



Public Facilities Design Services

Board of Commissioners Meeting

August 8, 2017

CREECH & ASSOCIATES



EDIFICE
GENERAL CONTRACTORS
The Art and Science of Construction

Board of Commissioners Meeting

Agenda

- Review of Project Goals and Process
- Citizen and Steering Committee Process
- Revised Town Hall Design Options
- Financing Analysis
- Next Steps





PROJECT GOALS AND PROCESS

Guiding Principles – Downtown Public Facilities Project

1. Maintain the town's sense of community and complement the historic nature of downtown.
2. Retain a civic presence in downtown Davidson that is easily accessible to citizens.
3. Provide a sustainable parking solution for the long-term.
4. Provide space for community functions and governmental needs in a cost-effective manner.
5. Enhance connectivity and mobility to and through the site.
6. Improve public amenities, open space, and event areas on the site.
7. Expand the retail experience on Main Street.

July, 2016: Board of Commissioners' decision to move ahead with public facilities project in two phases:

Phase I:

- Site master plan, including DFM improvements, w/public input
- Parking analysis
- Building siting and massing study
- Preliminary cost estimate

Phase II:

- Schematic design, design development, construction documents
- Continue work with construction manager on efficiencies, reducing cost
- Determine parking solutions
- Obtain LGC approval and financing

Public Facilities Overview and Timeline

September/October:

- RFQ for design team, established Steering Committee

November/December:

- Steering Committee chose design team and construction manager

February/March:

- Space needs assessment – current and future

March/April:

- Two public workshops

TOWN HALL SITE PLANNING OPTIONS

STATION #3



Tell us your thoughts on the various options shown here
(Use dots to mark your choices below.)

Option 1

- Opportunities**
- » Fire station remains operational
 - » Urban green fronting Town Hall
 - » New Town Hall establishes prominent frontage on Main Street
- Challenges**
- » Parking lot removed from Main Street
 - » Opportunities to expand in the future are limited
 - » Expansion of existing building requires complete change of façade and roof



Option 2

- Opportunities**
- » Fire station remains mostly operational
 - » Civic green between buildings
 - » New 100 year Town Hall building predominately replaces older, less functional one
- Challenges**
- » Parking lot removed from Main Street
 - » Removal of remaining portion of old Town Hall (long term)
 - » Frontage design on Main Street will require active uses

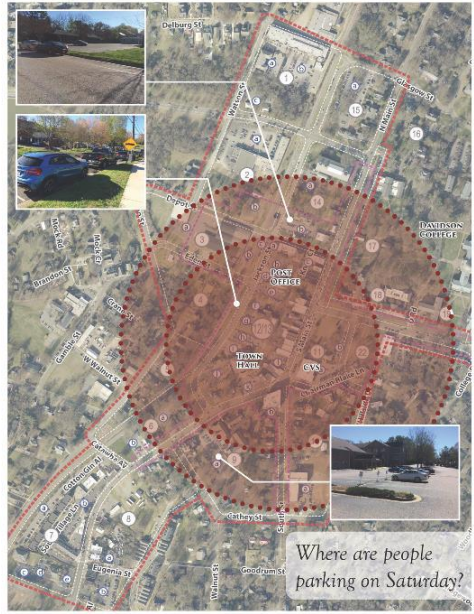
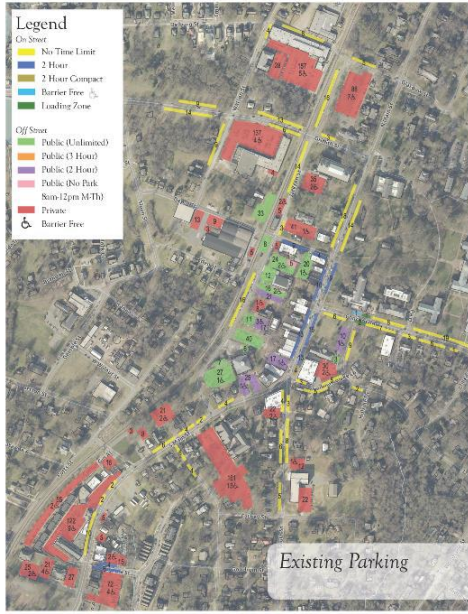


