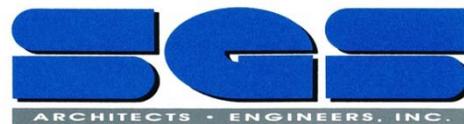


# **POLICE DEPARTMENT RENOVATION & ADDITION PRESENTATION**

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



**October 29, 2018**





BOROUGH OF CHAMBERSBURG  
POLICE DEPARTMENT RENOVATION & ADDITION





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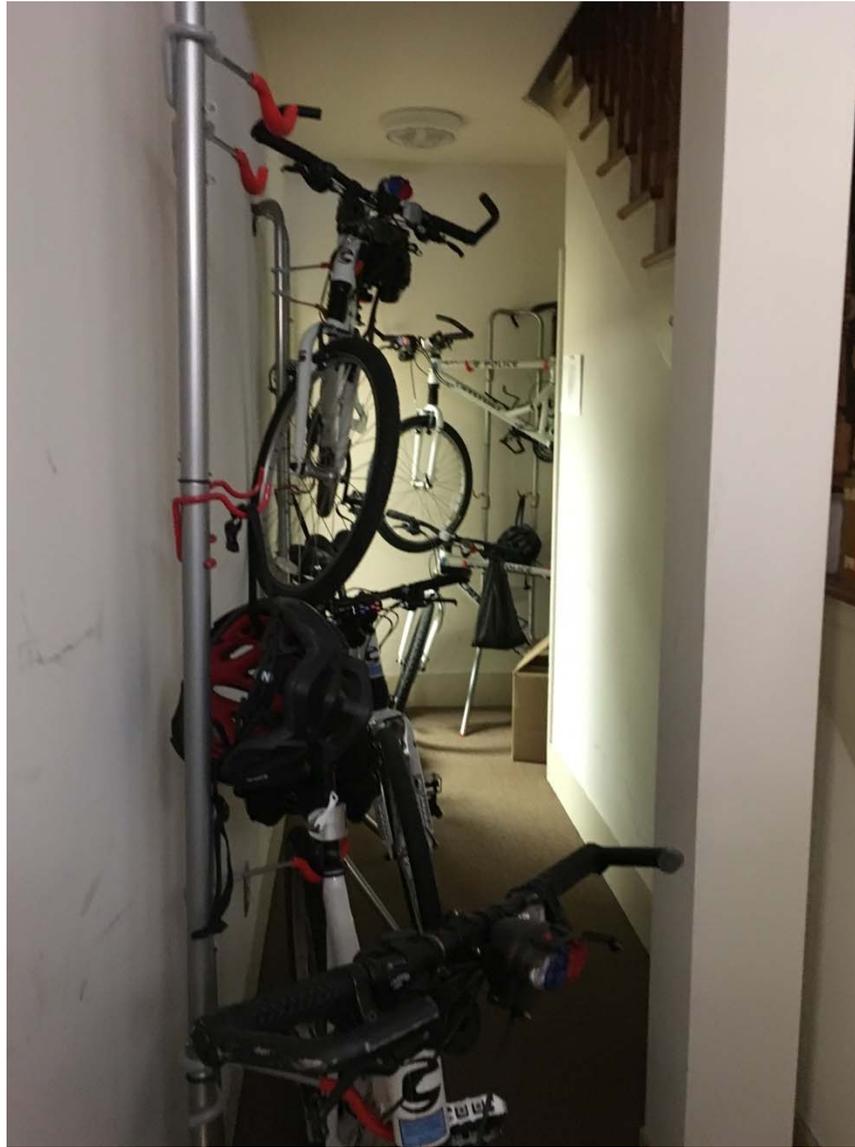
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### OVERALL PROPOSED SITE PLAN

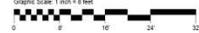




**BUILDING COLOR LEGEND**

- BREAK ROOM
- CRIMINAL INVESTIGATION
- EVIDENCE PROCESSING / STORAGE
- MAYOR
- 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**

