



Public Facilities Design Services

## Board of Commissioners Update

February 13, 2018

CREECH & ASSOCIATES



**EDIFICE**  
GENERAL CONTRACTORS  
The Art and Science of Construction





- Background
- Steering Committee
- Planning Process
- Design Results
- Board Options





# B A C K G R O U N D

# Public Facilities Planning Process

	2000	2016	2017
Population	7,000	12,920	
Police calls	4,000	14,000	15,600
Police officers	14	20	21
Fire calls	400	1400	1450
Firefighters	volunteers	60 paid pt	60 paid pt 6 paid ft



- **2007** Board Discussions
- **2015-2016** Catalyst project (public-private)
  - What we learned from citizen input
    - PD and FD need improved facilities
    - Want additional parking downtown
    - Prefer that the PD remains downtown
    - Want a civic presence downtown
    - Prefer that we own facilities
- **2016** Transition to Public Facilities Project (public)



# Public Facilities Planning Process

**July, 2016:** Board of Commissioners' decision to move ahead with public facilities project. The charge was to:

- Investigate construction of new building on site and renovation of existing town hall
- Include improvements to public areas, DFM, and parking
- Provide opportunities for public input
- Include construction manager on design team to provide cost estimates and investigate construction efficiencies

First step: Appoint Steering Committee





# STEERING COMMITTEE



## Mission Statement

To work collaboratively with the design team, town staff, the Davidson Board of Commissioners, and each other to guide the planning and design of public facilities in downtown Davidson.

## Citizen Members – commissioned by town staff

- Dave Cable, *Real Estate and Conservation Consultant*
- Tom Goodwin, *Architect, Shook Kelley*
- David Holthouser, *Facilities Director, Davidson College*
- Steve McLeod, *Developer*
- Jeff Michael, *Director, UNC Urban Institute*
- Bob Miller, *Facilities Manager, Coca-Cola*
- Mickey Pettus, *Planning Board Chair, retired healthcare professional*
- Kathleen Rose, *President, Rose and Associates*



# Guiding Principles for Downtown Public Facilities

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 pedestrian connectivity through the site and improve public amenities, open space, and event areas.
6. Expand the retail experience on Main Street.



## Meetings

- 10 meetings of entire steering committee
- Meetings and interviews re: RFQ for Architect
- Meetings and interviews re: RFQ for Construction Manager

## Function

- Question assumptions and conclusions
- Ensure citizen input is embedded in design
- Weigh options – various building permutations
- Consider long-term energy and maintenance costs
- High-level value engineering



## Focus Areas

- Interviewed and selected design team and construction manager
- Farmer's market and related outdoor public space
- Parking issues
- New & existing town hall – main focus
  - Public input process and output
  - Space needs assessment
  - Architectural and site concept development to optimize existing site and building
  - Cost estimates



## Conclusion

- Committee consensus: the plan optimizes multiple variables
  - Integration of public input
  - Site potential
  - 20+ year space needs of town government
  - Public function space
  - Contributory value of existing town hall
  - Cost effectiveness
  - Opportunity to enhance Main Street experience
  - Honors historical context





# PLANNING PROCESS



- Four tours of town hall offered to citizens in March and April
- Discussed during Civics 101 classes in March + tour
- Board members and staff at Farmer's Market and Town Day booths
- Discussed at Coffee Chats
- Discussed at neighborhood reps meeting in May
- Town Manager quarterly video updates
- Promoting public workshops:
  - Postcard to all households
  - Posters hung around town
  - Large sign in horseshoe
  - Press releases, eCrier, Social media, Town Manager's report, Announcements
- “Lunch and learn” sessions with tours at town hall
- “Hot Topics” section of newsletter
- Special webpage: 1026 page views



## STEERING COMMITTEE

Public Workshop 1  
Steering Committee  
Board of Commissioners  
Public Workshop 2  
Steering Committee  
Board of Commissioners  
Public Workshop 3  
Steering Committee  
Board of Commissioners  
Steering Committee  
Steering Committee  
Board of Commissioners  
Design Review Board

1.17.17

3.9.17

3.21.17

3.28.17

4.6.17

4.18.17

4.25.17

5.11.17

5.16.17

5.23.17

6.29.17

7.13.17

8.8.17

11.9.17

### *Points of Discussion*

- Create an engaging process with multiple opportunities for interaction with the Steering Committee, Commissioners, and the citizens
- Include a special session for Outdoor Space including the Farmer's Market
- Include Space Needs Assessment and the Parking and Mobility Study
- Propose a cadence for review:
  - Present ideas and receive feedback from citizens
  - Share concepts with this committee and receive direction
  - Present designs to the Board of Commissioners and receive approval

### *Takeaways*

- Facilitate 3 public charrettes with reports to Steering Committee and Board of Commissioners



Steering Committee

1.17.17

## **PUBLIC WORKSHOP 1**

Steering Committee

3.21.17

Board of Commissioners

3.28.17

Public Workshop 2

4.6.17

Steering Committee

4.18.17

Board of Commissioners

4.25.17

Public Workshop 3

5.11.17

Steering Committee

5.16.17

Board of Commissioners

5.23.17

Steering Committee

6.29.17

Steering Committee

7.13.17

Board of Commissioners

8.8.17

Design Review Board

11.9.17

## *Points of Discussion*

- Provide 6 workstations designed to solicit feedback through “dotmocracy” voting that allows citizen to place a dot on the graphic of their preference. Main questions at the workstations include:
  - What makes Davidson Special to you?
  - How do you access downtown?
  - How is the scale of downtown is formed by buildings?
  - Which Town Hall planning option do you prefer?
  - How should parking needs be addressed?
  - What type of outdoor public spaces would you like to see downtown?
  - What type of public spaces inside the new Town Hall would you like to see?

## *Takeaways*

- Workshop provided meaningful responses to several of the main questions



## *What makes Davidson great?*

- Participants were asked to vote for their favorite images of what makes Davidson great.
- Top vote getters related to outdoor elements
- Participants selected the Farmer's Market and parks and recreational elements the most, those items getting votes near 40 and above.



## *Architectural Character and Scale*

- Participants were shown a set of images depicting architectural character elements and asked to select that which they would like to see in a new Town Hall.
- Overall, participants indicated that they did not think that architectural elements in the historic NC examples shown should be seen in a new Town Hall.
- The architectural character of the Flatiron building received mixed votes
- Contemporary architectural character received the most negative votes



## *Town Hall Site Planning Options*

- Participants were asked to select their preference for the location of town hall
- Option 1 did not receive any votes, while Option 3 received the most followed by Option 2
- The older houses adjacent to Town Hall are of significant value to the community and strategies for preservation, relocation or designing around them should be evaluated
- Option 1 will no longer be evaluated as a viable option
- Further study and exploration of Options 2 and 3 is necessary





Steering Committee

1.17.17

## *Points of Discussion*

Public Workshop 1

3.9.17

**STEERING COMMITTEE**

3.21.17

- Identify the site programmatic drivers and site options preferred by the citizens:

Board of Commissioners

3.28.17

- Police Headquarters and Fire Station 1 remain on site

Public Workshop 2

4.6.17

- Fire Station 1 remains operational throughout construction and renovation schedule

