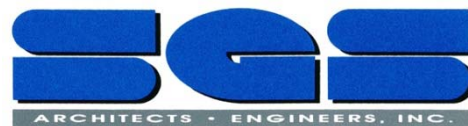


POLICE DEPARTMENT RENOVATION / ADDITION PRESENTATION

**BOROUGH OF CHAMBERSBURG
100 SOUTH SECOND STREET
CHAMBERSBURG, PENNSYLVANIA**



November 23, 2020



POLICE DEPARTMENT RENOVATION & ADDITION

Design Considerations

- **Safety/Security**
 - Personnel protection
 - Sally port - prisoner transfer/containment
 - Extensive use of cameras – transparency of operations
 - Limited access/movement within the facility
 - Accessibility – meets all current code requirements
- **Functionality**
 - Patrol officers and detectives located on one floor in collaborative work spaces
 - Proper location of facilities – limits movement within the building
- **Designed for Law Enforcement Best Practices**
 - Evidence storage and proper management of evidence
 - Proper separation and storage of police materials and equipment
- **Customer Focus**
 - Soft interview rooms – Provide privacy and comfort
 - Spaces available for collaborative meeting with public
- **Community Policing**
 - Community Mental Health Services program integration
 - Community outreach (i.e. Citizen Academy) facilities included
 - Safe spaces design approach (i.e. mitigate some of the stress and anxiety of being inside such a facility)
 - Ability to function 24/7 for community needs, apart from balance of City Hall



Existing Police Department – Gross Building Square Footage:

• Annex Basement	1,010 sf
• Annex First Floor	1,010 sf
• Annex Second Floor	1,010 sf
• Borough Building Basement	3,570 sf
• <u>Borough Building First Floor</u>	<u>3,753 sf</u>
• TOTAL:	10,353

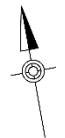
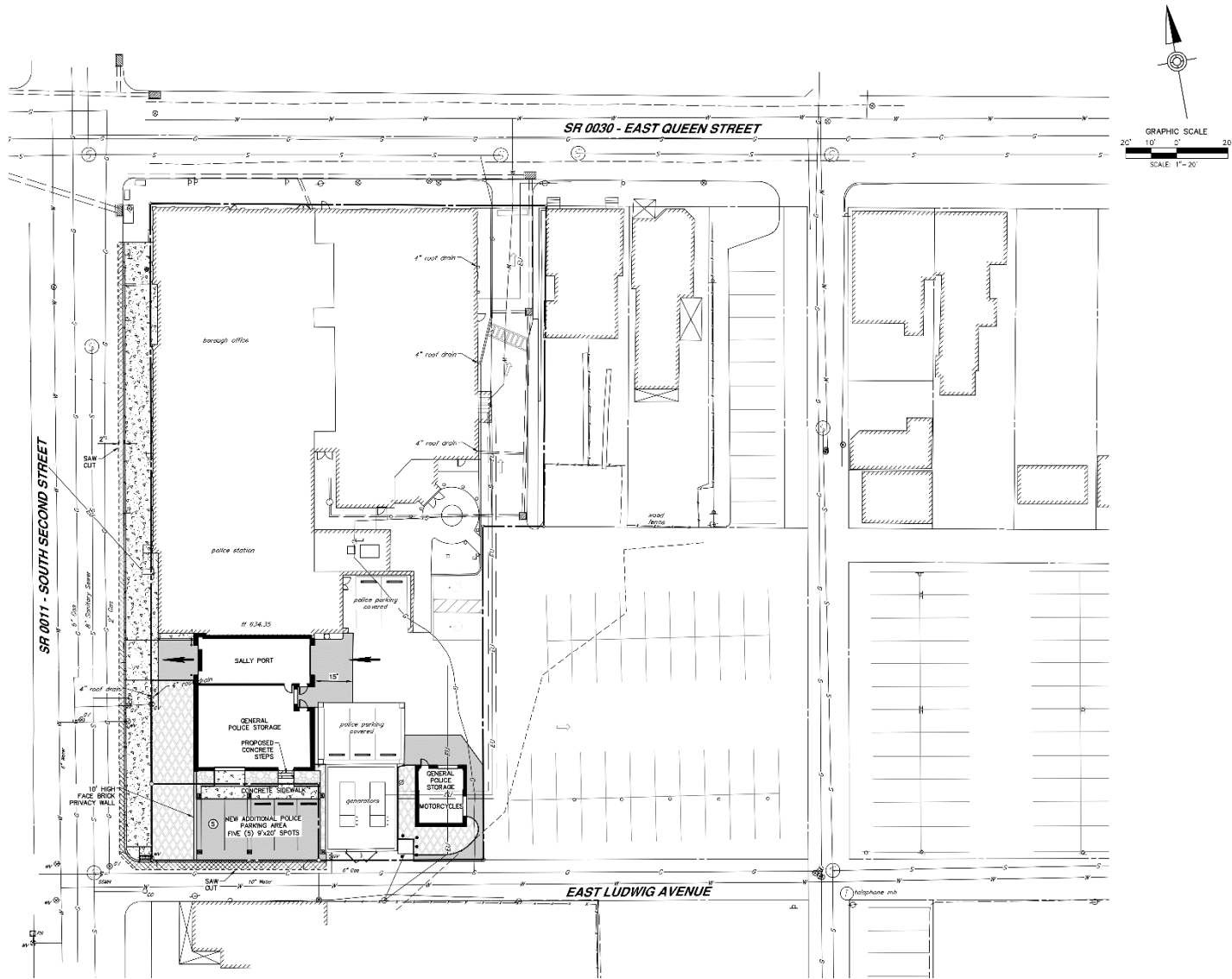
Proposed Police Department – Gross Building Square Footage:

