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AR94944

May 22, 2026

**City of Pembroke Pines Public Safety Campus  
Updated Preliminary Estimate of Probable Development Costs**

The planning team has assembled this preliminary cost data which is based upon the current (2026-27) construction values associated with the budgeting for the proposed Public Safety Complex including the Police Headquarters, Fire Administration, Station #69, Fueling Depot, Utility Plants, and the secured Parking Structure.

As this preliminary estimate is based upon very early planning, we have utilized a blended cost model for each program element. Parking for the visitors and the staff are also a development component which requires consideration as it pertains to the utilization of surface parking versus structured parking, as there is a considerable cost difference.

Existing site utilization by the Police Department is also a major contributing factor to the development considerations, while the Fire Department would need to be relocated off-site for both Station #69 and Fire Administration. Police Department staff parking is also a significant consideration during the construction period. Potentially the city could elect to utilize the park space temporarily directly behind the site as an option for consideration due to its direct connection to the Public Safety Complex site.

The following chart indicates the various anticipated development components that need to be considered when establishing the total project development cost for budgeting purposes.

	<b>Year 2026</b>	<b>Year 2041</b>	<b>Year 2056</b>
Public Safety Complex Site Development	Approx. 5 acres	Approx. 5 acres	Approx. 5 acres
Public Safety Facility (PSF: PDHQ)	108,853 SF	108,853 SF	122,941 SF
Fire Station #69	21,391 SF	21,391 SF	21,391 SF
Fire Administration	8,251 SF	8,863 SF	9,189 SF
Parking Structure w/Rolling Assets Storage	145,671 SF	145,671 SF	145,671 SF
Decentralized Utility Plants (Calculated @ 50%)	4,500 SF	4,500 SF	4,500 SF
Fueling Depot Allowance	Included	Included	Included

**Pembroke Pines Public Safety Campus**  
**Updated Preliminary Estimate of Probable Development Costs**

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**Development Options:**

We prepared multiple development options for the city to consider. The difference between the options pertained to two factors, specifically the consideration of including the Fire Administration into the new Police Headquarters structure as a combined Public Safety Building (PSB), or if they are to remain attached to Fire Station #69. Of the many iterations of the development concept preparation, Development Option C-2.2 was identified to be the most desired concept as it includes a building that has 15 years of growth built-out, and open space within each Unit of the Police Department that was defined to need to add staffing in the 15-30 year-out plan, thus allowing the Departments to have ample growth capabilities yet maintain the flexibility for the future needs to be accommodated.

Please note that Option “C-2.2” does not include the re-use of the existing PPPD and PPFDD Headquarters facilities. The cost data has been color-coded for identification of project cost, PPPD to PPFDD, and the city costs. The city is coded green, the police department is coded blue, and the fire department is coded red, so the PD and FD are color-wise correlated to the site diagram colors.

**Option “C-2.2”:** New Public Safety Building (PDHQ + Training) built out for the year **2041**, and a new Fire Station #69 with the new Fire Administration above Station #69. The Public Safety Building also includes shell space to accomplish the future build-out of the year **2056**.

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**Pembroke Pines Public Safety Campus**  
**Updated Preliminary Estimate of Probable Development Costs**

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**Development Option “C-2.2”: New Public Safety Building (PDHQ + Training + Garage) and new Fire Station #69 with Fire Administration built-out for the Year 2041 w/ Expansion of the PDHQ for the Year 2056**

**Project Development “Hard Costs”**

**1. Building Construction:**

1.1	New Public Safety Building (Police HQ + Training) Construction: 108,853 SF @ \$550/SF.....	\$ 59,869,150.00
	Future Expansion of PDHQ of 14,088 SF @ \$450/SF .....	\$ 6,339,600.00
1.2	Parking Structure: 288 Spaces @ \$34,000/Space.....	\$ 9,792,000.00
1.3	Rolling Assets Storage (Includes 29 spaces on the ground level of parking structure) 24,687 SF @ \$220/SF.....	\$ 5,431,140.00
1.4	PDHQ Utility Plant(s) Allowance @ 65% of GSF..... (Generator, Fuel Tanks, Fuel Pumps, HVAC Eqpt., Protective Cage, etc.)	\$ 5,200,000.00
1.5	Demolition & Disposal Fees for the Existing PDHQ: 39,800 SF @ \$7.50/SF .....	\$ 298,500.00
1.6	New Fire Station #69 with Fire Administration: 30,254 SF @ \$625 / SF.....	\$ 18,908,750.00
1.7	FS #69 / Fire Administration Utility Plant @ 35% of GSF..... (Generator, Fuel Tanks, Fuel Pumps, HVAC Eqpt., Protective Cage, etc.)	\$ 2,800,000.00
1.8	Demolition & Disposal Fees for the Existing FS #69 / Fire Admin. 24,706 SF @ \$7.50/SF.....	\$ 185,295.00
1.9	<b>Subtotal Building Construction Cost.....</b>	<b>\$ 108,824,435.00</b>

**2. Site Development:**

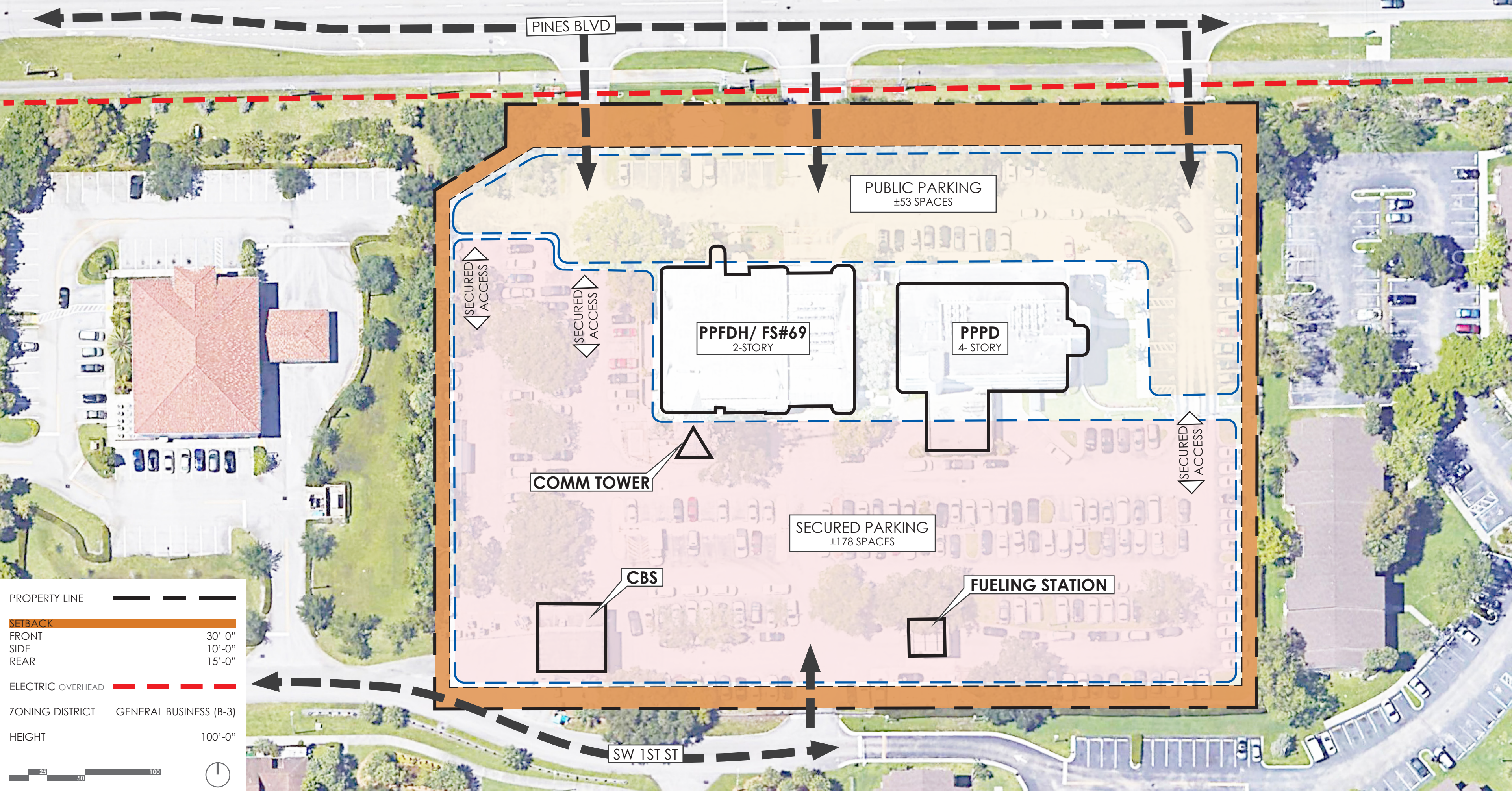
2.1	Site Development Updates: PDHQ and Parking Garage:2.85 Acres @ \$425,000/Acre.....	\$ 1,211,250.00
	FS #69, Fire Admin, & Fueling Depot: 2.15 Acres @ \$425,000/Acre .....	\$ 913,750.00
2.2	Site Security Systems Allowance: (Perimeter Walls, CCTV, Access Control, Etc.) Police Department: \$950,000 Allowance @ 57% .....	\$ 541,500.00
	Fire Department: \$950,000 Allowance @ 43%.....	\$ 408,500.00
2.3	Fueling Island Allowance: Police Department: \$1,115,000 @ 50% .....	\$ 557,500
	Fire Department: \$1,115,000 @ 50%.....	\$ 557,500
2.4	Communications Tower Allowance .....	\$ By City
2.5	FDOT Median & Roadway Improvements to Pines Boulevard Allowance.....	\$ By City

**Pembroke Pines Public Safety Campus**  
**Updated Preliminary Estimate of Probable Development Costs**

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<b>2.6</b>	<b>Subtotal Site Development Allowance .....</b>	<b>\$</b>	<b><u>4,190,000.00</u></b>
<b>3.</b>	<b>Subtotal Project “Hard Costs” .....</b>	<b>\$</b>	<b><u>113,014,435.00</u></b>
3.1	PDHQ + Parking Garage / Rolling Assets Storage Building:.....	\$	89,240,640.00
	This equates to 79% of Project “Hard Costs”		
3.2	Fire Station #69 + Fire Administration:.....	\$	23,773,795.00
	This equates to 21% of the Project “Hard Costs”		
<b>4.</b>	<b>Project “Soft Costs”</b>		
4.1	Professional Design Fees, Miscellaneous “Soft” Costs (Includes survey, environmental, Geotech, technology, security, communications, etc.) \$113,014,435.00 @ 10.0% .....	\$	11,301,444.00
	PDHQ: 79% of \$11,301,444:.....	\$	8,928,140.00
	Fire Station #69 + Fire Administration: 21% of \$11,301,444 .....	\$	2,373,303.00
4.2	FF&E Allowance: .....	\$	5,312,040.00
	PDHQ: 108,853 SF @ \$40/SF .....	\$	4,354,120.00
	Fire Station #69 + Fire Admin. Less Apparatus Bays: 23,948 SF @ \$40/SF ....	\$	957,920.00
4.3	Technology Systems Allowance: .....	\$	5,312,040.00
	(Security, communications, data network, A-V, etc.): PDHQ: 108,853 SF @ \$40/SF .....	\$	4,354,120.00
	Fire Station #69 + Fire Admin. Less Apparatus Bays: 23,948 SF @ \$40/SF ....	\$	957,920.00
4.4	Permitting & Impact Fees Allowance.....	\$	By City
4.5	Testing & Inspection Fees Allowance .....	\$	By City
4.6	Moving Costs Allowance .....	\$	By City
4.7	Escalation Costs Allowance @ 4.0% Annually for Two Years Compounding.....	\$	9,221,978.00
4.8	Project Contingency Allowance @ 10% .....	\$	11,301,444.00
<b>5.</b>	<b>Subtotal Project “Soft Costs” .....</b>	<b>\$</b>	<b><u>42,448,945.00</u></b>
<b>6.</b>	<b>Total Estimated Project Development Cost .....</b>	<b>\$</b>	<b><u>155,463,380.00</u></b>



PINES BLVD

PUBLIC PARKING  
±53 SPACES

PPFDH/ FS#69  
2-STORY

PPPD  
4-STORY

SECURED ACCESS

SECURED ACCESS

SECURED ACCESS

COMM TOWER

SECURED PARKING  
±178 SPACES

CBS

FUELING STATION



SW 1ST ST

PROPERTY LINE ————

SETBACK

FRONT	30'-0"
SIDE	10'-0"
REAR	15'-0"

ELECTRIC OVERHEAD - - - - -

ZONING DISTRICT GENERAL BUSINESS (B-3)

HEIGHT 100'-0"

25 50 100

**GENERAL CONSIDERATIONS**

- FS#69/ FIRE ADMIN WILL NEED TO BE RELOCATED OFF-SITE
- THE PARK SOUTH OF SITE WILL NEED TO BE USED TEMPORARILY FOR THE CONSTRUCTION STAGING AND OPERATIONS LOCATION

**OPPORTUNITIES**

- LARGER EXTERIOR BREAK/ TRAINING AREA FOR FS
- MORE SECURED GROUND PARKING
- POTENTIAL CONNECTIONS BETWEEN PARKING GARAGE AND PDHQ
- PARTIAL DEMOLITION OF EXISTING PDHQ IS NOT REQUIRED (SALLY PORT) COMPARED TO SITE DIAGRAM "A"
- DECENTRALIZED UTILITIES LOCATED INDEPENDENTLY FOR EACH BUILDING)