Steering Committee

4.18.17

- Existing Town Hall remains in whole or part

Board of Commissioners

4.25.17

- Confirm that temporary relocation of public safety services is acceptable as a phasing strategy provided that ultimately places them downtown

Public Workshop 3

5.11.17

Steering Committee

5.16.17

- Continue development of site options 3 and 4 and include potential future development with phasing strategies that can address short term and long term goals

Board of Commissioners

5.23.17

Steering Committee

6.29.17

- Eliminate the addition to existing Town Hall from both options and create concepts that allow for the building to be removed to facilitate long term plan

Steering Committee

7.13.17

Board of Commissioners

8.8.17

- Remove parking options to avoid bias in evaluating site designs

Design Review Board

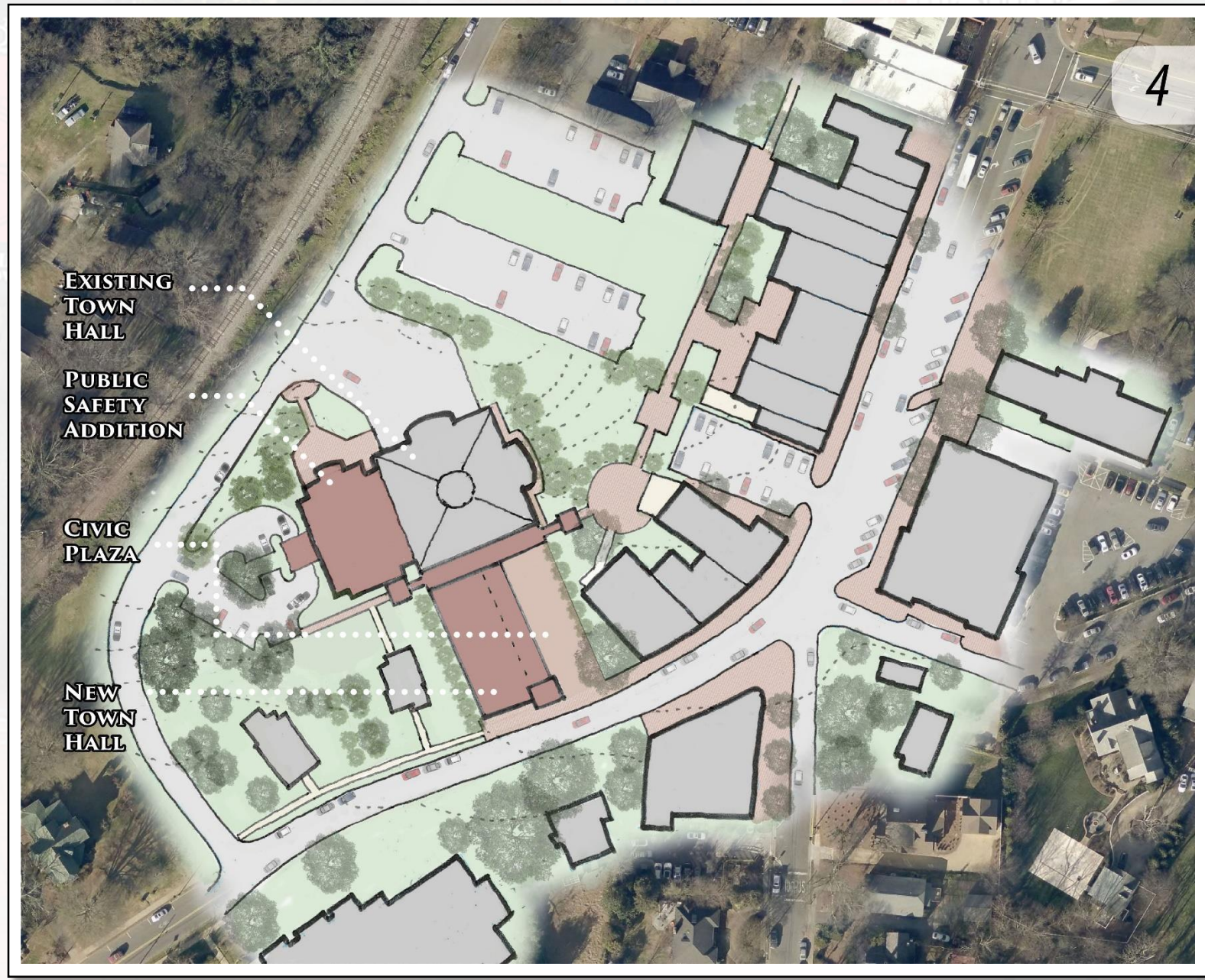
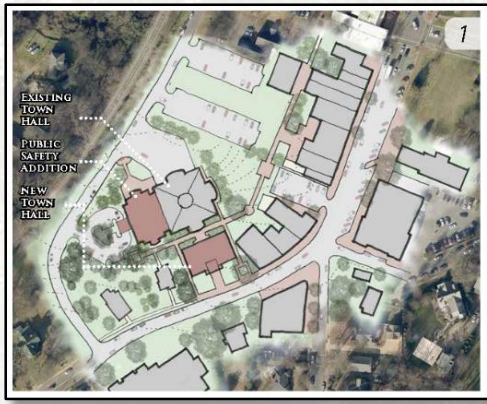
11.9.17

- Convert existing Town Hall parking into a flexible hardscape plaza that can be used for other functions in addition to parking

## *Takeaways*

- Present a new site option that resulted from discussions at the workshop and committee







Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
<b>BOARD OF COMMISSIONERS</b>	<b>3.28.17</b>
Public Workshop 2	4.6.17
Steering Committee	4.18.17
Board of Commissioners	4.25.17
Public Workshop 3	5.11.17
Steering Committee	5.16.17
Board of Commissioners	5.23.17
Steering Committee	6.29.17
Steering Committee	7.13.17
Board of Commissioners	8.8.17
Design Review Board	11.9.17

## *Points of Discussion*

- How should parking needs be addressed?
- How should the design of outdoor public spaces support the variety of functions downtown?
- Which Town Hall planning option do you prefer?

## *Takeaways*

- Investigate building site options



Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
Board of Commissioners	3.28.17
<b>PUBLIC WORKSHOP 2</b>	<b>4.6.17</b>
Steering Committee	4.18.17
Board of Commissioners	4.25.17
Public Workshop 3	5.11.17
Steering Committee	5.16.17
Board of Commissioners	5.23.17
Steering Committee	6.29.17
Steering Committee	7.13.17
Board of Commissioners	8.8.17
Design Review Board	11.9.17

## *Points of Discussion*

- Provide a summary of the information learned from citizen input during workshop 1
- Provide 3 workstations designed to solicit feedback through “dotmocracy” voting that allows citizen to place a dot on the graphic of their preference. Main questions at the workstations include:
  - How should parking needs be addressed?
  - How should the design of outdoor public spaces support the variety of functions downtown?
  - Which Town Hall planning option do you prefer?

