



## Public Facilities Update

To: Davidson Board of Commissioners  
From: Dawn Blobaum, Assistant Town Manager  
Date: July 10, 2018  
Re: Public Facilities

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### 1. OVERVIEW

At your June 12 meeting we reviewed the costs of the public facilities project:

IB School renovation = \$7,956,912  
Renovation of existing town hall = \$3,870,000  
Security, cabling, A/V = \$342,000  
Soft Costs = \$3,650,674  
Parking in hole = \$279,000  
Total Project Cost = \$16,098,586 + issuance cost = \$16,298,586 total GO Bonds

We've been working to reduce the construction costs on the former IB School renovation. The costs for the existing town hall for the police and fire departments are less malleable, since they were estimated using schematic design drawings.

The following categories may be candidates for cost reductions:

- Site work – We need to comply with Mecklenburg County regulations on stormwater and the town's parking requirements including curbs, landscaping, and drainage; however, if we leave much of the site untouched we can reduce the site improvement costs.
- Elevator and restroom addition – With the approval of the DRB, we could change the exterior finish material on the addition from brick to a lower-cost alternative.
- Windows and millwork – We need to comply with the Secretary of the Interior Standards for Rehabilitation, but we can reduce costs by repairing – rather than replacing – some windows and existing millwork.
- Parking – We can save \$279,000 if we do not reconstruct the parking lot “in the hole” for 24 additional spaces. We can get pricing on the other “opportunistic” parking that Stantec identified near the existing town hall.

We're estimating that we can lower the IB renovation costs by \$500,000. That leaves us with:

IB School renovation = \$7,456,912  
Renovation of existing town hall = \$3,870,000  
Soft Costs = \$3,398,074

Security, AV, etc. = \$342,000

Total Project Cost = \$15,066,986 + issuance cost = \$15,266,986 total GO Bonds

## **2. RELATED TOWN GOALS**

**Strategic Plan:** Operations, Tactical Priority 2. Capital and maintenance needs.

**Core values:** Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

**Constituents:** All Davidson residents.

## **3. OPTIONS/PROS & CONS**

We have discussed three options: 1) reuse of the former IB School on South Street with renovation of the existing town hall for police and fire departments, 2) construction of a new police facility on town-owned land near town hall and renovation of the existing building for the board, admin, planning, and 3) continuation of the first design with a new town hall and renovation of the existing building for police and fire.

## **4. FYI or RECOMMENDED ACTION**

A total estimated cost for construction is necessary for the GO Bonds process.

## **5. NEXT STEPS**

A schedule for the former IB School site is attached to the agenda.