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September 24, 2025 | **Updated November 11, 2025**

Pembroke Pines Police and Fire Facilities Conceptual Planning Package Update Additional Services Outline of Tasks Requested

ADG Project No. 995-1.21, & 995B-1.21

Chief Jose Vargas and Chief Marcelino Rodriguez, per the direction by the city administration September 16, 2025, ADG is pleased to offer to the City of Pembroke Pines this additional service request for the following scope of services.

1. Implementation of Development "Option C"- Planning for a Joint-Use Public Safety Building

Evaluate the feasibility of demolishing the existing FS #69 and assist in identifying temporary relocation options for Fire Administration and a crew of six to nine personnel to operate two to three apparatus from the current site. Potential temporary locations include relocating Fire Administration to City Hall, with the apparatus unable to be accommodated onsite temporarily stationed at another fire facility.

The city requested ADG to analyze the construction staging phases to preferably ensure that both the Fire and Police Departments could remain fully operational throughout the project. This strategy may not work without relocation. If it is possible, it would free up the existing FS #69 site for the new joint-use Public Safety Complex, where Fire Administration could be co-located with the Police Department. A new four-bay apparatus facility for FS #69 will be proposed, either as a connected appendage to the Public Safety Facility or as a stand-alone structure at the current location, depending on the preferred site layout and the need to accommodate apparatus circulation paths with the required minimum 52'-0" turning radii.

1.1 The city requested ADG to proceed with the fee proposal for Option "C", which includes the following steps:

- 1.1.1 Demolishing the existing FS #69 and assist in identifying temporary relocation options for Fire Administration and a crew of six to nine personnel to operate *two to three apparatus (1-2 rescues and engine)* from the current site. Potential temporary locations include relocating Fire Administration to City Hall, with the apparatus unable to be accommodated temporarily stationed at another fire facility.
- 1.1.2 The Fire Administration will be co-located with the Police Department. A new, four-bay apparatus facility for FS #69 will be proposed, either as a connected addition to the Public Safety Facility or as a stand-alone structure at the current location. On both options, the location of the apparatus bays will remain where currently located for effective egress of the trucks onto Pines Boulevard. The final configuration will depend on the preferred site layout and the need to accommodate apparatus circulation paths with the required minimum 52'-0" turning radii.

- 1.1.3 ADG will work with the Fire Department to develop a Spatial Needs Assessment (SNA) to determine the required spaces and sizes to accommodate current and projected staffing, as well as spatial allocations for Fire Administration and the FS #69 replacement.
- 1.1.4 Re-evaluate the site development concept as a Public Safety Complex and prepare graphic illustrations depicting this concept. This includes updating the SNA with the latest reductions to the projected Police Department staffing and spatial needs (version V8).
- 1.1.5 Prepare an update to the existing Preliminary Estimate of Probable Development Costs for the noted scope and the necessary site modification work.
- 1.1.6 Present the findings of the outlined scope to the City Administration.

1.2 Additional Considerations requested by the Fire Department:

- 1.2.1 Provide adequate space for the aerial ladder to be used on the rear apron. The greater the clearance from the building, the better.
- 1.2.2 Provide an area for units to stage their vehicles onsite when visiting the headquarters for training or other activities.
- 1.2.3 Given the amount of use, it is preferable that the fuel pumps that can be accessed from both directions of travel.

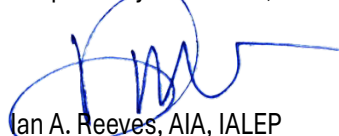
2. Current Timeline :& Deliverables

- o ADG NTP: Issued by the CoPP November 20,2025 for the proposed additional services
- o ADG Additional Services Deliverable Due
- o 40% Design Criteria Package Target Deliverable Date: June 2026.
- o G.O. Bond Ballot/ Public Presentation: August 2026.

3. Professional Fee:

The noted additional services are proposed for a professional fee of \$18,200. Upon acceptance of this proposal and issuance of a notice to proceed by the city, ADG will commence the work as outlined. We look forward to responding to any questions that the city may have.

Respectfully submitted,



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President / Managing Partner