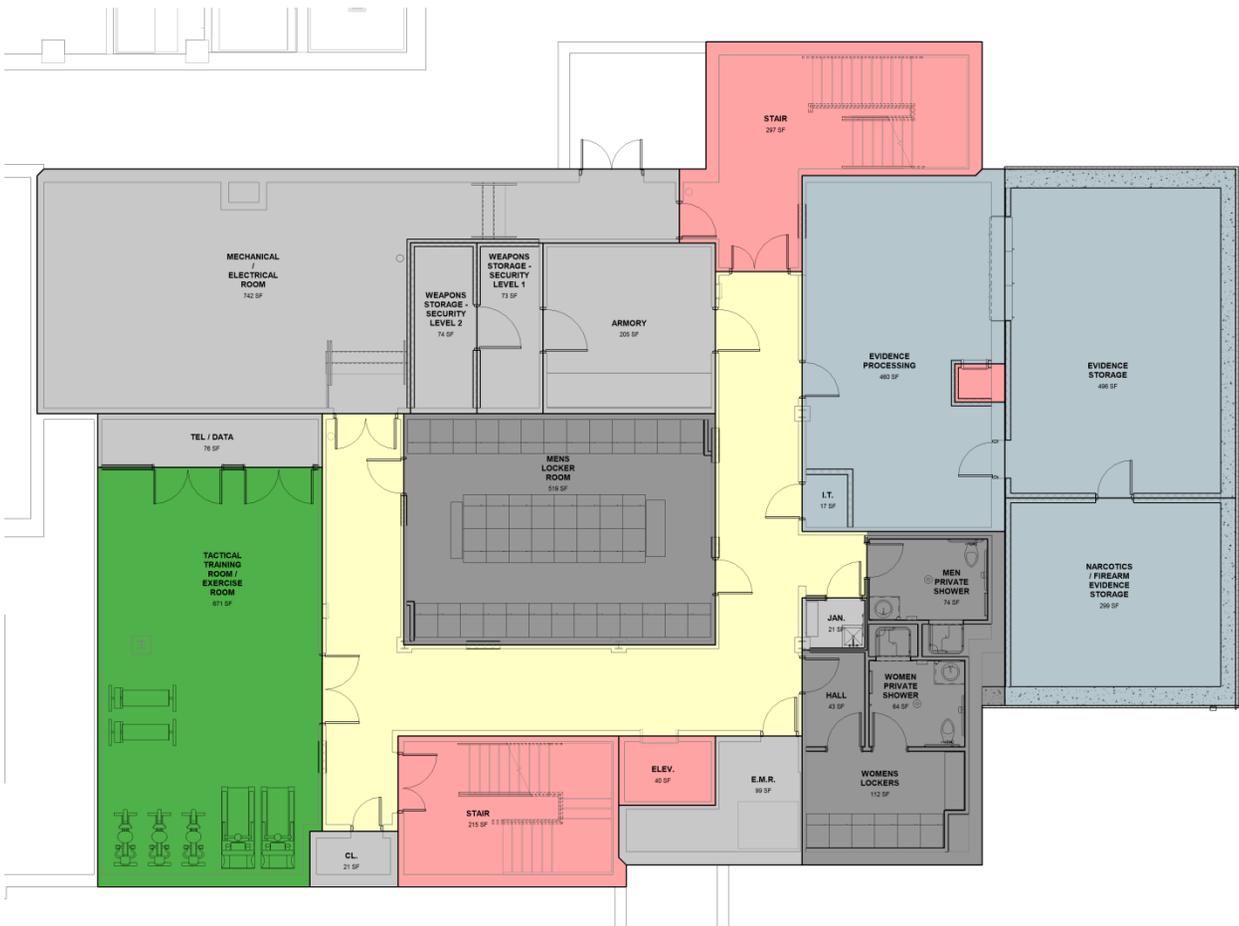


EXISTING BUILDING: 11,510 SF  
 EXISTING POLICE ANNEX: 1,010 SF  
 POLICE DEPARTMENT ADDITION: 968 SF



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





**BUILDING COLOR LEGEND**

- BREAK ROOM
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**ENLARGED BASEMENT FLOOR PLAN**



