

**Pembroke  
Public Safety  
Building Forum  
3/30/2023**





# Public Safety Building Committee

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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

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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

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## Conference Room serves as;

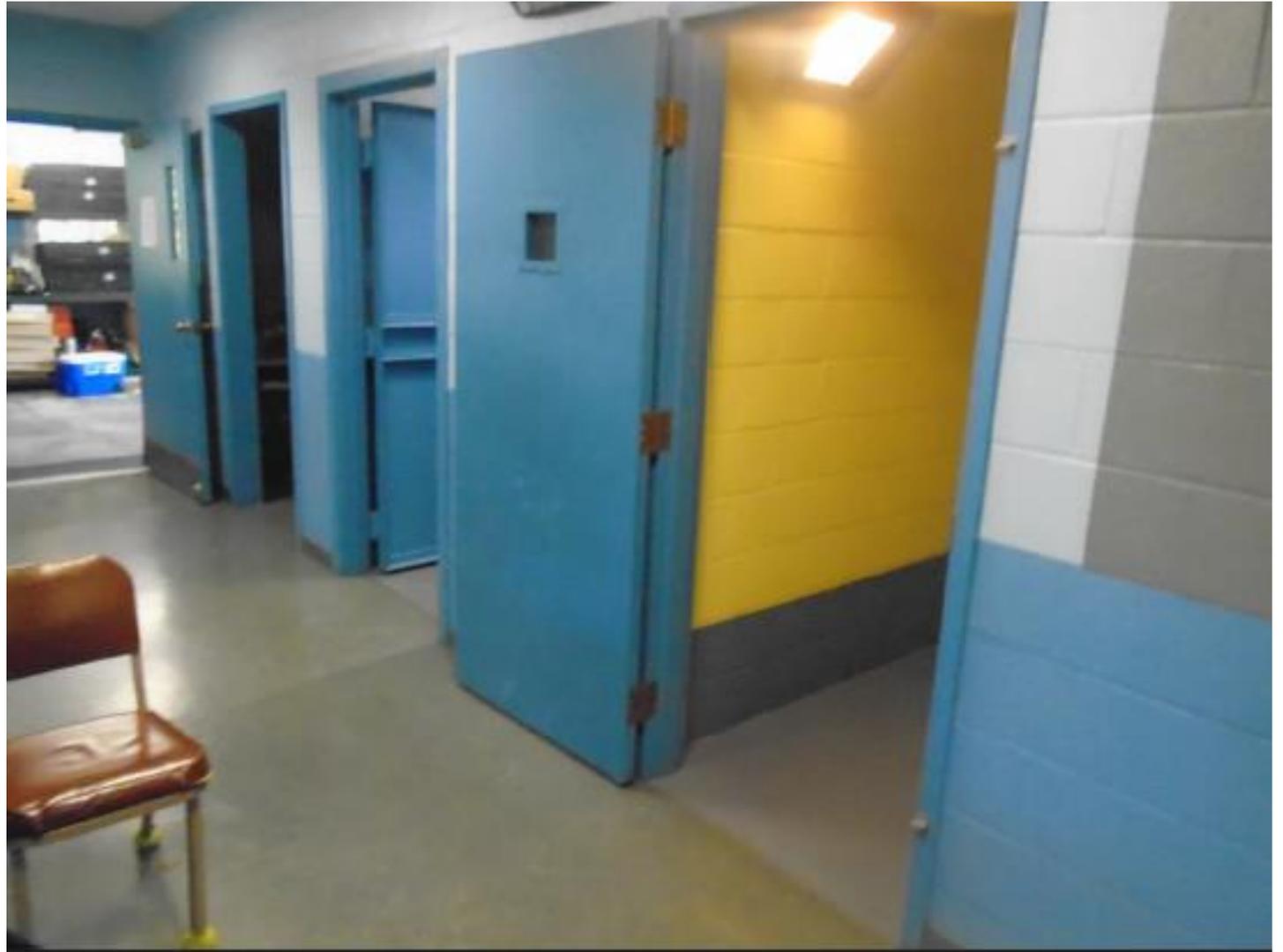
- Briefing Room
- Interview Room
- Juvenile Holding
- Bail Room
- Evidence Processing Area
- Employee Break Room



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## Juvenile Cells

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



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## 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.

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Current work areas do not support the staff.

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



Unheated attic area for  
property storage

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# Department Computer Server

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Not enough  
lockers for  
staff

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# Boiler room and male lockers and changing area

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# 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

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Locker room is  
inadequate

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No female locker room, shower, or changing area.

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Structural  
problems and  
leaks in the  
electrical room.

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

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Bryantville Station  
shares space with  
the food pantry.

