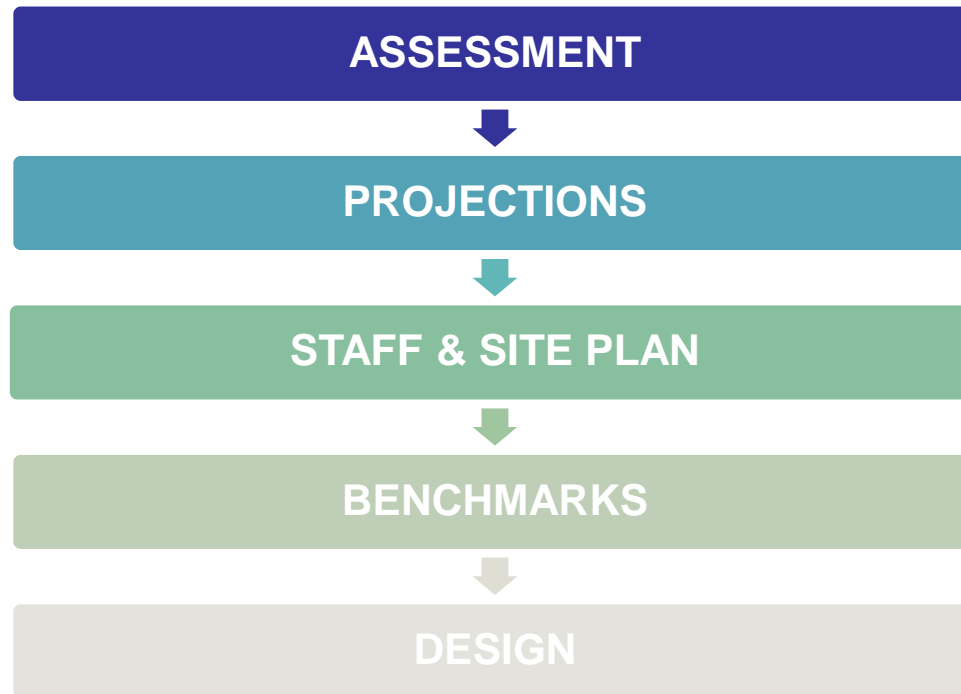


# *The* Town *of* Davidson

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# PROCESS



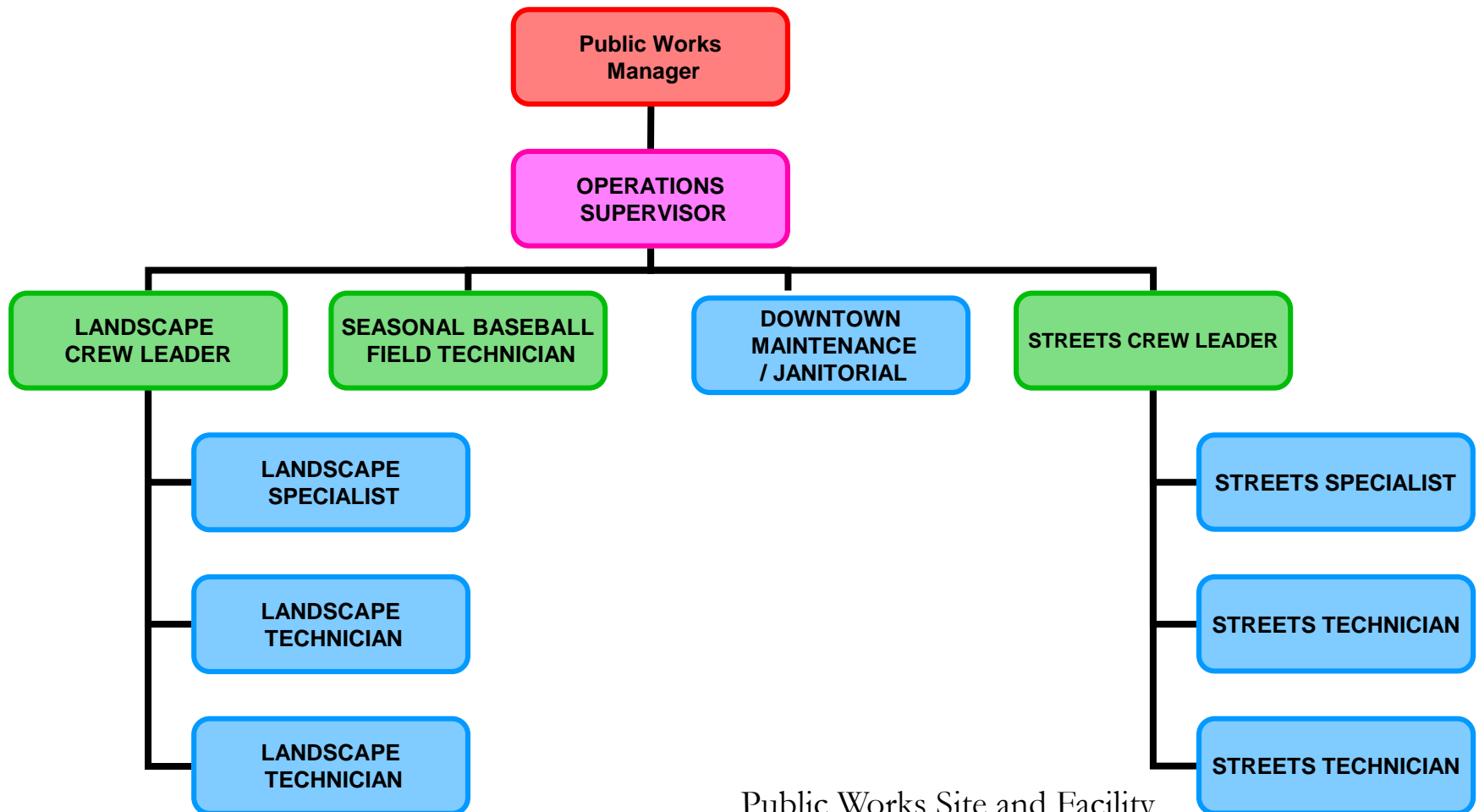
# ASSESSMENT

- 2012 CIP Projections
  - 2012 level of service “C” (8 FTE; population 11,690)
  - LOS “C” = 1 employee per 1461 residents
  - Developed LOS “A” and LOS “B” organizational charts
  - Agreed to LOS “B” = 1 employee per 1230 residents
  - LOS “B” Buildout = population 21,000 – 25,000;  
18 – 20 employees
  - Space needs projected 18,000 SF



# 2017

## Level of Service B Organization



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# SITE BENCHMARKS

- Comparison with other Mecklenburg townships suggests that Davidson Public Works site should be around 2 acres at buildout (app. 25,000 residents)
- We are currently utilizing about 1 acre on our current site at West Walnut Street; 2 acres are available on the site