## *Takeaways*

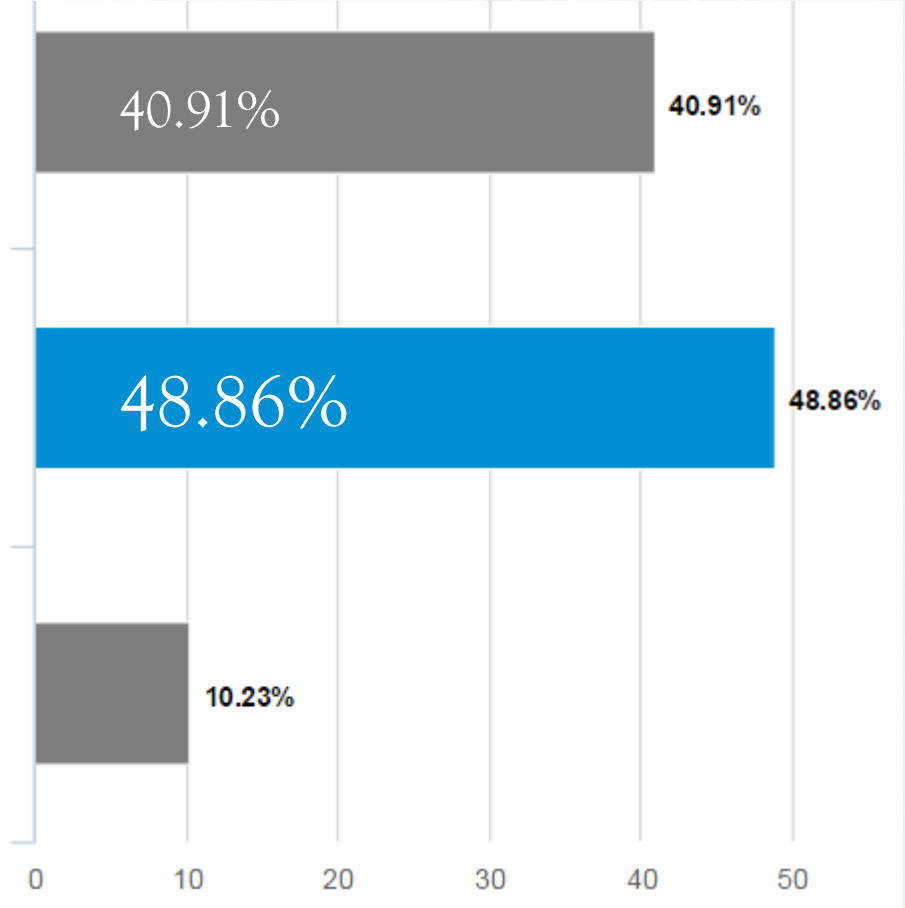
- Workshop provided meaningful responses to several of the main questions



Neoclassical pediments and columns are part of Davidson’s civic heritage and should be used on the Town Hall.

Columns aren’t necessary but it is important to stay within a traditional palette that is reflective of previous eras.

As a building for the next 100 years, we should consider a design that is more contemporary and forward thinking but with ties to Davidson’s heritage.







- Executive summary details from the 2011 parking study were shared with participants as well as general details on the costs of surface parking versus structured parking. Attendees were asked to respond to a few questions as well.
- Several comments suggested thoroughly evaluating other options before looking further at building a deck
- Regarding mobility, several comments suggested a shuttle system that connected surrounding neighborhoods to downtown.



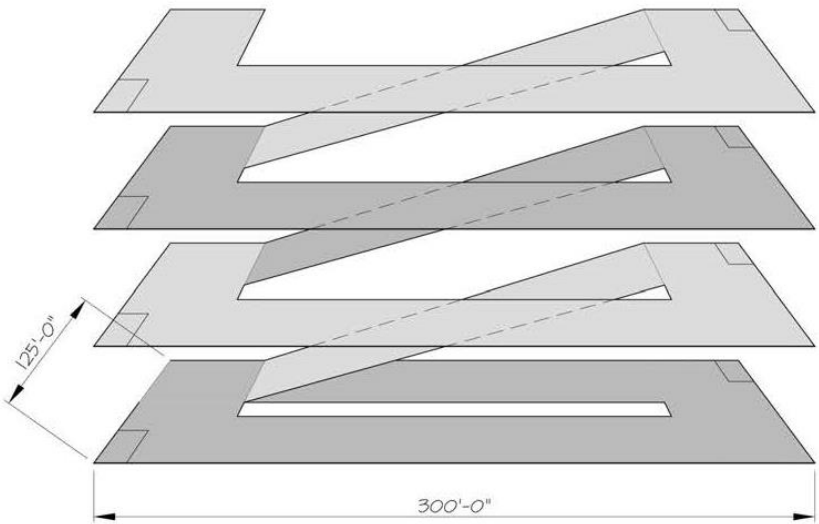


Image Source: Rich & Associates Consulting Inc.,  
2011 Comprehensive Parking Study, Davidson, NC

Most Efficient Deck

300 Spaces

125 ft X 300 ft

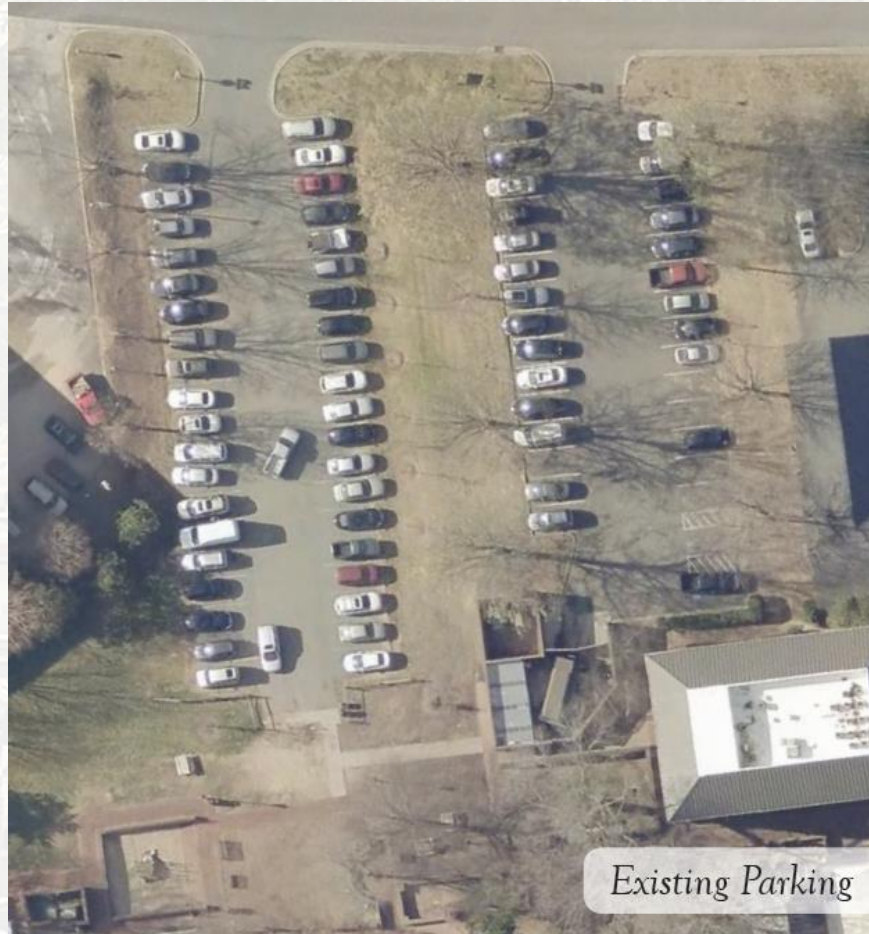
Total Cost Per Space:  
**\$18,000**



300 spaces = \$5,400,000  
+ soft costs of \$1,079,000  
+ financing costs of \$468,000  
**\$6,947,000**

