

NORTH WILKESBORO POLICE DEPARTMENT AND FIRE DEPARTMENT STUDY

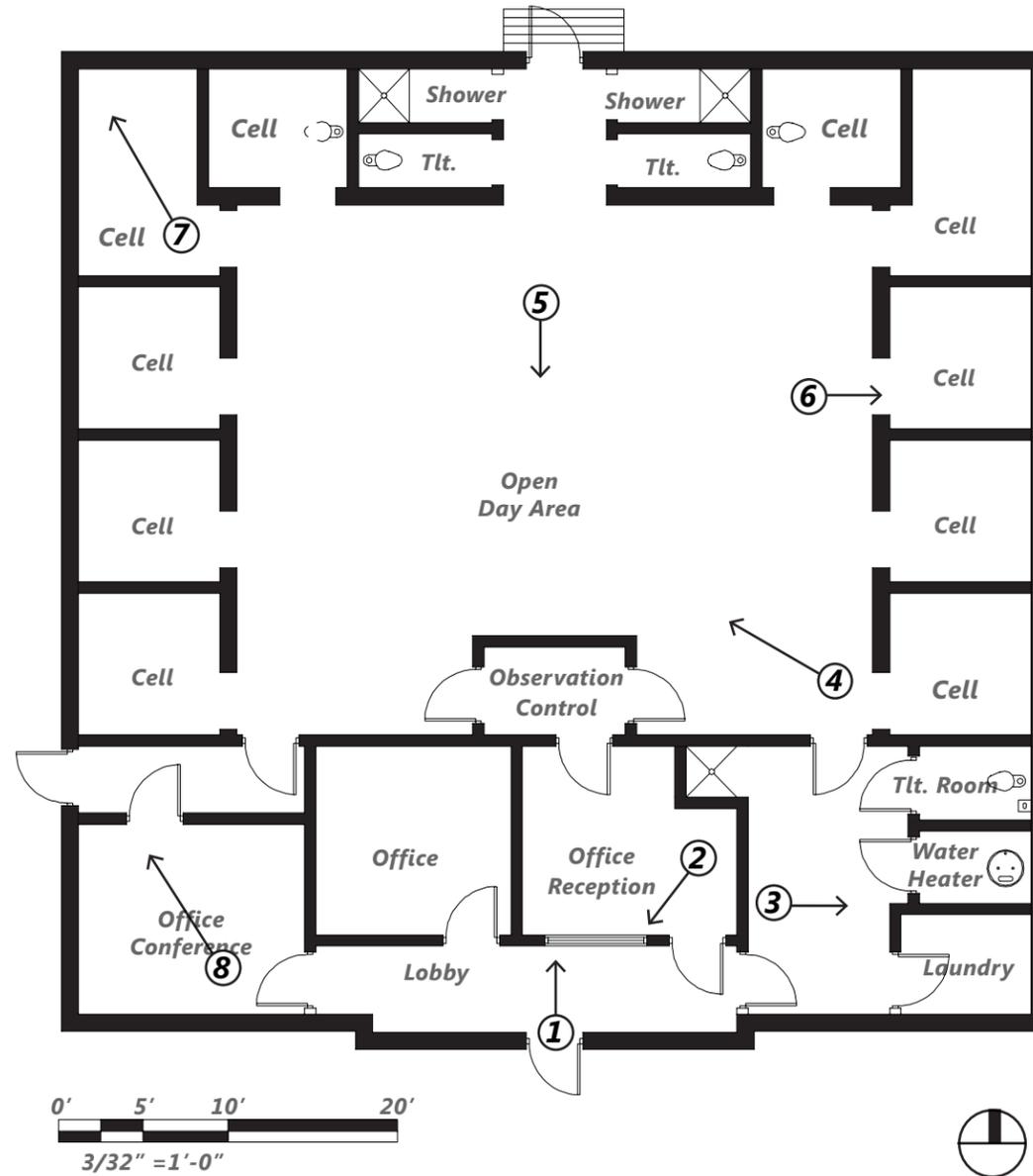
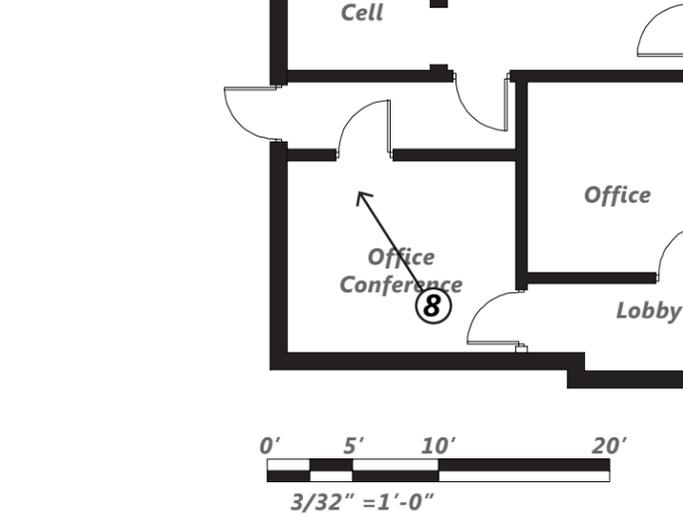
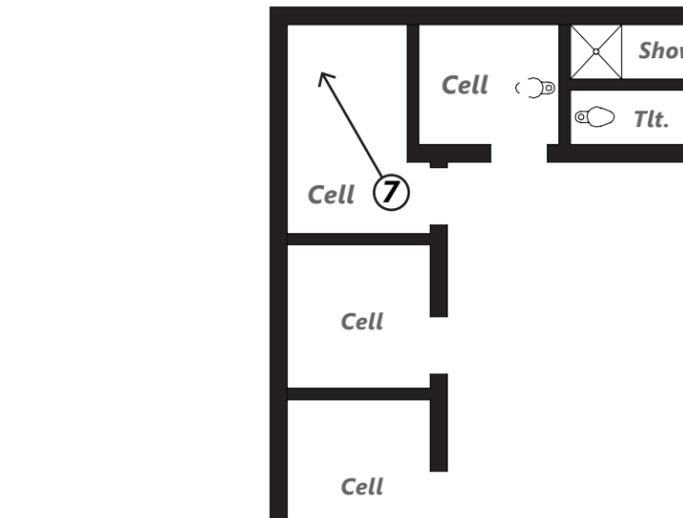
North Wilkesboro, N.C.

08.24.16

**Women's Detention Center Site
Potential Fire Station No. 2**



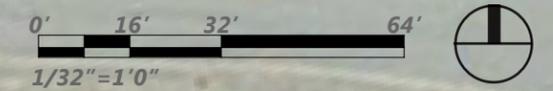
Existing Site

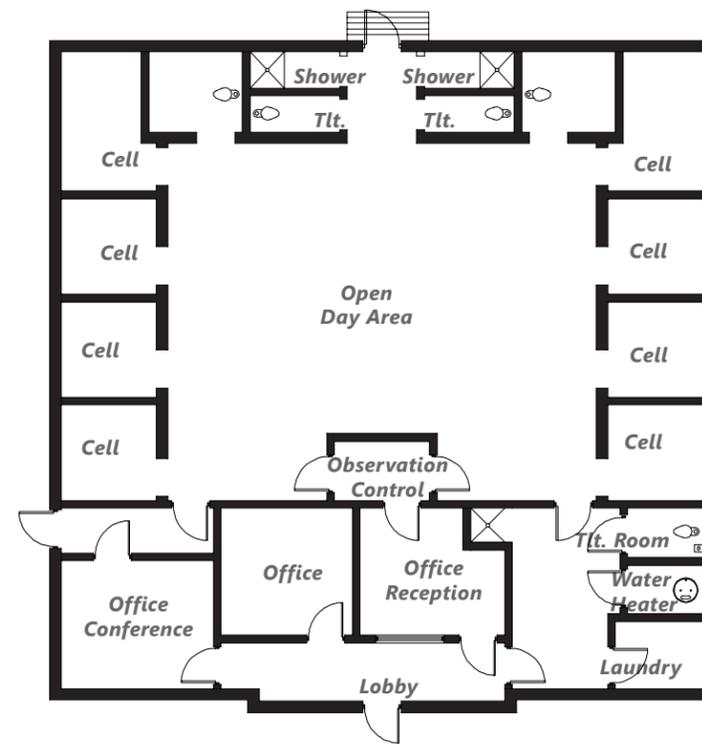


Existing Building
3,374 S.F.

