

Wendell Falls Public Safety Center

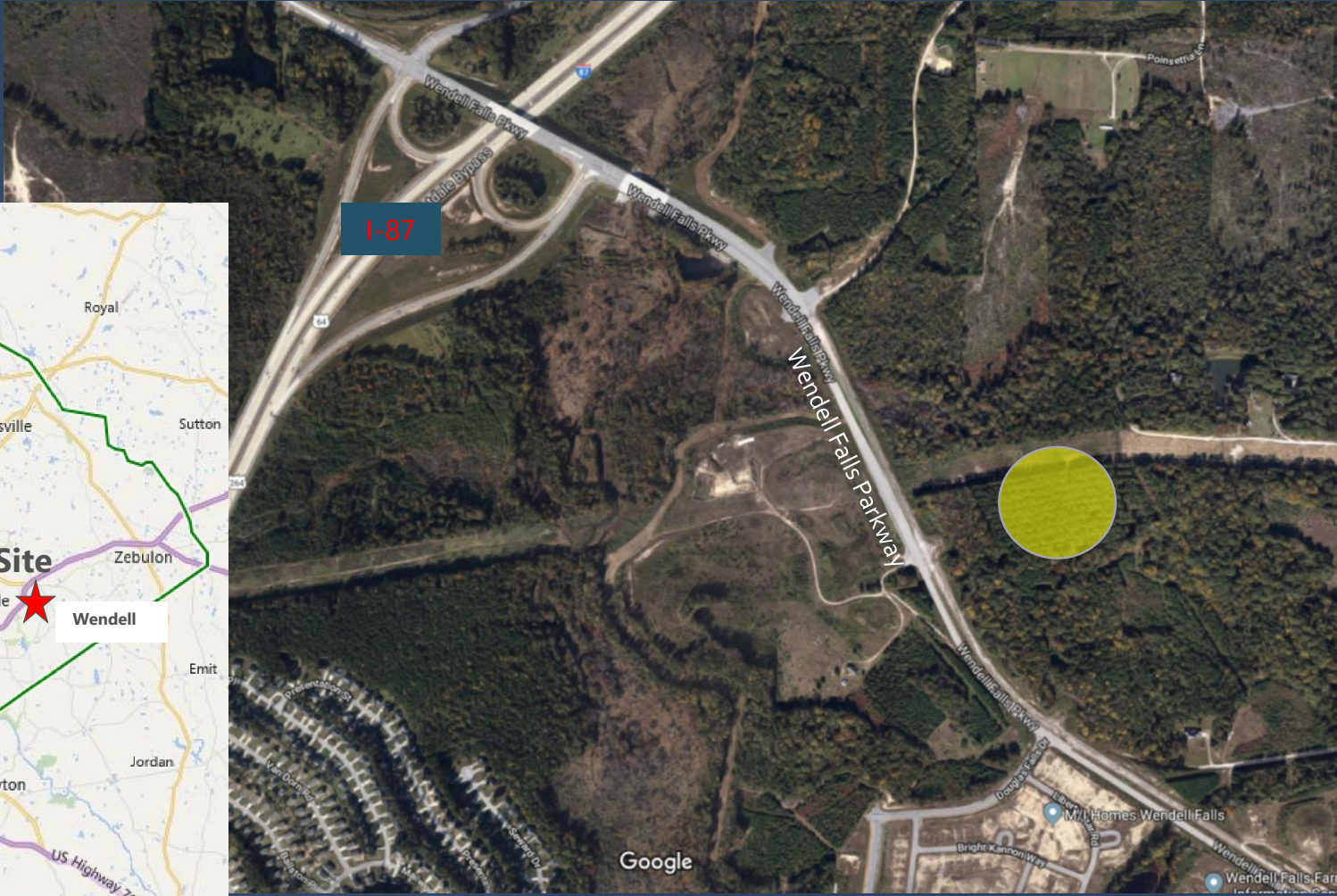
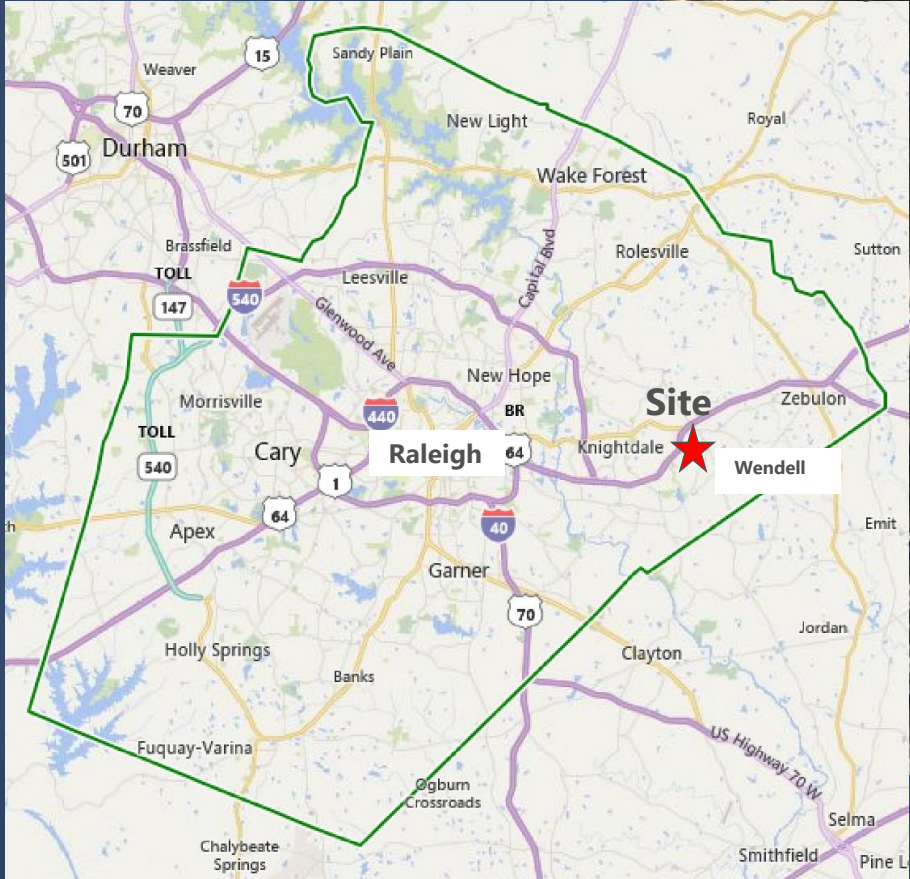
Schematic Design
March 19, 2018



