



The Town of Davidson

Public Facilities Design Services

Commissioner's Workshop

April 25, 2017

CREECH & ASSOCIATES

 **Stantec**

Steering Committee Agenda



- Space Needs Assessment
- Summary of Public Workshop II
- Site Plan Studies
- Preliminary Cost Analysis



SPACE NEEDS ASSESSMENT

Space Needs Assessment Update

What is the process to forecast growth?

- Gather data to complete growth metrics
- Previous 10 years to predict the next 20 years
- Some trade specific metrics for public safety
- Generate staff growth projection

Space Standards



Board Room



Fire Sleeping Quarters



Roll Call / Training Room

What is the process to capture space needs?

- 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

Space Needs Assessment Update



Open Office module A: (4 shown)
64 SF each module
Administrative
Intern



Open Office module B: (4 shown)
100 SF each module
Design Professionals
Collaborative Functions



Private Office module C:
110 SF
Majority of staff positions with privacy
Companion seating for 2 across the desk



Private Office module D:
130 SF
Department heads
Design Professionals with layout needs

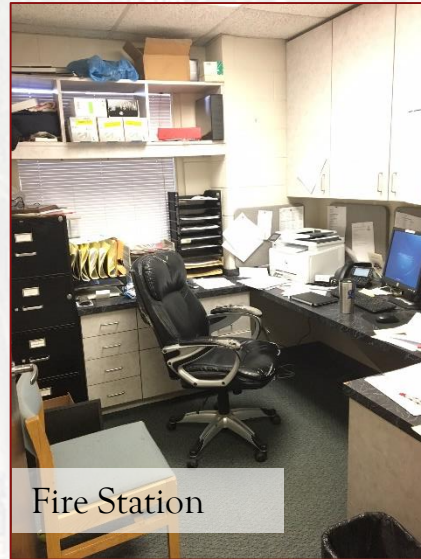


Private Office module E:
150 SF
Police Chief
Fire Chief



Private Office module F:
240 SF
City Manager

Space Needs Assessment Update



Town Administration

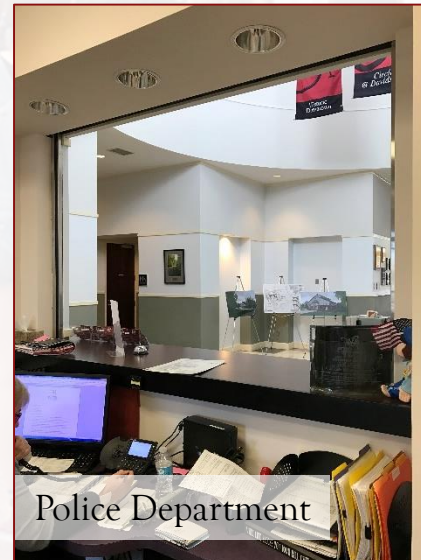
- 7,000 sf in Town Hall + Sloan House (1,400 sf) + Pump House (1,200 sf) currently occupied totaling 9,600 sf
- Current needs are 20,914 sf
- 20 year projected needs are 25,525 sf (includes 2,380 sf of required retail-type space)

Police Department

- 3,000 in Town Hall sf currently occupied
- Current needs are 17,490 sf
- 20 year projected needs are 21,509 sf

Fire Station 1

- 6,000 sf currently occupied
- Current needs are 12,249 sf
- 20 year projected needs are 13,678 sf





The background image shows a vibrant downtown street scene. In the foreground, a group of five young women are walking away from the camera on a brick-paved sidewalk. To their right, a light blue building with large windows and a small outdoor seating area with metal tables and chairs is visible. A chalkboard sign in front of the building advertises 'Try Our: ITALIAN PANCAKE' and 'We serve Breakfast daily until 2pm!'. Further down the street, a sign for 'The Soda Pop' is visible. On the left, a sign for 'The Town of Davidson' features a bicycle graphic and the text 'Historic Downtown'. A parking sign indicates '2 HOUR PARKING' with hours 'NOW - SAT 8:00 AM - 6:00 PM'. The overall scene is bright and sunny, with trees and other buildings in the background.

