

Item Title: Approval of Schematic Design for the Wendell Falls Public Safety Center

Specific Action Requested:

That the Board of Commissioners approves Schematic Design for the Wendell Falls Public Safety Center.

Item Summary:

On November 21, 2016, the Board of Commissioners approved acquisition of 2.76 acres in Wendell for construction of a new joint Fire/EMS substation. The site is located in the Wendell Falls development, and will be accessed from Taylor Road, about 500 ft. from its new intersection with Wendell Falls Parkway. This location is approximately one-half mile from the I-87 (US 64-264) interchange.

In order for homeowners to receive reduced insurance benefits that go with a Fire Department's ISO rating, they must be located within five roadway miles of the fire station responsible for that area. Currently, the closest fire station is outside of this limit. The proposed Wendell Falls station meets this service area requirement.

In addition, based on response time analysis, projected population growth and staff unit hour utilization standards, the Wake EMS system determined that a need exists for an EMS station in this same region of the County. Therefore, an EMS station will be co-located with the above recommended fire station

Wake County will own the property and building. The Wendell Fire Department will manage fire response units from this location. The Wendell Fire Department is a not-for-profit department and is funded by Wake County through the Fire Tax District. Eastern Wake EMS will operate both their EMS units and administration out of this facility.

The building will be a single story 16,549 square foot facility. The exterior is a masonry façade with a metal roof. The facility will have four double length apparatus bays, living quarters, offices, training room, exercise room, locker and bathrooms and laundry space. The site will have 44 parking spaces and will be accessed from both Taylor Road and a joint access drive on the west side of the site.

A program summary of spaces within the building is attached. The Project Architect, ADW Architects will present the recommended approach to developing the site and the proposed schematic design for the Wendell Falls Facility. Drawings depicting the floor plan and views of the exterior facade and a preliminary site plan are show in the attached PowerPoint presentation. For projects exceeding \$500,000 in construction cost, it is customary for the Board of Commissioners to approve schematic design, which defines the overall program, scale, appearance and budget for all new construction projects and significant major renovation projects. This allows for commentary at an early stage and provides official direction for staff to proceed with design development, bid document preparation and procurement.

Work sessions were conducted during the programming and design phase with representatives of the Wendell Fire Department, Eastern Wake EMS, the Town of Wendell, Wake County Fire Services and Wake County EMS as the schematic design was developed.

Site development and building construction cost for the facility is estimated to be in the range of \$5,200,000 to \$5,400,000. Of this amount, the functional cost allocations for the station will be as follows: EMS Station – 33% and Fire Station – 67%. Funding for the EMS portion is in the Capital Improvement Program for FY2019. Funding for the Fire Station portion is in the Fire Tax Fund for FY 2019.

As part of the land purchase agreement for the property, the seller agreed to clear and rough grade the site, construct Taylor Road and an internal access drive along the west side of the property and to extend all utilities to the property line. In addition, the seller agreed to construct a corporate stormwater BMP located offsite, for only a minor cost contribution from the County. These concessions have helped to reduce the site development cost of the project.

Construction of the project is anticipated to commence in Fall 2018, and is expected to be completed 12 months later, with Grand Opening projected for Fall 2019.

Attachments:

1. Presentation
2. Programmatic Space Summary
3. Project Cost Summary