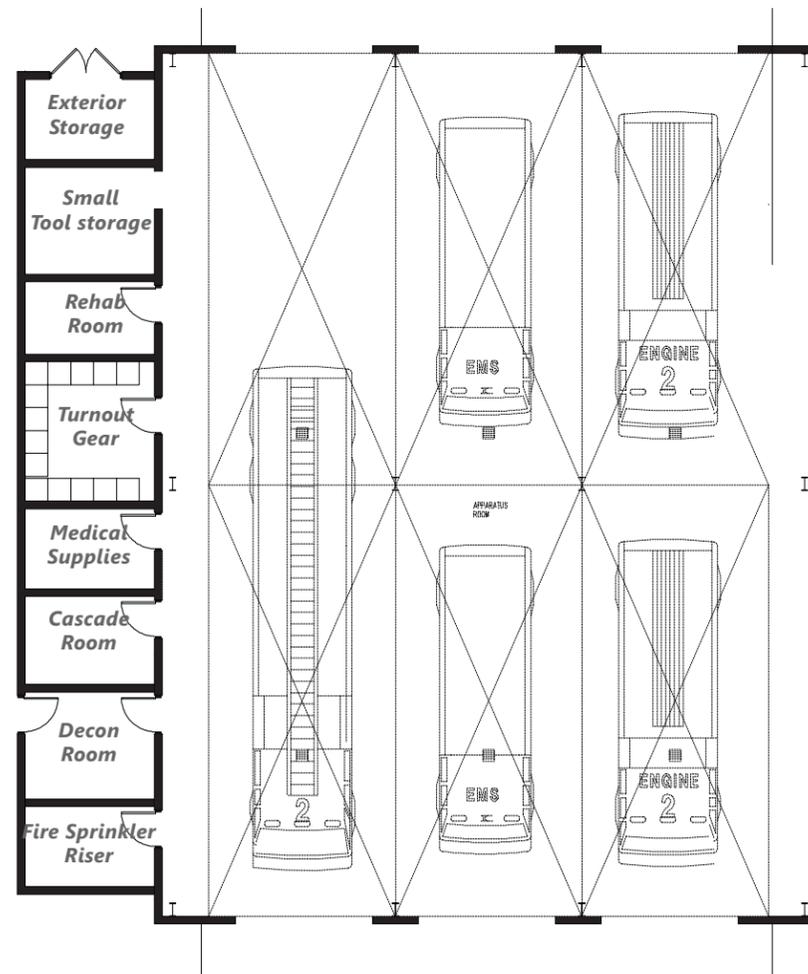
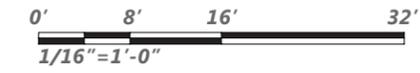


Site Plan - Potential Addition & Renovation

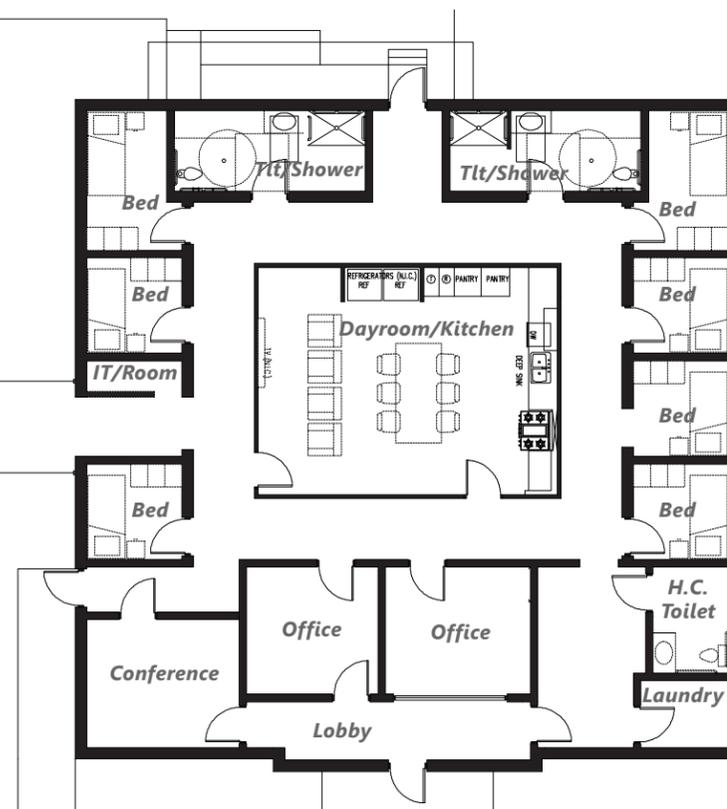




Existing Floor Plan



Addition - 5,400 S.F.



Renovated Floor Plan - 3,374 S.F.





Exterior View - Potential Addition & Renovation

Project Development Description

The conversion of the existing women’s detention facility into a fire station will require work in 3 main areas as follows:

- 1. Renovate the existing building to house bedrooms, lockers, dayroom, kitchen, offices, conference room, toilets, showers, laundry room, etc. Interior renovations will include all new mechanical systems and major modifications to the electrical and plumbing systems. A new fire sprinkler system will also be required. Major renovations to the existing toilet & shower rooms will be needed. Exterior renovations will include deferred maintenance work, new roof, etc. Because this facility was built to detention center standards, renovations will necessitate a very high cost per square foot. Also, this building will need to be brought up to code, including meeting the requirements for “an essential facility.”
- 2. Build new addition that would include an Apparatus bay, Decontamination room, Rehab room, Medical supply room, Small tools room, Cascade room, Exterior storage room, Turn out gear room, Etc.
- 3. Sitework to add Public parking, Fire Fighter parking, Apparatus drives, Walks, Patio, Landscaping, Site lighting, Etc.

Project Development Cost Estimate

Land Cost

\$0

Estimated Hard Cost (Construction Contract)

\$2,675,000

Sitework - \$400,000
Existing Building Renovations- \$1,100,000
New Building- \$1,175,000

Estimated Soft Cost

\$650,000

(All costs that are not in the construction contract. Telecom/IT, AV Systems, Security Systems, Furniture, Signage, Kitchen Equipment, Exercise Equipment, Site Surveying, Soil Boring & other Geotechnical Evaluations, Independent Construction Testing, Fees, Contingencies, etc.)

Total Project Development Cost Estimate

\$3,325,000

2nd Street Site
Potential Combined Police & Fire Public Safety Building
+/- 24,000 S.F.