• Borough Building Basement	7,816 sf
• Borough Building First Floor	7,948 sf
• <u>Borough Building Second Floor</u>	<u>7,920 sf</u>
• TOTAL:	23,684 sf



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION





GRAPHIC SCALE
 20' 10' 0' 20'
 SCALE: 1" = 20'

OVERALL PROPOSED SITE PLAN



BOROUGH OF CHAMBERSBURG
 POLICE DEPARTMENT
 RENOVATION / ADDITION

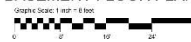




BUILDING COLOR LEGEND

- BREAK ROOM
- CRIMINAL INVESTIGATION
- EVIDENCE PROCESSING / STORAGE
- MAYOR
- FLEXIBLE OFFICE SPACE
- IT DEPARTMENT
- MECH / STORAGE
- PATROL DIVISION
- PD ADMIN
- PD CIRCULATION
- POLICE CHIEF
- POLICE LIEUTENANT
- PRISONER / SECURE AREAS
- PUBLIC CIRCULATION
- RESTROOMS / LOCKERS
- SOFT INTERVIEW ROOM
- TRAINING / EXERCISE
- VERTICAL CIRCULATION

BASEMENT FLOOR PLAN



RENOVATION: 5,354 SF
 ADDITION: 2,482 SF



**BOROUGH OF CHAMBERSBURG
 POLICE DEPARTMENT
 RENOVATION / ADDITION**

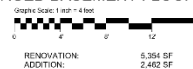




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ENLARGED BASEMENT FLOOR PLAN



**BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION**





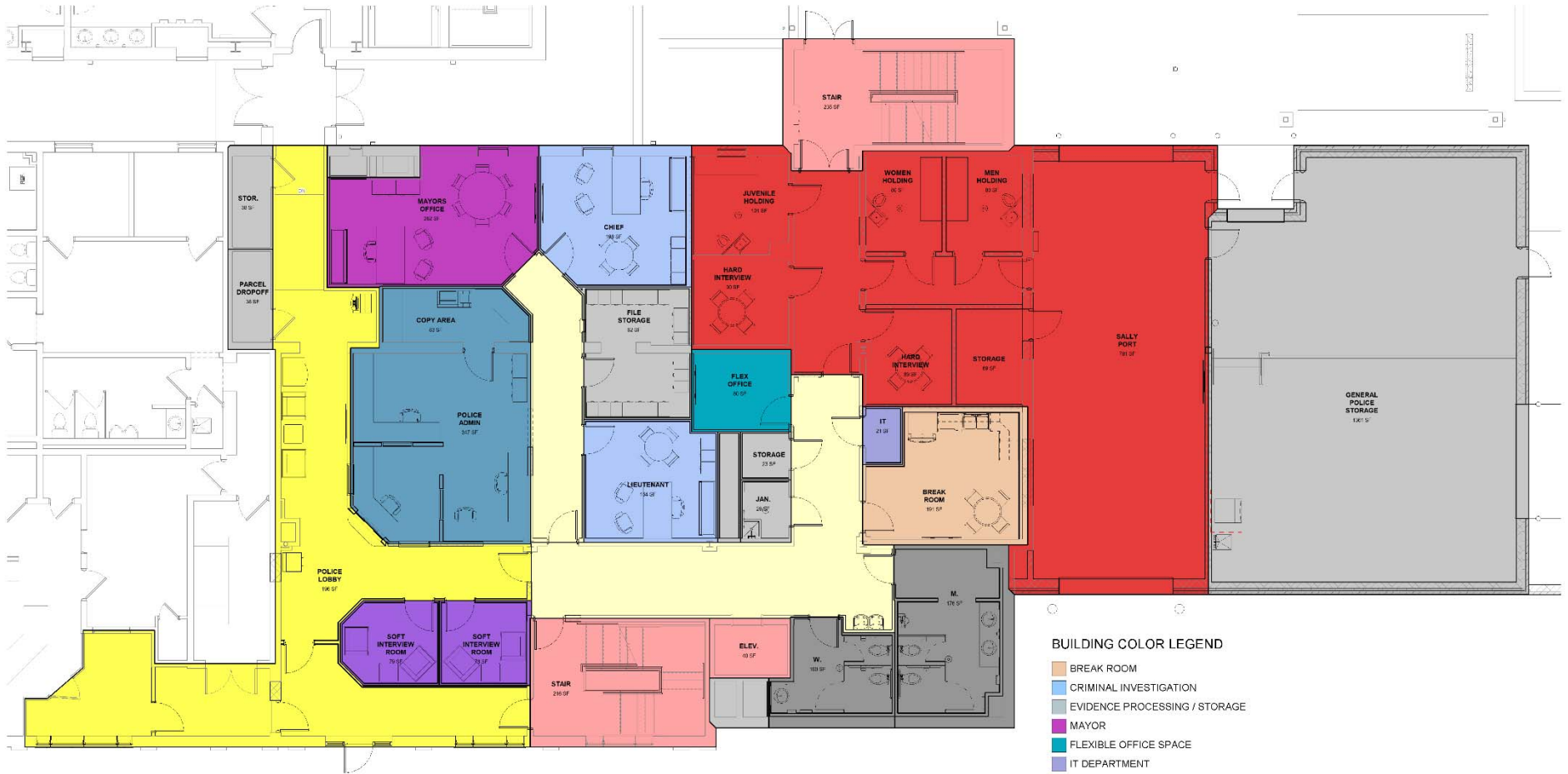
- BUILDING COLOR LEGEND**
- BREAK ROOM
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FIRST FLOOR PLAN



**BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION**

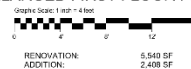




BUILDING COLOR LEGEND

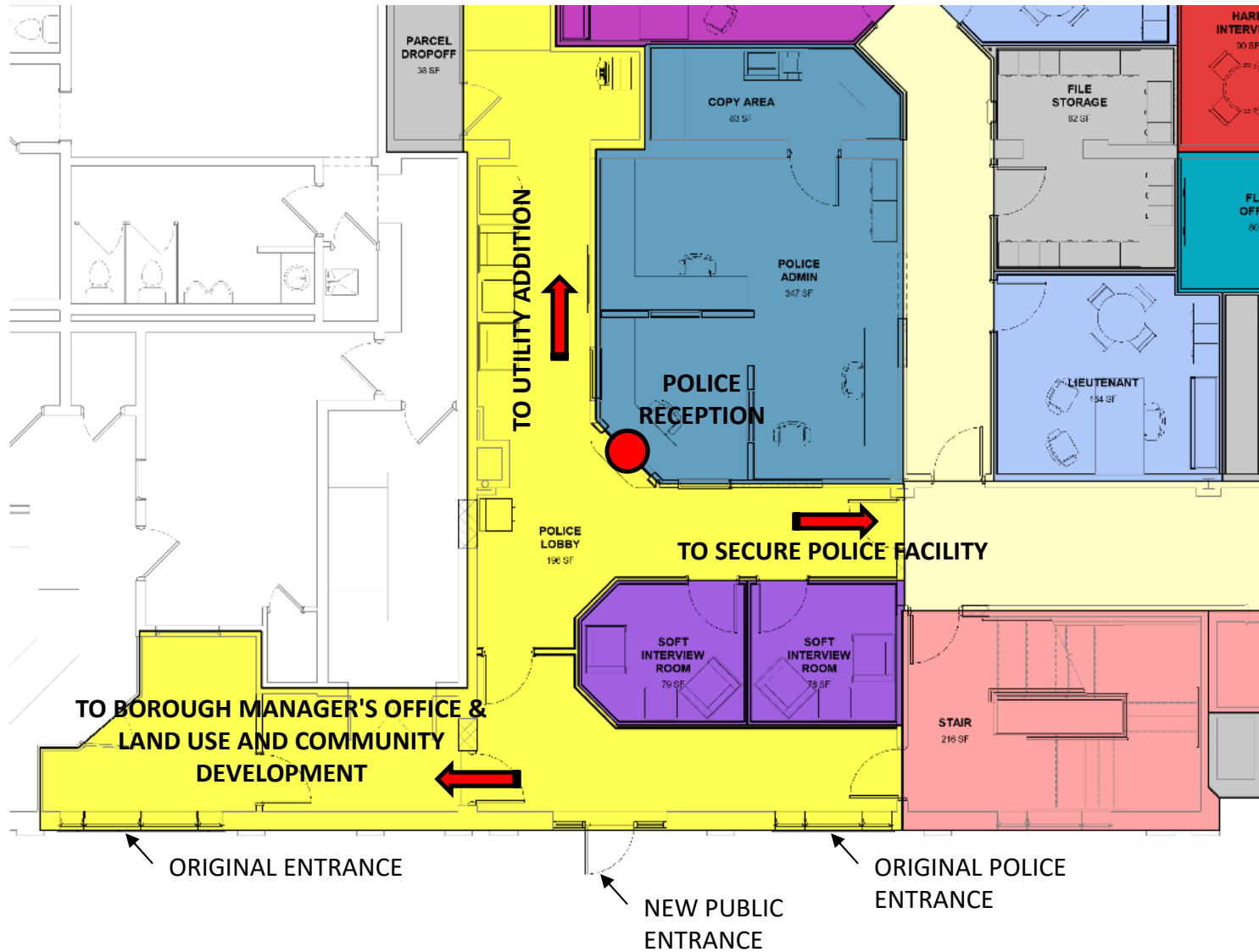
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ENLARGED FIRST FLOOR PLAN



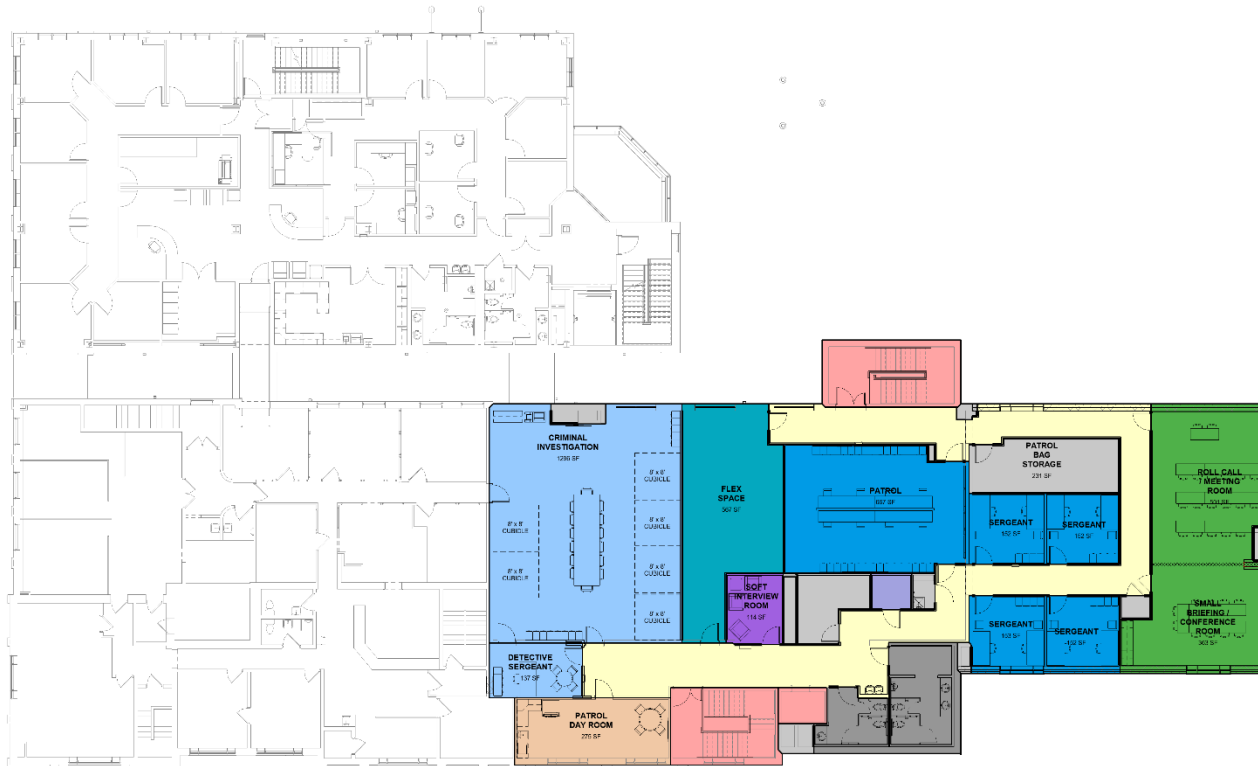
**BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION**