Option 3

- Opportunities**
- » Fire station remains operational
 - » Parking lot maintained on Main Street, but reconfigured as plaza
 - » New Town Hall establishes civic prominence on corner of site
 - » Public parking in structured deck
- Challenges**
- » Land acquisition
 - » Displacing early 1900s-era house
 - » More physically separated from other Town Hall buildings
 - » Additional cost of deck
 - » Uncertain future demand for parking to justify construction of deck
 - » Future adaptive reuse of deck

PARKING AND MOBILITY

STATION #1



Davidson's current parking supply is:

Public on street	371
Public off street	328
Private off street	1,231
Total	1,930

Within a 4-5 minute walk, there are 694 spaces available for the Farmer's Market.

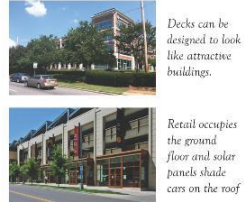
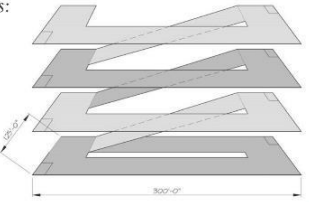
Only spaces within a line of sight and within the same block of the market almost reached capacity.

Weekday peak occupancies were 51% (private) and 62-64% (public) in 2011.

Saturday April 1st, 2017 = 71-74% occupied during the peak hours of 9-11am.

Even the most efficient parking deck costs:

Per space	\$18,000
Spaces in deck	300
Total hard costs	\$5,400,000
+ soft costs	\$1,079,000
+ financing costs	\$468,000
Total	\$6,947,000
Total for 20 years	\$581,000/year



Public Workshop Site Plan



Renovate town hall:

- PD and FD

New building:

- Parks and Recreation
- Community Space
- Admin
- Finance
- Planning

Improve DFM site

Add parking

Parking Options: Expand Jackson Street Surface Lot



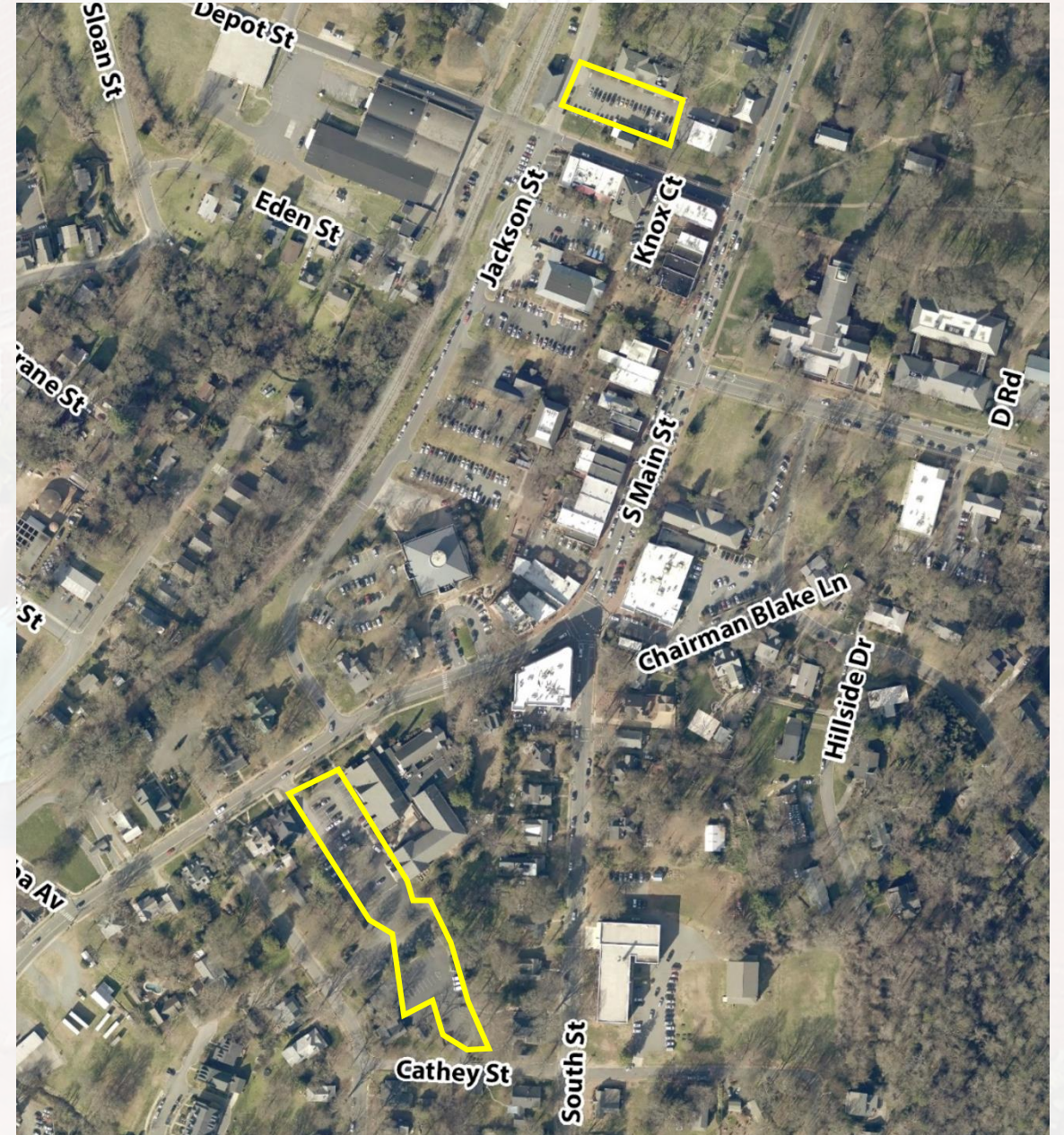
Existing spaces: 71



Expected new spaces: 93-95

Potential Increase:
22-24 spaces

Opportunistic Parking Options





Old Town Hall

New Town Hall

Covered Walkway

Plaza

Mooney's
Corner

Main Street

Street View – North on Main



New Town Hall

Flatiron building

Main Street

DUMC Addition

Street View – South on Main

Mooney's Corner

New Town Hall

Main Street

Plaza



Plaza Design Options



Public Facilities Overview and Timeline

April - May:

- Steering Committee: review site design, preliminary construction cost estimates, parking options
- Sub-committee: review space needs and building efficiency
- Public meeting: parking analysis and opportunities

June – July

- Steering Committee: examine options for smaller town hall and construction timing



STEERING COMMITTEE OPTIONS

The committee met on 6/29/17 and 7/13/17 to review updated information

2 options were explored by the Steering Committee:

- 1. Could we save money by building the new Police Department first and plan to build the new Town Hall in a future phase?*
- 2. Could we reduce the cost of town hall by finding ways to lower the required area of town hall and still provide a building to serve the future?*

The Steering Committee determined the New Police Department option was not recommended for the following reasons:

- Cost of project within 5% (\$567,970) of Town Hall Option 2
- Board room not enlarged and no new community space
- No potential for cultural/retail space
- No growth for Town Hall administration
- Police (or Fire) not the best long term function for activating Jackson Street

Cost Reduction Option 2: New TH

How do you reduce the building area?