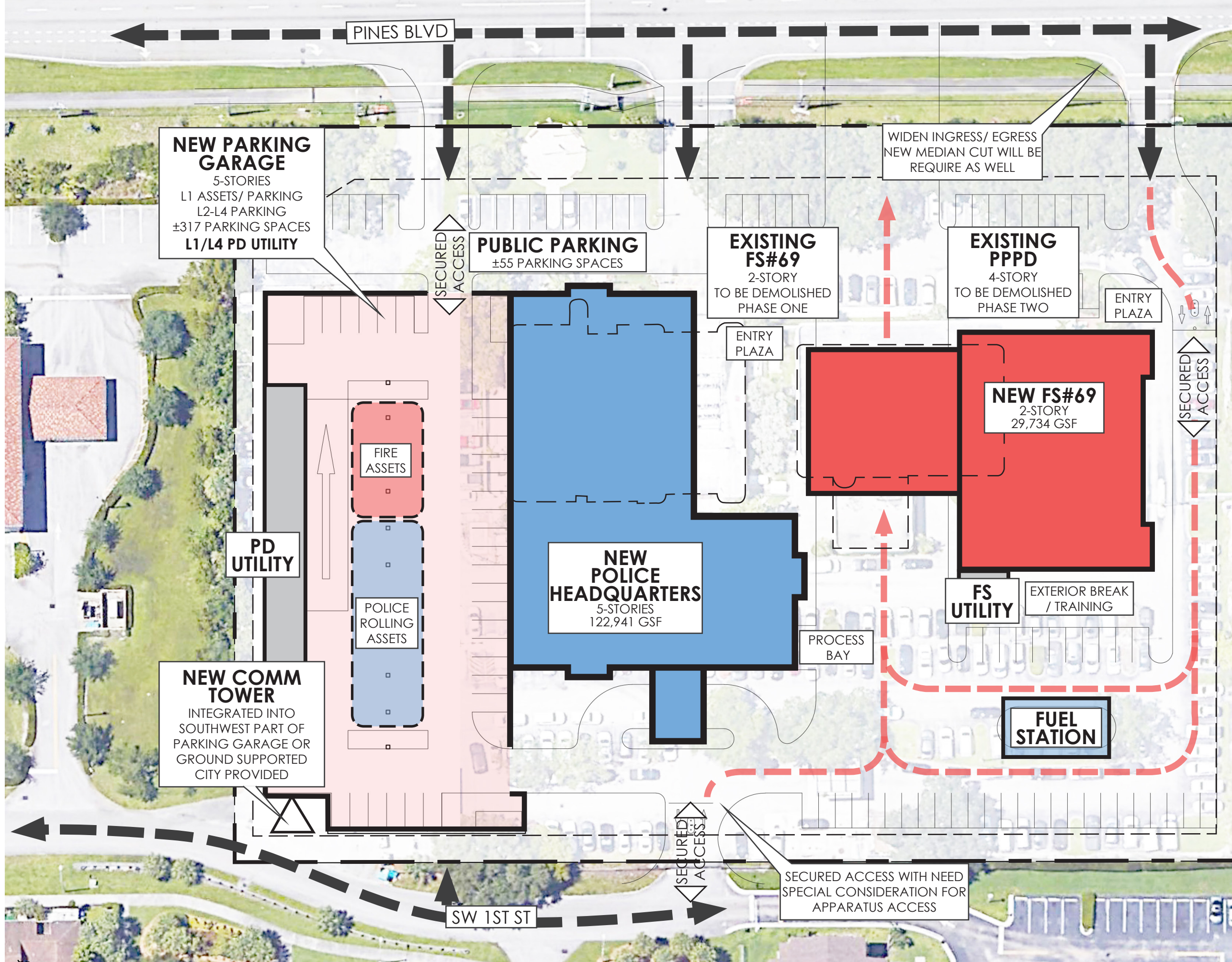
**CHALLENGES**

- LONGER COMPLETION TIME COMPARED TO SITE DIAGRAM "A" BECAUSE OF REQUIRED PHASING
- CHANGE IN APPARATUS ACCESS FROM PINES BLVD WILL REQUIRE A NEW MEDIAN CUT (WILL REQUIRE WORKING WITH FDOT)
- ACCESS OFF SW 1ST ST FOR APPARATUS WILL REQUIRE SPECIAL CONSIDERATION
- PD SALLYPORT MUST BE LOCATED IN PARKING GARAGE
- NO LONGER WILL HAVE SHARED ENTRY PLAZA
- FIRE STATION ACCESS TO PARKING GARAGE IS A GREATER DISTANCE
- NO DIRECT CONNECTIVITY FROM FS#69 TO PDHQ
- APPARATUS CIRCULATION, FUELING STATION ACCESS EASIER FROM ONLY SW 1ST, SW 1ST ST ACCESS WILL BLOCK ROAD WHILE WAITING TO ENTER
- NEW COMMUNICATIONS TOWER LOCATION MAY REQUIRE AN EQUIPMENT BUILDING AT BASE DUE DISTANCE FROM PDHQ
- NO WINDOWS ON WEST SIDE OF PD

**APPARATUS ACCESSIBLE ROUTE**

SOME PARKING WILL BE LOST TO DISABLED PARKING/ SALLY PORT & PROCESSING BAY ACCESS/ STRUCTURAL MEMBERS (GARAGE) PARKING COUNT

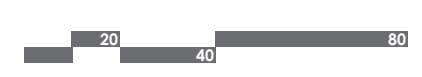
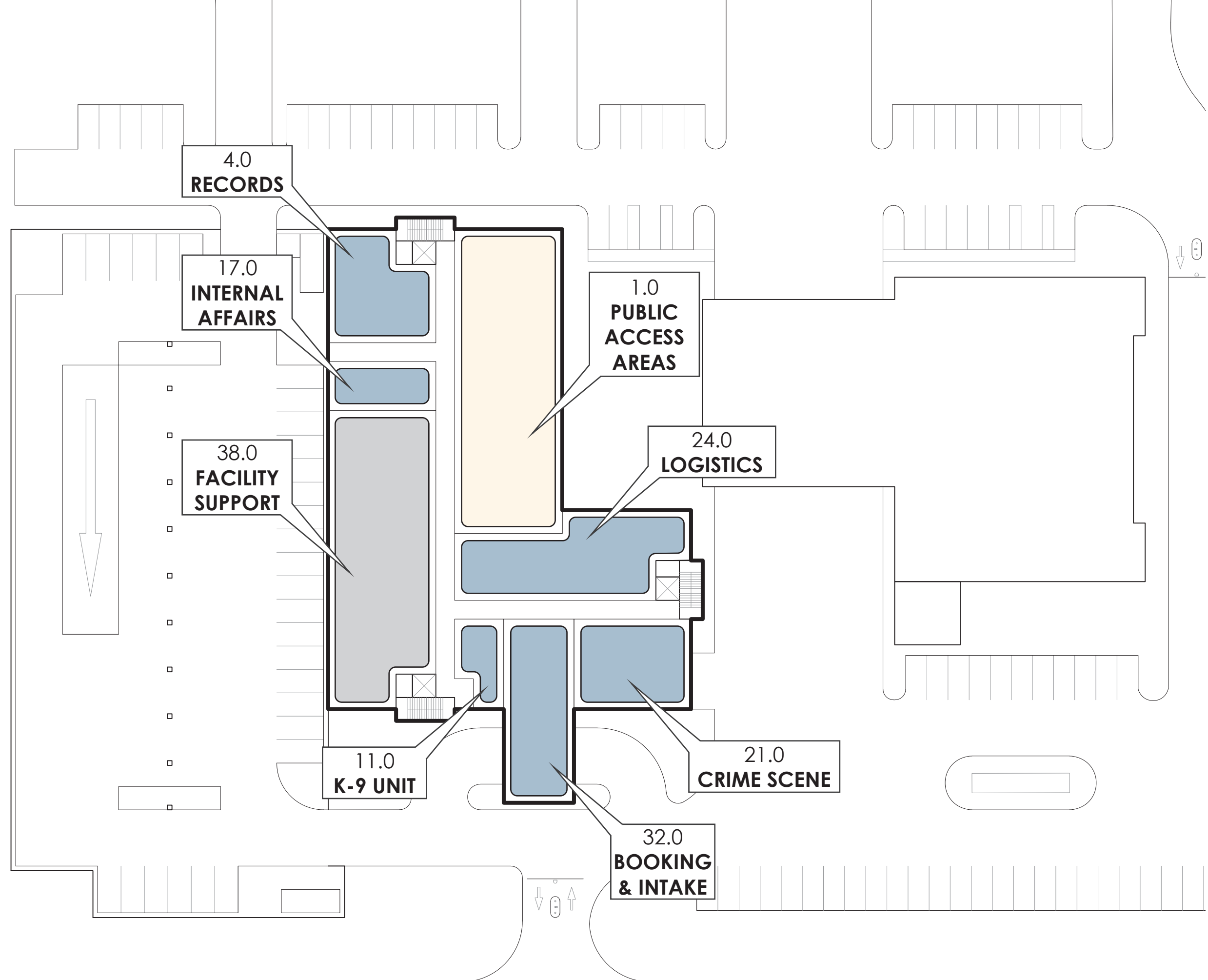
PUBLIC	41
SECURED GROUND	36
SECURED PARKING GARAGE	317
TOTAL	±394

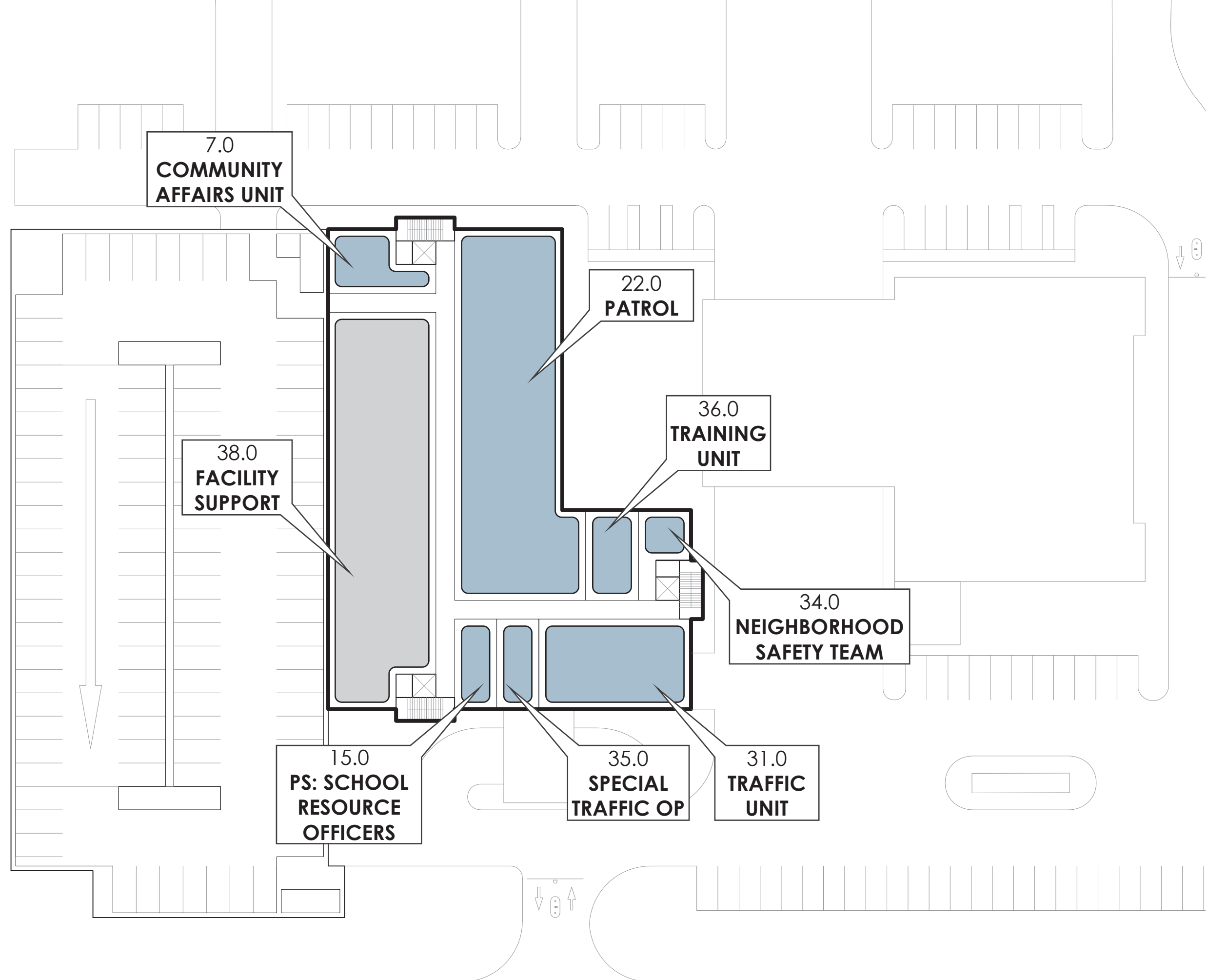


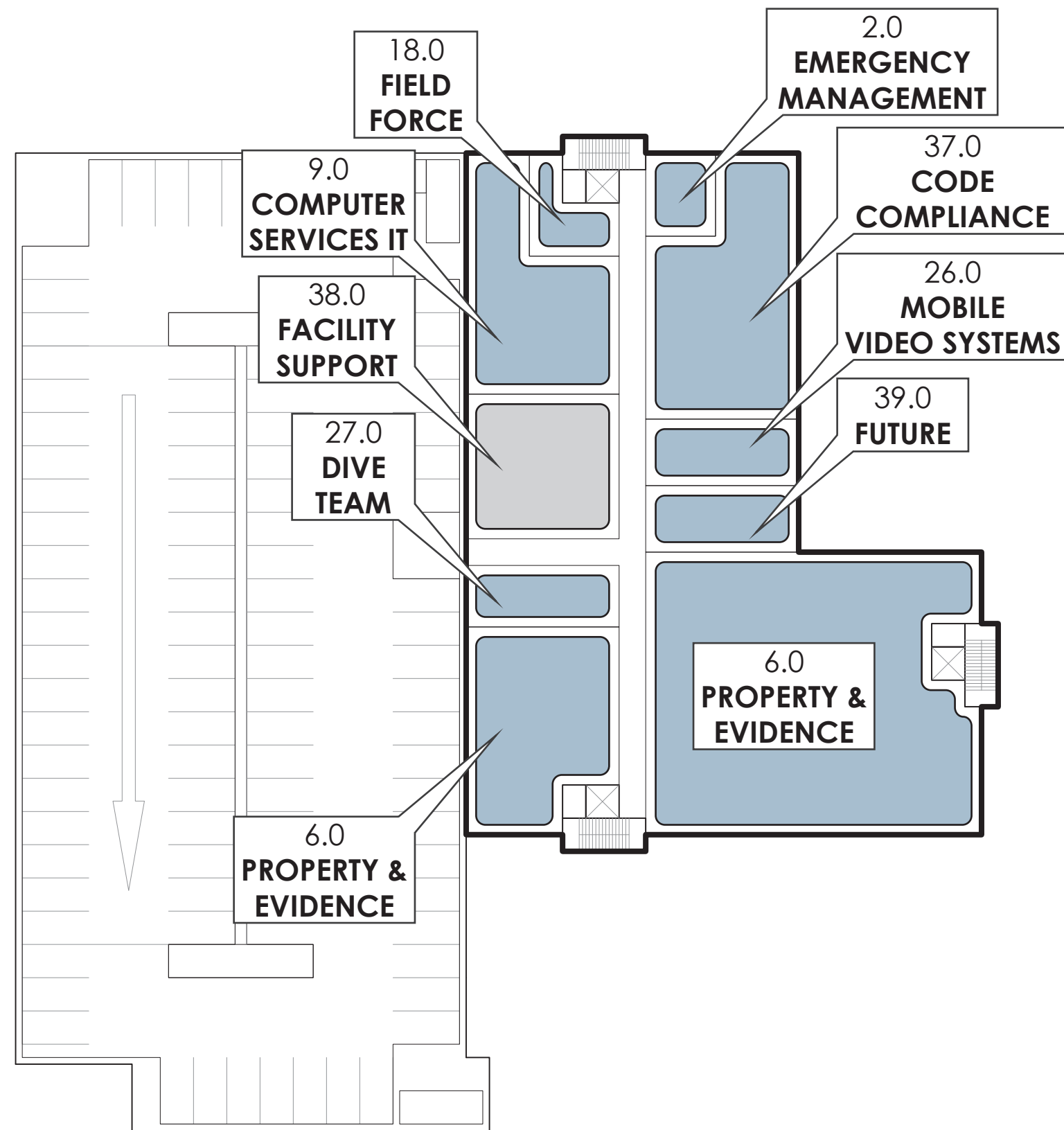
15'-6" FF	15'-6" FF
12'-0" FF	15'-6" FF
12'-0" FF	15'-6" FF
15'-6" FF	15'-6" FF
15'-6" FF	15'-6" FF
GARAGE	BUILDING