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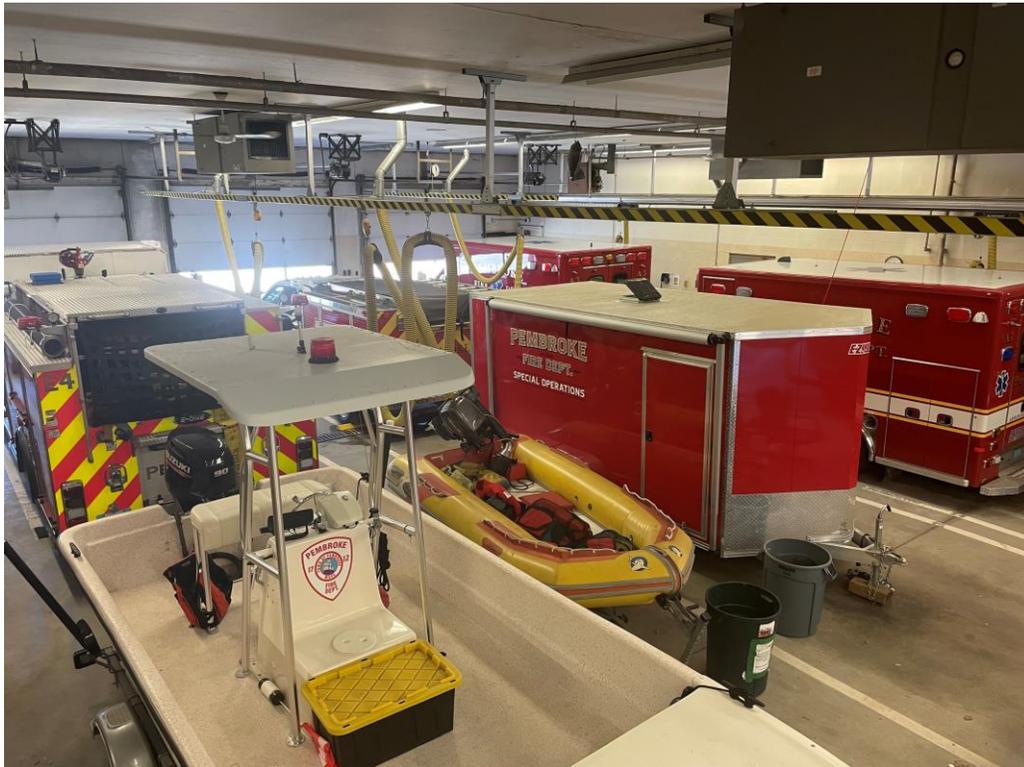
Washington Street station lacks the amenities to house firefighters.

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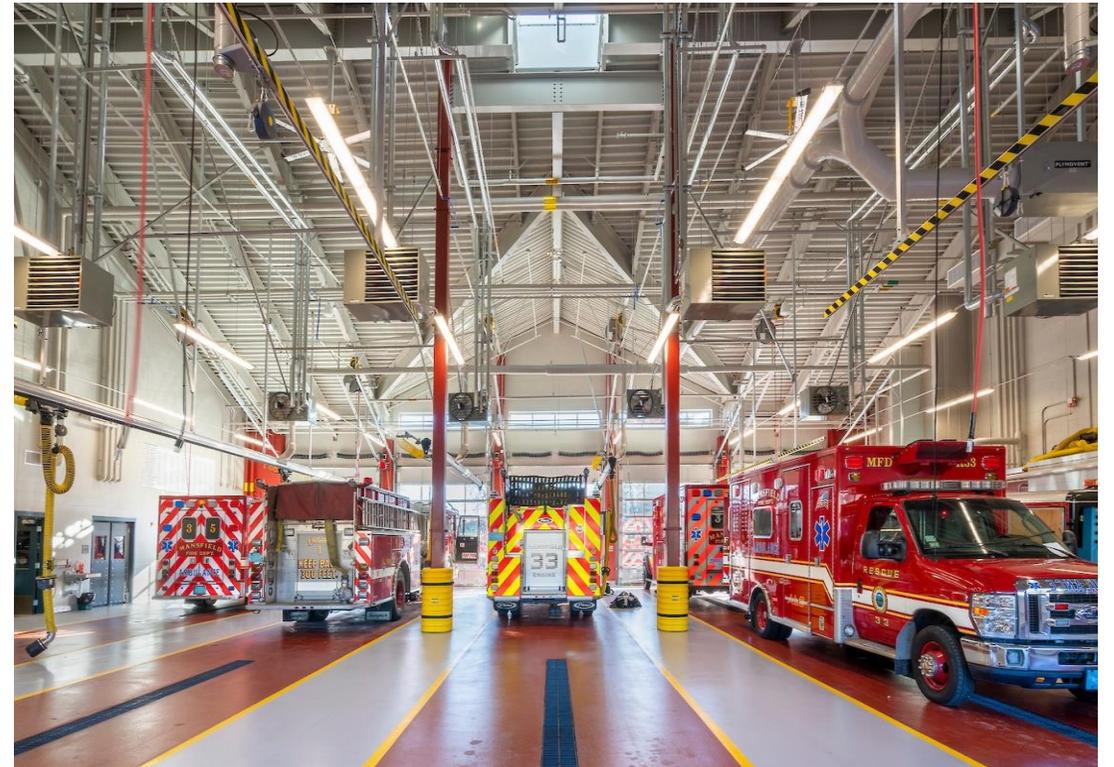


# Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

**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**

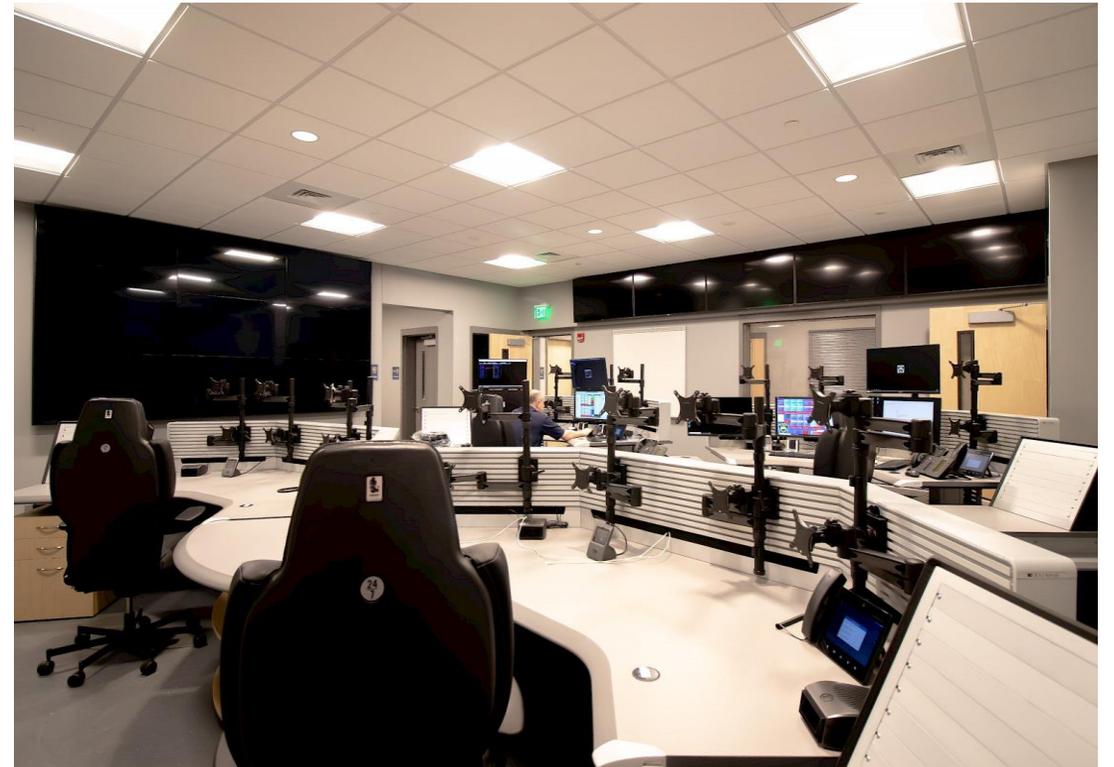


# Pembroke Fire Department Headquarters Existing Conditions versus Proposed Project

**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

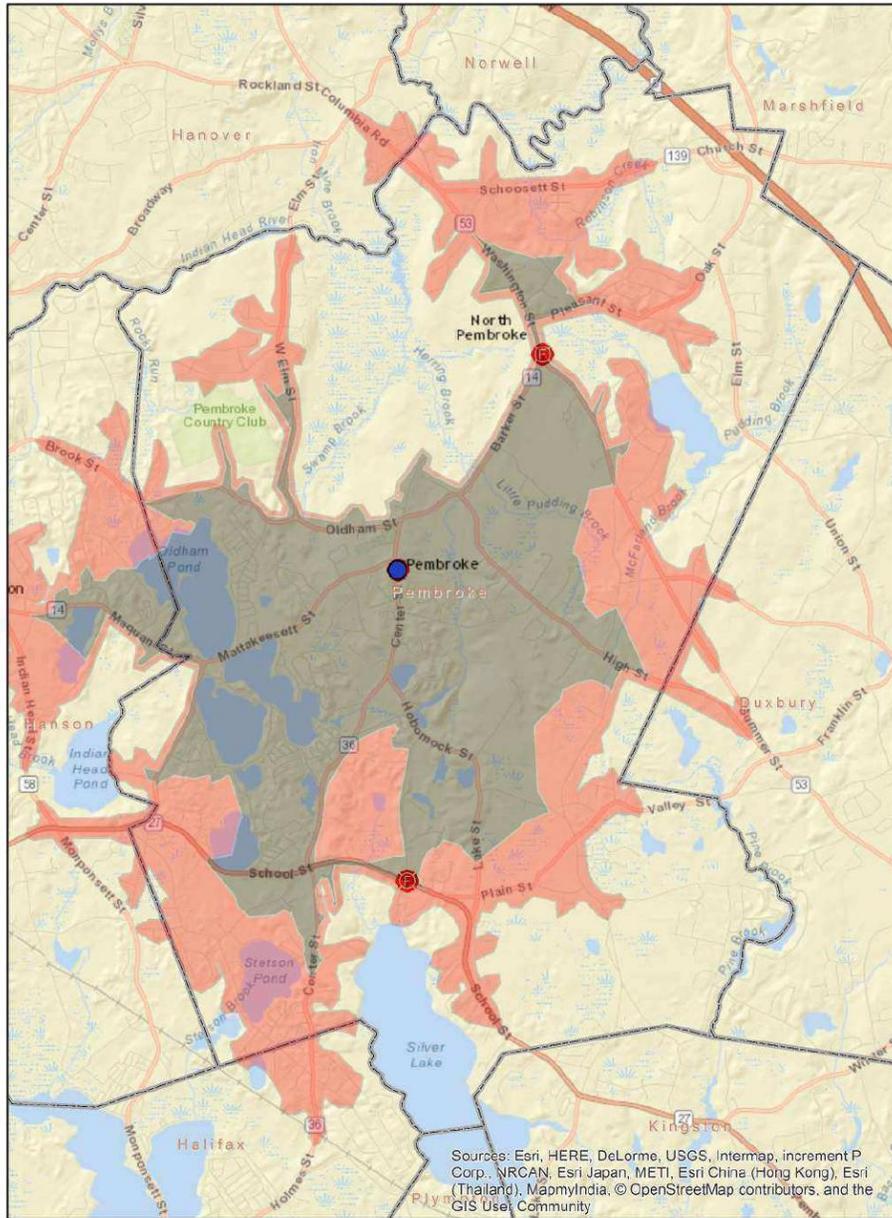
# Response Times

Response times improve

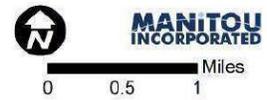
The majority of the Town having a fire response time under five minutes.