20 year  
Debt Service:  
**\$581,000 / year**





Existing spaces: 71



Expected new spaces: 93-95

Potential Increase:  
22-24 spaces

Estimated Cost:  
Medium





A. Stage Area

B. Vendor Tents & Tot Lot

C. Truck Vendor Area

D. Marketplace Front Porch

35+ tents & 12+ truck vendors

(Consolidated parking area on Jackson Street serves as overflow for vendors)





## At the Corner

### *Opportunities*

- Flexible parking/plaza in front of old Town Hall
- New Town Hall presence on corner
- Historic Sloan House remains in place
- Police and Fire remain operational in old Town Hall

### *Challenges*

- Town must purchase private land at the corner of Jackson and Main





## In Front of Existing Town Hall

### *Opportunities*

- New Town Hall has sidewalk presence on Main Street
- Piazza provides plaza-like public space
- Loggia screens old Town Hall and provides attractive backdrop to piazza
- Pocket park with greenery provides soft public space
- Police and Fire remain operational in old Town Hall

### *Challenges*

- 10-15 year solution for police and fire



Steering Committee

1.17.17

Public Workshop 1

3.9.17

Steering Committee

3.21.17

Board of Commissioners

3.28.17

Public Workshop 2

4.6.17

**STEERING COMMITTEE**

4.18.17

Board of Commissioners

4.25.17

Public Workshop 3

5.11.17

Steering Committee

5.16.17

Board of Commissioners

5.23.17

Steering Committee

6.29.17

Steering Committee

7.13.17

Board of Commissioners

8.8.17

Design Review Board

11.9.17

## *Points of Discussion*

- Provide opportunities and challenges for each of the site plan options
- Pose several guiding questions:
  - Should civic buildings in the downtown retail overlay be exempt?
  - Should we continue to consider the Police Station as a potential first phase and take that notion back to the Board?
  - How long will a “light renovation” to existing Town Hall for Police and Fire defer the need for new facilities?
- Present several options for the aesthetic of the building from Main Street
- Confirm that site option 2 is the selected design direction to continue

## *Takeaways*

- Elevation preference identified for continued study





## In Front of Existing Town Hall

### *Opportunities*

- New Town Hall has sidewalk presence on Main Street
- Piazza provides plaza-like public space
- Loggia screens old Town Hall and provides attractive backdrop to piazza
- Pocket park with greenery provides soft public space
- Police and Fire remain operational in old Town Hall

### *Challenges*

- 10-15 year solution for police and fire





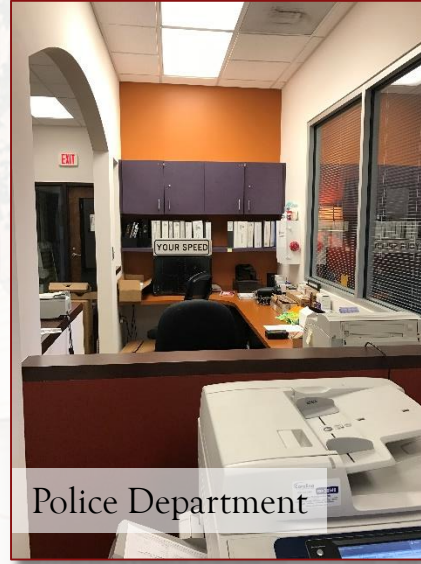




Town Hall



Fire Station



Police Department



Town Hall



Fire Station



Police Department

## Town Administration

- 7,000 sf + Sloan House (1,400 sf) + Pump House (1,200 sf) currently occupied totaling 9,600 sf
- Today's needs with space for 20 year growth included projected as 25,525 sf
- Current building program with reduced growth is 22,205 sf (131% increase in space)

## Police Department

- 3,000 sf currently occupied
- Today's needs with space for 20 year growth included projected as 17,408 sf
- Current renovation is 8,975 sf (199% increase in space)

## Fire Station 1

- 6,000 sf currently occupied
- Today's needs with space for 20 year growth included will be 13,638 sf
- Current renovation is 8,040 sf\* (34% increase in space)

\* includes shared space in police renovation



# Board of Commissioners

Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
Board of Commissioners	3.28.17
Public Workshop 2	4.6.17
Steering Committee	4.18.17
<b>BOARD OF COMMISSIONERS</b>	<b>4.25.17</b>
Public Workshop 3	5.11.17
Steering Committee	5.16.17
Board of Commissioners	5.23.17
Steering Committee	6.29.17
Steering Committee	7.13.17
Board of Commissioners	8.8.17
Design Review Board	11.9.17

## *Points of Discussion*

- Use similar local municipal precedents to frame the potential for population and staff growth
- Present the space needs assessment process and initial results
  - Surveys and Staff Interviews with department heads
  - Establish Space Standards and Policy
  - Benchmarking
  - Create first draft of program
  - Vet with staff
  - Vet with leadership team
  - Create final draft of program
- Provide a preliminary cost analysis for all phases of the project

## *Takeaways*

- Work with the Steering Committee to find way to reduce project costs





Item No	Description	Quantity	Unit	Unit Price	Total
1	Demo/Grading/Drainage	1	EA	\$ 25,000.00	\$ 25,000.00
2	Market Promenade (Brick Pavers)	1,773	SF	\$ 25.00	\$ 44,325.00
3	Elevated Stage (20'x30' Concrete/Masonry Foundation w/ Brick Steps)	600	SF	\$ 30.00	\$ 18,000.00
4	Stage Foreground Area (Brick Pavers)	600	SF	\$ 25.00	\$ 15,000.00
5	Tot Lot (Synthetic Turf [1,520 sf] & Equipment)	1	EA	\$ 75,000.00	\$ 75,000.00
6	String Light Poles + Lighting	14	EA	\$ 1,500.00	\$ 21,000.00
7	Checkerboard Paver Area (Synthetic Turf [2,200sf] & 24" concrete pavers [Q=460])	1	EA	\$ 74,000.00	\$ 74,000.00
8	Front Porch Structure (with 4 swings)	1	EA	\$ 25,000.00	\$ 25,000.00
9	Brick Pavers for Summit Edge Sidewalk	990	SF	\$ 25.00	\$ 24,750.00
10	Permeable Paving Area	3,258	SF	\$ 25.00	\$ 81,450.00
11	Landscaping (trees + container plantings)	1	EA	\$ 20,000.00	\$ 20,000.00
12	Furnishings (picnic/umbrella combos, movable seating, bicycle racks, trash receptacles)	1	EA	\$ 100,000.00	\$ 100,000.00
Subtotal					\$ 523,525.00
Contingency (30%)					\$ 157,057.50
Soft Costs (Engineering, Permitting, Etc.)					\$ 75,000.00
Total Estimated Cost					\$ 755,582.50