BOROUGH OF CHAMBERSBURG
 POLICE DEPARTMENT
 RENOVATION / ADDITION



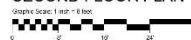


- BUILDING COLOR LEGEND**
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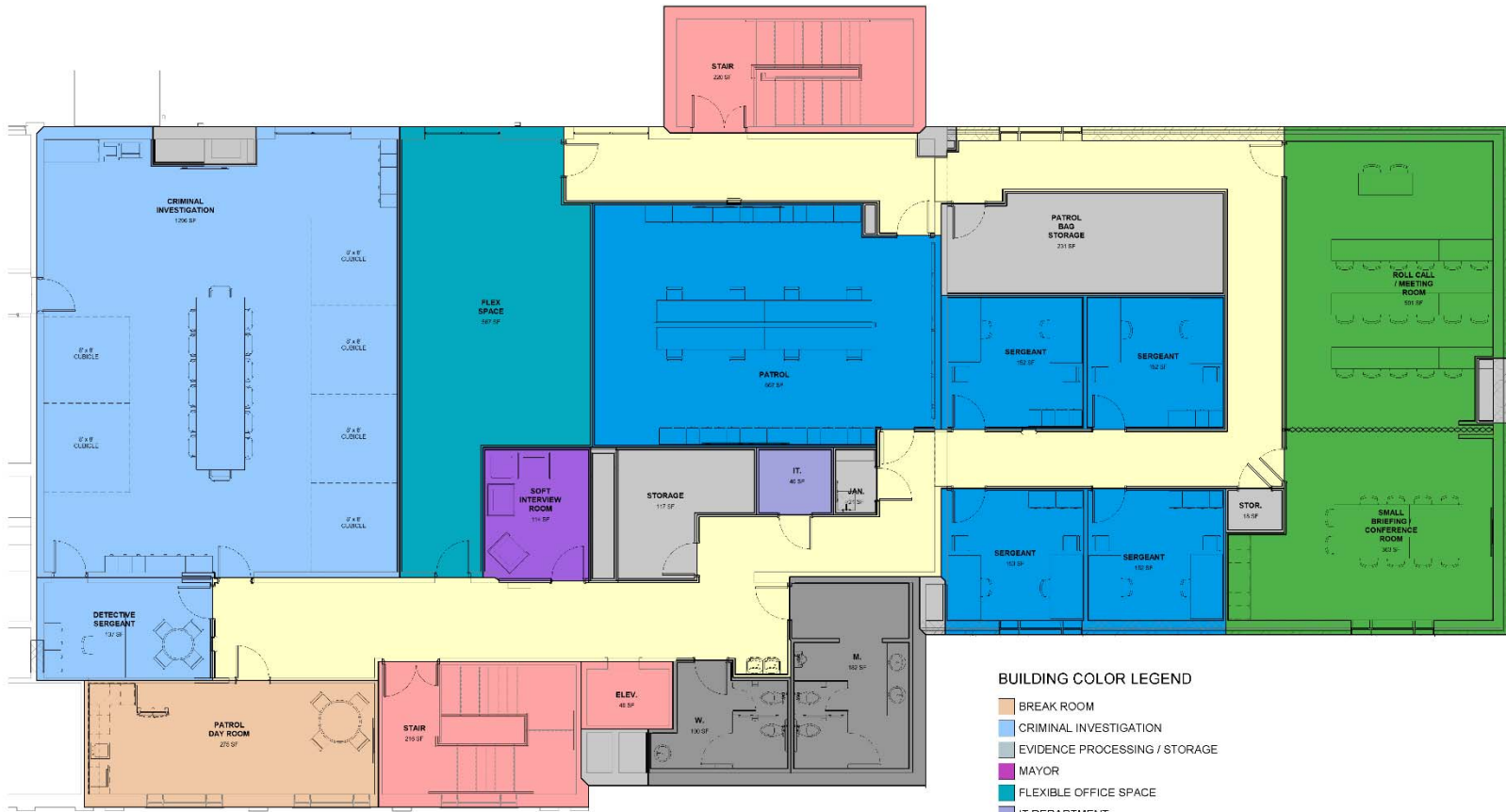
**BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION**