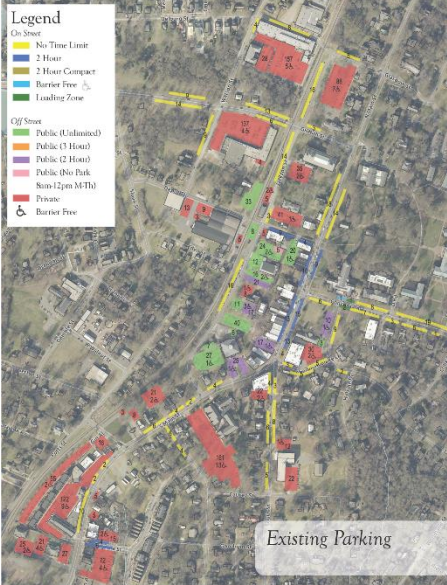
PUBLIC WORKSHOP II

- Attendance was lighter than workshop #1 by roughly half
- Overall there was very positive feedback from participants
- Constructive comments and several original ideas were received
- Public Building Option 2 was more favored over Option 1
 - Option 1 was the new Town Hall on the corner site
 - Option 2 was the new Town Hall in front of existing Town Hall



PARKING AND MOBILITY

STATION
#1



- Parking and Mobility
- Public Space
- Town Hall Site Planning Options 1 & 2

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.

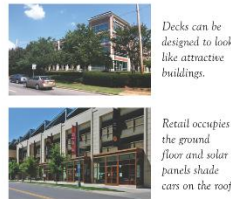
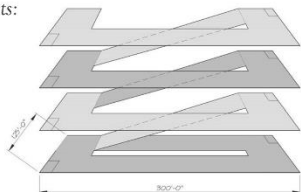
Only spaces within a line of sight and within the same block of the market almost reached capacity.

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

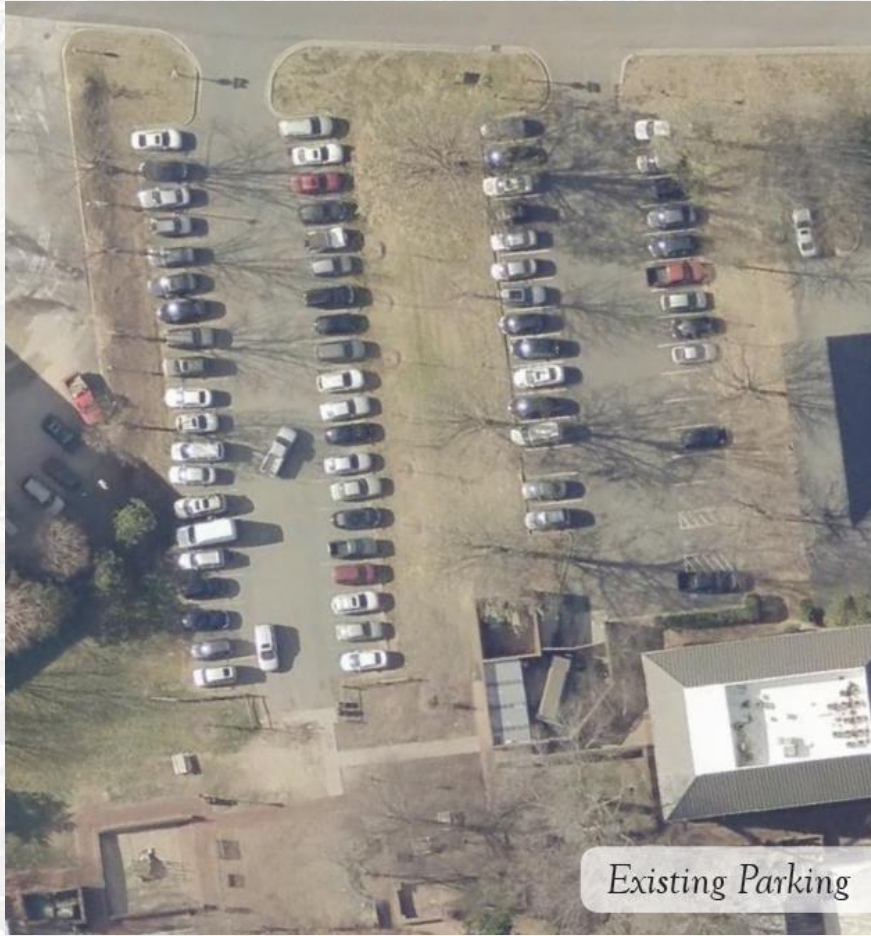
Saturday April 1st, 2017 = 71-74% occupied during the peak hours of 9-11am.