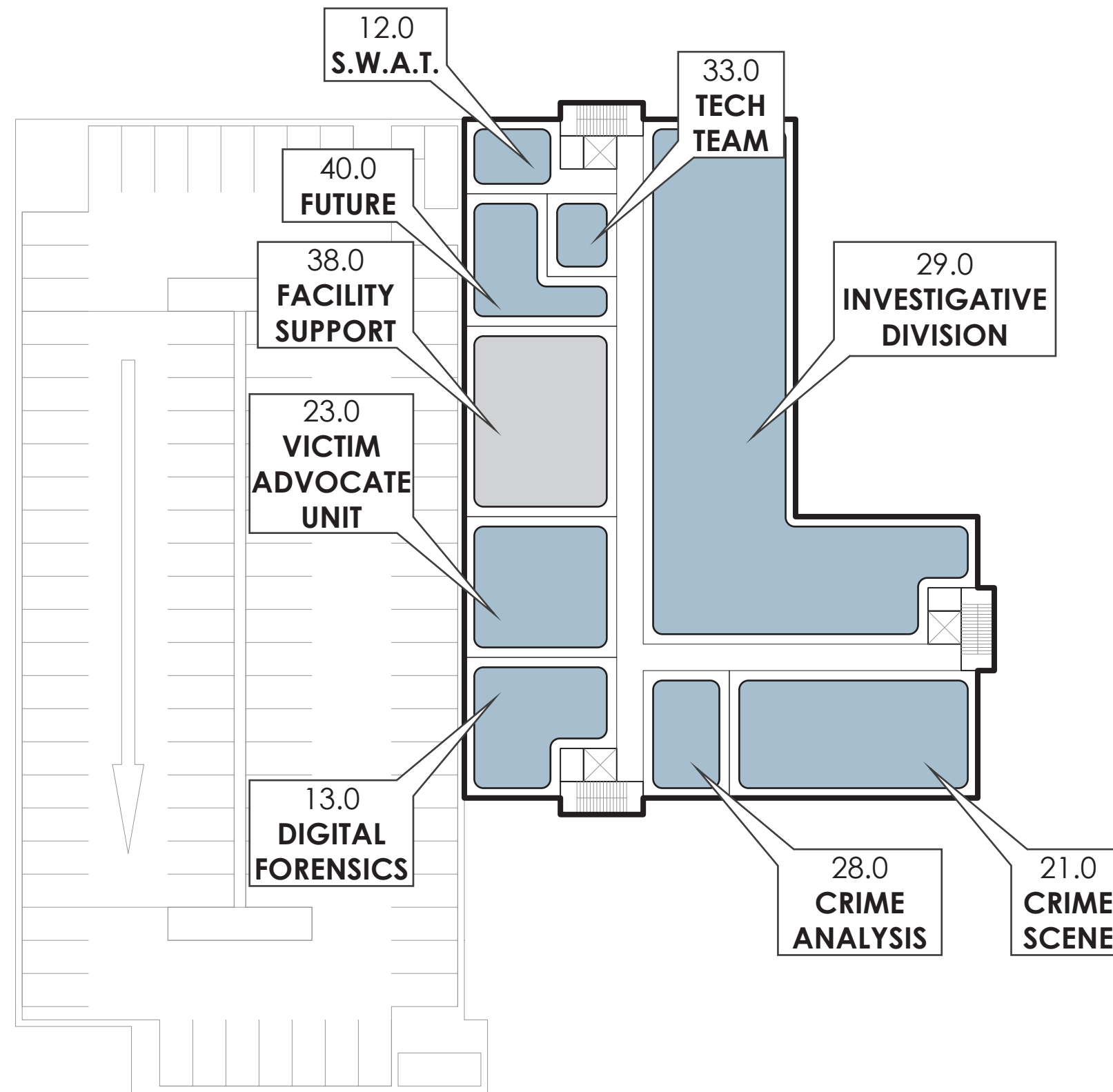
**TYPICAL STRUCTURE HEIGHTS**

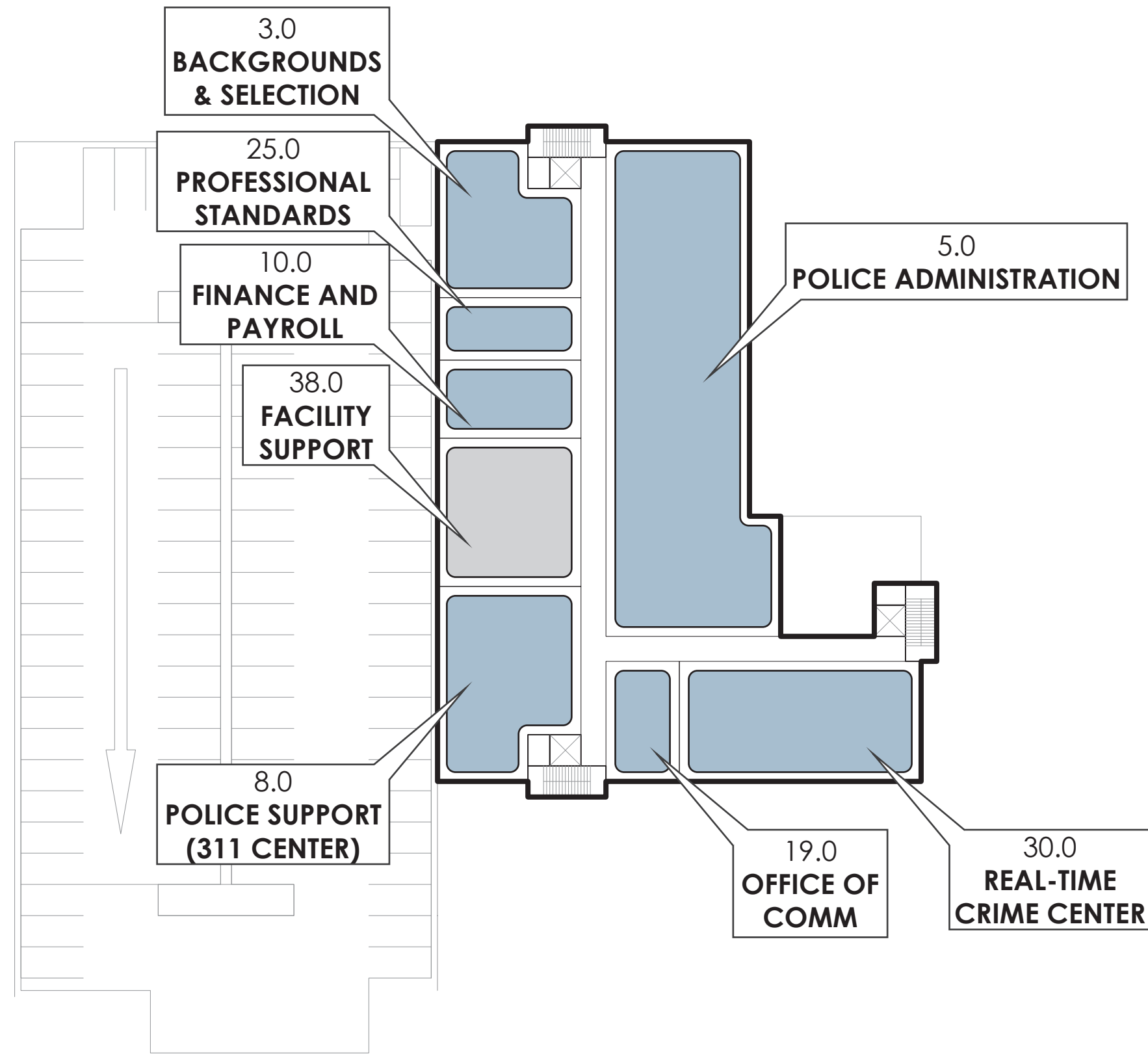
- EACH LEVEL CAN BE CONNECTED WITH ADDED HEIGHT TO GARAGE AS NEEDED (THIS WILL BE INFLUENCED BY ADJACENCY DIAGRAMS/ HIGHER TRAFFIC AREAS)

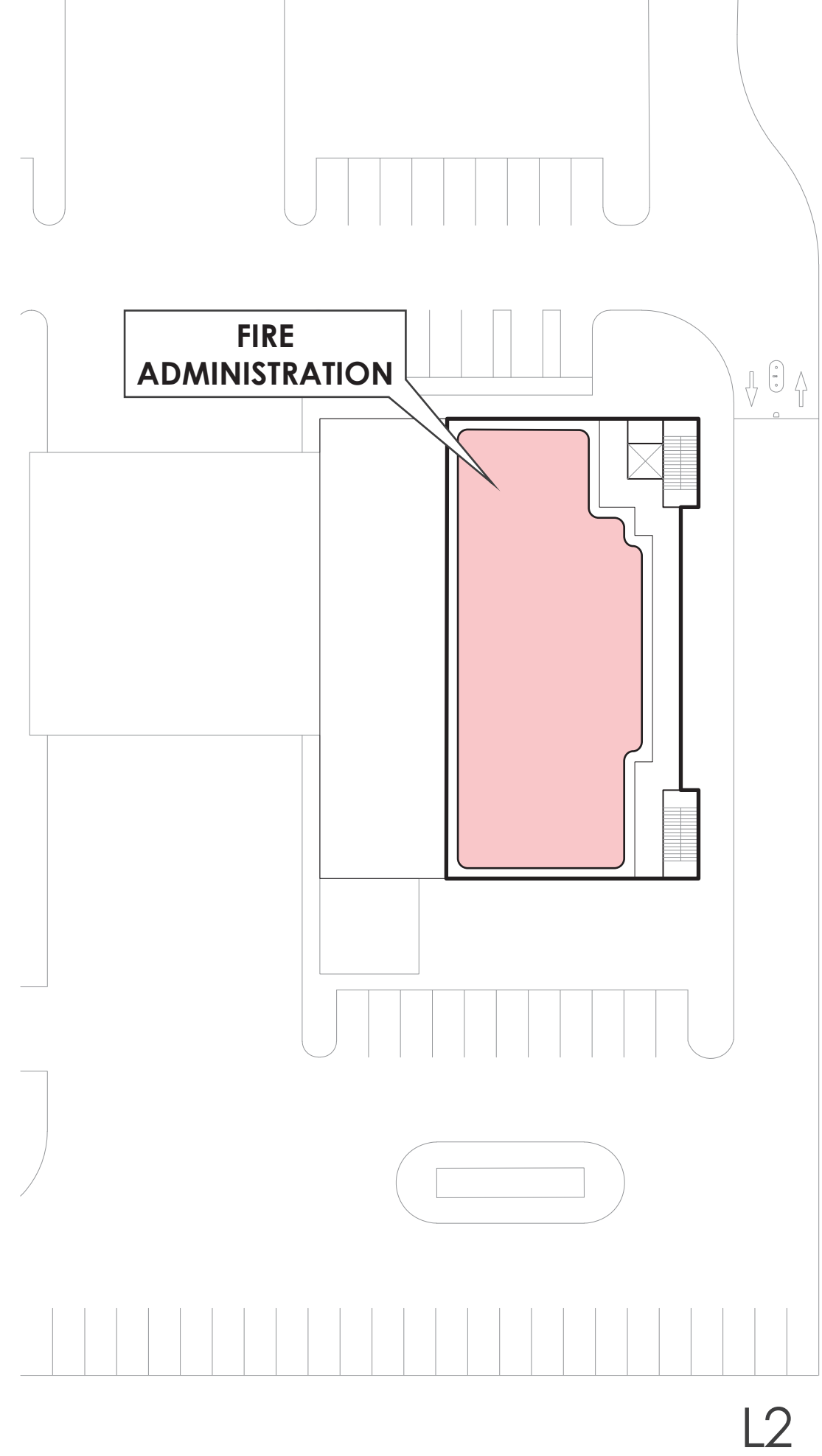
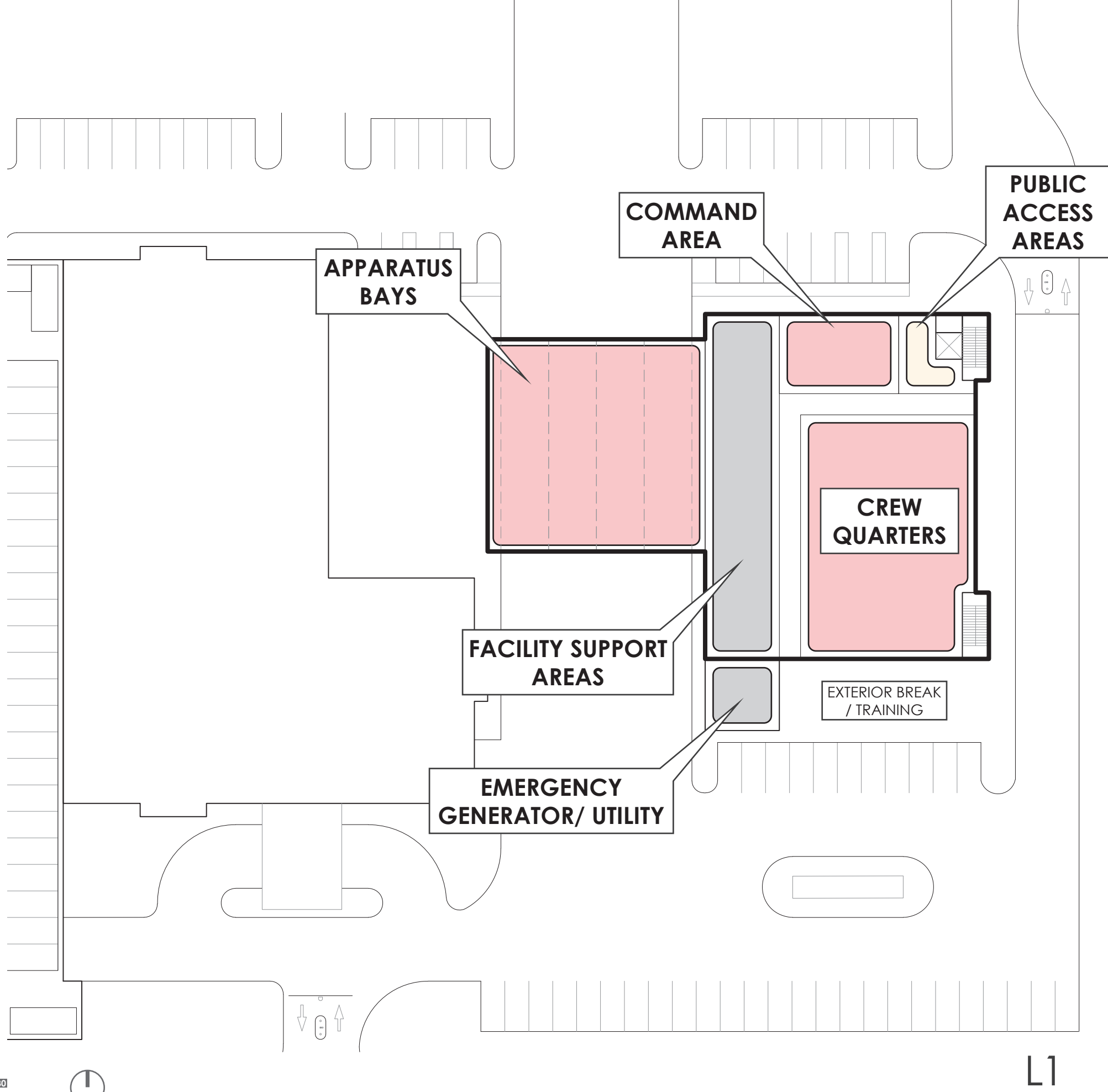