New Town Hall in front of Existing Town Hall

▪ New Town Hall	25,525 sf @ \$360/sf	\$9,189,000
▪ Renovate Existing Town Hall	12,000 sf @ \$150/sf	\$1,800,000
▪ Piazza (hardscape and landscape)	10,000 sf @ \$30/sf	\$300,000
▪ Loggia	1,500 sf @ \$275/sf	\$412,500
▪ Expand Jackson Street parking lot	lump sum	\$139,763
▪ Marketplace amenities	lump sum	\$755,582
▪ Total Estimated Construction Costs		\$12,596,845
▪ Soft Costs (fees, furniture, equipment, contingency)	35%	\$4,408,895
▪ Total Estimated Project Costs		\$17,005,740



Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
Board of Commissioners	3.28.17
Public Workshop 2	4.6.17
Steering Committee	4.18.17
Board Of Commissioners	4.25.17
<b>PUBLIC WORKSHOP 3</b>	<b>5.11.17</b>
Steering Committee	5.16.17
Board of Commissioners	5.23.17
Steering Committee	6.29.17
Steering Committee	7.13.17
Board of Commissioners	8.8.17
Design Review Board	11.9.17

## *Points of Discussion*

- Is there a parking capacity issue in downtown at peak times?
- What are the different ways to improve parking and mobility in the downtown area?
- What locations could parking be increased now?
- How can we direct people to existing parking that is underutilized?

## *Takeaways*

- Continue investigating ways to incorporate efficient surface parking
- Consider alternate mean of public transportation in the future



## Final Recommendations – Improved Mobility

- ✓ Signage/Infrastructure Enhancements
- ✓ Short Term – Trolley / Long Term – Olli
- ✓ Bicycling (Dedicated Facilities & Bike Share)
- ✓ Ride-Share Locations/Signage
- ✓ Ride-Share Subsidy
- ✓ App-Based Parking Occupancy Sensors
- ✓ Metered Spaces



# Short Term Options: Opportunistic Parking

Convert parallel to  
reverse angle along  
Jackson

Gain = 33 spots

Difficulty = Hard

Expand public lot

Gain = 24-28 spots

Difficulty = Moderate

Add reverse angle on  
street along Jackson

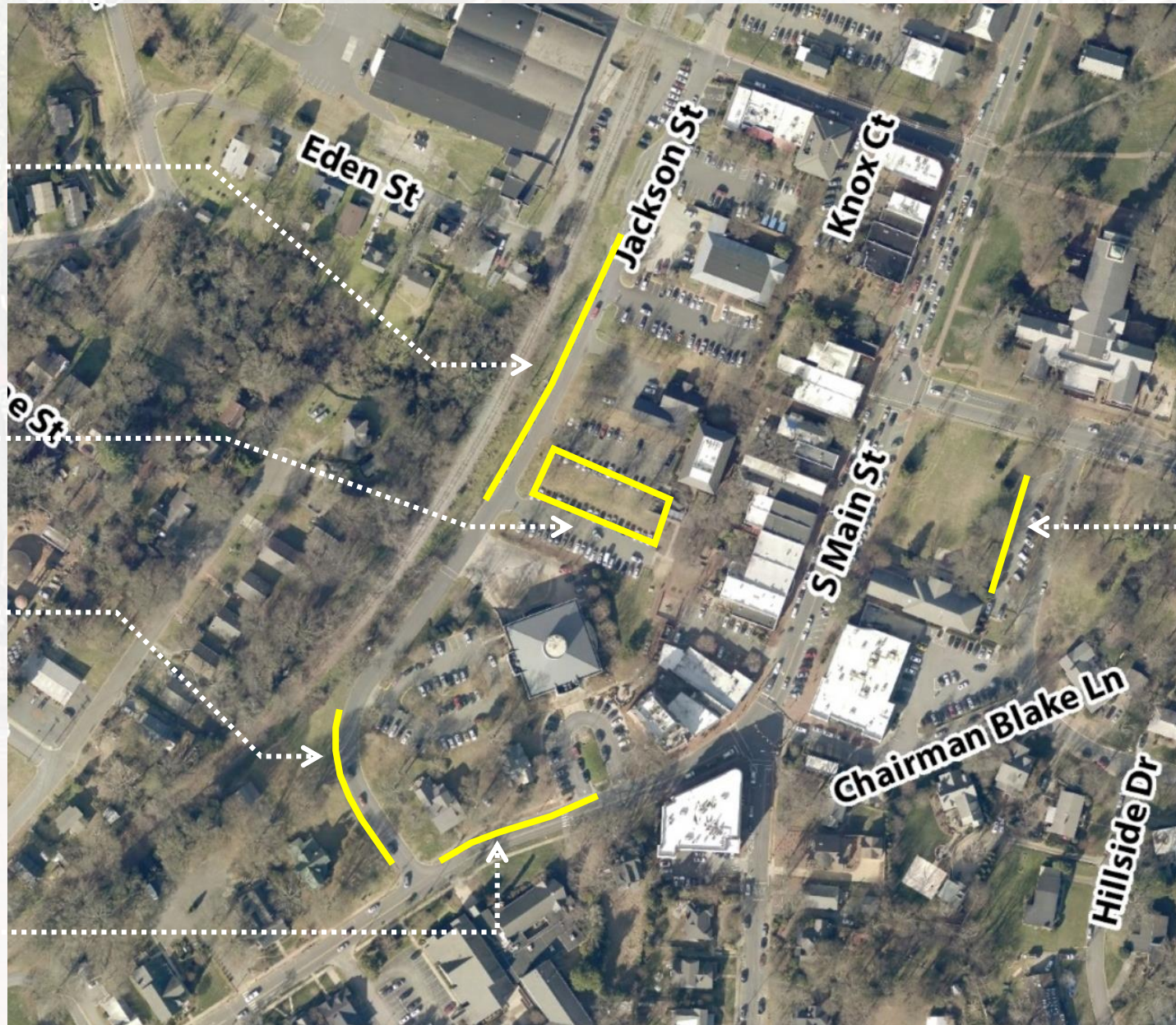
Gain = 20 spots

Difficulty = Moderate

Add angle/reverse angle  
on street along Main

Gain = 24 spots

Difficulty = Easy



Add reverse angle to  
Library lot

Gain = 16 spots

Difficulty = Easy

Hand  
Try Up:  
ITALIAN  
KANGIE  
We serve  
Breakfast  
Daily until 2pm!