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



Short Term Options: Expand Jackson Street Surface Lot



Existing spaces: 71



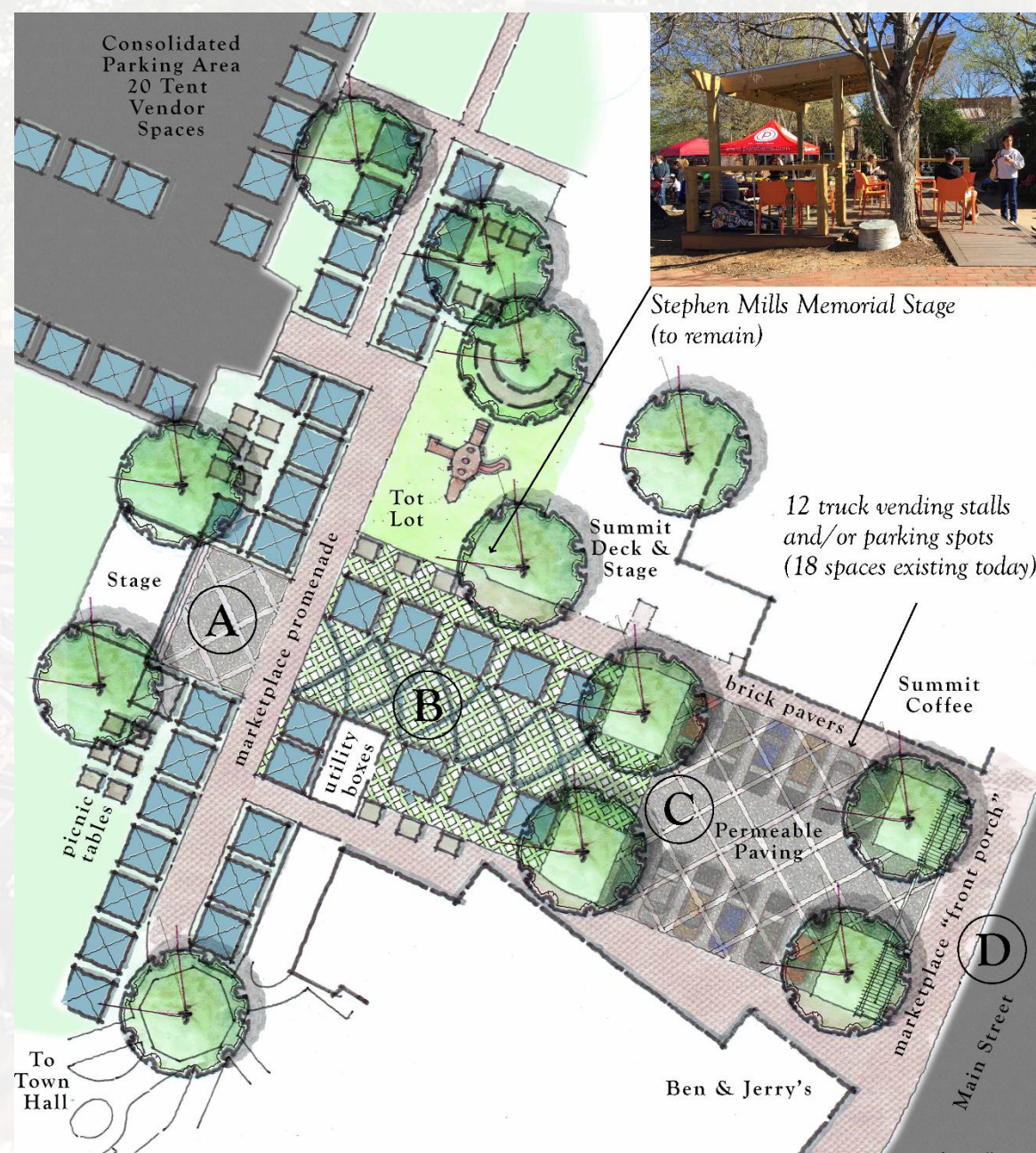
Expected new spaces: 93-95

Potential Increase:
22-24 spaces

Estimated Cost:
Low

*(But we will likely lose
the 4 oak trees and
have to install
stormwater detention)*