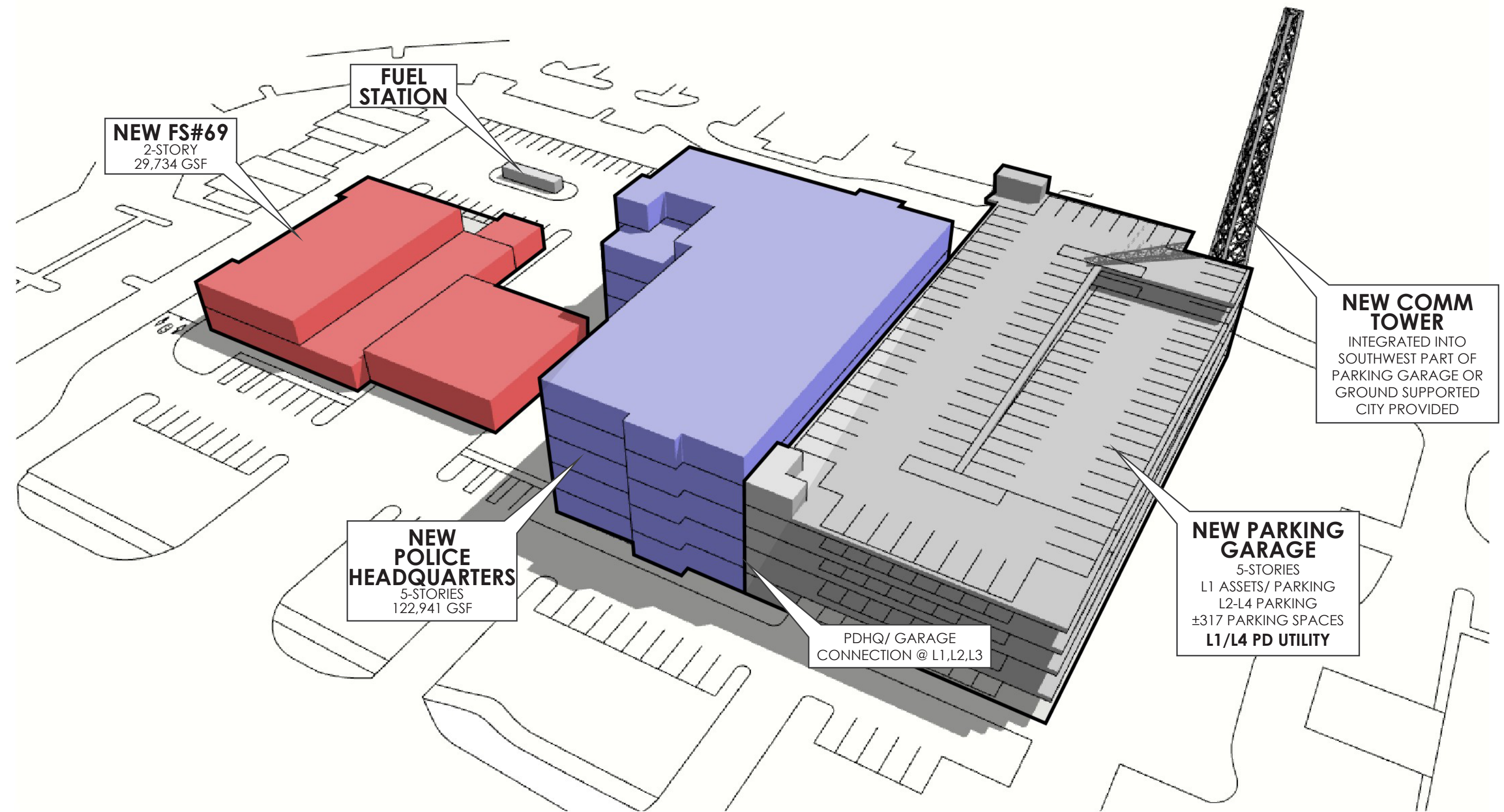






L1

L2



# Program / Spatial Needs Assessment

## Executive Summary

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	1.0	Public Safety Building	108,853	108,853	122,941
	2.0	Parking Garage	118,875	133,437	137,579
	3.0	Fire Administration & Fire Station 69	30,204	30,816	31,141

# Program / Spatial Needs Assessment

## Executive Summary - Public Safety Building

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes
<p>Red: Updates July 2025.</p> <p>Blue: Updates July 29, 2025.</p> <p>Green: Updates August 7, 2025.</p> <p>Purple: Updates August 12, 2025.</p> <p>Orange: Updates August 15, 2025.</p> <p>Teal: Updates August 18, 2025.</p> <p>Pink: Grossing factor included, August 19, 2025.</p> <p>Brown: Updates August 26, 2025.</p> <p>Burgundy: Updates November 24, 2025.</p> <p>Magenta: Updates December 16, 2025.</p> <p>Updates May 2, 2026.</p> <p>Updates May 12, 2026.</p>

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
1.0	Public Access Areas	6,146	6,146	6,146
2.0	Emergency Management	614	614	614
3.0	Backgrounds & Selection	2,160	2,160	2,246
4.0	Records	2,111	2,111	2,386
5.0	Police Administration	4,397	4,397	8,226
6.0	Property & Evidence	10,897	10,897	11,629
7.0	Community Affairs Unit	1,189	1,189	1,326
8.0	Police Support (311 Center)	3,121	3,121	3,121
9.0	Computer Services (IT)	2,407	2,407	2,863
10.0	Finance and Payroll	703	703	977
11.0	K-9	926	926	926

# Program / Spatial Needs Assessment

Executive Summary - Public Safety Building

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	12.0	S.W.A.T.	714	714	897
	13.0	Digital Forensics	2,006	2,006	2,006
	14.0	Professional Standards: Animal Assistance Program (AAP)	0	0	0
	15.0	Professional Standards: School Resource Officers (SRO's)	840	840	840
	16.0	Burglary Suppression Team	0	0	0
	17.0	Internal Affairs	929	929	1,043
	18.0	Field Force	286	286	286
	19.0	Office of Communications	757	757	957
	20.0	Homeland Security Team	0	0	0
	21.0	Crime Scene	5,231	5,231	5,369

# Program / Spatial Needs Assessment

Executive Summary - Public Safety Building

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
25.0: Special Projects, Accreditation, Grants, Etc.	22.0	Patrol	8,274	8,274	8,668
	23.0	Victim Advocate Unit	1,589	1,589	1,680
	24.0	Logistics	3,517	3,517	3,760
	25.0	Professional Standards	674	674	674
	26.0	Mobile Video Systems	640	640	903
	27.0	Dive Team	1,200	1,200	1,200
	28.0	Crime Analysis	1,046	1,046	1,046
	29.0	Investigative Division	9,217	9,217	9,977
	30.0	Real-Time Crime Center	3,154	3,154	3,154
	31.0	Traffic Unit	1,840	1,840	2,589
	32.0	Booking and Intake	2,034	2,034	2,034

# Program / Spatial Needs Assessment

Executive Summary - Public Safety Building

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	33.0	Tech Team	394	394	463
	34.0	Neighborhood Safety Team	0	0	863
	35.0	Special Traffic Operations Unit	0	0	863
	36.0	Training Unit	857	857	857
	37.0	Code Compliance	2,940	2,940	2,940
	38.0	Facility Support & Services	20,599	20,599	21,541
	39.0	Future Unit 1	0	0	863
	40.0	Future Unit 2	0	0	863
		<b>Subtotal Public Safety Building</b>	<b>103,410</b>	<b>103,410</b>	<b>116,794</b>
		<i>Grossing Factor @ 5%</i>	<i>5,443</i>	<i>5,443</i>	<i>6,147</i>
		<b>Total</b>	<b>108,853</b>	<b>108,853</b>	<b>122,941</b>

# Program / Spatial Needs Assessment

## 1.0 Public Access Areas

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>1.0</b>	<b>Public Access Areas</b>			
	1.1	Entry Vestibule	180	---	---
	1.2	Public Lobby	800	---	---
	1.3	Informaiton Kiosk	24	---	---
	1.4	Interview Rooms @ 100 SF Each	(2) 200	---	---
	1.5	Community Meeting Room (C.M.R.)	3,200	---	---
	1.6	C.M.R. Storage Rooms @ 140 SF Each	(2) 280	---	---
	1.7	Catering Prep Room	220	---	---
	1.8	FD Secured Equipment Storage Room	200	---	---
	1.9	Public Restrooms @ 220 SF Each	(2) 440	---	---
	1.10	Janitorial Closet	80	---	---
	1.11	Front Desk Officer / Volunteer Position	80	---	---
	1.12	Subtotal	5,704	---	---
	1.13	Efficiency Factor @ 15%	442	---	---

1.5: Accommodate 150 People @ 20 SF/person. Provide a folding wall partition to create two venues. Not included in efficiency factor.

1.7: Provide a service counter with a roll-up shutter.

# Program / Spatial Needs Assessment

## 1.0 Public Access Areas

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	1.14	Total	6,146	---	---
	1.15	Cumulative Total		6,146	6,146

# Program / Spatial Needs Assessment

## 2.0 Emergency Management

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>2.0</b>	<b>Emergency Management</b>			
	2.1	E.M. Open Office	110	---	---
	2.1.1	E.M. Part-Time Position	(2) 80	---	
	2.2	E.O.C. / Field Operations Center	*	---	---
	<del>2.3</del>	<del>Hot Car Storage Room</del>	0	---	---
	2.4	Data / Technology Room	80	---	---
	2.5	Printer / Plotter Alcove	60	---	---
	2.6	EM Storage Rooms @ 100 SF Each	100	---	---
2.2: See Community Meeting Room. Should be treated as a "warm site."	2.7	Subtotal	430	---	0
2.3: Locate with CMR.	2.8	Efficiency Factor @ 30%	184	---	0
2.4: Locate with CMR.	<b>2.9</b>	<b>Total</b>	<b>614</b>	---	0
2.5: Locate with CMR.	2.10	Cumulative Total		<b>614</b>	<b>614</b>
2.6: Emergency equipment and supplies.					