Existing Site



Potential Combined Police/Fire Public Safety Center

Project Development Description

Build a +/- 24,000 S.F., one story combined Police & Fire Public Safety Building. This site is generally flat so if the soils are good, minimal grading would be required, thus reducing the overall project cost. Paving costs and utilities extension costs would be higher than typically seen because of the long access drives.

Project Development Cost Estimate

Land Cost

?

Estimated Hard Cost (Construction Contract)

\$5,750,000

Sitework - \$950,000
New Building - \$4,800,000

Estimated Soft Cost

\$950,000

(All costs that are not in the construction contract. Telecom/IT, AV Systems, Security Systems, Furniture, Signage, Kitchen Equipment, Exercise Equipment, Site Surveying, Soil Boring & other Geotechnical Evaluations, Independent Construction Testing, Fees, Contingencies, etc.)

Total Project Development Cost Estimate

\$6,700,000

**Reynolds Road Site
Potential Combined Police & Fire Public Safety Building
+/- 24,000 S.F.**



Existing Site



3D Conceptual Massing Models

Concept A





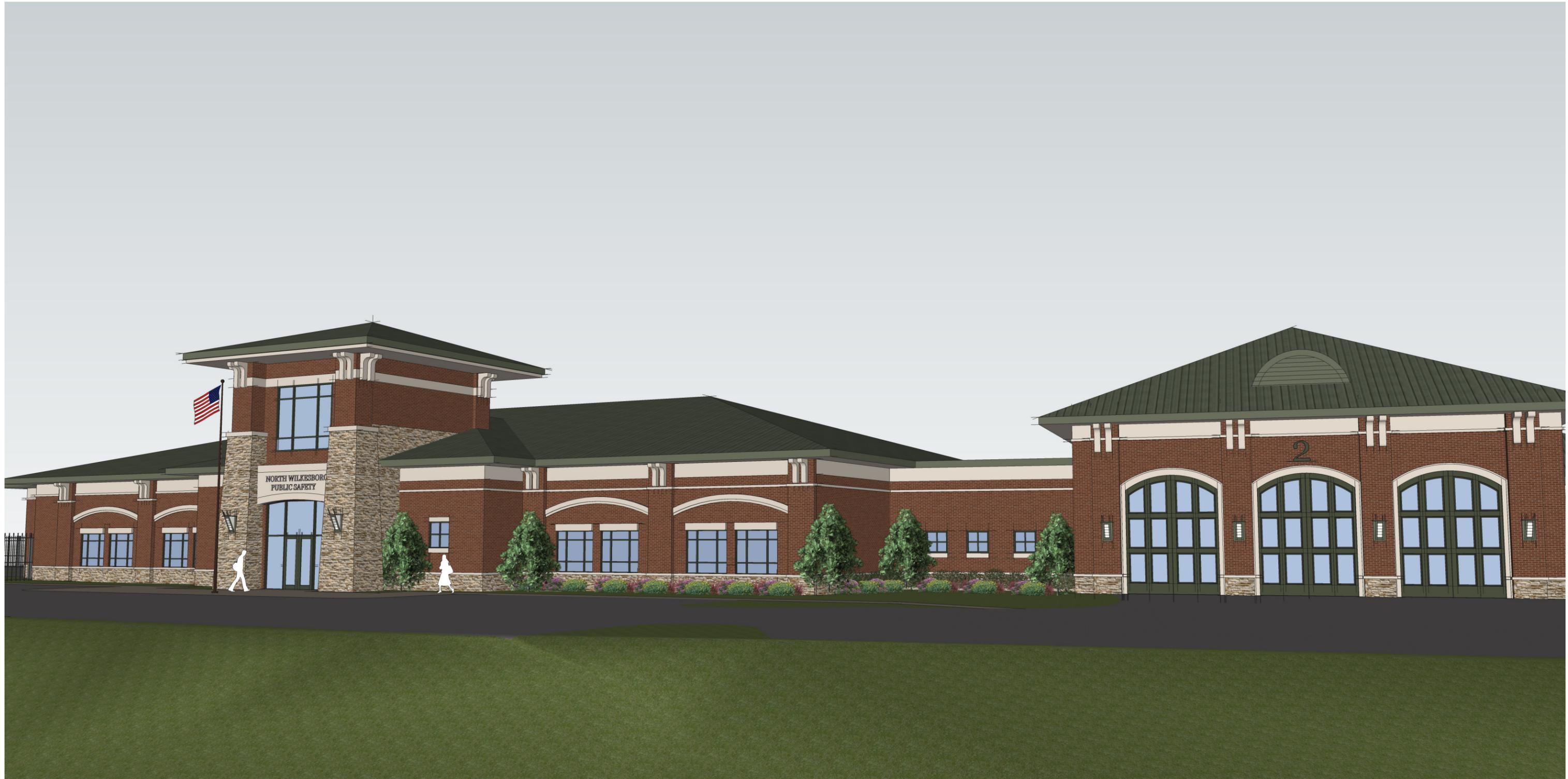


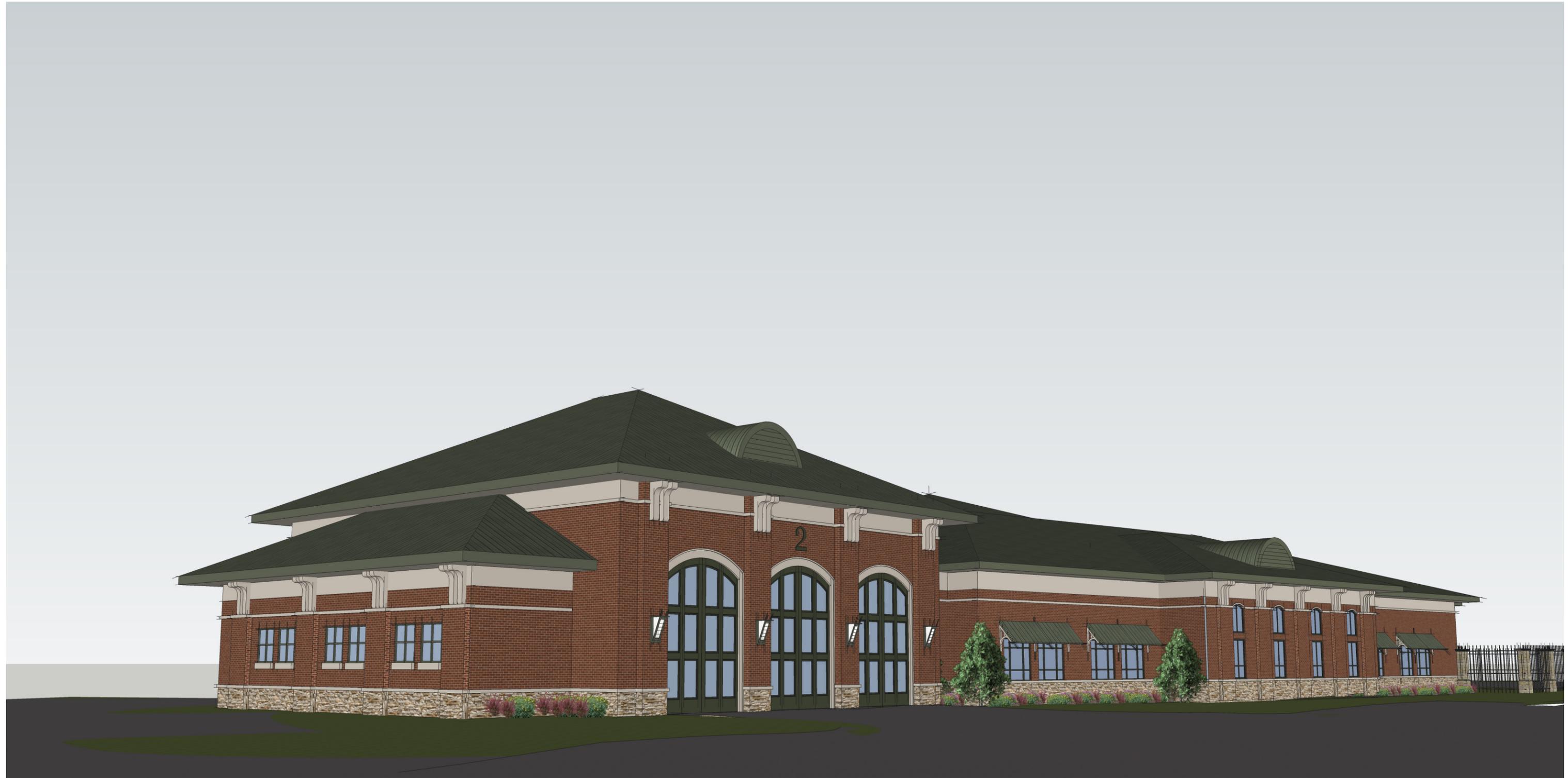
View From Reynolds Rd. & Finley Ave.



