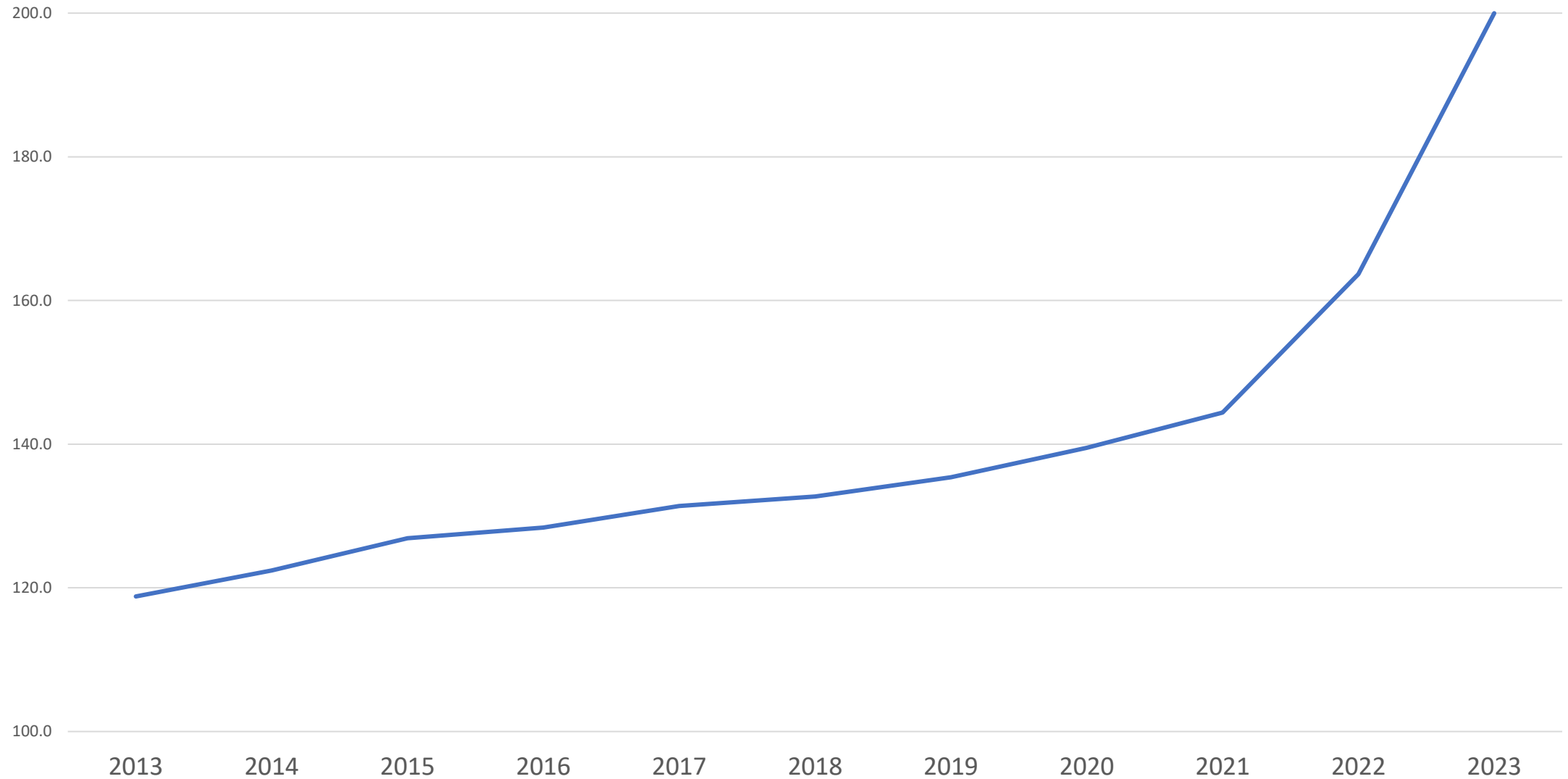
Producer Price Index – Plumbing, Heating and Air Conditioning

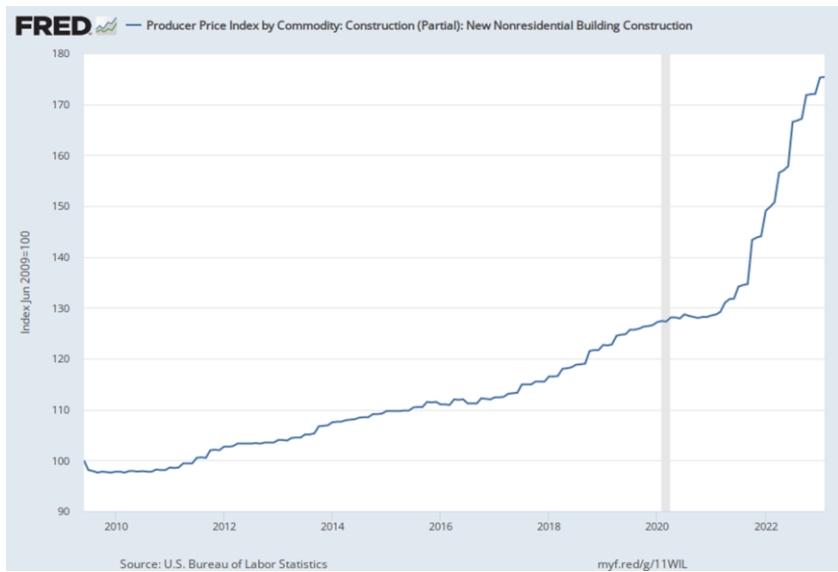


Producer Price Index – Electrical Contractors (nonresidential)