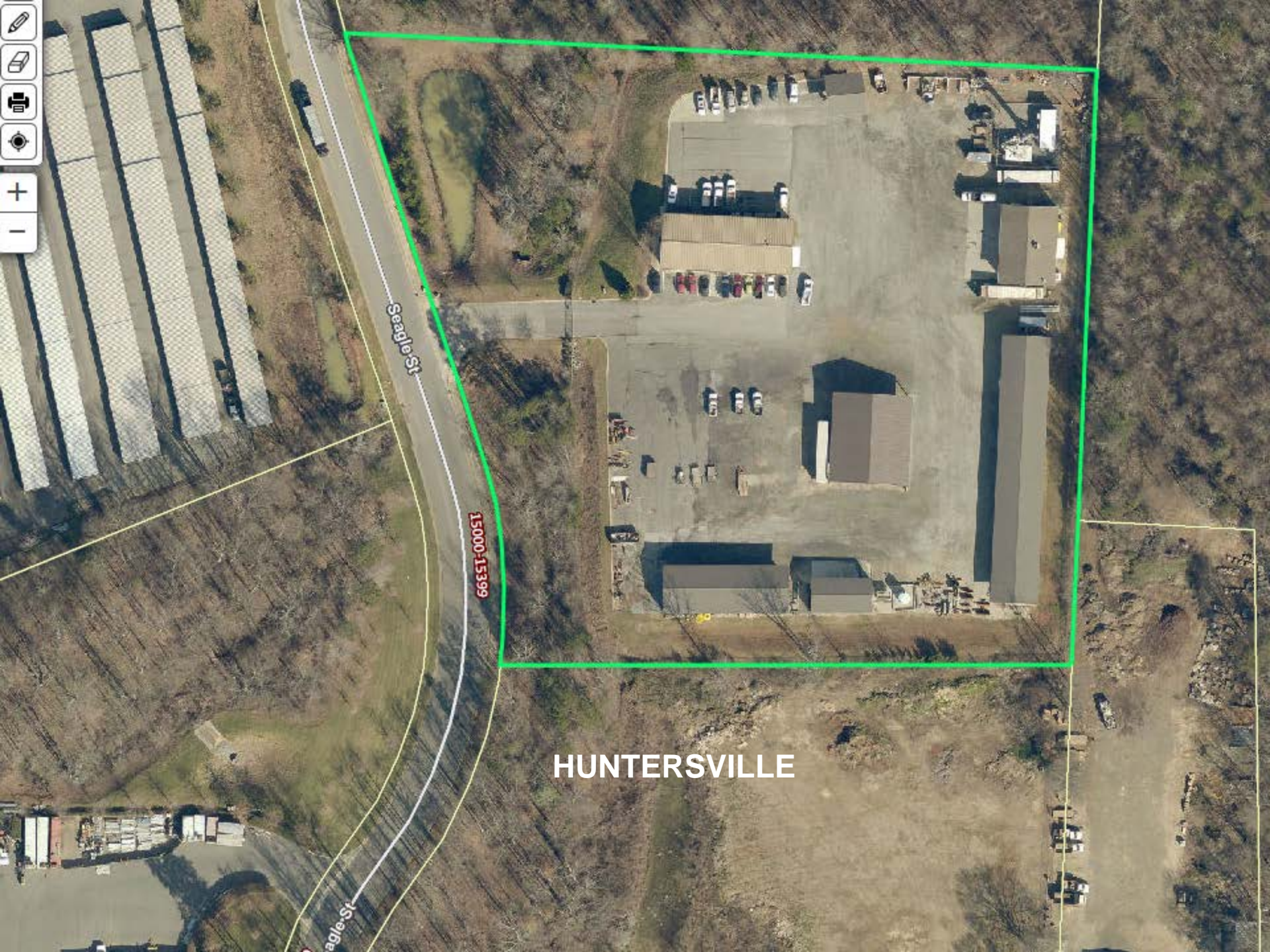
Star Creek Dr

18500-18699

DUKE  
POWER

CORNELIUS





Seagle St

15000-15399

HUNTERSVILLE

Seagle St





MATTHEWS



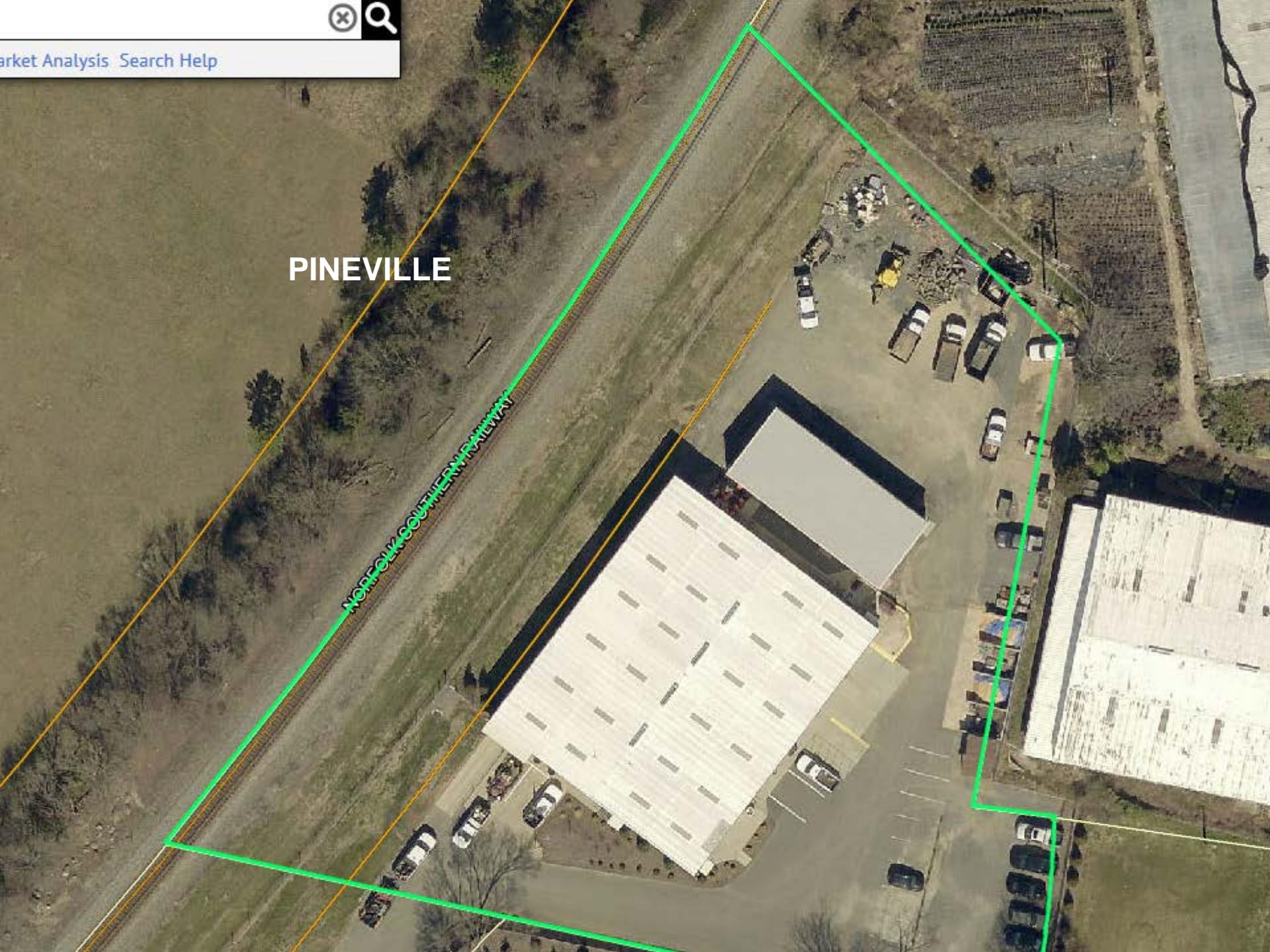


MINT HILL



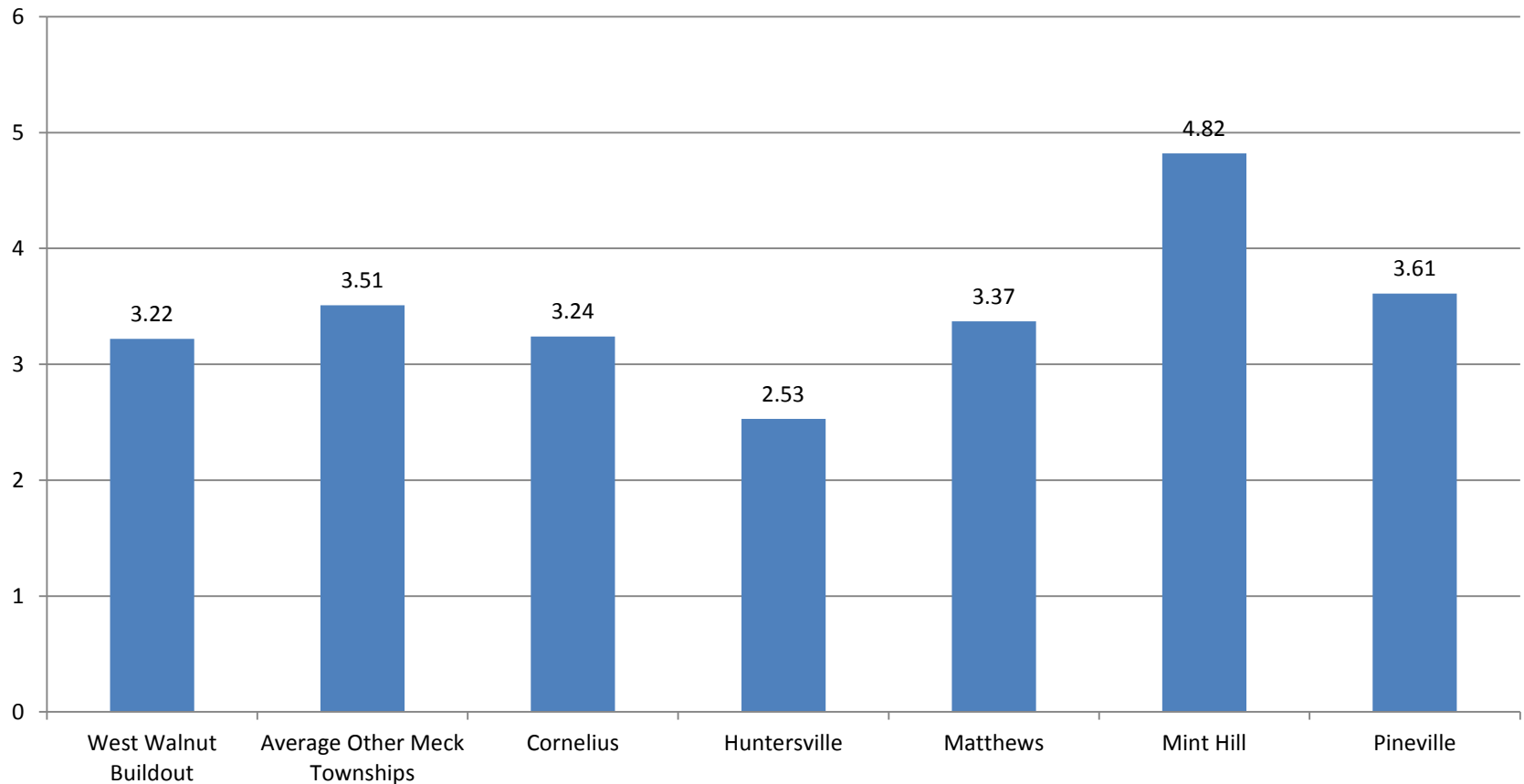
PINEVILLE

NORTH COUNTRY ENTERPRISES





# Square Feet Per Capita



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- Future build out = app. 25,000 population
- Average SF per capita for Cornelius, Huntersville, Mint Hill, Matthews, Pineville = 3.51 (does not include Cornelius Parks and Pineville Parks, which will increase the average SF)
- $25,000 \times 3.51 \text{ SF} = 87,840 \text{ SF} = 2.02 \text{ acre}$



# CURRENT SITE West Walnut St



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TOWN OF DAVIDSON  
PUBLIC WORKS FACILITY

CONCEPTUAL SITE PLAN

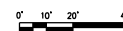
DAVIDSON, NORTH CAROLINA

SEA  
L

PRELIMINARY -  
DO NOT USE  
FOR  
CONSTRUCTION

KEY PLAN

SCALE: 1"  
= 20'