EXISTING BUILDING: 11,510 SF  
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 POLICE DEPARTMENT ADDITION: 968 SF



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**BUILDING COLOR LEGEND**

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**FIRST FLOOR PLAN**



EXISTING BUILDING: 17,186 SF  
 EXISTING POLICE ANNEX: 1,010 SF  
 POLICE DEPARTMENT ADDITION: 968 SF



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**BUILDING COLOR LEGEND**

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**ENLARGED FIRST FLOOR PLAN**



EXISTING BUILDING: 17,186 SF  
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**BOROUGH OF CHAMBERSBURG**  
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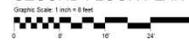




**BUILDING COLOR LEGEND**

- BREAK ROOM
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**SECOND FLOOR PLAN**



EXISTING BUILDING: 16,807 SF  
 EXISTING POLICE ANNEX: 1,010 SF  
 POLICE DEPARTMENT ADDITION: 968 SF



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





**BUILDING COLOR LEGEND**

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**ENLARGED SECOND FLOOR PLAN**



EXISTING BUILDING: 16,807 SF  
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 POLICE DEPARTMENT ADDITION: 968 SF



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## SECOND STREET ELEVATION



**POLICE DEPARTMENT RENOVATION & ADDITION  
Design Development Cost Estimate**

**Cost Estimate consists of the following items:**

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

Based on a Construction start date of March 2021

**Design Development Construction Cost Estimate:**

**\$4,172,000**

**Alternate Bid #1 – Existing Roof Replacement**

**\$45,000**

**Alternate Bid #2 – Clock tower, chimneys, slate roof**

**\$120,000**

**Security / Technology**

**\$300,000**

**Furnishings**

**\$200,000**

**TOTAL**

**\$4,836,981**



BOROUGH OF CHAMBERSBURG  
POLICE DEPARTMENT RENOVATION & ADDITION



### 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	4,635 sf
• Borough Building First Floor	5,388 sf
• <u>Borough Building Second Floor</u>	<u>5,791 sf</u>
• TOTAL:	15,814 sf



**POLICE DEPARTMENT RENOVATION & ADDITION  
Initial Financial Determination**

- Project development included no plan to pay for the project
- GMS Funding Solutions was engaged to evaluate grant opportunities (possibility of 25% grant funding)
- 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
- General Fund is not supposed to use debt to fund project, Although, it would be possible to utilize a pass-through debt offering issued by the Chambersburg Authority
- 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:
  - Wait to see if grant opportunity become available
  - Take no action thru 2019
  - Contemplate a pass-through (CAMA) bond in maybe 2020
  - Contemplate a deferment of street paving in maybe 2021
- Recall taxes to pay for debt have no cap under State Law (unlike taxes to pay for other things.)
- For rule of thumb only: \$5 million in debt costs approximately \$350,000 per year for 25 years or 1.75 mil of additional real estate tax or \$28 per year for the average single family home in additional taxes



**POLICE DEPARTMENT RENOVATION & ADDITION  
ANTICIPATED SCHEDULE  
2019 to 2022**

- **Authorization to proceed w/ construction documents** **February 2020**
  - Construction Drawings
  - Construction Specifications
  - Land Development Plans
  
- **Issue documents for Bid** **Late Fall 2020**
  - Pricing available for Budget Review
  
- **Construction Award** **Early 2021**
  
- **Construction Start** **Spring 2021**
  
- **Project completion** **Fall 2022**



BOROUGH OF CHAMBERSBURG  
POLICE DEPARTMENT RENOVATION & ADDITION