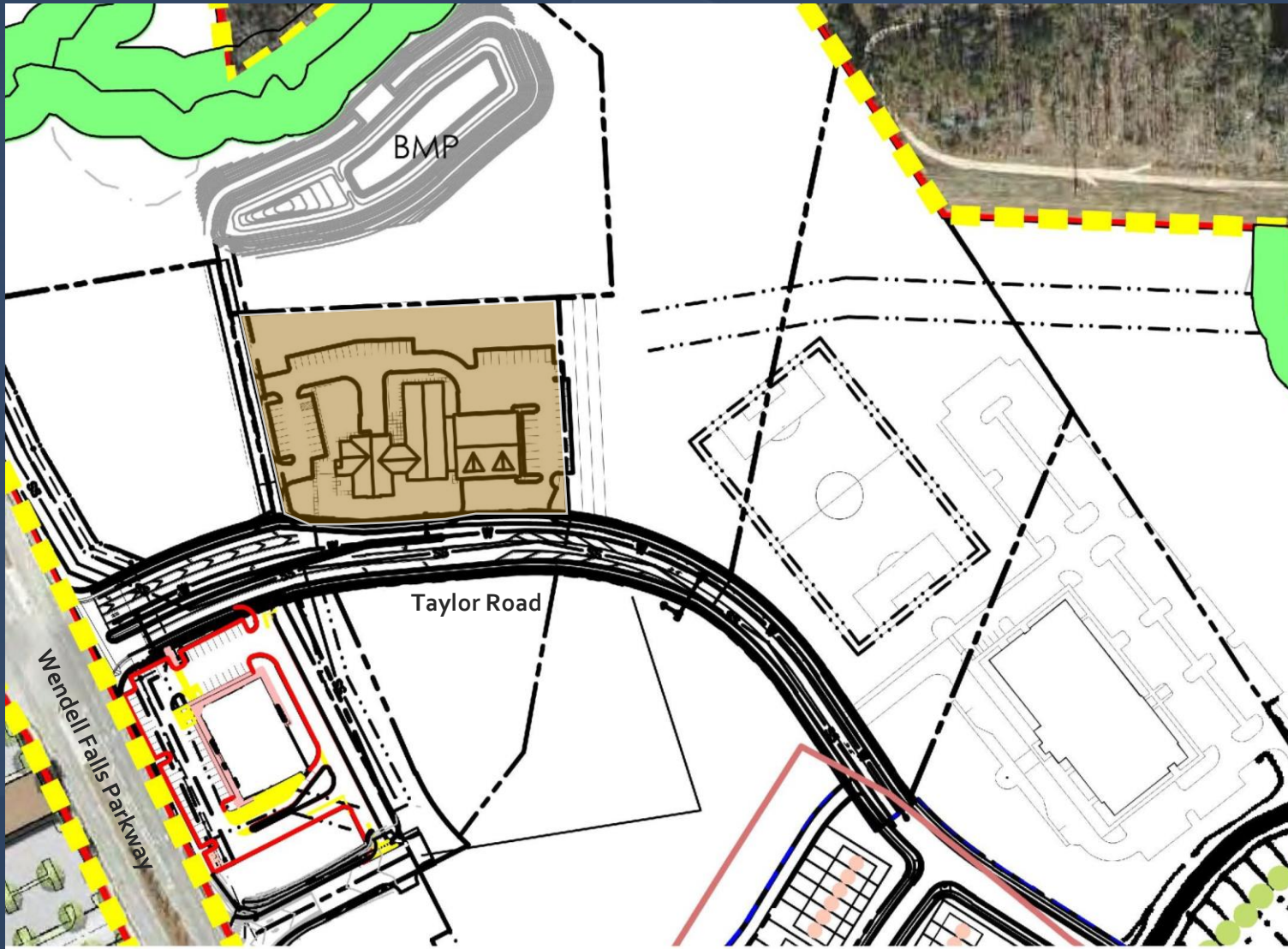
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Site Aerial View