# Program / Spatial Needs Assessment

## 3.0 Backgrounds & Selection

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>3.0</b>	<b>Backgrounds &amp; Selection</b>			
3.1: Shared entry with PD Administration, Section 5.0.	3.1	Entry / Waiting	0	---	---
	<del>3.2</del>	<del>Clerical Assistant</del>	---	---	0
	3.3	Civilian Investigator WS @ 48 SF Each	(5) 240	---	---
3.4: Note from PPPD was 1 Supervisor.	3.4	Supervisor's Office	140	---	---
	3.5	Testing / Conference Room	240	---	---
3.6: Accommodate 6 people.	3.6	Polygraph Room	80	---	---
3.7: Associate with the Polygraph Room. Provide a one-way mirror and video feed.	3.7	Observation Room	80	---	---
	<del>3.8</del>	<del>Interview Rooms @ 100 SF Each</del>	(1) 0	---	---
	3.9	Storage Room	100	---	0
3.8: Shared with Operations.	3.10	Secured Files Storage Room	120	---	60
	3.11	Small Break Alcove	40	---	---
	3.12	Copy / Printer Alcove	40	---	---

# Program / Spatial Needs Assessment

## 3.0 Backgrounds & Selection

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	3.14	Subtotal	1,080	0	60
	3.15	Efficiency Factor @ 30%	1,080	0	26
	<b>3.16</b>	<b>Total</b>	<b>2,160</b>	0	86
	3.17	Cumulative Total		<b>2,160</b>	<b>2,246</b>

# Program / Spatial Needs Assessment

## 4.0 Records

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>4.0</b>	<b>Records</b>			
4.1: Provide three (3) work-stations @ 80 SF each. One (1) to be ADA-compliant; Level-IV ballistic level protection.	4.1	Public Service Counter	120	---	---
	4.2	Medium Meeting Room	0	---	---
4.2: Provide access to Public Lobby and secured side of Operations.	4.3	Records Clerks WS @ 48 SF Each	(4) 192	---	(3) 144
4.3: Each position includes a scanner.	4.4	Copy / Supply / Work Room	160	---	---
4.4: Also used to sort mail.	4.5	Secured Files Storage	400	---	---
4.6: Open work room.	4.6	Transcriptionist WS @ 48 SF Each	(2) 96	---	---
4.7: Open work room.	4.7	Uniform Crime Reporting	48	---	48
4.8: Open work room.	4.8	Court Liason Work Room	(2) 0	---	0
	4.9	Manager's Office @ 140 SF each	(1) 140	---	---
	4.10	Assistant Manager's Office	110	---	---
4.13: Provide a counter w/ sink, microwave, and under-counter refrigerator.	4.11	Volunteer Open WS @ 36 SF Each	(2) 72	---	(2) 0
	4.12	Unisex Restroom	0	---	---
	4.13	Small Break Alcove	60	---	---
4.14: Include a commercial-grade exhaust fan behind the shredder equipment.	4.14	Paper Shredder Alcove with Cart Storage	60	---	---

# Program / Spatial Needs Assessment

4.0 Records

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	4.15	Vault	20	---	---
	4.16	Subtotal	1,478	0	192
	4.17	Efficiency Factor @ 30%	633	0	82
	<b>4.18</b>	<b>Total</b>	<b>2,111</b>	0	274
	4.19	Cumulative Total		<b>2,111</b>	<b>2,386</b>

# Program / Spatial Needs Assessment

## 5.0 Police Administration

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>5.0</b>	<b>Police Administration</b>			
5.1: Accommodate 10-12 people. Shared with Background & Selection, Section 3.0.	5.1	Entry / Waiting	220	---	---
	5.2	Administrative Assistant w/Files	(2) 200	---	(1) 0
5.5: Accommodate up to 20 people, provide a counter w/sink; access from Chief's Office, Waiting, and Central Corridor.	5.3	Files Storage Room	140	---	---
	5.4	Administrative Restrooms @ 64 SF Each	(2) 128	---	---
	5.5	Administrative Conference Rm. (Large)	500	---	---
	5.5.1	Administrative Conference Rm. (Small)	250	---	---
	5.6	Chief's Office	320	---	---
5.6: Provide a seating arrangement for more casual conversations & coffee alcove w/under-counter refrigerator, microwave and sink	5.7	Restroom w/Shower	120	---	---
	5.7.1	Assistant Chief's Office	0	---	(3) 660
	5.7.2	Alcove	70	---	---
5.7: Assigned to the Chief's Office.	5.8	<del>Deputy Chiefs Offices/ Admin- @ 220 SF Each</del>	(3) 0	---	(1) 0
5.8- 5.10.3: Captain's offices measure 180 SF each.	5.8	Patrol Captains	---	---	(6) 1,080
	5.9	Special Operations Captain Office	180	---	---
	5.9.1	Additional Captains (Unk. Assignment)	---	---	(2) 360
	5.10	Support Services Captain	180	---	---

# Program / Spatial Needs Assessment

## 5.0 Police Administration

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
<p>5.13: Associate with Waiting, Chief's Office, Assistant Chief's Office, Major's Offices, Conference Room, and Reference Library.</p> <p>5.14: PIO workstations</p> <p>5.16: Accounted for under 25.1.1.</p> <p>5.18: Provide an exterior balcony.</p>	5.10.1	Traffic & Neighborhood Safety Captain	---	---	(1) 180
	5.10.2	Administrative Services Captain	---	---	(1) 180
	5.10.3	Community & Youth Affairs Captain	---	---	(1) 180
	<del>5.11</del>	<del>Professional Standards Captain</del>	0	---	---
	<del>5.11.1</del>	<del>Youth Affairs Captain</del>	0	---	---
	5.11	Administrative Officer	120	---	(1)
	<del>5.12</del>	<del>Reference Library / Accreditation</del>	0	---	---
	5.13	Storage Rooms @ 20 SF Each	(7) 140	---	(2) 40
	5.14	Office of Communications	140	---	---
	5.15	Legal Advisor's Office	110	---	---
	5.16	Details Coordinator / Reviewer	---	---	*
	5.17	Copy / Supply / Work Room	100	---	---
	5.18	Small Break Room	160	---	---
	5.19	Subtotal	3,078	0	2,680
	5.20	Efficiency Factor @ 30%	1,319	0	1,149

# Program / Spatial Needs Assessment

5.0 Police Administration

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	5.21	Total	4,397	0	3,829
	5.22	Cumulative Total		4,397	8,226

# Program / Spatial Needs Assessment

## 6.0 Property & Evidence

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>6.0</b>	<b>Property &amp; Evidence</b>			
6.1: "Bag & Tag Station"	6.1	Evidence Drop	220	---	---
	6.2	Evidence Intake / Processing WS @ 64 SF Each	(2) 128	---	(3) 192
	6.3	Evidence Supervisor's Office	140	---	---
	6.4	Equipment Storage	80	---	---
	6.5	<del>Staff Restroom (Unisex)</del>	0	---	---
6.6: Provide an alcove for the rolling carts.	6.6	Evidence Retrieval Room	180	---	---
	6.7	Evidence Packaging Supplies	140	---	---
	6.8	Bulk Evidence Storage Room	2,000	---	0
	6.9	Cash / Valuables Vault	140	---	---
6.10: 100% Exhaust system.	6.10	Narcotics Vault	1,600	---	---
	6.11	Weapons Vault	400	---	---
6.12: Located within the Crime Scene Unit.	6.12	Drying Room	*	---	---
	6.13	DNA Evidence Storage	200	---	---
6.13: Install failure sensors on all equipment.	6.14	Long-Term Homicide Evidence Storage	800	---	200

# Program / Spatial Needs Assessment

## 6.0 Property & Evidence

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
6.17: Provide exterior access with dual access control.  6.18: Emergency Eyewash / Shower system.        6.23: Bicycles, oversized items, etc.	6.15	Evidence To Be Purged Staging Area	140	---	---
	6.16	Digital Evidence Storage Room	140	---	---
	6.17	Drug Incinerator Equipment Storage Room	60	---	---
	6.18	Decontamination	20	---	---
	6.19	Small Break Alcove	40	---	---
	6.20	Copy / Supply Alcove	60	---	---
	6.21	Drug Paraphernalia / Haz-Mat Storage	400	---	120
	6.22	Large Articles Evidence Drop Rooms @ 40 SF Each	(3) 120	---	0
	6.23	Found Articles Storage (Exterior - Covered)	500	---	0
	6.24	Large Article Evidence Storage	120	---	---
6.25	Subtotal	7,628	0	512	
6.26	Efficiency Factor @ 30%	3,269	0	219	

# Program / Spatial Needs Assessment

6.0 Property & Evidence

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	6.27	Total	10,897	0	731
	6.28	Cumulative Total		10,897	11,629

# Program / Spatial Needs Assessment

## 7.0 Community Affairs Unit

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>7.0</b>	<b>Community Affairs Unit</b>			
7.1: Accommodate 2-3 people-	7.1	Reception / Waiting Area	0	---	---
	7.2	Community Affairs Coordinator w/Files	80	---	
	7.3	Sergeant's Office	140	---	
	7.4	CAU Officer's WS @ 48 SF Each	(4) 192	---	(2) 96
7.5: Equipment, car seats, helmets, literature. Provide as a high volume space with an exterior overhead coiling door.	7.5	Equipment Storage Room	420	---	---
7.6: Single-car capacity. Area to inspect child seats. To be located in the Public Parking	7.6	Covered Exterior Vehicle Inspection Area	*	---	---
	7.7	Subtotal	832	0	96
	7.8	Efficiency Factor @ 30%	357	0	41
	<b>7.9</b>	<b>Total</b>	<b>1,189</b>	0	137
	7.10	Cumulative Total		<b>1,189</b>	<b>1,326</b>

# Program / Spatial Needs Assessment

## 8.0 Police Support (311 Center)

General Notes
8.0: Locte adjacent to RTCC.
8.1: Consoles set up similar to a Dispatch Console, all facing the entry for screen visibility control.
8.5: Will share restrooms with RTCC.
8.7: Provide a small balcony / exterior break area.
8.9: Provide a counter w/ sink, and a small refrigerator.
8.10: Thirty (30) double-tier lockers. Measure 5.5 SF each.

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
<b>8.0</b>	<b>Police Support (311 Center)</b>			
8.1	Teletype Work Room, WS @ 100 SF Each	(8) 800	---	---
8.2	Supervisor's Office @ 140 SF Each	(4) 560	---	---
8.3	Dispatch Liaison	140	---	---
<b>8.4</b>	<b>Support Spaces</b>			
8.5	Staff Restrooms (Unisex) @ 80 SF Each	(2) 160	---	---
8.6	Vestibule	60	---	---
8.7	Small Break Room	140	---	---
8.8	Copy / Print/ Supply Alcove	80	---	---
8.9	Quiet / Lactation Room	80	---	---
8.10	Locker Room	165	---	---

# Program / Spatial Needs Assessment

8.0 Police Support (311 Center)

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	8.11	Subtotal	2,185	0	0
	8.12	Efficiency Factor @ 30%	936	0	0
	<b>8.13</b>	<b>Total</b>	<b>3,121</b>	0	0
	8.14	Cumulative Total		<b>3,121</b>	<b>3,121</b>

# Program / Spatial Needs Assessment

## 9.0 Computer Services (IT)

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>9.0</b>	<b>Computer Services (IT)</b>			
9.1: Includes laptop drop, service counter with roll-down shutter.	9.1	Service Counter	120	---	---
9.3: Wrap-around work counter with high-top counter in middle with storage below.	9.2	Technician Workroom, WS @ 48 SF Each	(5) 240	---	(3) 144
9.4: Includes decommissioned equipment storage.	9.3	Tech Lab	300	---	---
9.6: Provide Liebert Unit as primary cooling source, main building system as back up.	9.4	Secured Equipment Storage	225	---	75
	9.5	Supervisor's Office	140	---	---
	9.6	Server Room	300	---	100
	9.7	HVAC / Fire Suppression Equipment Storage Room	200	---	---
	9.8	IDF Closets @ 40 SF Each	(4) 160	---	---
	9.9	Subtotal	1,685	0	319
	9.10	Efficiency Factor @ 30%	722	0	137
	<b>9.11</b>	<b>Total</b>	<b>2,407</b>	0	456
	9.12	Cumulative Total		<b>2,407</b>	<b>2,863</b>

# Program / Spatial Needs Assessment

## 10.0 Finance and Payroll

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>10.0</b>	<b>Finance and Payroll</b>			
<del>10.1 Accommodate 2-3 people.</del>	<del>10.1</del>	<del>Reception / Waiting Area</del>	0	---	---
	10.2	Open WS @ 48 SF Each	(4) 192	---	(4) 192
<del>10.3: Locate within open work area.</del>	<del>10.3</del>	<del>Meeting Area</del>	0	---	---
	10.4	Finance Coordinator's Office	140	---	---
	10.5	Secured Files Storage	100	---	0
	10.6	Copy / Printer Alcove	60	---	---
10.5: May be converted into an office when the digital imaging program concludes.	10.7	Subtotal	492	0	192
	10.8	Efficiency Factor @ 30%	211	0	82
	<b>10.9</b>	<b>Total</b>	<b>703</b>	0	274
	10.10	Cumulative Total		<b>703</b>	<b>977</b>

# Program / Spatial Needs Assessment

11.0 K-9

General Notes
<p>11.1: Provide all with floor drain with fur catcher system. One to be hot and cold water wash down. Located at Parking Garage</p> <p>11.3 (2) Kennels per run, half-covered.</p> <p>11.5: Shared workstations.</p>

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
11.0	K-9			
11.1	Kennels @ 60 SF Each	(6) 360	---	---
11.2	Equipment Storage Room	80	---	---
<del>11.3</del>	<del>Exterior Run @ 120 SF Each</del>	<del>(2) 0</del>	---	---
11.4	Sergeant's Bullpen WS's @ 64 SF Each	64	---	---
11.5	Workstations @ 48 SF each	(3) 144	---	---
11.6	Subtotal	648	---	---
11.7	Efficiency Factor @ 30%	278	---	---
11.8	<b>Total</b>	<b>926</b>	---	---
11.9	Cumulative Total		<b>926</b>	<b>926</b>

# Program / Spatial Needs Assessment

12.0 S.W.A.T.

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	12.0	S.W.A.T.			
<del>12.1: Include space for 20 representatives of outside agencies.</del>	<del>12.1</del>	<del>Tactical Unit Briefing Room</del>	0	---	0
	12.2	Equipment Storage Room w/Armory	500	---	---
12.2: Provide specialized exhaust/ventilation system, charging systems, etc.	12.3	Rolling Assets Storage	*	*	*
	<del>12.4</del>	<del>Team Unit Workroom</del>	---	---	0
12.3: See Section 35 - Rolling Assets Storage Building.	12.5	Full Time Employees WS @ 64 SF Each	---	---	(2) 128
12.6: Work areas accounted for under other units.	12.6	Part Time Employees	(45) *	---	(6) *
	12.7	Subtotal	500	0	128
	12.8	Efficiency Factor @ 30%	214	0	55
	12.9	<b>Total</b>	<b>714</b>	0	183
	12.10	Cumulative Total		<b>714</b>	<b>897</b>

# Program / Spatial Needs Assessment

## 13.0 Digital Forensics

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>13.0</b>	<b>Digital Forensics</b>			
13.1: Accommodate 2-3 people.	13.1	Entry / Reception	60	---	---
	<del>13.2</del>	<del>Administrative Aide w/files</del>	---	---	0
	13.3	Reference Library / Equipment Storage WS	36	---	---
	13.4	Copy / Supply / Alcove	60	---	---
	13.5	Files Storage Room	120	---	---
<del>13.6: Also serves as the evidence viewing room.</del>	<del>13.6</del>	<del>Medium Conference / Multi-Purpose Room</del>	0	---	---
	13.7	Small Break Area	40	---	---
13.8: Provide cooling.	13.8	Digital Forensics Server Room	48	---	---
	13.9	Supervisor's Office	140	---	---
13.10: Provide high walls with controlled door entry to each.	13.10	Digital Forensics Examiner's WS @ 80 SF Each	(4) 320	---	---
13.11: Provide high walls with controlled door entry to each.	13.11	Video Forensics Examiner's WS @ 80 SF Each	(2) 160	---	---
	<del>13.12</del>	<del>Open WS @ 80 SF Each</del>	---	---	(1) 0

# Program / Spatial Needs Assessment

## 13.0 Digital Forensics

General Notes
13.13: Tech bench / photo studio, etc.
13.14: Provide secured shelving system or cabinets.