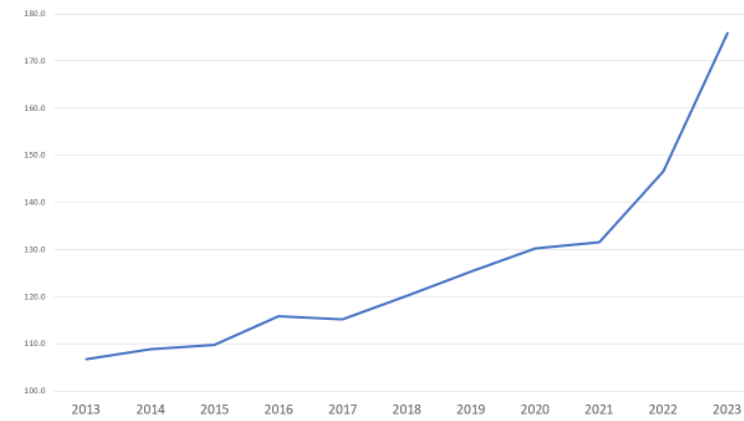


Producer Price Index – Roofing Contractors (nonresidential)

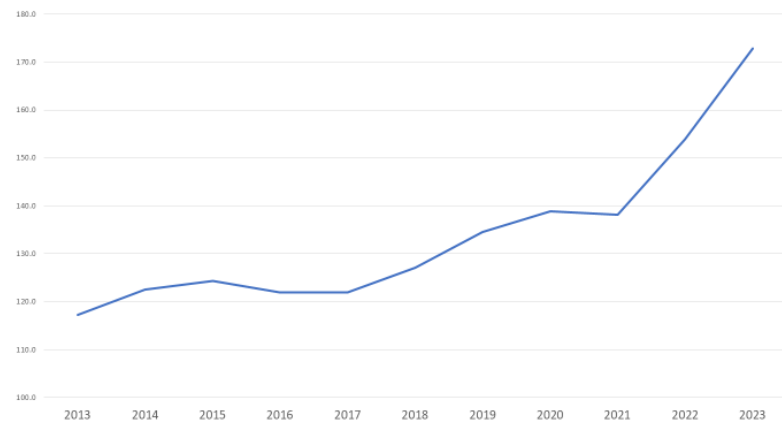




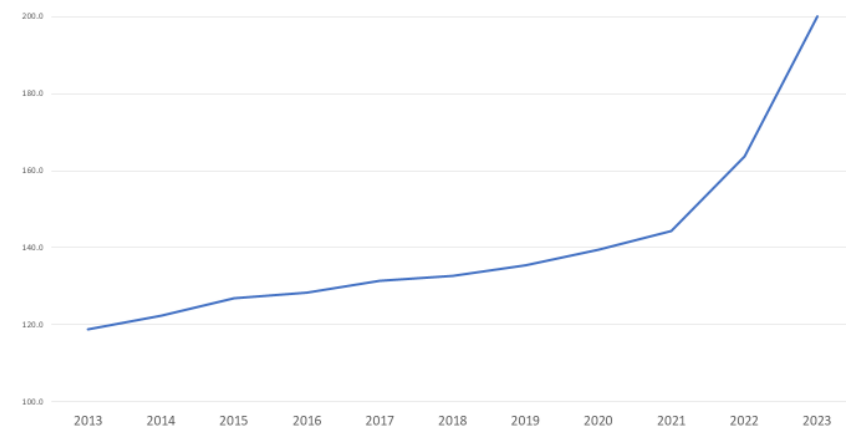
Producer Price Index – Electrical Contractors (nonresidential)



Producer Price Index – Plumbing, Heating and Air Conditioning



Producer Price Index – Roofing Contractors (nonresidential)



Tax Impact

	Total Int Cost	Avg Ann	Quarterly Payment	Monthly
25 Year Level Pmt	\$ 42,941,475	\$586.27	\$146.57	\$48.86
25 Year Equal Prin	\$ 35,759,475	\$545.82	\$136.46	\$45.49

Next Steps

This project will require an appropriation approval of
Pembroke Town Meeting, May 9th

And

Approval of a proposition 2 ½ Debt Exclusion at the
annual Town Election, May 13th.

Questions or Comments