SECOND FLOOR PLAN



RENOVATION: 5,658 SF
ADDITION: 2,482 SF

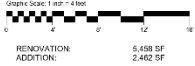




BUILDING COLOR LEGEND

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ENLARGED SECOND FLOOR PLAN



**BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION**



POLICE DEPARTMENT RENOVATION & ADDITION

Rendering



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



POLICE DEPARTMENT RENOVATION & ADDITION

Rendering



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION

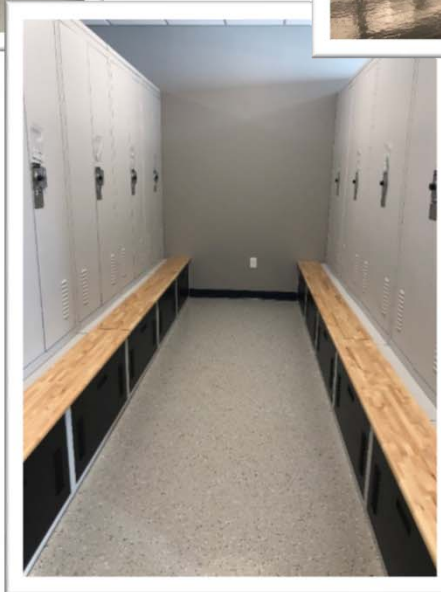




EVIDENCE TRANSFER LOCKERS



HIGH DENSITY STORAGE



POLICE LOCKERS



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



POLICE DEPARTMENT RENOVATION & ADDITION
Opinion of Construction Cost

Construction Cost Estimate consists of the following items:

- Material
- Labor
- Fees, Permits, Bonds
- Contingency
- Insurance

Construction Cost	\$6,620,883
Alternate Bid #1 – Roof replacement 1930 Addition	\$61,060
Alternate Bid #2 – Clock Tower Restoration and replacement of slate roof	\$221,756
CURRENT OPINION OF CONSTRUCTION COST	\$6,903,699
INFLATION @4.9% (November 2020-March 2022)	\$338,281

MARCH 2022 OPINION OF CONSTRUCTION COST \$7,241,980



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Alternate Bid #1

Replacement of Roof – 1930 Addition

Construction Cost - \$61,060

Scope:

- Removing all roofing and flashing material
- Remove existing skylights and roof drains - close openings
- Install new R-30 tapered roof insulation and TPO roof membrane
- Install new scuppers and downspouts on exterior of building and tie into existing storm drainage system



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Alternate Bid #1

Replacement of Roof – 1930 Addition



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Alternate Bid #2 Clock Tower Restoration Replacement of Slate Roof

Construction Cost - \$212,756

Scope:

- Remove all material on clock tower down to structural skeleton
- Remove all slate roofing material
- Rebuild clock tower to reflect original design using contemporary low maintenance material
- Install new synthetic slate roofing material and flashing
- Rebuilt brick chimneys



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Alternate Bid #2 Clock Tower Restoration Replacement of Slate Roof



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POLICE DEPARTMENT
RENOVATION / ADDITION



Alternate Bid #2

Clock Tower Restoration

Replacement of Slate Roof



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Temporary Police Station – Modular Option