Farmer's Market and Knox Court Improvements



A. Stage Area

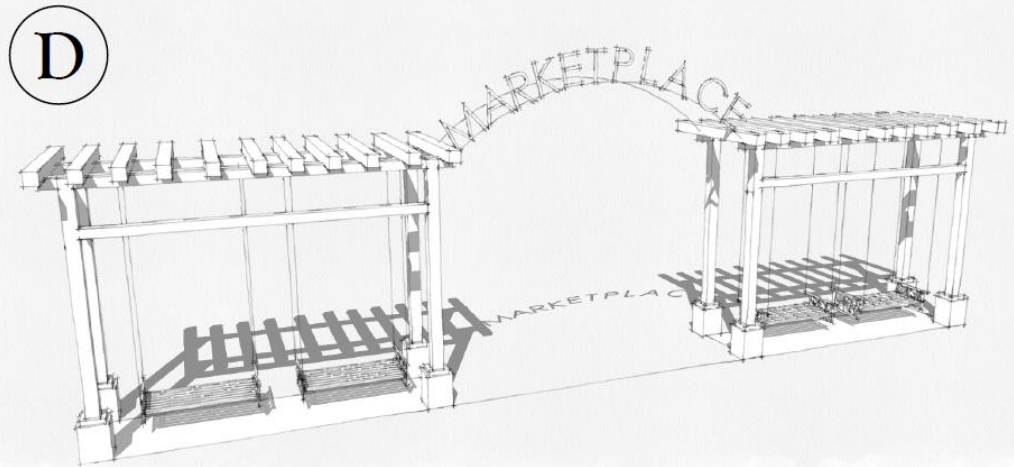
B. Vendor Tents & Tot Lot

C. Truck Vendor Area

D. Marketplace Front Porch

55+ tents & 12+ truck vendors

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



A faded photograph of a downtown street scene. In the foreground, a group of five people is walking away from the camera on a brick-paved sidewalk. To the left, a vintage car is parked with bicycles leaning against it. A street sign on a black pole indicates '2 HOUR PARKING' from 8:00 AM to 6:00 PM. A sign for 'The Town of Davidson' is visible on the left. In the background, there are various storefronts, including one with a sign that says 'Local. Affordable. Handmade.' and another for 'THE SODA POP' with the number '104' above the door. A chalkboard sign in the foreground on the right advertises 'Try Our: ITALIAN PANCAKE' and 'We serve Breakfast daily until 2pm!'. The overall scene is bright and sunny, with trees and buildings lining the street.