Concept B







View From Reynolds Rd. & Finley Ave.



Project Development Description

Build a +/- 24,000 S.F., one-story combined Police & Fire Public Safety building. Development will need to occur onto some of the steeper sloping areas of the site. The site work needed to build new drives and parking will be expensive, requiring a lot of earthwork and retaining walls. With some selective tree clearing, good sight lines to the Facility may be possible from the surrounding areas of Town.

Project Development Cost Estimate

Land Cost

?

Estimated Hard Cost (Construction Contract)

\$6,700,000

*Demolition & Sitework - \$1,300,000
New Building - \$5,400,000*

Estimated Soft Cost

\$1,100,000

(All costs that are not in the construction contract. Telecom/IT, AV Systems, Security Systems, Furniture, Signage, Kitchen Equipment, Exercise Equipment, Site Surveying, Soil Boring & other Geotechnical Evaluations, Independent Construction Testing, Fees, Contingencies, etc.)

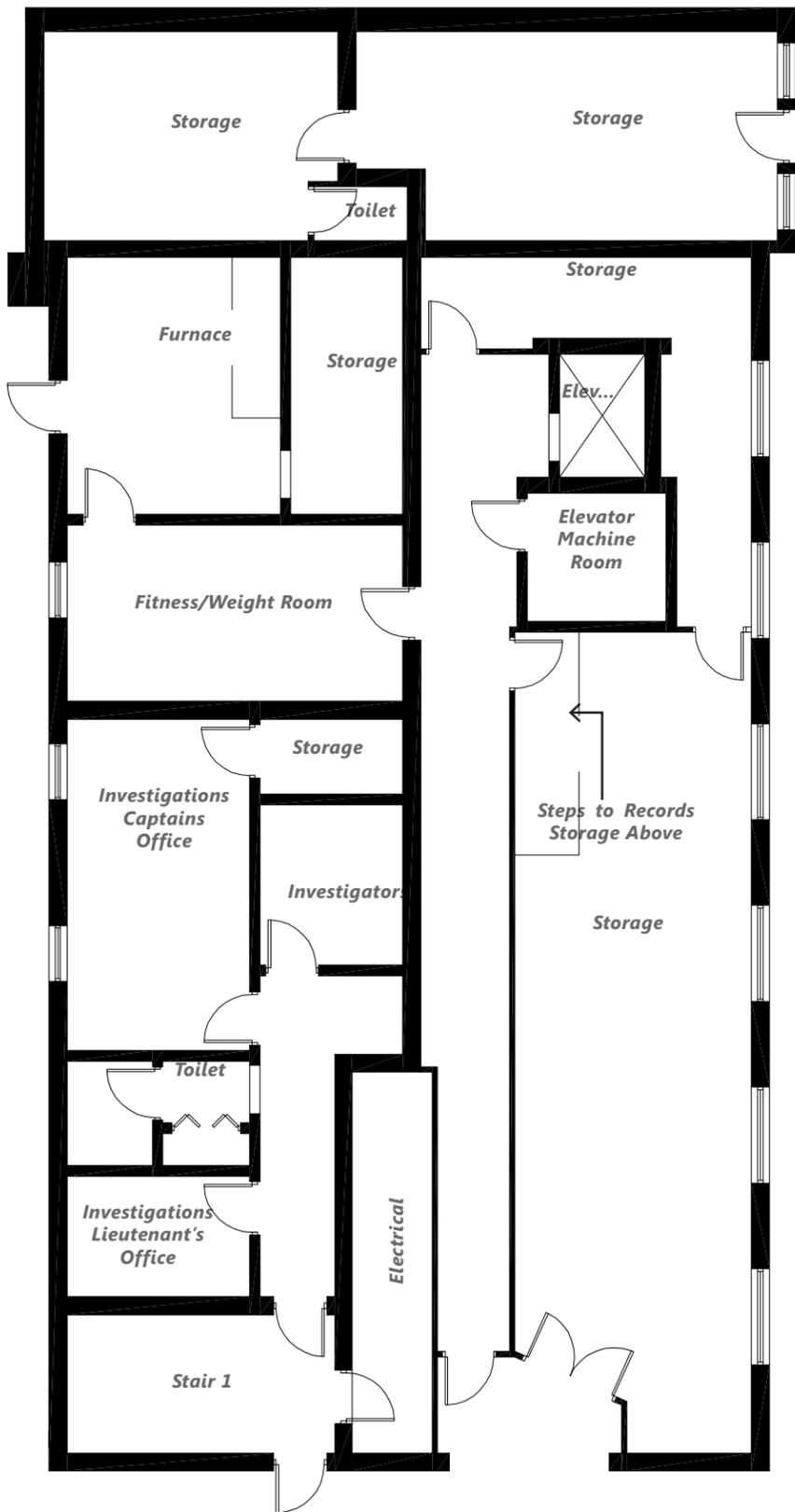
Total Project Development Cost Estimate

\$7,800,000

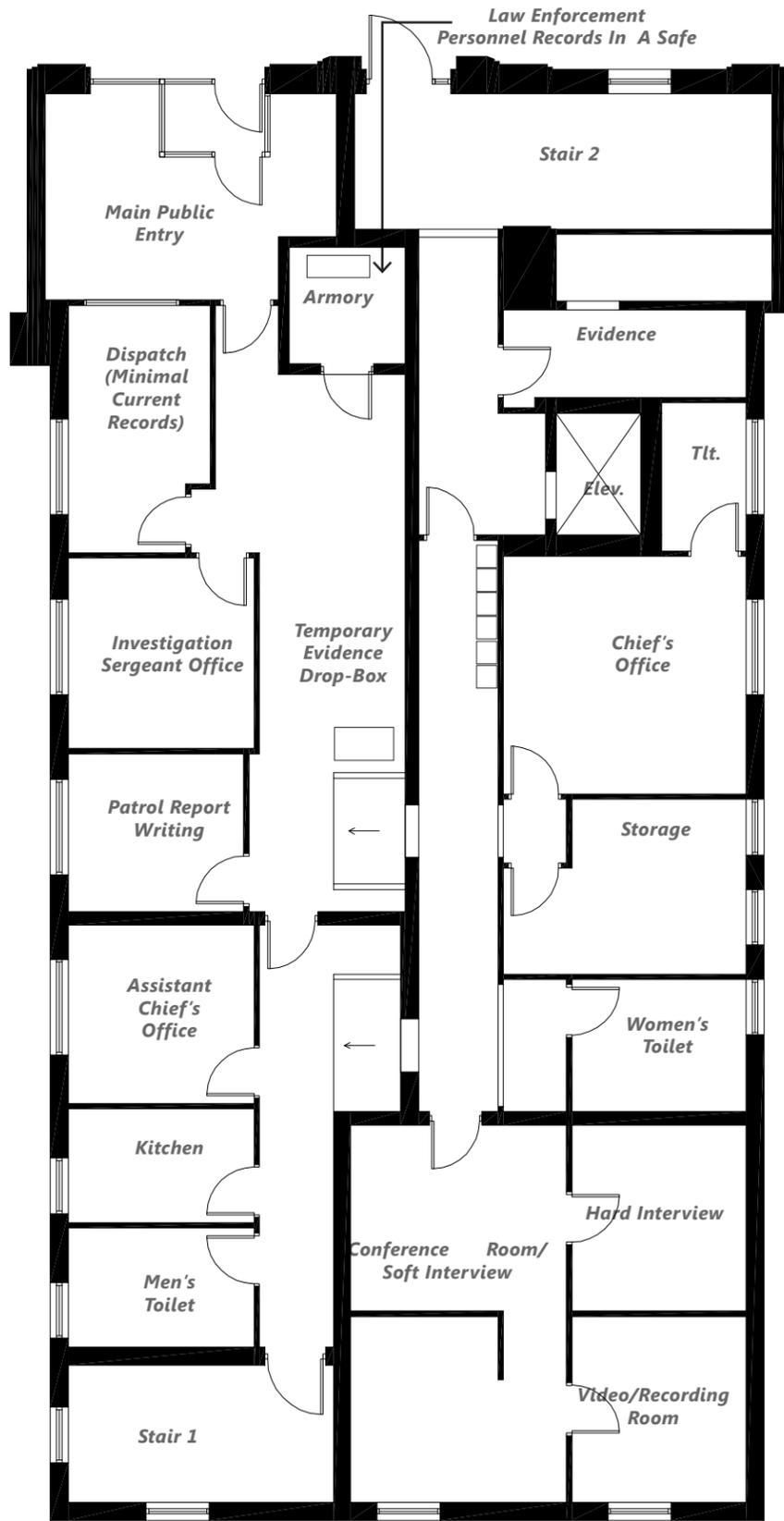
Existing Downtown Police Building Site



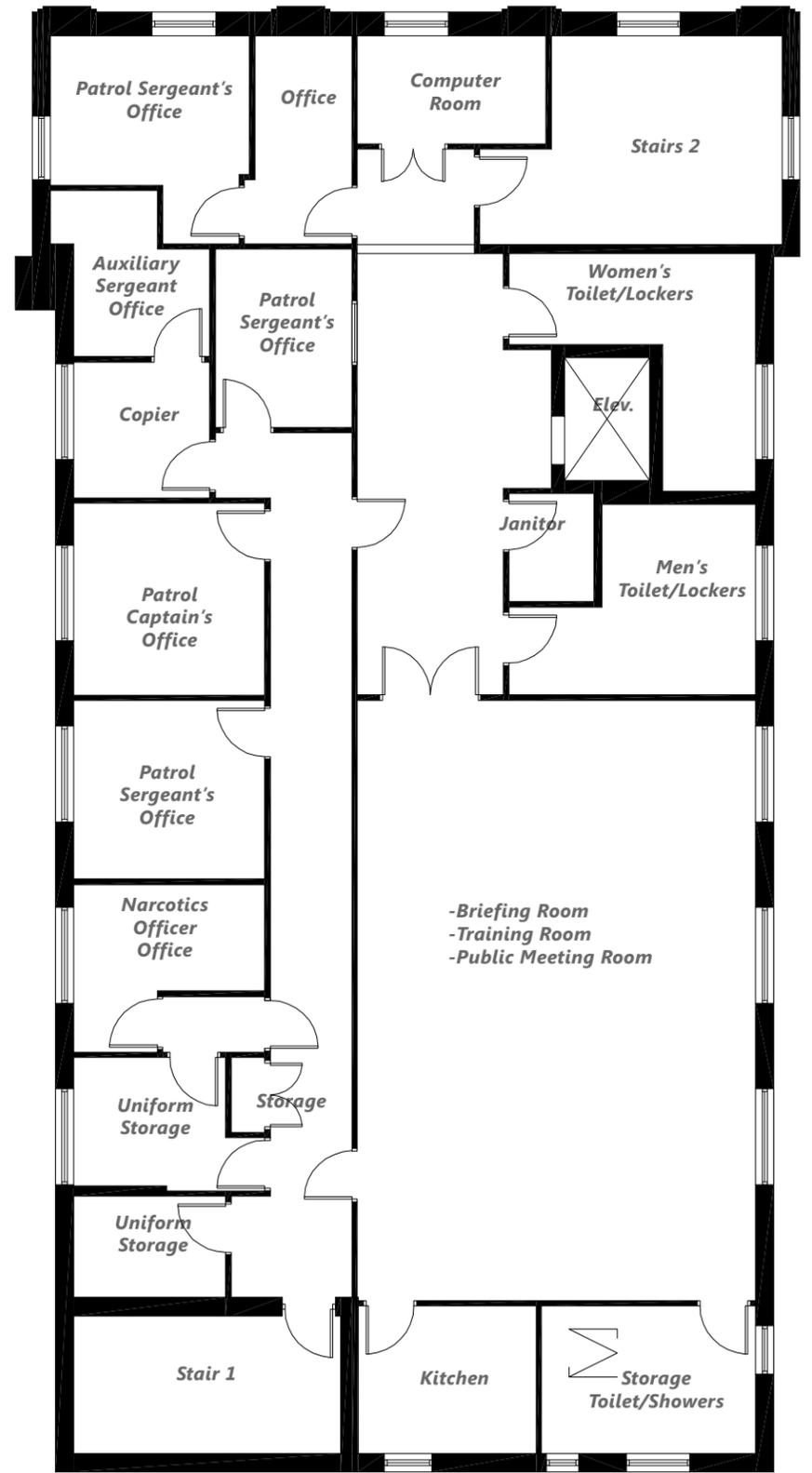
Existing Site



Lower Level-4,160 S.F.
 0' 5' 10' 20'
 3/32"=1'0"



Main St. Level- 4,160 S.F.
 0' 5' 10' 20'
 3/32"=1'0"



Upper Level- 4,160 S.F.
 0' 5' 10' 20'
 3/32"=1'0"

Floor Plans - Existing Downtown Police Build-

Analysis Of Current Police Facility

ADW Architects Completed An Analysis Of The Police Building In 2010

Police Department

The current building being used by the Police Department (the old town hall located at 801 Main Street) is not fully meeting the current needs of the Police Department. The current space need for the Police Department is 13,105 sf. and the existing building (2nd and 3rd floor) provides 8,320 sf. The basement area has limited use and is currently being used mostly by the Public Works/Utilities Department. In addition to not having the square footage needed, there are numerous inefficiencies built into the current layout of space. For example, certain Divisions are located on multiple floors, which is very inefficient for completing job tasks. The briefing room is located 3 levels above the parking area for patrol vehicles. Typically, this room is located on grade level with quick access to enter and exit the building. Currently suspects, informants, and visitors are primarily handled thru the front lobby area. This allows for a mixing of people/uses that is not typical of most Police facilities. There are insufficient provisions provided for evidence handling and storage and there is no real security within the building with little separation of sensitive material. The existing building was built in 1939 and while significant in its historic character, this building was not designed to house today's Police force. Based on our visual study of the building, we recommend that the town have a hazardous materials study performed as suspect materials were visible in several locations. There are significant maintenance items that need to be addressed and the building provides poor energy efficiency.