NO	DATE	BY	DESCRIPTION

REVISION

3  
DRAWN BY TRK  
APPROVED BY BML  
CHECKED BY BML  
BY  
DAT NOVEMBER 18, 2015  
F  
TITLE  
F

## CONCEPTUAL SITE PLAN

PROJECT NO.  
50019322

EXH-  
B



# TOTAL SITE BUDGET

<u>item</u>	<u>square feet</u>	<u>unit cost</u>	<u>extended cost</u>
SITE	2 acres		\$342,700.00
WATER PLANT	3730		\$621,452.00
MAINTENANCE BUILDING 1	4350		\$261,000.00
COMMUNITY BUILDING	4500		\$450,000.00
MAINTENANCE BUILDING 2	3300		\$198,000.00
STORAGE BUILDING	3000		\$40,000.00
Square feet total	<b>18880</b>		
Construction Subtotal			<b>\$1,913,152.00</b>
Building Permits		1.00%	\$19,131.52
Design, Engineering & Testing		12.00%	\$229,578.24
Furniture, Fixtures and Equipment		4.00%	\$76,526.08
Contingency		5.00%	\$95,657.60
<b>Grand Total</b>			<b>\$2,334,045.44</b>

**\$123.63 per square foot**



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# WATER PLANT BUILDING BUDGET

<u>Item</u>	<u>SF</u>	<u>\$ / SF</u>	<u>Extended</u>
Water Works Building	3730	137	\$511,010.00
Bury Electrical Service on site			\$80,000.00
Demo Concrete Structures			\$30,000.00
<b>Subtotal</b>			<b>\$621,010.00</b>
Building Permits		1%	\$6,210.10
Design, Engineering & Testing		12.00%	\$74,521.20
Furniture, Fixtures and Equipment		4.00%	\$24,840.40
Contingency		5.00%	\$31,050.50
<b>Grand Total</b>			<b>\$ 757,632.20</b>



# RENOVATE VS. NEW CONSTRUCTION

*The following narrative is offered as a metric for evaluating the probable cost of renovations to the existing Davidson Water Works Building versus an approach that would demolish the existing building and redevelop a new building on site. Based on current market conditions and the following criteria the cost to construct a new building on site is anticipated to be in the range of \$160 - \$170 per Square foot. Assuming the building program remains the same, the building cost would be applied to 3730 SF and yield a **probable cost in the range of \$596,800 – \$634,100.***

*This estimate includes the following considerations and assumptions.*

- *The Cost/SF basis is adjusted to address the relatively small building program which is commonly accepted practice to offset the loss of economies of scale*
- *The Cost/SF basis is adjusted to ensure the quality of replacement materials is general similar to the original construction. For the purpose of maintenance facility architecture, designing and constructing buildings of solid masonry and durable interior finishes is generally a recommended practice in the industry.*
- *Site costs were not factored into the estimate. At this time, design information regarding necessary site improvements is unavailable. However, this comparison approach assumes that both the renovation approach and the replacement approach would require the same relative order of magnitude regarding associated site improvement costs.*