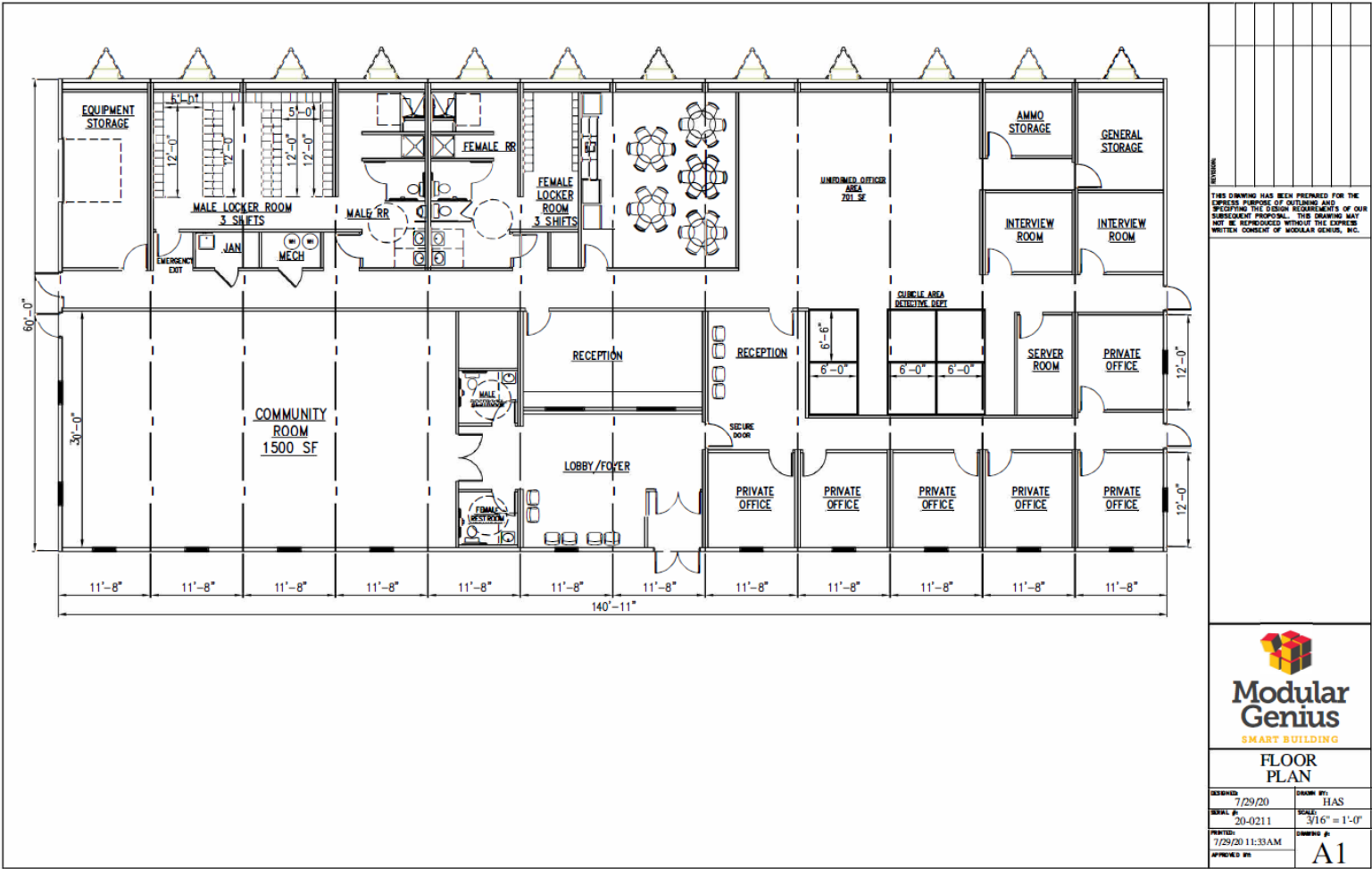
- A temporary Police Station would be required for 18 to 24 months
- Moving the Police Department completely from the project site during construction would save:
 - Approximately one year of construction time
 - Approximately 30% increase in construction costs
- Modular building vendor: Modular Genius (www.modulargenius.com)
 - KPN (like COSTARS) vendor – no bidding required
 - Units are constructed in Maryland
 - Sales office is located in Carlisle, PA



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Temporary Police Station – Modular Option



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POLICE DEPARTMENT
RENOVATION / ADDITION



Temporary Police Station – Modular Option



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Temporary Police Station – Modular Option

Estimated Costs

- | | |
|------------------------------|-------------|
| • Land (1 – 2 acres): | \$1,000,000 |
| • Building: | \$820,000 |
| • Turnkey Installation: | \$510,000 |
| • Perimeter Fencing: | \$40,000 |
| • Site Preparation: | \$30,000 |
| • Total Cost (without land): | \$1,400,000 |
| • Total Cost (with land): | \$2,400,000 |
- The total cost can be reduced by \$1,000,000 if a Borough owned site with utilities can be used.
 - Site rental may cost less than \$1,000,000, but improvements would need to be removed at project end.
 - If the building can be sold and removed at project end, it may fetch some payback.
 - If the building is located on Borough-owned land and could be repurposed, it may add additional value to the Borough. The building has a 10-year useful life.



