

# Pembroke Public Safety Building 3/22/2023



KAESTLE BOOS  
associates, inc



# Project Updates:

## Traffic Assessment / Recommendations

- Install “Don’t Block the Box” pavement markings and signage
- Reduce the length of the existing splitter island

## Department Programing Updates

## Phase I Environmental Site Assessments Completed

- No recognized environmental conditions observed at either site property

## Preliminary Geotechnical Survey / Test Pits Completed

- Groundwater observed at Washington Street
- No Groundwater observed at Monroe Street
- Observation monitoring wells and Borings are recommended



# 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







## CONCEPTUAL SITE PLAN

### WASHINGTON STREET HEADQUARTERS



Main Level



## Second Level





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PEMBROKE PUBLIC SAFETY FACILITY

03/22/2023



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## 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.







## CONCEPTUAL SITE PLAN

MONROE STREET



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Main Level







PEMBROKE PUBLIC SAFETY FACILITY

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# 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)	
<b>Anticipated Total Project Budget</b>	<b>\$ 61,140,000</b>



## Town of Pembroke, Massachusetts - EXEMPT DEBT SERVICE ONLY

PREPARED: 3/21/2023

Estimated interest rate on 2023 BANs: 4.00% \*

Estimated interest rate on 2024 BANs: 4.00% \*

Estimated interest rates on 2025 Bonds: 4.50% \*

FY 2023 Assessed Valuation: \$ 3,811,246,043

## Debt Exclusion Model 1 - Existing + Proposed Exempt Debt (25 Year Public Safety Building Bonds July 2025- EQUAL PRINCIPAL)

	A	B	C	D	E	F	
Fiscal Year	Total Existing <u>Excluded</u> Long-Term Debt Service (See pg. 2)	Plus Prospective <u>Excluded</u> Short-Term Interest and Paydowns (See BAN Schedule; pg. 3)	Plus Prospective <u>Excluded</u> \$61.14M* Public Safety Building Bonds Dated July 1, 2025 (See LT Bond Schedule; pg. 4 & 5)	Equals Total Existing + Projected Tax-Supported <u>Excluded</u> Debt Service	Estimated Tax Rate Impact of Public Safety Building (per \$1,000 AV)	Total Tax Rate Impact of Existing + Projected Tax- Supported <u>Excluded</u> Debt Service	Fiscal Year
2020	-	-	-	-	-	-	2020
2023	3,111,711	-	-	3,111,711	-	0.82	2023
2024	2,980,140	-	-	2,980,140	-	0.78	2024
2025	2,859,127	100,000	-	2,959,127	0.03	0.78	2025
2026	2,736,726	840,000	-	3,576,726	0.22	0.94	2026
2027	2,257,620	-	6,521,825	8,779,445	1.71	2.30	2027
2028	1,437,037	-	5,035,925	6,472,962	1.32	1.70	2028
2029	1,396,192	-	4,925,675	6,321,867	1.29	1.66	2029
2030	1,344,785	-	4,810,538	6,155,322	1.26	1.62	2030
2031	1,292,851	-	4,700,513	5,993,364	1.23	1.57	2031
2032	1,239,506	-	4,590,488	5,829,994	1.20	1.53	2032
2033	1,204,786	-	4,480,463	5,685,249	1.18	1.49	2033
2034	1,153,250	-	4,370,438	5,523,688	1.15	1.45	2034
2035	1,129,000	-	4,260,413	5,389,413	1.12	1.41	2035
2036	873,250	-	4,150,388	5,023,638	1.09	1.32	2036
2037	859,250	-	4,040,363	4,899,613	1.06	1.29	2037
2038	845,250	-	3,930,338	4,775,588	1.03	1.25	2038
2039	831,250	-	3,820,313	4,651,563	1.00	1.22	2039
2040	817,250	-	3,710,288	4,527,538	0.97	1.19	2040
2041	802,813	-	3,600,263	4,403,075	0.94	1.16	2041
2042	787,938	-	3,490,238	4,278,175	0.92	1.12	2042
2043	772,625	-	3,380,213	4,152,838	0.89	1.09	2043
2044	756,875	-	3,270,188	4,027,063	0.86	1.06	2044
2045	741,125	-	3,160,163	3,901,288	0.83	1.02	2045
2046	724,938	-	3,050,138	3,775,075	0.80	0.99	2046
2047	708,313	-	2,940,113	3,648,425	0.77	0.96	2047
2048	-	-	2,830,088	2,830,088	0.74	0.74	2048
2049	-	-	2,720,063	2,720,063	0.71	0.71	2049
2050	-	-	2,610,038	2,610,038	0.68	0.68	2050
2051	-	-	2,500,013	2,500,013	0.66	0.66	2051
Total	33,663,606	940,000	96,899,475	131,503,081			



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>.



**Town of Pembroke  
Public Safety Building  
Forum**

**Thursday  
March 30<sup>th</sup>  
7:00PM**

**Pembroke Public Library**



Questions or Comments