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
13.13	Biohazard Room	140	---	---
13.14	Forensic Supply / Equipment Storage Room	140	---	---
13.15	Secured Evidence Temporary Storage Room	140	---	---
13.16	Subtotal	1,404	0	0
13.17	Efficiency Factor @ 30%	602	0	0
<b>13.18</b>	<b>Total</b>	<b>2,006</b>	0	0
13.19	Cumulative Total		<b>2,006</b>	<b>2,006</b>

# Program / Spatial Needs Assessment

## 14.0 Professional Standards: Animal Assistance Program (AAP)

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
<p><del>14.0: Locate where publicly accessible, provide an exhaust system.</del></p> <p><del>14.3: Provide floor drains connected to a fur-catcher system, epoxy quartz flooring.</del></p> <p><del>14.5: Provide hot and cold water.</del></p> <p><del>14.8: Provide storage for extra bedding and towels. Provide washer and dryer.</del></p>	<b>14.0</b>	<b>Professional Standards: Animal Assistance Program (AAP)</b>			
	<del>14.1</del>	<del>Entry Vestibule</del>	<del>0</del>	<del>—</del>	<del>—</del>
	<del>14.2</del>	<del>AAP Officer WS @ 36 SF</del>	<del>0</del>	<del>—</del>	<del>0</del>
	<del>14.3</del>	<del>Dog Kennels 20 SF Each</del>	<del>{4}</del>	<del>—</del>	<del>{2}</del> 0
	<del>14.4</del>	<del>Elevated Wash-Down Area</del>	<del>0</del>	<del>—</del>	<del>—</del>
	<del>14.5</del>	<del>Equipment Storage Room</del>	<del>0</del>	<del>—</del>	<del>—</del>
	<del>14.6</del>	<del>Dog Runs @ 80 SF Each</del>	<del>{4}</del>	<del>—</del>	<del>{2}</del> 0
	<del>14.7</del>	<del>Kitchenette</del>	<del>0</del>	<del>—</del>	<del>—</del>
	<del>14.8</del>	<del>Laundry Facility</del>	<del>0</del>	<del>—</del>	<del>—</del>
	<del>14.9</del>	<del>Subtotal</del>	<del>0</del>	<del>0</del>	<del>0</del>
	<del>14.10</del>	<del>Efficiency Factor @ 30%</del>	<del>0</del>	<del>0</del>	<del>0</del>
	<b>14.11</b>	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>14.12</b>	<b>Cumulative Total</b>		<b>0</b>	<b>0</b>	

# Program / Spatial Needs Assessment

15.0 Professional Standards: School Resource Officers (SRO's)

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
15.1: Provide 3 desks, plus circulation space.	15.0	Professional Standards: School Resource Officers (SRO's)			
	15.1	SRO Supervisor's Workstation @ 64 SF each	(3) 192	---	---
	15.1.1	Threat Assessment Team & RPO Supervisor	(1) 80		
	15.1.2	Threat Assessment Team and RPO Teams @ 64 SF each	(4) 256		
	15.2	Storage Room	60	---	---
	15.3	Subtotal	588	---	---
	15.4	Efficiency Factor @ 30%	252	---	---
	15.5	<b>Total</b>	<b>840</b>	---	---
15.6	Cumulative Total		<b>840</b>	<b>840</b>	

# Program / Spatial Needs Assessment

16.0 Burglary Suppression Team

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	16.0	Burglary Suppression Team			
		SECTION DELETED - Included in Section 29.0 Investigative Division			
	16.4	Subtotal	0	---	---
	16.5	Efficiency Factor @ 30%	0	---	---
	<b>16.6</b>	<b>Total</b>	<b>0</b>	---	---
	16.7	Cumulative Total		<b>0</b>	<b>0</b>

# Program / Spatial Needs Assessment

## 17.0 Internal Affairs

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
17.0: Locate near exterior access point.	<b>17.0</b>	<b>Internal Affairs</b>			
17.1: Accommodate 2-3 people.	17.1	Entry / Reception	60	---	---
17.2: Two desks per office.	17.2	Sergeant's Bullpen w/WS @ 80 SF Ea.	(2) 160	---	(1) 80
17.4: Provide access control by Sergeants.	17.3	Equipment Storage Room	60	---	---
17.5: Accommodate 8 people; serves as the interview room. Provide audio recording.	17.4	Secured Files Storage Room w/entry vestibule	150	---	---
17.6: Locate within the bullpen.	17.5	Medium Sized Meeting Room	180	---	---
	17.6	Printer / Copy Alcove	40	---	---
	17.7	Subtotal	650	0	80
	17.8	Efficiency Factor @ 30%	279	0	34
	<b>17.9</b>	<b>Total</b>	<b>929</b>	0	114
	17.10	Cumulative Total		<b>929</b>	<b>1,043</b>

# Program / Spatial Needs Assessment

18.0 Field Force

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
18.1: Provide specialized exhaust/ventilation system, charging systems, etc. Include counter space for	<b>18.0</b>	<b>Field Force</b>			
	18.1	Equipment Storage Room w/Armory and counter	200	---	---
	18.2	Subtotal	200	---	---
	18.3	Efficiency Factor @ 30%	86	---	---
	<b>18.4</b>	<b>Total</b>	<b>286</b>	---	---
	18.5	Cumulative Total		<b>286</b>	<b>286</b>

# Program / Spatial Needs Assessment

19.0 Office of Communications

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>19.0</b>	<b>Office of Communications</b>			
19.1 PIO Office to be located in Administration 5.0	19.1	PIO Office	---	---	---
	19.2	Social Media Administrator's Office	110	---	---
	19.2.1	Social Media Assistant	(1) 80	---	---
19.3: Provide 2 workstations.	19.3	Work Room / Video Production	140	---	140
	<del>19.4</del>	<del>Control Room</del>	<del>0</del>	---	---
	<del>19.5</del>	<del>Video Production / Green Screen Room</del>		---	---
19.6: Props storage.	19.6	Equipment Storage Room	200	---	---
	19.7	Subtotal	530	0	140
	19.8	Efficiency Factor @ 30%	227	0	60
	<b>19.9</b>	<b>Total</b>	<b>757</b>	0	200
	19.10	Cumulative Total		<b>757</b>	<b>957</b>

# Program / Spatial Needs Assessment

20.0 Homeland Security Team

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes
20.0: Part-time unit and will not require permanent office space.
20.1: Provide STC exceeding 56. Secondary assignment. No permanent workstation required.
20.2: Provide 2 workstations.

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
20.0	Homeland Security Team			
20.1	Sergeant's Office	---	---	*
20.2	Open Work Room	0	---	0
20.3	Equipment Storage Room	0	---	---
20.4	Subtotal	0	0	0
20.5	Efficiency Factor @ 30%	0	0	0
20.6	<b>Total</b>	<b>0</b>	0	0
20.7	Cumulative Total		<b>0</b>	<b>0</b>

# Program / Spatial Needs Assessment

## 21.0 Crime Scene

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>21.0</b>	<b>Crime Scene</b>			
21.1: Shared with P&E / Forensics.	21.1	Entry / Reception	---	---	---
<del>21.2: Could be shared with P&amp;E / Forensics.</del>	<del>21.2</del>	<del>Customer Service Aide w/files</del>	---	---	0
21.4: Shared with P&E / Forensics.	21.3	Copy / Supply / Work Alcove	60	---	---
	<del>21.4</del>	<del>Medium Conference Room</del>	0	---	---
	<del>21.5</del>	<del>Staff Restrooms @ 64 SF Each</del>	<del>(2)</del>	0	---
	21.6	Medium Break Alcove	60	---	---
21.8: Provide two desks with equipment. Need to provide natural light.	<b>21.7</b>	<b>Supervisor's Office</b>	140	---	---
	21.8	Latent Print Examiner's Office	110	---	---
	21.8.1	Firearms Examiner	(1)	110	---
	21.9	AFIS/BIS Alcove	80	---	---
21.9: Biometric Identification System. Associate with the Latent Print Examiner's Office.	<b>21.10</b>	<b>C.S. Tech WS's @ 48 SF Each</b>	(8)	384	(2) 96
	21.10.1	Forensic Scientist	(1)	110	---
21.12: Includes all processing equipment.	21.11	Open Work Area	200	---	---
	21.12	Chemical Processing Lab	800	---	---

# Program / Spatial Needs Assessment

## 21.0 Crime Scene

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
21.16: Emergency eye-wash / shower; locate one with the Vehicle Evidence Processing Bays.  21.17: Provide chemical-resistant work counter with storage, sink with foot pedals, etc.	21.13	Powder Area / Super Glue Tanks	220	---	---
	21.14	Digital Photography Studio	160	---	---
	21.15	Temporary Evidence Storage Room	180	---	---
	21.16	Decontamination Alcove @ 20 SF Each	(2) 40	---	---
	21.17	Vehicle Evidence Processing Bays @ 720 SF Each	(2) 1,440	---	---
	21.18	Subtotal	4,094	0	96
	21.19	Efficiency Factor @ 30%	1,137	0	41
	21.20	<b>Total</b>	<b>5,231</b>	0	137
	21.21	Cumulative Total		<b>5,231</b>	<b>5,369</b>

# Program / Spatial Needs Assessment

## 22.0 Patrol

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>22.0</b>	<b>Patrol</b>			
22.2 Provide 10 workstations.	22.1	Central Mail Room / Business Hub	320	---	---
22.3: Include charging stations.	22.2	Report Writing Station	400	---	---
22.4: Accommodate up to 100 people with command table. Provide divisible wall partition.	22.3	Body Camera Room	180	---	---
	22.4	Briefing Room / Lineup	1,700	---	---
22.5: Accommodate up to 12 people.	22.5	Conference Room	360	---	---
22.7: Located in Admin Suite, Section 5.0.	22.6	Sergeant's Bullpen WS's @ 64 SF Each	(18) 1,152	---	(4) 256
	22.7	Captain's Offices @ 180 SF Each	*	---	---
22.8: Associate with the Captain's Offices.	22.8	Storage Closets @ 20 SF Each	(6) 120	---	20
22.10: Associate with the Captain's area / Sergeant's bullpen.	22.9	Equipment Room	400	---	---
	22.10	Medium Break Alcove	80	---	---
22.11: 2019 Patrol Officer number is current budgeted. These positions do not have a square footage number attached.	22.11	Patrol Officers	(140) ---	---	0 ---
	22.11.1	Police Service Aides	(18) ---	---	---
	22.11	Subtotal	4,712	0	276
	22.12	Efficiency Factor @ 30%	2,019	0	118

# Program / Spatial Needs Assessment

22.0 Patrol

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	22.13	Total	8,274	0	394
	22.14	Cumulative Total		8,274	8,668

# Program / Spatial Needs Assessment

## 23.0 Victim Advocate Unit

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>23.0</b>	<b>Victim Advocate Unit</b>			
23.1: Accommodate 6-8 people.	23.1	Entry / Waiting	80	---	---
	23.1.1	Supervisor's Office	140	---	---
23.2: Includes the grants position.	23.2	Victim Advocate's Offices @ 64 SF Each	(4) 256	---	(1) 64
	23.3	Volunteer Position WS	36	---	---
	23.4	Storage / Files Room	120	---	---
	23.5	Family Waiting Room	120	---	---
23.6: One is a soft children's interview room.	23.6	Interview Rooms @ 120 SF Each	(2) 280	---	---
23.7: Include a baby changing station.	23.7	Interviewee Restroom	80	---	---
	23.8	Subtotal	1,112	0	64
	23.9	Efficiency Factor @ 30%	477	0	27
	<b>23.10</b>	<b>Total</b>	<b>1,589</b>	0	91
	23.11	Cumulative Total		<b>1,589</b>	<b>1,680</b>

# Program / Spatial Needs Assessment

## 24.0 Logistics

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
24.1.: Provide a roll-down shutter.	<b>24.0</b>	<b>Logistics</b>			
24.2: For FTO's to prep new hires, etc.	24.1	Entry Vestibule / Waiting / Service Counter	120	---	0
24.3: Locate off of the Public Lobby with access from the secured staff side.	24.2	Small Meeting Room	0	---	0
24.6: Provide work counters and a computer work-station. Utilize shelving systems until a high-density system is needed.	24.3	Package Deliveries After Hours Storage Room	60	---	40
24.7: Provide an overhead coiling door with access control. Also provide a covered vehicle inspection area, which is also used for deliveries.	24.4	Logistics Supervisor' Office	140	---	---
24.10: Sleeping cots, bedding, etc., for hurricane activation mode.	24.4.1	Assistant Logistics Manager's Office	110	---	---
24.11: See Section 35 - Rolling Assets Storage Building.	24.5	Logistics Coordinator's WS @64 SF Ea.	(3) 192	---	(4) 0
	24.6	General Storage Room	800	---	---
	24.7	Receivng Area	160	---	110
	24.8	Copy / Printer Alcove	60	---	---
	24.9	Small Break Alcove	40	---	20
	24.10	Emergency Supply Storage Rooms @ 160 SF Each	(4) 640	---	---
	24.11	Emergency Supply Storage Room	*	---	---
	24.12	Police Communications & Asset Coordinator	140	---	---