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Temporary Police Station – Rental Option

- Find an acceptable rental space
 - Rental costs between \$0 and \$800,000 based on space
- Modify rented facility for police use
 - Modifications between \$20k and \$200k based on space
 - Time to modify: 4 month to 12 months - expanding rental time
- At end of rental period, return rental space to landlord
 - No value and no reutilization
- Estimated cost of rental option: \$160k to \$1 million
- Plan dependent on finding acceptable space inside Borough limits and available to modify into temporary police station



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Temporary Police Station - Conclusion

- Modular solution: approximately \$1.4 to \$2.0 million with less time pressure and possible resale or reutilization
- Temporary rental: approximately \$160k to \$1.0 million with extra time pressure and no resale or reutilization
- *Expensive options and limited choices either way*
- Important to avoid 30% increase in cost of construction and time due to police being "in-the-way" during construction



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Total Project Cost Summary



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



POLICE DEPARTMENT RENOVATION & ADDITION

Financial Considerations

- Project development phase completed in 2018 included no plan to pay for the project
- GMS Funding Solutions was engaged to evaluate grant opportunities
- \$1.7 million RACP Grant was received August 1, 2019
- Total cost of project is beyond the ability of the General Fund (home of the Police Department) or the General Capital Reserve (home of Police Capital Projects) to afford in cash
- Avoiding real estate tax impact from the project is next to impossible
- Deferment of one year of street paving, for example, frees approximately \$1 million in cash (in exchange for little or no street paving for that calendar year)
- Suggested solutions include:
 - Grant opportunities - \$1.7 million RACP Grant received
 - Council bond to finance balance to be sold in 2022
 - Bond sale in 2022 to be paid off with dedicated Police Station Tax beginning in 2022
- Recall taxes to pay for debt have no cap under State Law (unlike taxes to pay for other things)
- For rule of thumb only: \$9.75 million in debt costs approximately \$600,000 per year for 25 years or 3 mil of additional real estate tax or \$48 per year for the average single family home in additional taxes
 - \$6.65 million – 2 mil
 - \$8.50 million – 2.6 mil



Redevelopment Assistance Capital Program (RACP)

- Award Background
 - \$1.7 million awarded on August 5, 2019
 - Application and Business Plan (A&BP) submitted on January 30, 2020
- RACP Requirements
 - RACP is administered by the Governor's Office of the Budget. Projects must be a minimum of \$1 million
 - Projects require a 50% match - \$1.7 million
 - Compliance Guidelines
 - Competitive Bidding
 - Steel Procurement Act
 - Public Works Contractors' Bond Law
 - Prevailing Wage
- RACP Process
 - 5 years from award to draw down the funds (August 2024)
 - Grant Agreement – Comes after start of construction
 - Construction Monitoring/Facilitation Meeting
 - Review bid documents, prevailing wage payroll reports, etc.



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



Redevelopment Assistance Capital Program (RACP)

- Reimbursement Process
 - Grant Agreement is fully executed
 - GMS will draft the reimbursement request(s) when paid invoices are available and will review with the Borough prior to submission.
 - Final Close-Out Audit
- Eligible Costs and Match
 - Reimbursement costs include construction, permits, and land.
 - Match costs include architectural/engineering, contingency, construction, and land.



BOROUGH OF CHAMBERSBURG
POLICE DEPARTMENT
RENOVATION / ADDITION



**POLICE DEPARTMENT RENOVATION & ADDITION
ANTICIPATED SCHEDULE
2019 to 2023**

- **Authorization to proceed w/ construction documents** **November 2019**
 - Construction Drawings
 - Construction Specifications
 - Land Development Plans
 - Design Cost – SGS Architects: \$246,500

- **Presentation of Design** **November 2020**

- **Budgetary Review** **October 2021**
 - Evaluate Financing Options

- **Issue documents for Bid** **January 2022**
 - Cost Estimate available for Budget Review
 - Bidding Cost – SGS Architects: \$15,700

- **Construction Award** **February 2022**

- **Construction Start** **March 2022**
 - Construction Administration – SGS Architects: \$76,400

- **Project completion** **2023**
 - Construction Estimate: \$7.25 Million



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RENOVATION / ADDITION



Questions?



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RENOVATION / ADDITION

