

AGENDA

SPECIAL CALL MEETING

Meeting of the Town of Biltmore Forest
Board of Commissioners

To be held Tuesday, March 12, 2024 at 3:30 p.m.

1. Review and receive information regarding the Facility Needs Master Planning Process
DP3 Architects
McGill Engineering

Statement of Purpose for Special Call Meeting

Pursuant to NCGS 160A-71, the Town of Biltmore Forest Board of Commissioner will hold a special call meeting. The purpose of this special call meeting is to receive information from the Town's contracted architect, DP3, regarding the ongoing facility needs master planning process.

**BOARD OF COMMISSIONERS
SPECIAL CALL MEETING
STAFF MEMORANDUM**

MARCH 12, 2024

**REVIEW AND RECEIVE INFORMATION REGARDING
THE FACILITY MASTER PLANNING PROCESS**



Background

The Town selected DP3 Architects to conduct a facility master planning process in fall 2023. DP3 and their civil engineer consultant, McGill and Associates, began this work with a space needs analysis and site surveys in December 2023. Staff met with the architect and engineers in late February to review their initial site options and provide initial feedback.

Progress Meeting

As part of their agreement with the Town, a progress meeting with the Board of Commissioners was planned to review their initial findings and site options. We are now at that part of the process. The purpose of this special call meeting is for the Board to review initial findings and options, and then for the Board to provide feedback and direction to move the project forward.



Biltmore Forest Police Public Works Master Plan Biltmore Forest, NC

POLICE DEPARTMENT PRELIMINARY SPACE LIST REPORT

DECEMBER 21, 2023

SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1. Provide 100% generator backup.			
I. PUBLIC AREAS			
A. Public Lobby	1	180	180
1. Secure Lobby from remainder of building			
2. Provide secure transaction window to Dispatch with transaction tray			
3. Provide seating for 4 people			
B. Public Restroom	1	60	60
1. Single-use, unisex, accessible			
2. Locate with direct access from Lobby			
PUBLIC AREAS Subtotal			240

II. OFFICE AREAS

A. Dispatch Area	1	120	120
1. Bullet-resistant construction at all exterior walls			
3. Provide space for one dispatch station			
4. Provide a small kitchenette break area counter within the Dispatch Area (microwave, coffee maker, sink, toaster oven, refrigerator)			
6. Provide indirect lighting in room			
7. Provide additional HVAC to handle heat loads from computer equipment			
B. Dispatch Restroom	1	60	60
1. Locate within the Dispatch Area			
C. Dispatch IT Server Room	1	60	60
1. Independent Climate Control.			
D. Interview/Conference Room	1	80	80
1. Concrete block walls; sound dampening			
2. Provide acoustic control for excellent audio recording; video equipment needed			
3. Locate with direct access from Lobby			
E. Chief's Office	1	216	216
1. Provide space for desk, credenza, and 6 person conference table.			
F. Captain's Office	1	150	150
1. Provide space for desk, credenza, and side chairs			
F. Lieutenant's Office	1	150	150
1. Provide space for desk, credenza, and side chairs			
G. Communications Manager Office	1	120	120
1. Provide space for desk, credenza, and side chairs			
H. Sergeant's Office	1	240	240
1. Provide space for 2 desks, credenza, and side chairs			
I. Visiting Law Enforcement Office	1	120	120
1. Provide space for desk, credenza, and side chairs			
J. Command Staff Restroom	1	80	80
1. Single-use, unisex, accessible			
2. Locate with direct access from Lobby			



Biltmore Forest Police Public Works Master Plan Biltmore Forest, NC

POLICE DEPARTMENT PRELIMINARY SPACE LIST REPORT

DECEMBER 21, 2023

SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1. Provide 100% generator backup.			
K. Supplies/Workroom	1	160	160
1. Copier			
2. Base Cabinet with work counter and overhead cabinets for supplies			
OFFICES AREAS Subtotal			1,556