# Program / Spatial Needs Assessment

24.0 Logistics

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	24.12	Subtotal	2,462	0	170
	24.13	Efficiency Factor @ 30%	1,055	0	73
	<b>24.14</b>	<b>Total</b>	<b>3,517</b>	0	243
	24.15	Cumulative Total		<b>3,517</b>	<b>3,760</b>

# Program / Spatial Needs Assessment

25.0 Professional Standards: Special Projects, Accreditation, Grants, Etc.

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)			
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056	
	<b>25.0</b>	<b>Professional Standards: Special Projects, Accreditation, Grants, Etc.</b>				
<p>25.1: Includes Staff Inspections and/or Audits.</p> <p>25.3: Set up room like a small conference room</p> <p>25.4: Included in this office are two workstations: (1) Grant Writer (1) Accreditation Administrator</p>	<del>25.1</del>	<del>Sergeant's Offices w/Files @ 140 SF Ea.</del>	<del>(2)</del>	<del>0</del>	<del>---</del>	<del>---</del>
	25.1	Grants & Research Supervisor		110	---	---
	25.1.1	Extra Duty Civilian Coordinator	(1)	64	---	---
	25.2	Storage Room		60	---	---
	<del>25.3</del>	<del>Accreditation Workroom</del>		<del>0</del>	<del>---</del>	<del>---</del>
	25.4	Employee Wellness P/T Position	(1)	64	---	---
	<del>25.4</del>	<del>Accreditation Services- Coordinator Office</del>		<del>0</del>	<del>---</del>	<del>---</del>
	25.5	Administrative Services Manager	(1)	110	---	---
	25.6	Administrative Services Civilian	(1)	64	---	---
	25.7	Subtotal		472	---	---
25.8	Efficiency Factor @ 30%		202	---	---	
	<b>25.9</b>	<b>Total</b>		<b>674</b>	---	---
	25.10	Cumulative Total			<b>674</b>	<b>674</b>

# Program / Spatial Needs Assessment

## 26.0 Mobile Video Systems

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
26.2: Includes Administrator and Technicians.	<b>26.0</b>	<b>Mobile Video Systems</b>			
	26.1	Mobile Video Systems Unit Sergeant's Office	140	---	---
	26.2	Open Work Room WS's @ 64 SF Each	(2) 128	---	(1) 64
	26.3	Equipment Storage Room	60	---	120
	26.4	Critical Incident Viewing Room	120	---	---
	26.5	Subtotal	448	0	184
	26.6	Efficiency Factor @ 30%	192	0	79
	<b>26.7</b>	<b>Total</b>	<b>640</b>	0	263
	26.8	Cumulative Total		<b>640</b>	<b>903</b>

# Program / Spatial Needs Assessment

27.0 Dive Team

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>27.0</b>	<b>Dive Team</b>			
27.1: Provide a roll-up door entry as well as a man door. Provide a work counter with work-station.	27.1	Equipment Storage	320	---	---
	27.2	RR / Shower Room @ 120 SF Each	(2) 240	---	---
	27.3	Drying Room	120	---	---
27.2: Shared with S.W.A.T. when necessary.	27.4	Sergeant's Bullpen WS's @ 64 SF Each	64	---	---
27.3: Provide mechanical ventilation.	27.5	Workstations @ 48 SF each	(2) 96	---	<del>(2)</del> 0
	27.4	Subtotal	840	---	0
	27.5	Efficiency Factor @ 30%	360	---	0
	<b>27.6</b>	<b>Total</b>	<b>1,200</b>	---	0
	27.7	Cumulative Total		<b>1,200</b>	<b>1,200</b>

# Program / Spatial Needs Assessment

## 28.0 Crime Analysis

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
28.4: NC4.	<b>28.0</b>	<b>Crime Analysis</b>			
	28.1	Open Work Room WS's @ 64 SF Each	(3) 192	---	(+) 0
	28.2	Open Work Area	150	---	---
	28.3	Supervisor's Office	140	---	---
	28.4	Strategic Operations Manager's Office	110	---	---
	28.5	Printer / Plotter Alcove	80	---	---
	28.6	Equipment Storage	60	---	---
	28.7	Subtotal	732	0	0
	28.8	Efficiency Factor @ 30%	314	0	0
	<b>28.9</b>	<b>Total</b>	<b>1,046</b>	0	0
	28.10	Cumulative Total		<b>1,046</b>	<b>1,046</b>

# Program / Spatial Needs Assessment

## 29.0 Investigative Division

General Notes
29.1: Accommodates 6-8 people.
29.3: Accommodate 18 people.
29.5: Locate along the interior wall of the bullpen with a work counter above.
29.6: Access from Waiting and Bullpen to the Secured Interview Suite.
29.8: May also serve as a small meeting room.
Suite: All rooms to be audio and video monitored and recorded.
29.10: Provide no hardware on the interior side of the door.
29.11: Accommodate 3-4 people.
29.12: Accommodate 2-3 ppl, provide fixed furnishings, no electrical outlets or switches, & a duress button.

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
<b>29.0</b>	<b>Investigative Division</b>			
29.1	Entry / Waiting	80	---	---
29.2	Administrative Aide w/Files @ 80 SF	(2) 160	---	---
29.3	I.D Conference Room	400	---	---
29.4	Captain's Office	180	---	---
29.5	Files Storage	200	---	---
29.6	Entry Vestibules @ 60 SF Each	(2) 120	---	---
29.7	Family Waiting Room	120	---	---
29.8	Evidence Viewing Room	140	---	---
	<b>Secured Interview Suite</b>			
29.9	Secured Waiting Room	120	---	---
29.10	Detainee Restroom	64	---	---
<del>29.11</del>	<del>Soft Interview Rooms @ 100 SF Each</del>	<del>(3) 0</del>	---	---
29.12	Hard Interview Rooms @ 80 SF Each	(4) 320	---	---

# Program / Spatial Needs Assessment

29.0 Investigative Division

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
29.14: Isolate from the other interview rooms.  29.15: Stair and elevator, secured.	29.13	Polygraph Room	0	---	---
	29.14	Child Interview Room	120	---	---
	29.15	Vertical Access to Booking & Intake	340	---	---
	29.16	Suspect's Family Waiting Room	120	---	---
	29.17	Viewing Rooms @ 120 SF Each	(2) 240	---	---
29.18: Bullpen setting.	29.18	Robbery /Homicide Detectives @ 64 SF Each	(5) 320	---	(2) 128
	29.19	Files Storage	80	---	20
	29.20	Sergeant's Office	140	---	---
29.21: Bullpen setting.	29.21	General Crimes Detectives @ 64 SF Each	(8) 512	---	(4) 256
	29.21.1	LPR / Strategic Operations PSA	(2) 128	---	---
	29.22	Files Storage	100	---	0
	29.23	Sergeant's Office @ 140 SF each	(2) 280	---	0
29.24: Bullpen setting. Burglary Suppression Team.	29.24	<del>BST Team Detectives @ 64 SF Each</del>	<del>(6) 0</del>	<del>---</del>	<del>(6) 0</del>
	29.25	Files Storage	0	---	0

# Program / Spatial Needs Assessment

29.0 Investigative Division

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	29.26	Sergeant's Office	0	---	0
29.27: Bullpen setting.	29.27	Special Victim's Unit Detective's @ 64 SF Each	(7) 448	---	(1) 64
	29.28	Files Storage	80	---	---
	29.29	Sergeant's Office	140	---	---
29.30: Provide 2 positions, lots of power supplies.	29.30	ICAC Unit Detectives Workroom (Secured)	240	---	---
	29.31	Economic Crimes Unit Detectives @ 64 SF Each	(4) 256	---	(1) 64
29.31.1 Open workstations at 64 SF each.	29.31.1	Civilian Investigators	(3) 192	---	---
	29.32	Files Storage	80	---	---
	29.32.1	Case Filing PSA	(1) 64	---	---
	29.33	Sergeant's Office	140	---	---
29.34: May also serve as overflow for specialized task forces.	29.34	S.T.F. WS @ 64 SF Each	(2) 128	---	---
	29.35	Surveillance Monitoring Equipment Storage	60	---	---

# Program / Spatial Needs Assessment

29.0 Investigative Division

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	29.36	Special Equipment Storage Room (All Units)	120	---	---
	29.37	Copy / Supply / Workroom	140	---	---
	29.38	Break Alcove	80	---	---
	29.39	Subtotal	6,452	0	532
	29.40	Efficiency Factor @ 30%	2,765	0	228
	<b>29.41</b>	<b>Total</b>	<b>9,217</b>	0	760
	29.42	Cumulative Total		<b>9,217</b>	<b>9,977</b>

# Program / Spatial Needs Assessment

## 30.0 Real-Time Crime Center

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
30.0: Locate near Investigative Services and Communications,	<b>30.0</b>	<b>Real-Time Crime Center</b>			
30.1: Accommodate 2-3 people.	<del>30.1</del>	<del>Waiting</del>	0	---	---
30.3: Technology room separated from Ops with a glass wall.	30.2	Supervisor's Offices @ 140 SF each	(2) 280	---	---
30.4: Accommodate 40 people, with tiered seating.	<del>30.2</del>	<del>Director's Office</del>	0	---	---
30.5: Associate with the Ops Room. Provide six (6) positions @ Command Staff table and podium.	30.3	Data Center with UPS	120	---	---
30.6: One of which will serve as the Supervisor's position.	30.4	Operations Room	1,000	---	---
30.6: Video wall requires a minimum of 32 LF. Provide standing room area behind RTC. Workstations for six (6) people.	30.5	Incident Command Viewing	120	---	---
	30.6	Real Time Center WS @ 48 SF Each with Video Wall	(6) 288	---	(4) 0
	30.7	Small Break Alcove	80	---	---
	<del>30.8</del>	<del>Crime Analyst WS @ 48 SF Each</del>	(3) 0	---	0
	30.9	Equipment Storage Room	300	---	0
	30.10	Recycling Alcove	20	---	---
	30.11	Subtotal	2,208	0	0
	30.12	Efficiency Factor @ 30%	946	0	0

# Program / Spatial Needs Assessment

30.0 Real-Time Crime Center

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
30.9: For furnishings and equipment.	30.13	Total	3,154	0	0
	30.14	Cumulative Total		3,154	3,154

# Program / Spatial Needs Assessment

## 31.0 Traffic Unit

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
<p>Traffic Equipment Storage and Support is located in the Rolling Assets Storage Building.</p> <p>31.1: Captain's Office located in Admin Suite in Section 5.0.</p>	<b>31.0</b>	<b>Traffic Unit</b>			
	31.1	<del>Captain's Office @ 180 SF Each</del>	---	---	<del>(1)</del> *
	31.2	Sergeant's Offices @ 140 SF Each	(2) 280	---	(1) 140
	<del>31.3</del>	<del>Administrative Aide w/Files</del>	---	---	0
	31.4	Traffic WS @ 48 SF Each	(12) 576	---	(8) 384
	31.4.1	PSA Workstation's @ 48 SF each	(4) 192	---	---
	<del>31.5</del>	<del>Future Growth Offices-</del>	<del>(3) 0</del>	---	<del>(2) 0</del>
	31.6	Equipment Storage	120	---	---
	31.7	Copy / Supply / Plotter Alcove	80	---	---
	31.8	Small Break Alcove	40	---	---
	31.9	Subtotal	1,288	0	524
	31.10	Efficiency Factor @ 30%	552	0	225
	<b>31.11</b>	<b>Total</b>	<b>1,840</b>	0	749
31.12	Cumulative Total		<b>1,840</b>	<b>2,589</b>	

# Program / Spatial Needs Assessment

## 32.0 Booking and Intake

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>32.0</b>	<b>Booking and Intake</b>			
32.1: Two (2) cars.	32.1	Vehicle Sally Port	800	---	---
	32.2	Decon Alcove	20	---	---
	32.3	Security Vestibules @ 60 SF Each (2)	120	---	---
	32.4	Booking Desk	100	---	---
	32.5	Holding Cells @ 90 SF Each (2)	180	---	---
32.6: Audio and video monitored and recorded.	32.6	ADA Holding Cell @ 100 SF Each	100	---	---
	32.7	Property Storage Alcove	24	---	---
	32.8	Officer's Restroom	64	---	---
	32.9	Emergency Eye-Wash	16	---	---
	32.10	Subtotal	1,424	---	---
	32.11	Efficiency Factor @ 30%	610	---	---
	<b>32.12</b>	<b>Total</b>	<b>2,034</b>	---	---
	32.13	Cumulative Total		<b>2,034</b>	<b>2,034</b>

# Program / Spatial Needs Assessment

33.0 Tech Team

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes
33.0: Locate with exterior access.