Site Development Master Plan



Wendell Falls Public Safety Center
Land Purchase Concessions by Seller for no additional cost:

- Increased Lot Size by $\frac{1}{4}$ Acre at No Cost to Accommodate Fire Station Plan.
- Cleared and Rough Graded the Lot
- Constructing Taylor Road and Side Yard Driveway Access Road
- Increased Pavement Design of Access Road to Accommodate Fire Apparatus
- Extended All Utilities to Property Line
- Providing Corporate Storm Water BMP w/ Minor Construction Contribution by the County
- Storm Water BMP to be maintained by the Developer

Site Plan



Floor Plan



Neighborhood Context



View From Taylor Road



View at Main Entry



Sustainable Features



Storm water BMP (Offsite)

Native Plants

High Performance Fenestration

Standing Seam Metal Roof with High Solar Reflective Index

Solar PV Panels & System Location TBD

High Performance Wall Assembly (Bay Space) Brick Veneer / CMU

Regional Materials- Brick / Stone

High Performance Wall Assembly (Living Areas) Brick Veneer / Metal Studs

Project Budget

Site Development & Construction	\$ 5,360,000
Furniture, Fixtures & Equipment	\$ 270,000
Professional Services	\$ 580,000
Municipal Impact Fees (Est)	\$ 80,000

Subtotal \$ 6,290,000

Project Contingency \$ 268,000

Total Development Cost \$ 6,558,000

Land Acquisition Cost \$ 465,000

Total Project Cost \$ 7,023,000



Questions ?