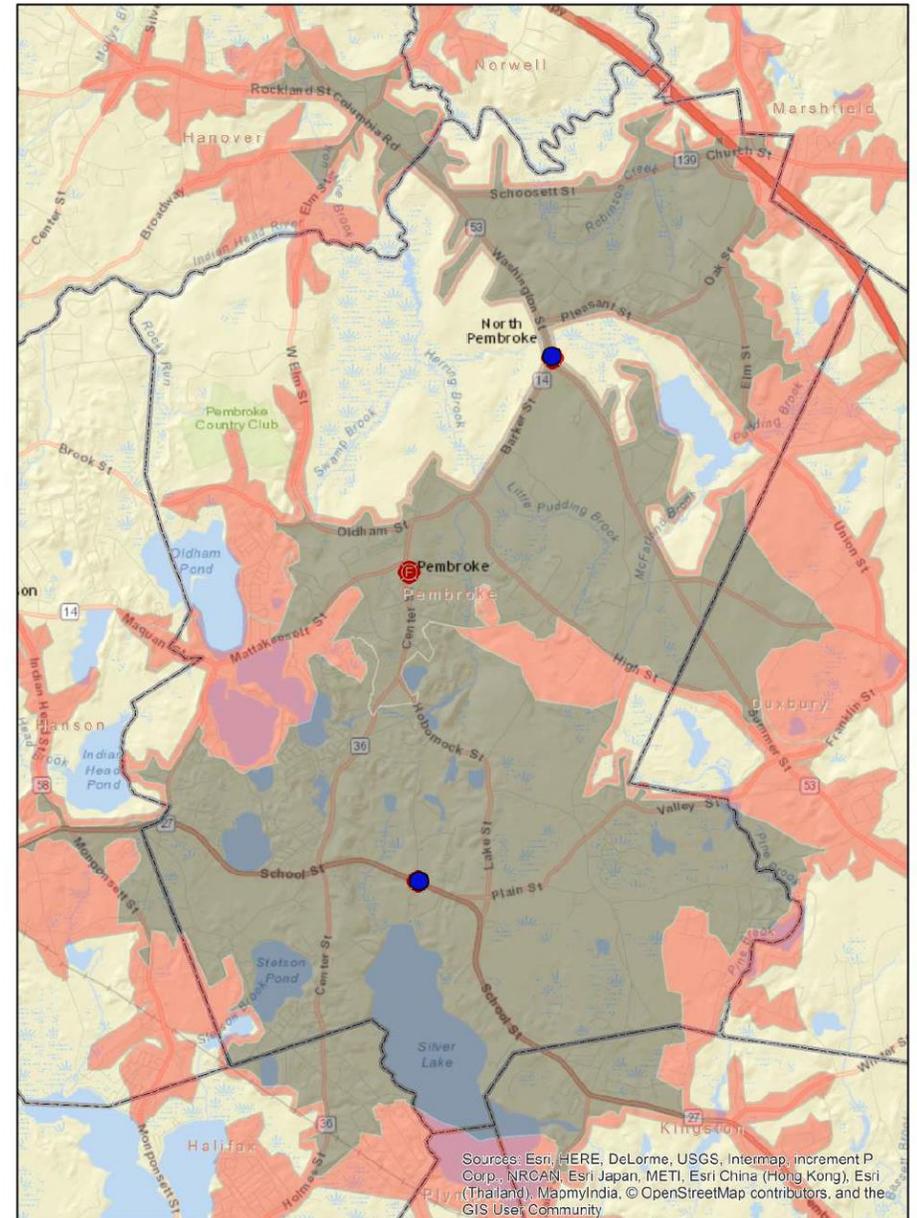
**Existing Fire Headquarters - Travel Time Map  
Pembroke, MA**