Continuing Concerns Related To the Existing Police Building

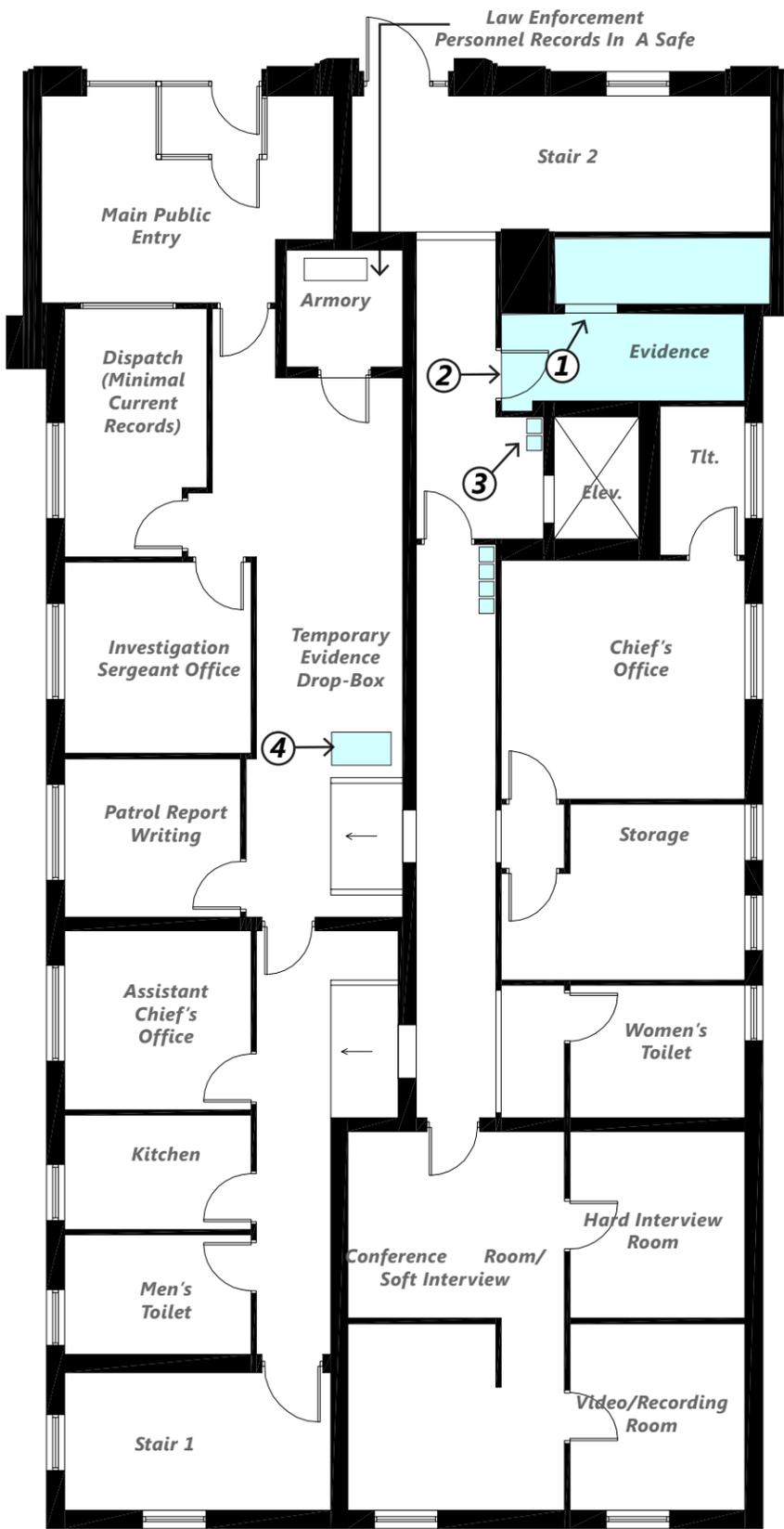
Our assessment of the Police space has not changed since our 2010 Study. Some improvements to the finishes have been completed which have made the space more usable and some maintenance items have been completed that also help (New Windows, etc.), but the basic issues of lack of space, spaces not located where they need to be, continuing building deterioration (mold issues in many areas, including offices and the ammo storage room), no private secured Police Entry, etc. still exist.

Concerns Related to the Existing Police Building

1. The building was built in 1939. Most public buildings have a usable life of 50 to 70 years before major repairs are needed. This building is 77 years old.
2. The building does not & cannot be renovated to allow Command Staff, Investigators & Patrol Officers to all occupy space adjacent to each other. 3 Floors of separation creates difficulties for efficiency of police operations.
3. It would be very difficult to provide a private Police entry separated from the public, as the building is surrounded by Main St., a public back alley, and a public parking lot.
4. Police vehicles need to be in a secured, fenced area.
5. Securing the building from vehicular impact is recommended
6. There is no fire sprinkler system in the building.
7. Patrol report writing area is not sufficient.
8. Investigators are separated - 3 on the lower level & 1 on the main level
9. Weapons cleaning must be done in the open training room as there is not a room dedicated to weapons cleaning.
10. There is very little sound proofing in the building, including walls & floors. Police work involves sensitive, confidential matters, and as such, soundproofing is very important.
11. Other than a small amount of records stored in the reception area, most police records are stored in a non-conditioned, non-secure mezzanine space. There is not a secure records room.
12. There is minimal evidence storage & handling area. Evidence storage & handling is extremely important in police work. If properly designed it allows for an efficient & effective chain of evidence handling. There is also no bloody clothes drying area, which means officers/investigators must dry them in another room outside of the evidence storage room.
13. There is no large item evidence storage area. There is no gasoline item storage area. There is no refrigerated evidence storage area.

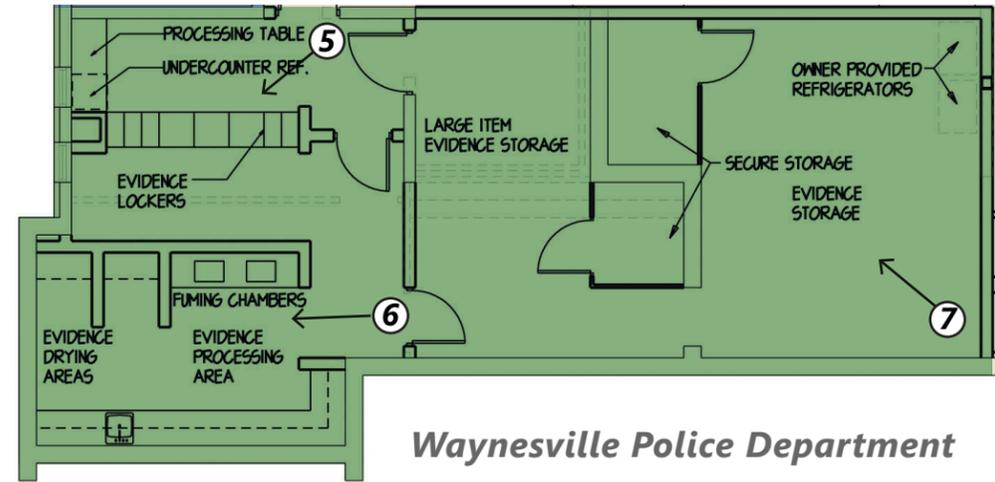
Concerns Related To Existing Police Building (continued)