SITE PLAN AND MASSING

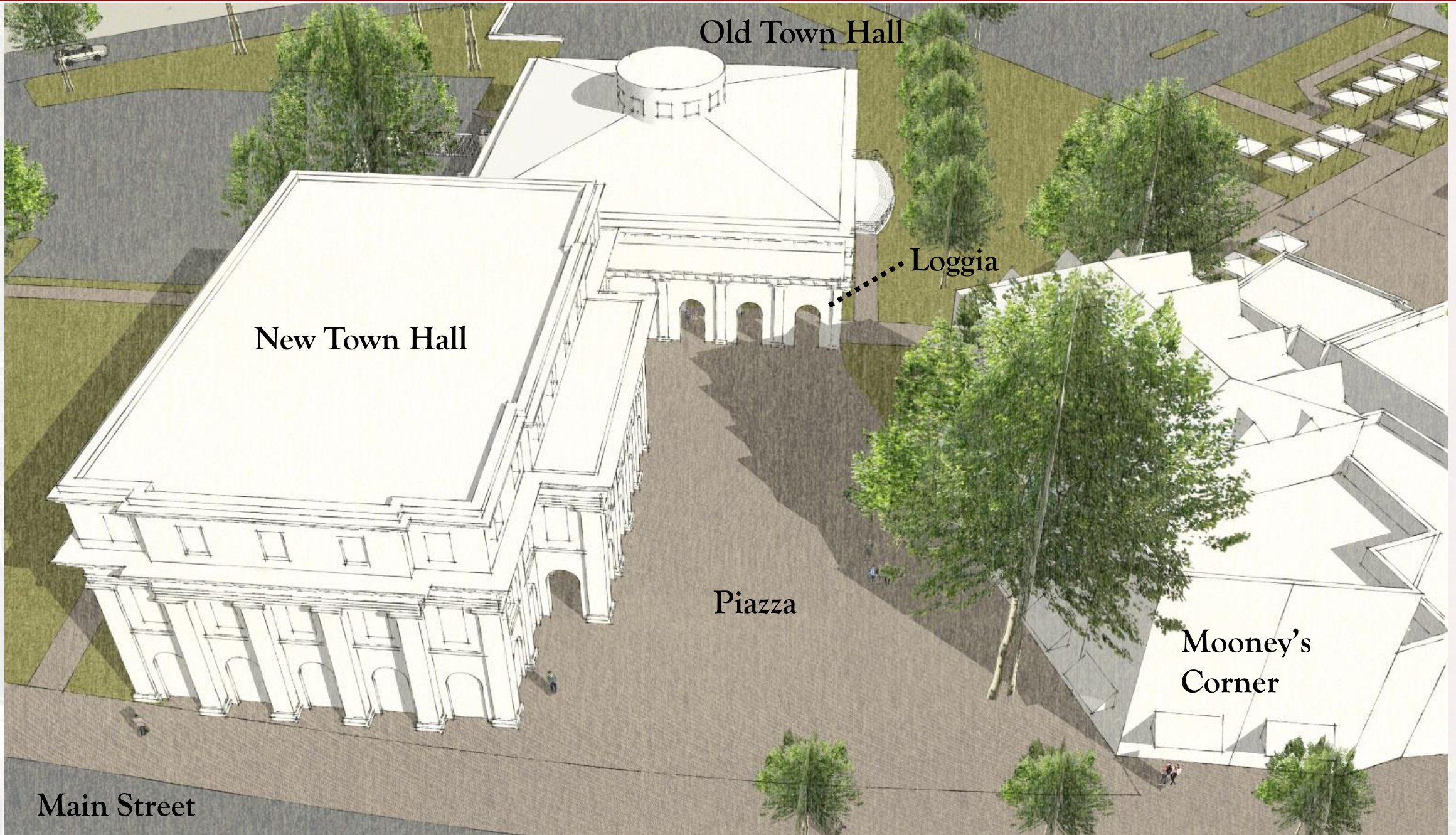
In Front of Existing Town Hall

Opportunities

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



Public Facilities Site Planning – Option 2 Aerial View



Old Town Hall

New Town Hall

Loggia

Piazza

Mooney's
Corner

Main Street

Public Facilities Site Planning - Option 2 Street View



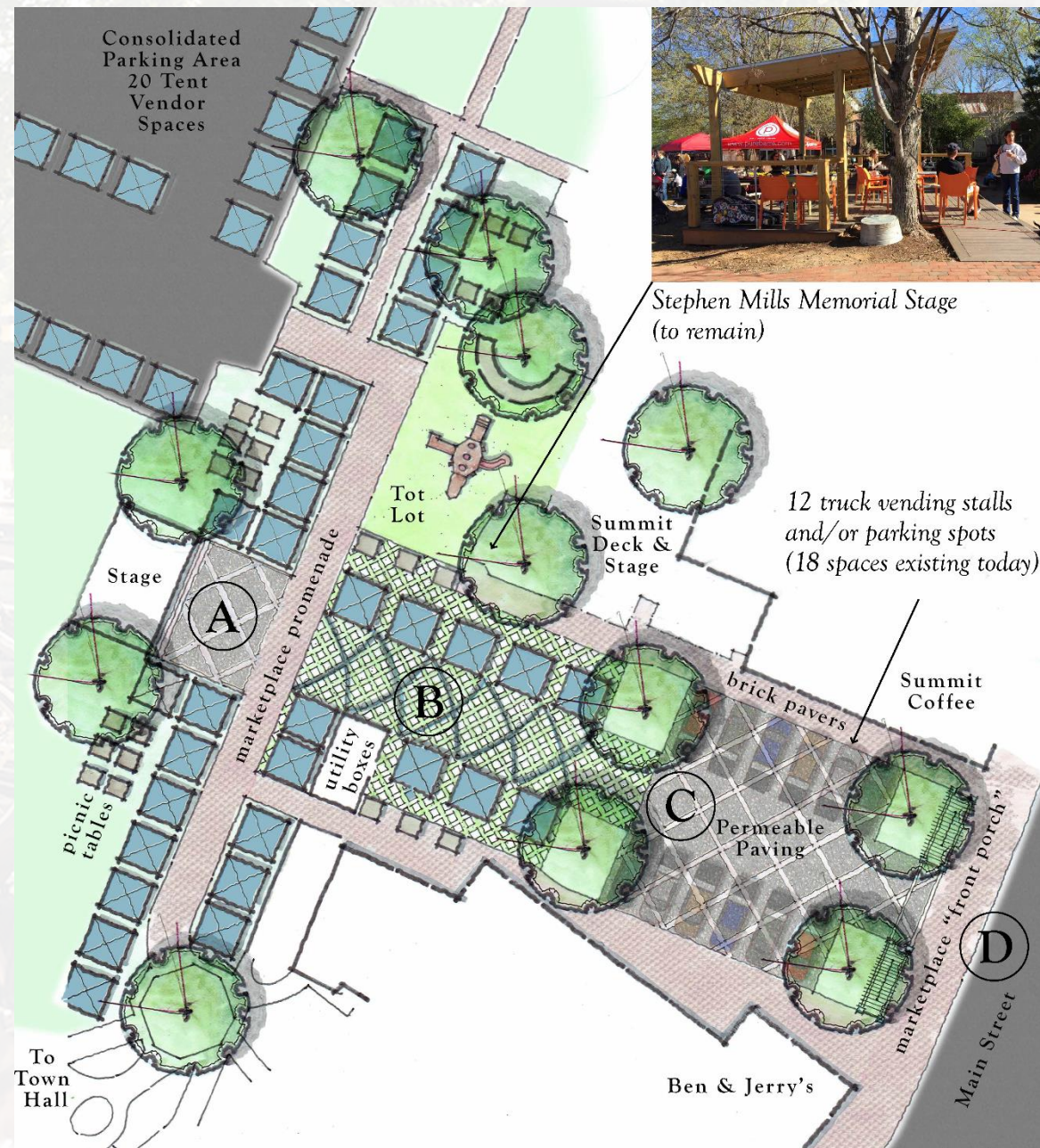
Main Street

Flatiron building



PRELIMINARY COST ANALYSIS

Preliminary Cost Analysis: Site Amenities



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

Preliminary Cost Analysis: Building and Site

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
<hr/>		
▪ Total Estimated Construction Costs		\$12,596,845
▪ Soft Costs (fees, furniture, equipment, contingency)	35%	\$4,408,895
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▪ Total Estimated Project Costs		\$17,005,740

- **Parking and Mobility Study** *May 9, 2017*
- Steering Committee Meeting *May 2, 2017*
- ***Board of Commissioner Meeting*** *May 9, 2017*
- Steering Committee Meeting *May 16, 2017*
- ***Board of Commissioner Meeting (Vote)*** *May 23, 2017*

A faded background image of a downtown street scene. In the center, the text "QUESTIONS ??" is overlaid in a large, serif font. The scene shows a sidewalk with several people walking away from the camera. To the left, there are parked cars and a bicycle rack. To the right, there are shops with signs, including one that says "Local. Affordable. Handmade." and another that says "THE SODA SHOP". A chalkboard sign in the foreground on the right reads "Try Our: ITALIAN PANCAKE" and "We serve Breakfast daily until 2pm!". The overall image has a light, semi-transparent appearance.

QUESTIONS ??