- Start
- Fire Stations
- 5 minutes travel
- Town Limits
- 7 minutes travel



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



- Start
- Fire Stations
- 5 minutes travel
- Town Limits
- 7 minutes travel



# 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





PEMBROKE PUBLIC SAFETY

38 PARKING SPACES



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

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

MS



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



**SITE DATA**  
 0 MONROE ST  
 PEMBROKE, MA 02359  
 2.95 ACRES

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

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

**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**



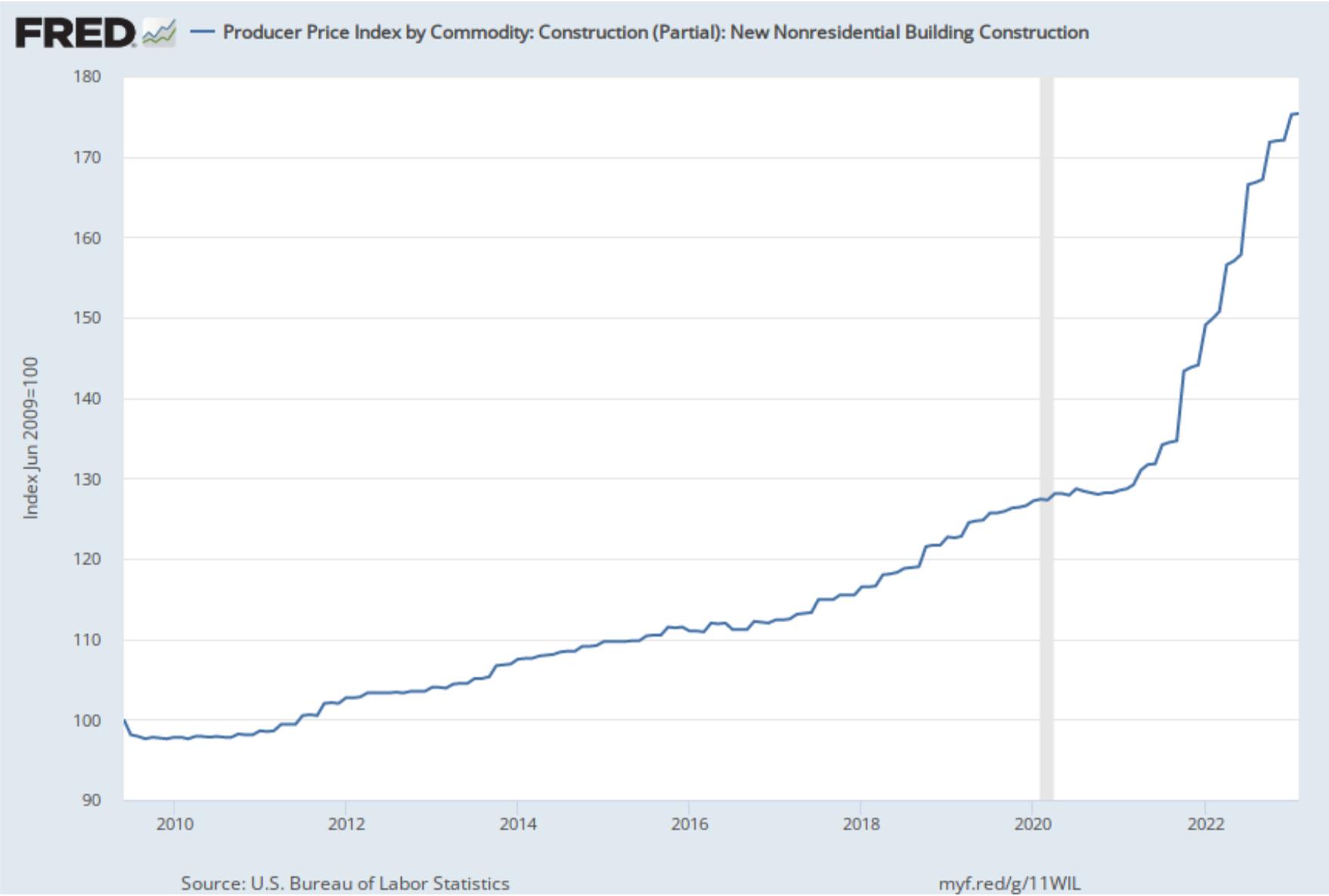
## Summary of Total Project Budget:

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

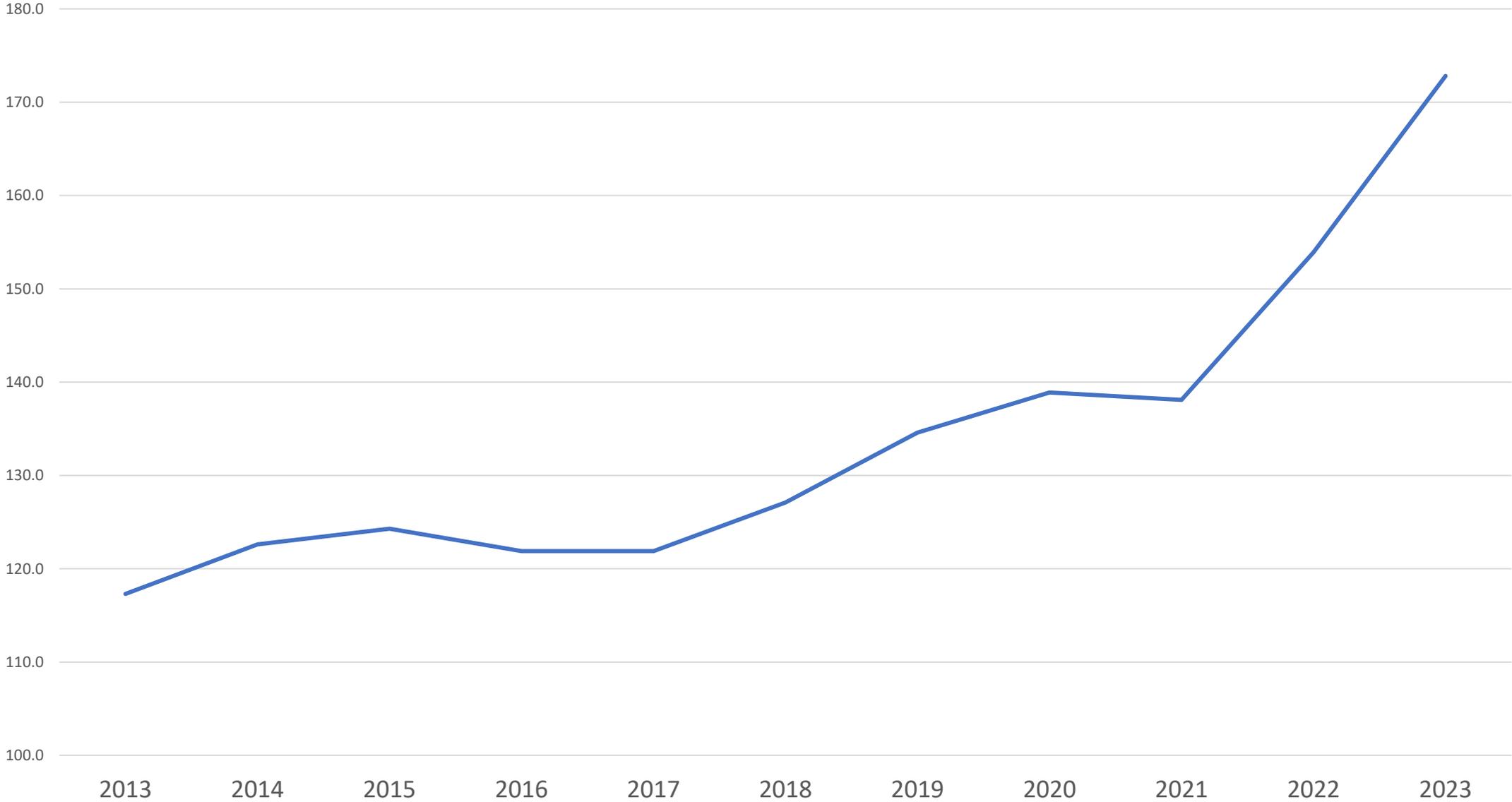


<b>Community</b>	<b>Date</b>	<b>SQFT</b>	<b>Est Cost</b>	<b>\$/sqft</b>	<b>Construction Cost</b>	<b>Cons \$/sqft</b>
Ashland	2020	44,211	\$30,900,000	\$699	\$22,445,000	\$508
Northbridge	2022	27,600	\$23,223,000	\$841	\$19,555,000	\$709
Norfolk	2022	26,694	\$26,000,000	\$974	\$20,177,000	\$756
Rockland	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

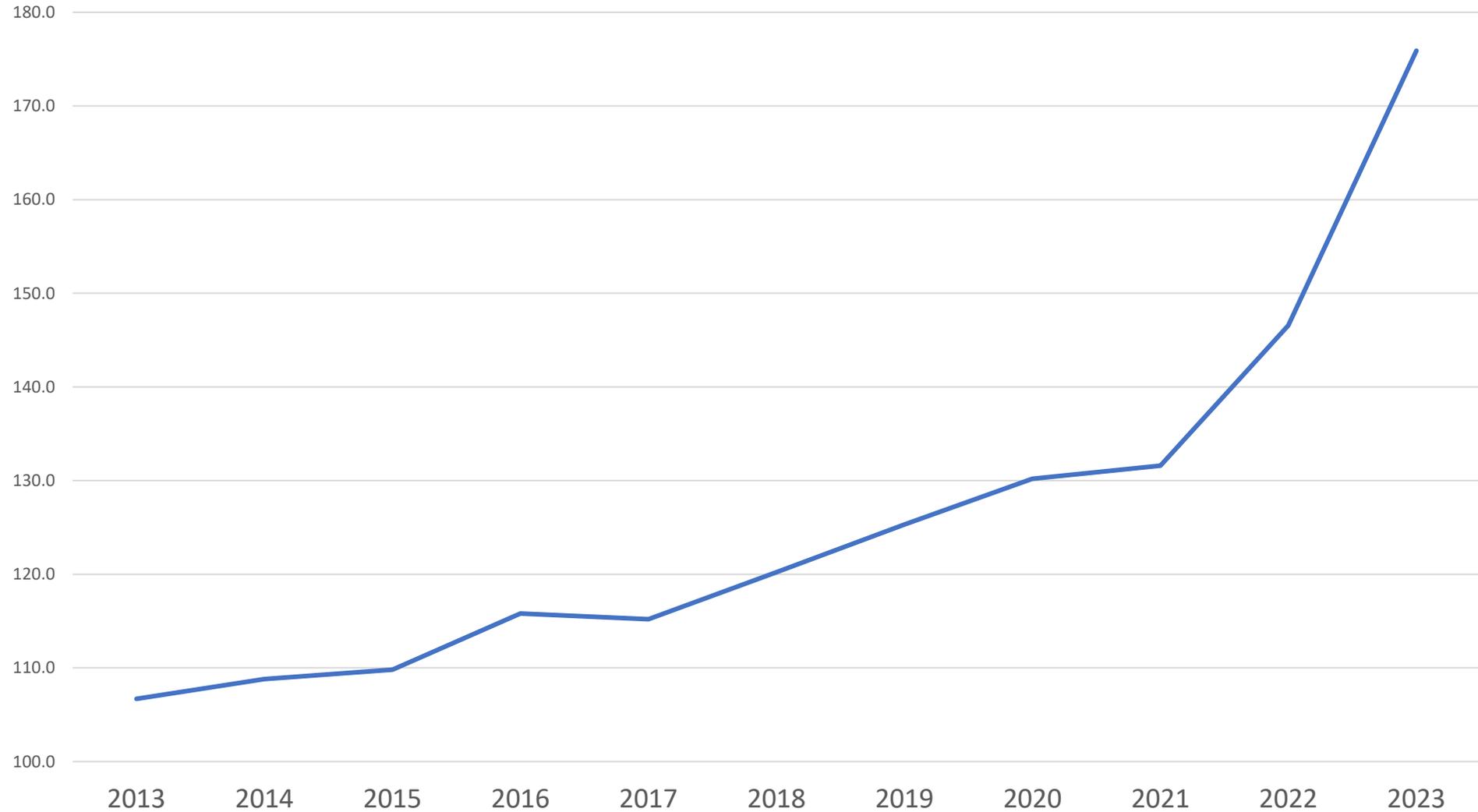
# Producer Price Index – New Nonresidential Construction