14. There is no secure, separate law enforcement personnel records room. They are kept in a metal safe in the weapons/ammo room.
15. There is only one interview room, and that interview room is not soundproofed. In order to access that interview room, one must go through the conference room. Therefore, if a meeting is occurring in the conference room, there is no way to interview detainees without interrupting the meeting and then everyone in the meeting can hear the discussion in the interview room.
16. Two soundproofed interview rooms allow you to separate detainees, such that they cannot hear what each other is saying, which is very important to police investigations.
17. The weapons/ammo room (armory) is in a very degraded state. Mold and mildew have created a musty environment that is not appropriate for an armory.
18. There is only one conference room, and as previously noted, one must go through it to enter both the interview room and the video room. This conference room is used for interviewing applicants, promotions, disciplinary meetings, "soft" interviews with the public, department meetings, etc.
19. The men's & women's locker rooms are simply small toilet rooms with old, small lockers put in them. They do not have showers in them, and they simply are too small and do not function well for the officers.
20. The briefing/training room is an excellent room that is needed for police work. It's location on the uppermost level, with all the Patrol offices, is not the best as most well designed Police stations have all "patrol division" offices, briefing rooms, report writing & storage areas near a secure, private entry/exit area on the ground floor level. This allows for efficient workflow in and out of the station for Patrol Officers.
21. It is common to see a large briefing room double as a community room, but the location of the existing briefing room on the upper level means that the public is afforded access into areas of the station that are typically secure, police-only spaces.
22. While some offices are what would be considered "standard" size, many are simply too small for the officers to perform their job tasks.
23. The "IT" room in Police Stations is typically a very secure room with a dedicated HVAC unit. Telecom in today's Police work environment is critical. The current "IT" room is very small and has no dedicated HVAC in it. It has 2 fans, one of which was installed after cutting a hole in the ceiling.
24. There are no holding rooms for detainees and no detainee toilet.
25. There is no processing room, all processing must be done down at the jail.
26. The breakroom is extremely small for the amount of Police staff. Breakrooms are becoming more important in Police facility design, as Officers are becoming hesitant to eat lunch at restaurants where food is prepared "out of sight".

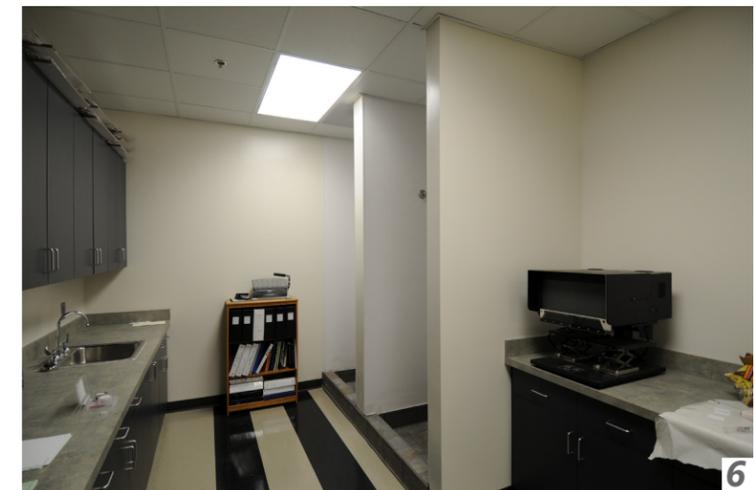


**Existing Downtown Police Building
Main St. Level**

Evidence Storage & Processing = 144 S.F.



**Waynesville Police Department
Evidence Storage & Processing = 1,150 S.F.**



Evidence Storage and Handling

Options To Keep A Police Presence In The Downtown Area

Option 1

Completely renovate the existing 3-story Police Building.

Analysis

This is a very expensive option and it will not meet the current space needs of the Department. There is no way to keep the Department from occupying 3 separate floors, which hinders operational efficiency. Some operational efficiencies may be improved by redesigning the floor plan layout. There is no way to create a separate "Police only" entry with a sallyport to bring in Detainees, Interviewees, Informants, Etc. If major renovations are done to the existing Police Building, you may be required by the N.C. State Building Code to bring the building up to current code requirements for an "Essential Facility". This is a very expensive endeavor, as the structural systems would need to be greatly reinforced and braced.

Land Cost	\$0
Estimated Hard Cost (Construction Contract)	\$3,100,000
Estimated Soft Cost	\$650,000
<i>(All cost that are not in the construction contract. Telecom/IT, AV Systems, Security Systems, Furniture, Signage, Kitchen Equipment, Exercise Equipment, Site Surveying, Soil Boring & other Geotechnical Evaluations, Independent Construction Testing, Fees, Contingencies, etc.)</i>	
Total Project Development Cost Estimate	\$3,750,000