Steering Committee

1.17.17

## *Points of Discussion*

Public Workshop 1

3.9.17

Steering Committee

3.21.17

Board of Commissioners

3.28.17

Public Workshop 2

4.6.17

Steering Committee

4.18.17

Board Of Commissioners

4.25.17

Public Workshop 3

5.11.17

**STEERING COMMITTEE**

**5.16.17**

Board of Commissioners

5.23.17

Steering Committee

6.29.17

Steering Committee

7.13.17

Board of Commissioners

8.8.17

Design Review Board

11.9.17

- Respond to request from space needs focus group to make the program more efficient
- Increase the ratio of open offices compared to private offices
- Explain the nature of net to gross ratio and efficiency as building plates are reduced
- Confirm the amount of growth included in the program

## *Takeaways*

- Shift parks and rec/planning to second floor and town admin to third floor
- Add town hall size and cost to the benchmark data



Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
Board of Commissioners	3.28.17
Public Workshop 2	4.6.17
Steering Committee	4.18.17
Board Of Commissioners	4.25.17
Public Workshop 3	5.11.17
Steering Committee	5.16.17
<b>BOARD OF COMMISSIONERS</b>	<b>5.23.17</b>
Steering Committee	6.29.17
Steering Committee	7.13.17
Board of Commissioners	8.8.17
Design Review Board	11.9.17

## *Points of Discussion*

- Include soft costs required for the project in the estimates
- Provide different ways to reduce the project costs
  - Reduced the Town Hall cost per square foot
  - Reduced the size of the covered walkway
  - Reduced the covered walkway cost per square foot
  - Reduced the marketplace amenities cost
  - Remove costs for opportunistic parking options

## *Takeaways*

- Continue to look for ways to reduce the overall project budget closer to \$12M



New Town Hall in front of Existing Town Hall

▪ New Town Hall	25,525 sf @ \$350/sf	\$8,933,750
▪ Renovate Existing Town Hall	12,000 sf @ \$150/sf	\$1,800,000
▪ Plaza (hardscape and landscape)	10,000 sf @ \$30/sf	\$300,000
▪ Covered Walkway	750 sf @ \$200/sf	\$150,000
▪ Expand Jackson Street parking lot	lump sum	\$226,154
▪ Marketplace amenities	lump sum	\$423,525
▪ Total Estimated Construction Costs		\$11,833,429
▪ Soft Costs (fees, furniture, equipment, contingency)	30%	\$3,550,028
▪ Total Estimated Project Costs		\$15,383,457
• Reduced the Town Hall cost per square foot by \$10 (savings of \$255,250)		
• Reduced the size of the covered walkway by half (savings of \$206,250)		
• Reduced the covered walkway cost per square foot by \$75 (savings of \$56,250)		
• Reduced the marketplace amenities cost by \$100,000		
• Doesn't include costs for opportunistic parking options		



Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
Board of Commissioners	3.28.17
Public Workshop 2	4.6.17
Steering Committee	4.18.17
Board Of Commissioners	4.25.17
Public Workshop 3	5.11.17
Steering Committee	5.16.17
Board Of Commissioners	5.23.17
<b>STEERING COMMITTEE</b>	<b>6.29.17</b>
<b>STEERING COMMITTEE</b>	<b>7.13.17</b>
Board of Commissioners	8.8.17
Design Review Board	11.9.17

## *Points of Discussion*

- Could we save money by building the new Police Department first and plan to build the new Town Hall in a future phase?
- What are the site and building design assumptions for the new PD?
- How do the costs of a police department compare to a town hall?

## *Takeaways*

- Most police facilities cost the same or slightly more than town halls
- The costs of the proposed police building will be very similar to the proposed town hall





- PD space needs based on 47 staff in 20 years
- Current and future needs projected at 17,508 sf
- 2 story brick structure above parking
- 8,750 SF floor plate
- Sally port and/or 25 secure spaces below
- Enter parking lower level on grade from Fire Station apron
- Main entrance to building from Jackson Street
- Displaces +/- 32 police and public parking spaces



PD on Jackson Street

▪ New Police Department – 2 stories full upfit	17,508 sf @ \$350/sf	\$6,127,800
▪ New Police Department – 1 level parking below	8,750 sf @ \$150/sf	\$1,312,500
▪ Renovate existing Town Hall – Soft Reno	10,000 sf @ \$125/sf	\$1,250,000
▪ Renovate existing Fire Department – Soft Reno	6,000 sf @ \$100/sf	\$600,000
▪ Total Estimated Construction Costs		\$9,290,300
▪ Soft Costs (fees, furniture, equipment, contingency)	30%	\$2,787,090
▪ Total Building Project Costs		\$12,077,390
▪ Cost per sf for police is similar to town hall		
▪ Cost for parking below building includes brick veneer and is naturally ventilated		
▪ Soft renovation costs to existing town hall maintain majority of existing spaces		



## *Why does a police department cost the same per square foot as a town hall ?*

- Town halls and police departments are both considered Category IV Occupancies and “essential facilities” by the NCSBC. This requires more significant seismic bracing than other occupancy categories and can result in higher steel and foundation costs.
- Certain tier 3 secure areas of a police building (intake, holding, interview, evidence) require more robust construction than a town hall. This typically includes concrete masonry units and very durable furniture and finishes, which cost more than metal studs and drywall. The intake area typically contains a specialized prison-grade toilet with remote flush, which also adds cost. The receptionist at the public lobby is protected by bullet-resistant glass and walls as the point of contact with anyone entering the station.
- The receptionist at the public lobby is protected by bullet-resistant glass and walls as the point of contact with anyone entering the station.
- A higher level of security related technology is required including cameras inside and outside, access control, panic buttons, interview rooms with audio and video capture and remote viewing.



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 – 3 stories full upfit	22,205 sf @ \$350/sf	\$7,771,750
▪ 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
▪ Plaza at Front Entrance	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



What are the advantages of each option?

**Build 17,508 sf Police Dept     \$12,066,990**

*Pros*

- Temporary space for Parks and Recreation (including community meeting room)
- Secure underground parking and sally port for police
- Plaza area as termination of Knox Court walk
- Less expensive town hall renovation cost
- Angled parking on Jackson activates street

*Cons*

- Board room not enlarged
- No potential for cultural/retail space
- No growth for admin offices