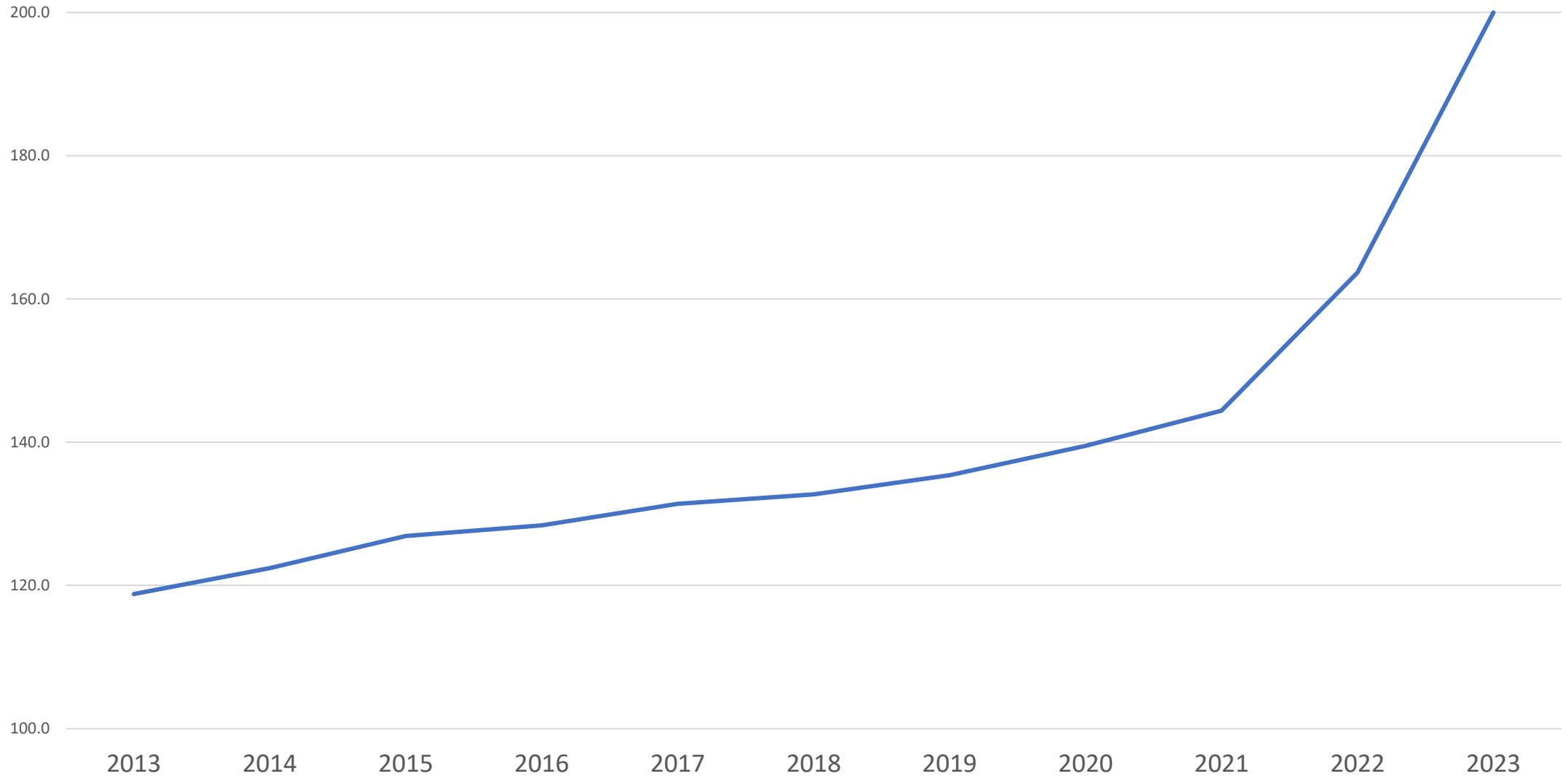
# Producer Price Index – Plumbing, Heating and Air Conditioning