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
<b>33.0</b>	<b>Tech Team</b>			
33.1	Tech Lab	100	---	---
33.2	Equipment Storage	80	---	---
33.3	Drone Operator WS @48 SF Each	(2) 96	---	(1) 48
33.4	Subtotal	276	0	48
33.5	Efficiency Factor @ 30%	118	0	21
<b>33.6</b>	<b>Total</b>	<b>394</b>	0	69
33.7	Cumulative Total		<b>394</b>	<b>463</b>

# Program / Spatial Needs Assessment

34.0 Neighborhood Safety Team

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>34.0</b>	<b>Neighborhood Safety Team</b>			
	34.1	Sergeant / Supervisor @ 140 SF Each	---	---	(1) 140
	34.2	Officers / Clerks Workstations @ 64 SF Each	---	---	(6) 384
	34.3	Storage	---	---	80
	34.4	Alcove	---	---	0
	34.5	Subtotal	---	---	604
	34.6	Efficiency Factor @ 30%	---	---	259
	<b>34.7</b>	<b>Total</b>	0	---	863
	34.9	Cumulative Total		<b>0</b>	<b>863</b>

# Program / Spatial Needs Assessment

35.0 Special Traffic Operations Unit

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>35.0</b>	<b>Special Traffic Operations Unit</b>			
	35.1	Sergeant / Supervisor @ 140 SF Each	---	---	(1) 140
	35.2	Officers / Clerks Workstations @ 64 SF Each	---	---	(6) 384
	35.3	Storage	---	---	80
	35.4	Alcove	---	---	0
	35.3	Subtotal	---	---	604
	35.4	Efficiency Factor @ 30%	---	---	259
	<b>35.5</b>	<b>Total</b>	0	---	863
	35.6	Cumulative Total		<b>0</b>	<b>863</b>

# Program / Spatial Needs Assessment

36.0 Training Unit

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>36.0</b>	<b>Training Unit</b>			
	36.1	Training Work Area	600	---	---
	36.2	Officers / Clerks Workstations @ 64 SF Each	{8} 0	---	---
	36.3	Administrative Assistant	0	---	---
	36.4	P/T Administrative Assistant	0	---	---
	35.3	Subtotal	600	---	---
	35.4	Efficiency Factor @ 30%	257	---	---
	<b>35.5</b>	<b>Total</b>	<b>857</b>	---	---
	35.6	Cumulative Total		<b>857</b>	<b>857</b>

# Program / Spatial Needs Assessment

37.0 Code Compliance

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
37.4 Open Work Stations @ 48 SF	<b>37.0</b>	<b>Code Compliance</b>			
	37.1	Director's Office	(1) 180	---	---
	37.2	Assistant Director's Office	(1) 140	---	---
	37.3	Supervisor @ 110 SF Each	(3) 330	---	---
	37.4	PSAs	(24) 1,152	---	---
	37.5	Clerical Workstations @ 64 SF each	(4) 256	---	---
	37.6	Subtotal	2,058	---	---
	37.7	Efficiency Factor @ 30%	882	---	---
	<b>37.8</b>	<b>Total</b>	<b>2,940</b>	---	---
	37.9	Cumulative Total		<b>2,940</b>	<b>2,940</b>

# Program / Spatial Needs Assessment

## 38.0 Facility Support & Services

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>38.0</b>	<b>Facility Support &amp; Services</b>			
	38.1	Telephone / Fiber Demark	120	---	---
	38.2	Electrical Rooms @ 140 SF Each	(5) 700	---	---
	38.3	Mechancial Rooms @ 220 SF Each	(5) 1,100	---	---
	38.4	Building Maintenance Workroom	220	---	---
	38.5	Janitorial Closets @ 80 SF Each	(5) 400	---	---
	38.6	Staff Restrooms @ 200 SF Each	(5) 1,000	---	---
	38.7	Staff Restrooms @ 160 SF Each	(2) 320	---	---
38.8: One elevator to be heavy duty	38.8	Elevators @ 100 SF Each	(3) 900	---	---
	38.9	Elevator Equipment Rooms @ 60 SF Each	(3) 180	---	---
38.10: One stair needs to provide roof access.	38.10	Stair Towers @ 240 SF Each	(3) 720	---	---
38.12: Locate with Central Break Room.	38.11	Central Break Room	480	---	---
	38.12	Vending Area	160	---	---
38.13: Locate with Central Break Room.	38.13	Exterior Covered Break Area	200	---	---
38.14: Not included in efficiency factor.	38.14	Primary Circulation Corridors	4,200	---	---

# Program / Spatial Needs Assessment

38.0 Facility Support & Services

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	38.15	Physical Agility	2,000	---	---
	38.16	Staff Lockers Room @ 11 S.F./Locker			
		Male (1)	(30) 330	---	(30) 330
		Female (1)	(17) 187	---	(30) 330
	38.17	Staff Showers Room @ 54 S.F. Each			
		Male (1)	(4) 216	---	---
		Female (1)	(3) 162	---	---
	38.18	Conference Room (Medium)@ 412 S.F.	(2) 824		
	38.19	Subtotal	14,419	0	660
	38.20	Efficiency Factor @ 30%	6,180	0	283
	<b>38.21</b>	<b>Total</b>	<b>20,599</b>	0	943
	38.22	Cumulative Total		<b>20,599</b>	<b>21,541</b>

# Program / Spatial Needs Assessment

39.0 Future Unit 1

Pembroke Pines Public Safety Complex  
 Pembroke Pines, Florida  
 ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>39.0</b>	<b>Future Unit 1</b>			
	39.1	Sergeant / Supervisor @ 140 SF Each	---	---	(1) 140
	39.2	Officers / Clerks Workstations @ 64 SF Each	---	---	(6) 384
	39.3	Storage	---	---	80
	39.4	Alcove	---	---	0
	39.5	Subtotal	---	---	604
	39.6	Efficiency Factor @ 30%	---	---	259
	<b>39.7</b>	<b>Total</b>	0	---	863
	39.8	Cumulative Total		<b>0</b>	<b>863</b>

# Program / Spatial Needs Assessment

40.0 Future Unit 2

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
	<b>40.0</b>	<b>Future Unit 2</b>			
	40.1	Sergeant / Supervisor @ 140 SF Each	---	---	(1) 140
	40.2	Officers / Clerks Workstations @ 64 SF Each	---	---	(6) 384
	40.3	Storage	---	---	80
	40.4	Alcove	---	---	0
	40.5	Subtotal	---	---	604
	40.6	Efficiency Factor @ 30%	---	---	259
	<b>40.7</b>	<b>Total</b>	0	---	863
	40.8	Cumulative Total		<b>0</b>	<b>863</b>

# Program / Spatial Needs Assessment

## 2.0 Parking Garage

General Notes
2.0: 270 spaces is the target.
2.1: Box Truck, Bearcat, Van, Polaris, 20' x 30' Ea.
2.2 Provide a 20' x 40' parking space
2.2: Hurricane supplies: water, tarps, etc. Located in Rolling Assets Storage Building.
<del>2.3: Provide overhead charging drops.</del>
2.4: Provide overhead charging drops.
36.5: Double Axle Enclosed Cone Trailer 106"W x 224"L x 92" H
2.7: Double Axle Enclosed Motor Trailer 106" W x 350"L x 104"H

Space Designation		Space Requirements (square feet)				
No.	Space Function	YEAR 2026		YEAR 2041	YEAR 2056	
<b>2</b>	<b>Parking Garage</b>					
	<b>Rolling Assets</b>					
	<b>S.W.A.T.</b>					
2.1	Rolling Assets Storage @ 600 SF Ea.	(4)	2,400	---		---
2.2	Command Post		800	---		---
	<b>Logistics</b>					
2.2	Emergency Supply Storage Room		200	---		---
	<b>Traffic Unit: Equipment Storage and Support</b>					
<del>2.3</del>	<del>Motorcycle Parking @ 40 SF Each</del>	<del>(12)</del>	<del>0</del>	<del>---</del>	<del>(4)</del>	<del>0</del>
2.4	Portable Traffic Light Systems @36 SF Ea.	(8)	288	---	(20)	720
<del>2.5</del>	<del>26' Motorcycle Trailer</del>		0	---		---
<del>2.6</del>	<del>Open Air Motorcycle Trailer</del>		0	---		---
2.7	Training Trailer		165	---		---

# Program / Spatial Needs Assessment

## 2.0 Parking Garage

General Notes
2.9: Provide overhead charging drops
2.10: Provide overhead charging drops.
2.12: Provide overhead charging drops. Regular Parking 10' x 20'
2.13: Provide a 20' x 30' parking space
2.14 & 2.15: Regular Parking 10' x 20'

Space Designation		Space Requirements (square feet)				
No.	Space Function	YEAR 2026		YEAR 2041	YEAR 2056	
2.8	THI Equipment Storage		100	---		---
2.9	Virtual Message Board Trailers @ 200 SF Each	(2)	400	---	(5)	1,000
2.10	Speed Trailers @ 100 SF Each	(4)	400	---	(4)	400
2.11	Single Axle Flat Trailer Parking		200	---		---
2.12	License Plate Reader Trailer @ 200 SF Ea.	(9)	1,800	---	(6)	1,200
	<b>Dive Team</b>					
2.13	Dive Boat		600	---		---
	<b>Field Force and Community Affairs</b>					
2.14	Field Force Vehicle		200	---		---
2.15	Community Affairs Trailer		200	---		---
	<b>Burglary Suppression Team</b>					
2.16	Portable Cameras Trailer @ 200SF	(4)	800	---	(1)	200

# Program / Spatial Needs Assessment

## 2.0 Parking Garage

General Notes
<p>2.19 Located in the 1st floor of the Parking Garage 2.23</p>
<p>2.21: Divided between PPPD Headquarters (65%) and Fire Station 69 (35%).</p>
<p>Parking spaces measure 514 SF each.</p>
<p>2.23: Level 1 includes the Rollings Assets Storage square footage.</p>

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
2.17	Subtotal	8,553	0	3,520
2.18	Efficiency Factor @ 15%	1,509	0	621
<b>2.19</b>	<b>Rolling Assets Storage Total</b>	<b>10,062</b>	0	4,141
2.20	Cumulative Total		<b>10,062</b>	<b>14,204</b>
	<b>Utility Plant</b>			
2.21	Utility Plant	4,500	---	---
<b>2.22</b>	<b>Utility Plant Total</b>	<b>4,500</b>	---	---
	<b>Parking Levels</b>			
2.23	Parking - Level 1	(29) 10,875	---	---
2.24	Parking - Level 2	(63) 23,625	---	---
2.25	Parking - Level 3	(63) 23,625	---	---
2.26	Parking - Level 4	(99) 37,125	---	---
2.27	Parking - Level 5	(63) 23,625	---	---

# Program / Spatial Needs Assessment

## 2.0 Parking Garage

Pembroke Pines Public Safety Complex

Pembroke Pines, Florida

ADG Project Number: 995-17

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
2.28	Parking Total	(317) 118,875	---	---
2.29	Parking Garage Total	133,437	See 2.19	See 2.19
2.30	Cumulative Total		133,437	137,579

General Notes



# Program / Spatial Needs Assessment

## 3.0 Fire Administration & Fire Station 69

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
<p>3.21: 4 current workstations at 48 SF each.</p> <p>3.26: Uniform storage with Logistics @ 140 SF. Remainder can be in the garage secured storage.</p> <p>3.27: See Section 1 - Public Access Areas. Shared with the PD and the Community Meeting Room.</p>	3.13	Assistant Division Chief Logistics	160	---	---
	3.14	Administrative Supervisor	140	---	---
	3.15	Future Office	160	---	---
	3.16	Open Work Stations @ 64 SF Each	---	(2) 128	(2) 128
	3.17	Restroom with Shower	120	---	---
	3.18	Staff Restrooms @ 64 SF Each	(4) 256	---	---
	3.19	Storage Closets @ 42 SF Each	(4) 80	---	---
	3.20	Secured Files Storage Room	80	---	---
	3.21	Rescue/Clinical Billing Open Work Area	280	80	---
	3.22	Payroll Specialist Office	120	---	---
	3.23	Accounts Payable Office	140	120	---
	3.24	IT Liason WS's @ 48 SF Each	(2) 96	---	---
	3.25	Copy / Supply / Workroom	120	---	---
	3.26	Logistics Storage Area	800	---	---
	3.27	Training Room	*	---	---

# Program / Spatial Needs Assessment

## 3.0 Fire Administration & Fire Station 69

General Notes	Space Designation		Space Requirements (square feet)			
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056	
	3.28	Break Room	200	---	---	
	3.29	IDF Closet	80	---	---	
	3.30	Mechanical Room	200	---	---	
	3.31	Electrical Room	120	---	---	
	3.32	Subtotal	5,776	428	228	
	3.33	Efficiency Factor @ 30%	2,475	183	98	
	<b>3.34</b>	<b>Fire Admin Total</b>	<b>8,251</b>	611	326	
	3.35	Fire Admin Cumulative Total		<b>8,863</b>	<b>9,189</b>	
		<b>Fire Station 69</b>				
		<b>Public Access Areas</b>				
	3.36	Reception / Lobby	120	---	---	
	3.37	Unisex Restroom	64	---	---	
	3.38	Small Meeting Room	140	---	---	



# Program / Spatial Needs Assessment

## 3.0 Fire Administration & Fire Station 69

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
3.51: Covered.	3.51	Exterior Break Area	120	---	---
	3.52	Unisex Restroom	80	---	---
3.53: Seating for 17.	3.53	Dining Area	480	---	---
	3.54	Domestic Laundry Room	100	---	---
3.55: 2 treadmills, stair climbers, elliptical, free weights, cables, open mat area.	<b>Facility Support Areas</b>				
3.60: Currently 48 for three shifts; would need 64 if add a fourth shift. Currently hooks for each person and a shelf above.	3.55	Physical Agility	880	---	---
	3.56	Mechanical Room @ 2.5 - 3.0%	280	---	---
	3.57	Electrical Room @ 1.0 - 1.5%	138	---	---
3.61: Includes extractor, drying cabinet, and SCBA washer.	3.58	Telecommunications Room	120	---	---
	3.59	Emergency Generator Courtyard	400	---	---
3.62: Full PC workstation required for this room. Must be temperature	3.60	Bunker Gear Storage	(64) 768	---	---
	3.61	Decon Room	200	---	---
3.63: Currently only oxygen fill; future use could benefit from SCBA as well.	3.62	EMS Supply Storage	620	---	---
	3.63	Oxygen / SCBA Fill	64	18	---
3.64: Standard work bench with drawers and shelving.	3.64	Miscellaneous Tool Room	160	---	---

# Program / Spatial Needs Assessment

## 3.0 Fire Administration & Fire Station 69

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR 2026	YEAR 2041	YEAR 2056
3.67: Apparatus Bays are measured at 18' x 80'. The efficiency factor is calculated at 10%.	3.65	Restroom / Shower / Changing Room	120	---	---
	3.66	Rolling Hose Storage Rack Alcove	80	---	---
	3.67	Apparatus Bays @ 1,440 SF each	(4) 5,760		
	3.68	Stair Towers @ 240 SF each	(2) 840	---	---
	3.69	Elevator @ 120 SF each	120	---	---
	3.70	Elevator Equipment Room	80	---	---
	3.71	Subtotal	15,474	---	---
	3.72	Efficiency Factor @ 30%	6,479	---	---
	<b>3.73</b>	<b>Fire Station 69 Total</b>	21,953	---	---
	3.74	Fire Station 69 Cumulative Total		<b>21,953</b>	<b>21,953</b>
	3.75	Fire Admin & Fire Station 69 Total	30,204	30,816	31,141