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

*Pros*

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

*Cons*

- Higher cost

**Build 20,212 sf Town Hall     \$12,316,460**

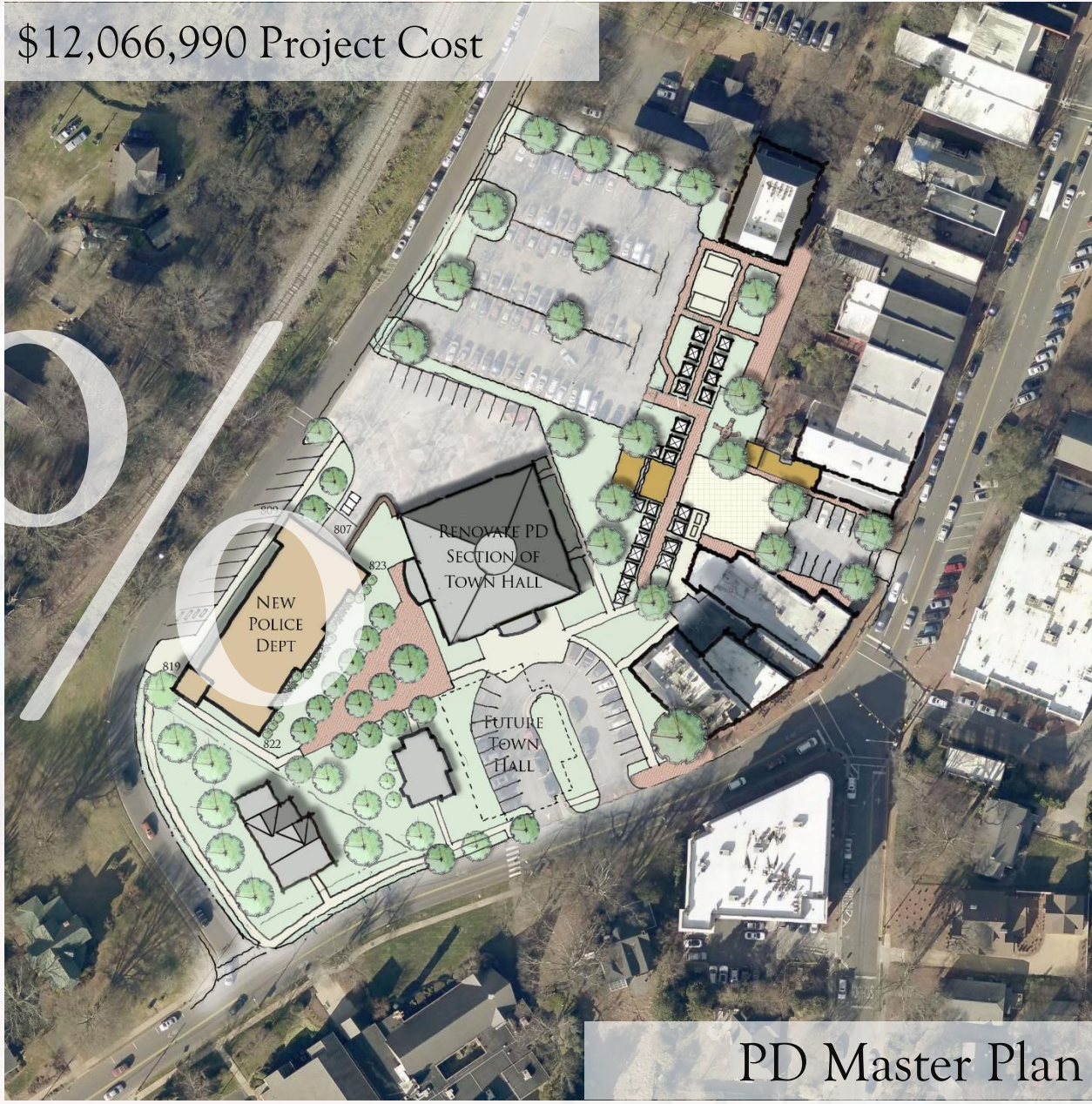
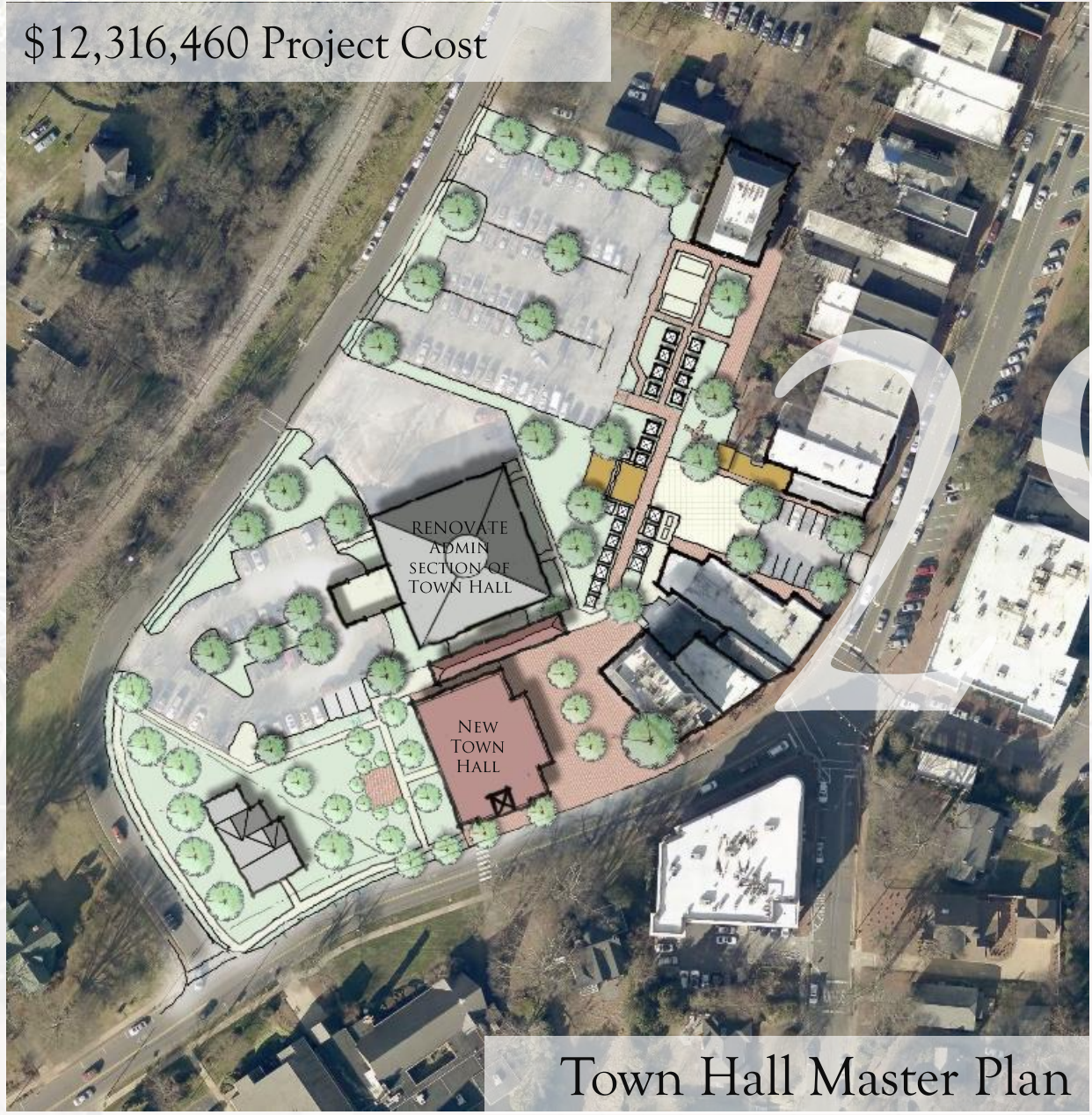
*Pros*

- Expandable board room and community rooms
- Option for Parks and Recreation in proposed cultural/retail area
- Civic presence on main Street with public plaza for events

*Cons*

- Growth space for admin departments used by Parks and Recreation
- Slightly higher cost







# Board of Commissioners

Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
Board of Commissioners	3.28.17
Public Workshop 2	4.6.17
Steering Committee	4.18.17
Board Of Commissioners	4.25.17
Public Workshop 3	5.11.17
Steering Committee	5.16.17
Board Of Commissioners	5.23.17
Steering Committee	6.29.17
Steering Committee	7.13.17
<b>BOARD OF COMMISSIONERS</b>	<b>8.8.17</b>
Design Review Board	11.9.17

## *Points of Discussion*

- Could we save money by building the new Police Department first and plan to build the new Town Hall in a future phase?
- 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?
- How do those options compare to the previous project costs?