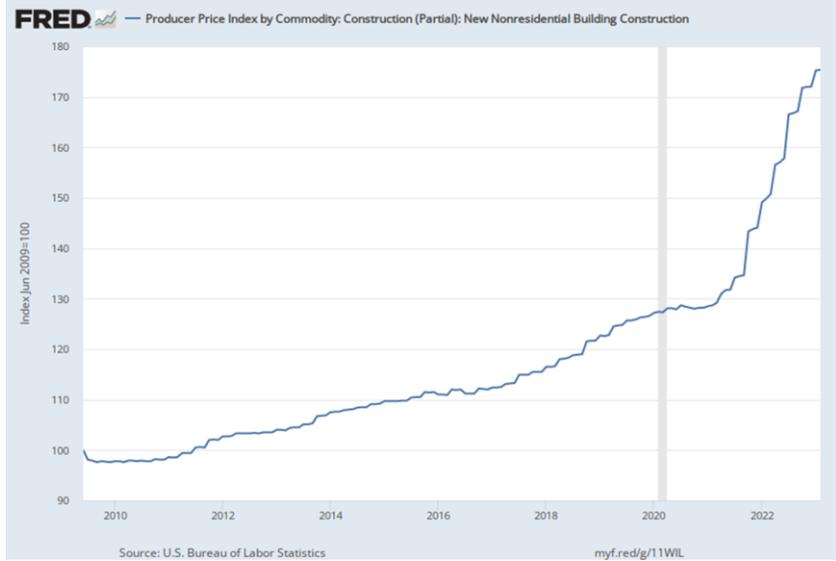


# Producer Price Index – Electrical Contractors (nonresidential)

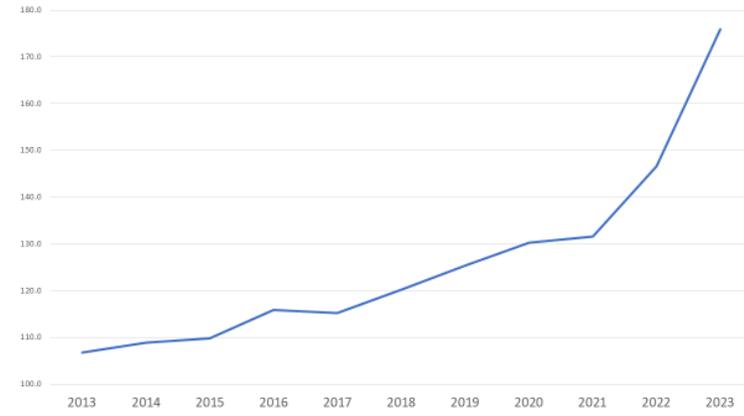


# Producer Price Index – Roofing Contractors (nonresidential)

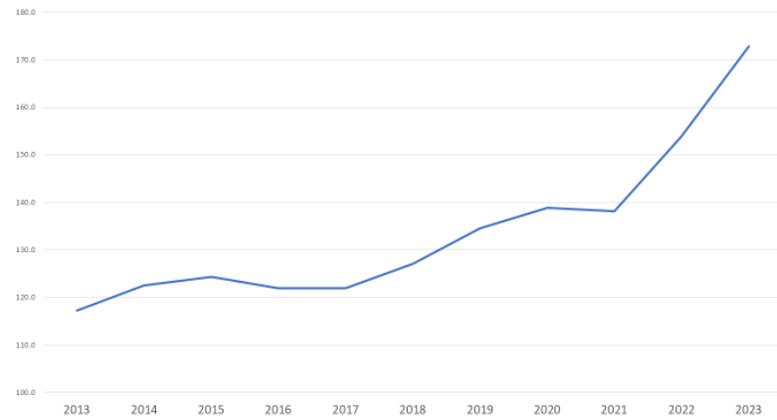




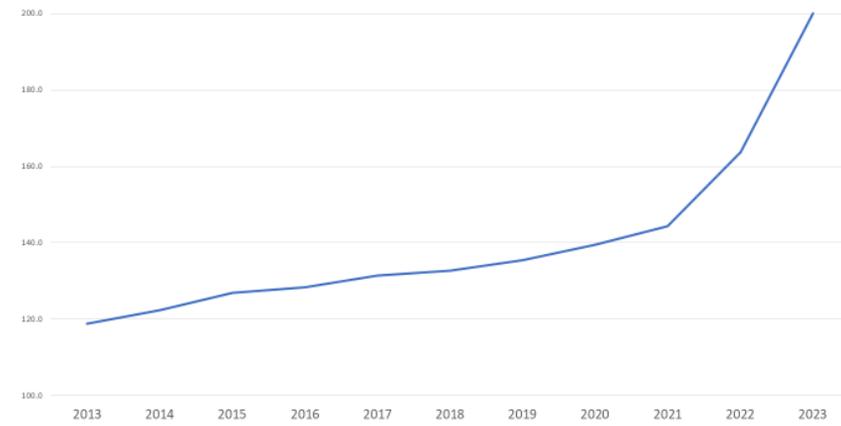
Producer Price Index – Electrical Contractors (nonresidential)



Producer Price Index – Plumbing, Heating and Air Conditioning



Producer Price Index – Roofing Contractors (nonresidential)



# Tax Impact

	<b>Total Int Cost</b>	<b>Avg Ann</b>	<b>Quarterly Payment</b>	<b>Monthly</b>
25 Year Level Pmt	<b>\$ 42,941,475</b>	<b>\$586.27</b>	\$146.57	\$48.86
25 Year Equal Prin	<b>\$ 35,759,475</b>	<b>\$545.82</b>	\$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 13<sup>th</sup>.

Questions or Comments