# RENOVATE VS. NEW CONSTRUCTION

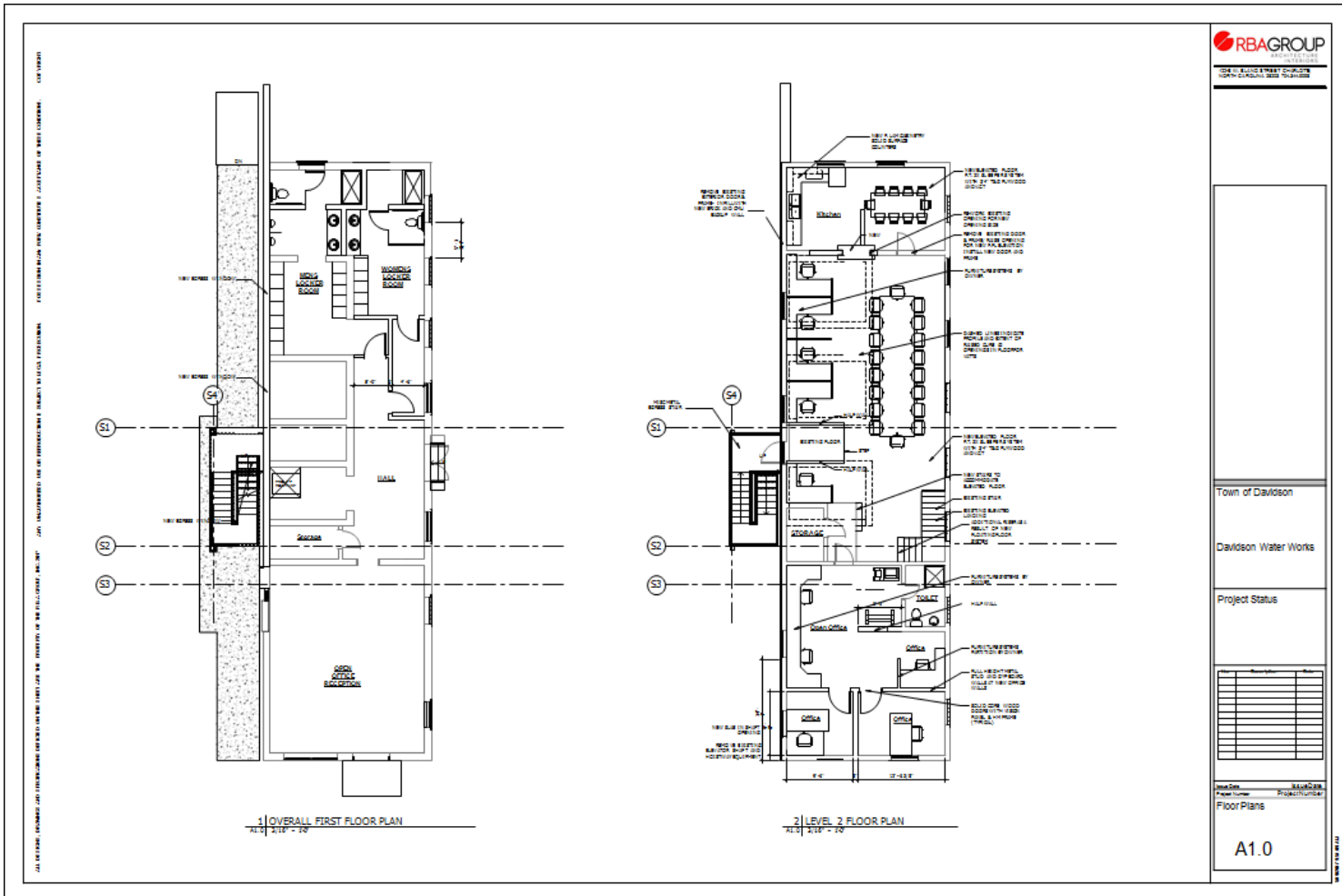
	<u>Renovate Existing Building</u>		<u>Construct New Building</u>	
Construction	\$511,010.00	(\$137 / SF)	\$615,450.00	(\$165 / SF)
Bury Site Electrical	\$80,000.00		\$80,000.00	
Demo Existing Concrete Structures	\$30,000.00		\$30,000.00	
Demo Existing Building	\$0.00		\$32,000.00	
Building Permits	\$6,210.10		\$7,254.50	
Design, Engineering & Testing	\$74,521.20		\$87,054.00	
Furniture, Fixtures, Equipment	\$24,840.40		\$29,018.00	
Contingency	\$31,050.50		\$36,272.50	
<b>TOTAL</b>	<b>\$757,632.20</b>		<b>\$917,049.00</b>	



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# FACILITY DESIGN





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# INTERIM MEASURES

- NEW SITE FENCING \$15,000
- NEW SIDING OLD BUILDINGS \$15,000
- LANDSCAPE BUFFER \$10,000