- Option 1: Keep Parks and Recreation Admin in the Program

Item	NSF	NTG	GSF	Total
New town hall current space needs assessment				25,525 sf
Remove parks and rec program space/eqp. stor.	700	245	945	24,580 sf
Consider retail/gallery space as future growth area			2,200	22,380 sf
Public Works Director remains at public works	130	46	176	22,205 sf
Total Option 1 Reduction			3,321	22,205 sf

- Option 2: Remove Parks and Recreation from the Program

Item	NSF	NTG	GSF	Total
New town hall current space needs assessment				25,525 sf
Remove parks and rec	2,176	762	2,938	22,587 sf
Consider retail/gallery space as future growth area			2,200	20,387 sf
Public Works Director remains at public works	130	46	176	20,212 sf
Total Option 2 Reduction			5,313	20,212 sf

How much does the project cost change?

Option 1: TH on S. Main Street

▪ New Town Hall – full upfit all 3 floors	22,205 sf @ \$305/sf	\$6,772,525
▪ New Town Hall – Site Development	22,205 sf @ \$45/sf	\$999,225
▪ Renovate existing Town Hall – Soft Reno	10,000 sf @ \$150/sf	\$1,500,000
▪ Renovate existing Fire Department – Soft Reno	6,000 sf @ \$100/sf	\$600,000
▪ New Public Plaza hardscape and landscape	10,000 sf @ \$30/sf	\$300,000
▪ Farmer’s Market – By Town Separately		\$0
▪ Parking – By Town Separately		\$0
▪ Total Estimated Construction Costs		\$10,171,750
▪ Soft Costs (fees, furniture, equipment, contingency)	30%	\$3,051,525
▪ Total Building Project Costs		\$13,223,275

How much does the project cost change?

Option 2: TH on S. Main Street

▪ New Town Hall – full upfit all 3 floors	20,212 sf @ \$305/sf	\$6,164,660
▪ New Town Hall – Site Development	20,212 sf @ \$45/sf	\$909,540
▪ Renovate existing Town Hall for PD– Soft Reno	10,000 sf @ \$150/sf	\$1,500,000
▪ Renovate existing Fire Department – Soft Reno	6,000 sf @ \$100/sf	\$600,000
▪ Renovate existing Sloan House for office use	1,400 sf @ \$175/sf	\$245,000
▪ New Public Plaza hardscape and landscape	10,000 sf @ \$30/sf	\$300,000
▪ Farmer’s Market – By Town Separately		\$0
▪ Parking – By Town Separately		\$0
▪ Total Estimated Construction Costs		\$9,719,200
▪ Soft Costs (fees, furniture, equipment, contingency)	30%	\$2,915,760
▪ Total Building Project Costs		\$12,634,960

What are the advantages of each option?

Build 22,205 sf Town Hall \$13,223,275

Pros

- Expandable board room and community rooms
- Parks and Recreation permanent admin space
- Civic presence on Main Street with public plaza for events
- Growth space (in cultural/retail area) for admin departments

Cons

- Higher cost

Build 20,212 sf Town Hall \$12,634,960

Pros

- Expandable board room and community rooms
- Parks and Recreation permanent admin space in improved Sloan House
- Civic presence on Main Street with public plaza for events
- Growth space (in cultural/retail area) for admin departments

Cons

- No growth space for Parks and Recreation admin

How do these options compare?

- Previous project cost \$16,186,533
25,525 sf (Board of Commissioners presentation 5/23/17)
- Current project cost \$14,675,700
25,525 sf (Adjusted to align with site amenities funding strategy)
- Town Hall Option 1 \$13,223,275
22,205 sf (a savings of \$1,452,425 from the current project cost)
- Town Hall Option 2 \$12,634,960
20,212 sf (a savings of \$2,040,740 from the current project cost)



FINANCING ANALYSIS

- **Phase II:**
 - Off-site parking solutions: Meet with downtown merchants, report to Board of Commissioners
 - Ongoing: Continue work with construction manager on efficiencies, reducing cost
 - Fall - Winter 2017:
 - Schematic design completion, DRB FYI meeting
 - Design development, DRB approval
 - Construction documents
 - Spring 2018: Bid process, obtain LGC approval and financing
 - Summer 2018: Begin Construction