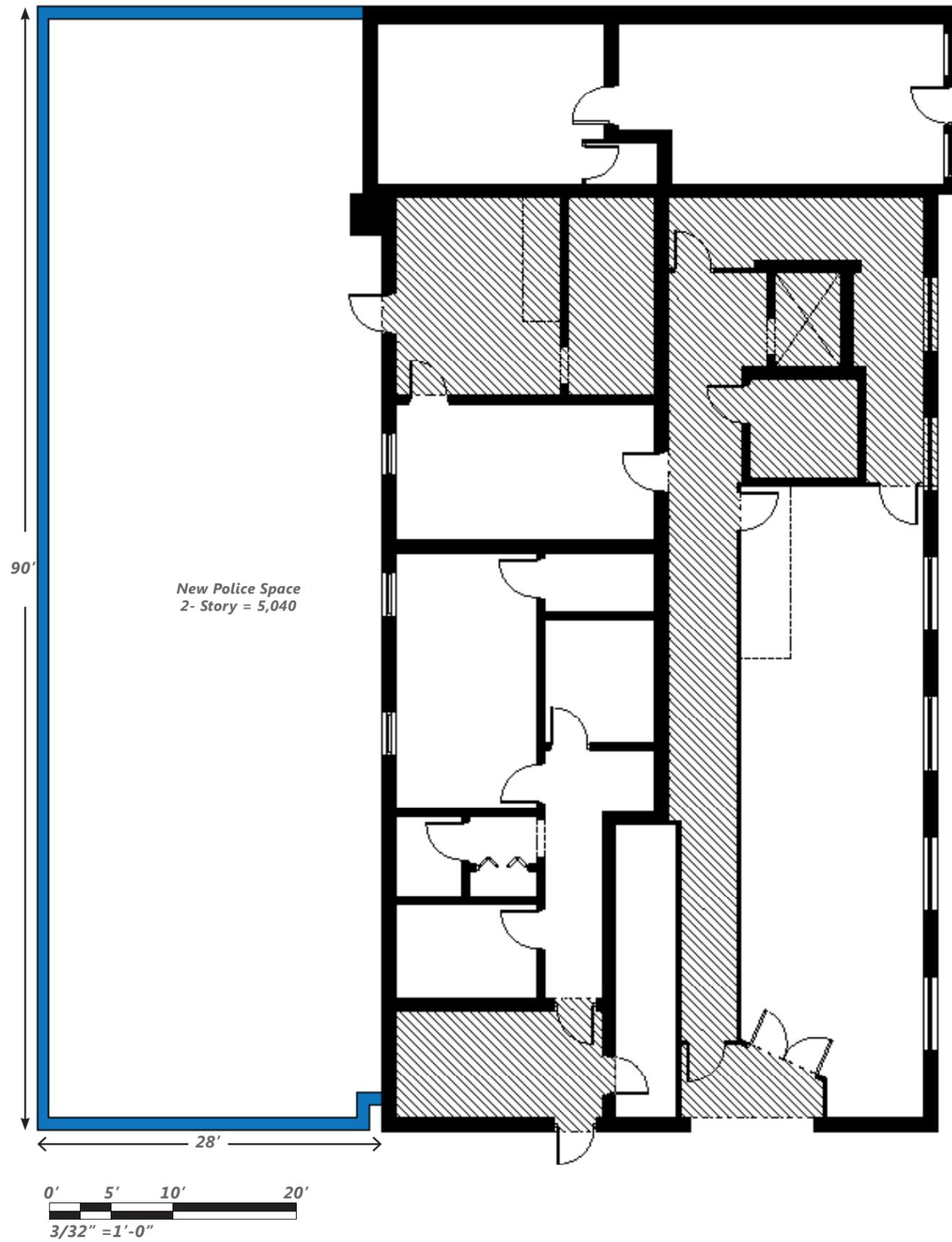
Option 2

Completely renovate the existing 3-story Police Building & add a 2-story addition in adjacent public parking lot.

Analysis

The needed square footage could be achieved by building an addition to the current Police Station. It would most likely be a 2-story addition, and it may allow a portion of the existing public parking lot to remain. This option would still not solve all the current issues, but it would give the Police more space, a better layout of spaces, and a minimal sallyport area for private entry.

Land Cost	?
Estimated Hard Cost (Construction Contract)	
Existing Building Renovation - \$3,100,000	\$5,050,000
New Building Addition - \$1,950,000	
Estimated Soft Cost	\$1,050,000
<i>(All cost that are not in the construction contract. Telecom/IT, AV Systems, Security Systems, Furniture, Signage, Kitchen Equipment, Exercise Equipment, Site Surveying, Soil Boring & other Geotechnical Evaluations, Independent Construction Testing, Fees, Contingencies, etc.)</i>	
Total Project Development Cost Estimate	\$6,100,000



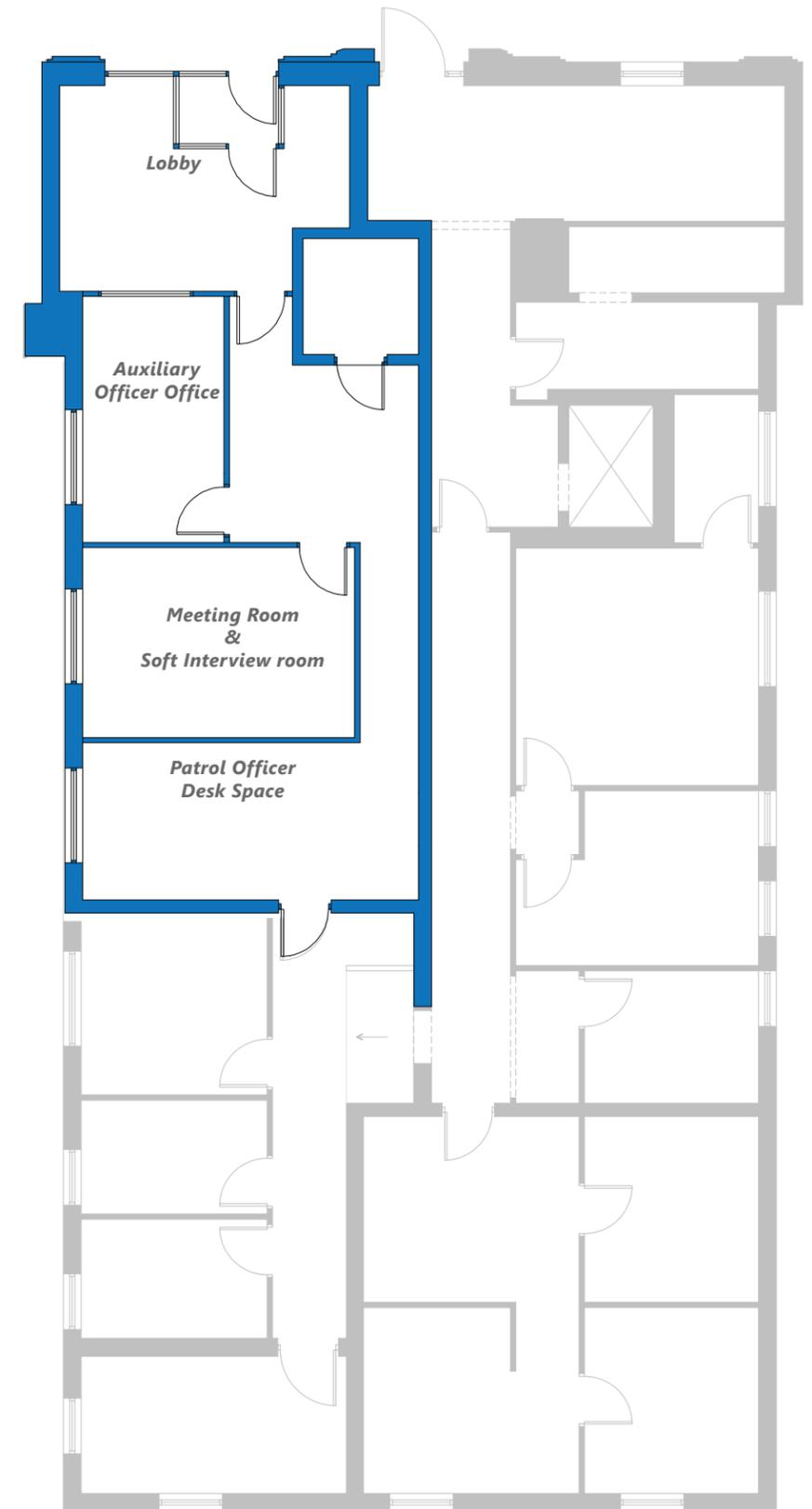
Option 3

Renovate approximately 1,100 s.f. of the existing building to become a satellite Police Facility in downtown. Move a majority of Police Space needs into a new building elsewhere or an existing building elsewhere that could be renovated cost effectively to house the Police Department.

Analysis

Renovating a portion of the existing Police building for continued Police use as a satellite facility would keep a Police presence downtown. The existing Police Entry from Main St. could remain. A "Touch Down" desk area for the Auxiliary Officer and all Patrol Officers could be created. This space could contain 3 or 4 desks with computers to allow Officers to do reports & paperwork. A "soft interview" room could be created to allow Officers and Investigators to meet with the public. An 8am to 5pm receptionist may or may not be housed here, depending on many factors to be discussed.

Building a new facility or buying an appropriate existing facility & renovating it would allow the Town to meet the space needs of the Police Department & all the operational needs of the Department . (Private Police entry, Proper Evidence Processing Facilities, Proper Interview rooms, Etc.)



Land Cost

\$0

Estimated Hard Cost (Construction Contract)

\$150,000

Estimated Soft Cost

\$25,000

(All cost that are not in the construction contract. Telecom/IT, AV Systems, Security Systems, Furniture, Signage, Kitchen Equipment, Exercise Equipment, Site Surveying, Soil Boring & other Geotechnical Evaluations, Independent Construction Testing, Fees, Contingencies, etc.)

Total Project Development Cost Estimate

\$175,000

adw architects
environmentsforlife