## *Takeaways*

- Approval to start the Schematic Design phase with Town Hall Option 1 of 22,205 SF



*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)*



# Public Facilities

- Cost Estimate      \$13,225,000 (including soft costs)
- Estimated 10% ad valorem tax increase in FY2020 (Revaluation year)
- Project maximum annual debt service in FY 2022 \$1.3 million
  - 20 year level principal LOB @4% 2-years interest only
  - Lower annual debt service if level payment
- \$925,000 to reimburse fund balance when project funded
- Set aside \$200K in FY2017; \$300K in FY 2018 for future debt service





Steering Committee

1.17.17

Public Workshop 1

3.9.17

Steering Committee

3.21.17

Board of Commissioners

3.28.17

Public Workshop 2

4.6.17

Steering Committee

4.18.17

Board Of Commissioners

4.25.17

Public Workshop 3

5.11.17

Steering Committee

5.16.17

Board Of Commissioners

5.23.17

Steering Committee

6.29.17

Steering Committee

7.13.17

Board Of Commissioners

8.8.17

**DESIGN REVIEW BOARD**

**11.9.17**

## *Points of Discussion*

- The designs presented are a result of a thorough process that engaged the citizens, staff, the Steering Committee, and the Board of Commissioners
- The design is contextual and belongs to the town and the downtown retail district in scale and proportion
- The aesthetic is a result of the comments from the public workshops
- The materials and details are durable and timeless

## *Takeaways*

- Overwhelming support for the current design direction
- Consider the aesthetic impact of covering the existing building base by making the main entrance accessible





MAIN STREET ELEVATION





BOARD ROOM ELEVATION





PLAZA ELEVATION





REAR ELEVATION



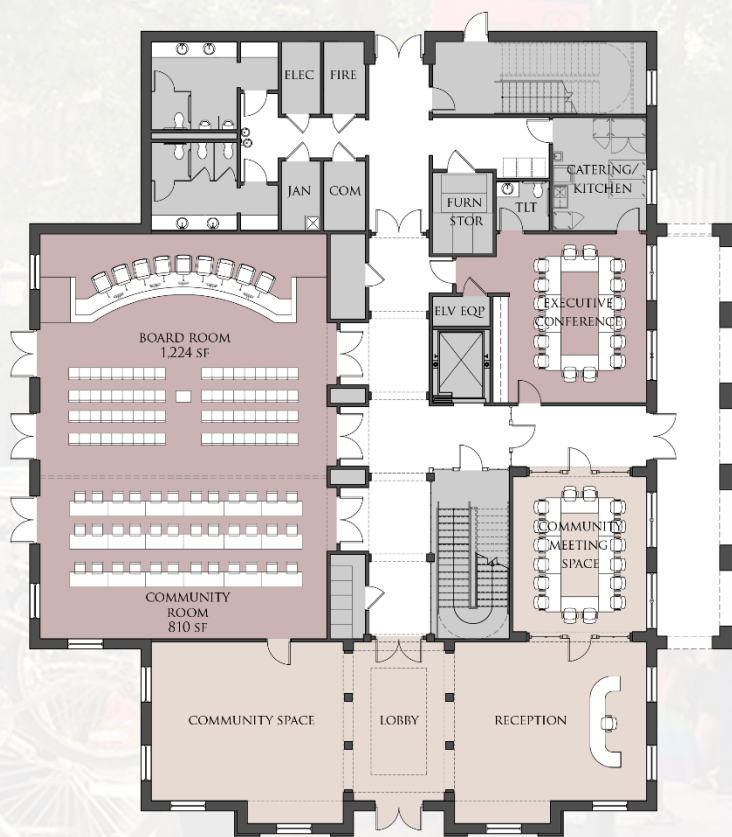


# DESIGN RESULTS









**First Floor**

Board Room Suite  
Community Space



**Second Floor**

Parks and Recreation  
Planning  
Economic Development  
Human Resources



**Third Floor**

Administration  
Mayor  
Finance  
Public Information Officer











View South along S. Main





View South into Plaza





# Public Plaza







# OPTIONS



## Continue on current path

- New town hall for Board/Admin/Parks and Recreation
  - Includes programming space and community meeting space
  - Expansion space for 20+ years
- Renovation of existing town hall for PD and FD
  - Includes small ground floor addition at FD
  - PD/FD expansion space for 10-15 years
- Improve parking downtown



## Timing

- Construction documents/bidding complete October 2018
- Town hall construction start November 2018
- Construction complete January 2020
- Existing town hall renovation complete November 2020

## Option

- Improve DFM and parking area through GO Bonds



## Pros

- Public participation, steering committee work, schematic design complete, design development in process
- Board/Admin/Parks and Recreation expansion space for 20+ years
- New community meeting space and programming space
- Enhances Main Street

## Cons

- Cost
- PD/FD 10-15 year growth



## Continue on current path with addition of GO Bond referendum

- New town hall for Board/Admin/Parks and Recreation
  - Includes programming space and community meeting space
  - Expansion space for 20+ years
- Renovation of existing town hall for PD and FD
  - Includes small ground floor addition at FD
  - Expansion space for 10-15 years
- Improve parking downtown



## Timing

- Confer with LGC, board approve specific language and hold public hearing July 2018
- Construction documents and pricing package complete October 2018
- Citizens vote November 2018
- Construction manager final bid, GO funds available for construction start Winter 2019
- Construction complete Spring 2020
- Existing town hall renovation complete early 2020



## Pros

- Same as option 1, plus:
- No question about citizen support if approved
- Only lose several months

## Cons

- Same as option 1, plus:
- LGC will apply much more scrutiny to any improvements we decide on later.



## **Build new Public Safety facility on site**

- PD/FD expansion space for 20-25 years

## **Board/Admin/Parks and Recreation expand into existing town hall**

- Includes programming space/community meeting space
- Expansion space for 10 years



## Timing

Assuming decision by April 2018:

- Construction documents complete late Winter 2019
- Construction of public safety facility complete Summer 2021
- Existing town hall renovation complete Summer 2022

## Option

- Add voter referendum - 2019



## Pros

- Citizens stated approval for improved PD/FD facilities
- 20-25 year expansion capability for PD/FD
- Includes programming and community meeting space

## Cons

- Time frame – lose over a year
- Probable higher cost
- 10 year expansion space for Board/Admin; longer for Parks and Recreation



**Build new PD facility on site**

**Board/Admin expand into first floor of existing town hall**

**FD remain on ground floor**

- Small addition included

**Parks and Recreation remain at pump house**



## Timing

Assuming decision by April 2018:

- Construction documents complete late Winter 2019
- Construction of public safety facility complete Summer 2021
- Existing town hall renovation complete Summer 2022

## Option

- Add voter referendum - 2019



## Pros

- Citizens stated approval for improved PD/FD facilities
- Possibly cost
- PD expansion space for 20-25 years

## Cons

- Time frame to complete
- No improvement to Parks and Recreation facility
- No additional programming space
- No community meeting space
- FD expansion space 10-15 years



## **Renovate existing town hall for PD and FD**

- Includes small ground floor addition
- Expansion space for 10-15 years

**Board/Admin moves to alternative, privately-owned space**

**Parks and Recreation remains at pump house**



## Timing

- Depends on availability of rental/alternative space.
- 12 month renovation construction schedule





## Pros

- Lower cost in short-term

## Cons

- Citizens stated that the town should own facilities
- May be difficult to upfit inexpensively, yet appropriately, for board room
- No community meeting space or additional programming space
- No improvements in Parks and Recreation staff areas
- Image



# Do Nothing





## Pros

- Saves money
- Town continues to own facility and maintains presence downtown

## Cons

- Delays decision to future board
- Doesn't address current and future space needs
- Community space needs not addressed
- Process and citizen input marginalized





# Questions? Next Steps?