III. OPERATIONS AREAS

A. Staff Entrance Lobby	1	60	60
1. Security card access			
B. Interview Room	1	80	80
1. Concrete block walls; sound dampening			
2. Provide acoustic control for excellent audio recording; video equipment needed			
3. Locate with direct access from Lobby			
C. Roll Call/Training Room	1	576	576
1. Provide seating for 24 people at lecture tables; provide lectern			
2. Provide countertop in room for radio chargers, banks of radios, and bodycams, etc.			
3. Provide built-in mail slots (8 1/2" x 11" flat slots) for Police Staff			
4. Provide TVs and White Board			
5. Locate near Staff Entry Lobby			
D. Roll Call/Training Room Storage	1	150	150
1. Provide storage space for training equipment			
E. Breakroom	1	320	320
1. Provide with full-size refrigerator/freezer, microwave, residential oven/stove, coffee maker with water line, dishwasher, and vending			
2. Dining seating for 6-8 people			
F. Men's Locker Room	1	500	500
1. Provide space for 20 full height, enclosed lockers (16"w x 24"d)			
2. Provide with one full size accessible shower (36x60), and dressing area with bench, robe hooks, towel bars, and toiletry shelf.			
G. Women's Locker Room	1	250	250
1. Provide space for 10 full height, enclosed lockers (16"w x 24"d)			
2. Provide with one full size accessible shower (36x60), and dressing area with bench, robe hooks, towel bars, and toiletry shelf.			
H. Garage	1	600	600
1. Locate in close proximity to Roll Call/Duty Room			
2. Drive-in/back-out type for 1 car with solid roll-up door			
3. Provide with floor drain and hose bibb			
4. Parking space for UTV and Patrol Bike			
I. Fitness Room	1	300	300
1. Functional Fitness - Crossfit, Free Weights, Rubber Weights, Bench press, Squat rack, Rowing machine, Elliptical, Stationary Bike (Assault), Cable machine			
2. Drinking fountain with bottle filler			



Biltmore Forest Police Public Works Master Plan Biltmore Forest, NC

POLICE DEPARTMENT PRELIMINARY SPACE LIST REPORT

DECEMBER 21, 2023

SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1. Provide 100% generator backup.			
J. Armory Storage	1	150	150
1. Provide discharge cabinet, long gun storage racks.			
2. Provide shelving for storage of ammunition.			
3. Provide countertop for cleaning/maintenance of weapons			
K. Patrol Equipment Storage	1	150	150
1. Adjacent to Roll Call Room			
2. Shelving and cabinets for shields, specialized equipment, flashlights, belts, vests, tactical shields, etc.			
L. Uniform Storage Room	1	150	150
1. Storage for uniforms.			
M. Evidence Custodian/Processing	1	210	210
1. Adjacent and connected to Evidence Storage			
2. Adjacent to Officer Evidence Pass-Through Drop Lockers			
3. Stainless Steel countertops for evidence preparing			
4. Dutch door for transfer of evidence to officers; security card access; dead bolt			
N. Evidence Storage	1	200	200
1. General property area with high density shelving			
2. Locate adjacent to Staff Entry/Evidence Drop			
3. Provide security access control.			
4. Extend walls to deck above for security			
5. Provide double access (front/rear) evidence lockers - deposited off of Staff Entry/Evidence Drop, received on Evidence Storage side.			
6. Provide a pass through drug deposit for officers to deposit drug evidence.			
7. Provide exhaust fan.			
8. Provide stainless steel work counters and a work table for destruction process.			
9. Storage types within room:			
a. Large Evidence Storage - separate large room, bikes, etc.	1	100	100
b. Refrigerator (rape kits) - 1 full size			
c. Drugs - separate, lockable storage off of main storage.	1	50	50
d. Firearms - separate, lockable storage off of main storage (2 gun safes).	1	80	80
O. General Storage	1	370	370
1. Storage racks for storage of misc. equipment/records			
P. De-Escalation/Calming/Maternity Room	1	80	80
1. Provide with two comfortable chairs.			
2. Provide with 3' base cabinet, small sink, and undercounter refrigerator			
3. Provide with dimmable lighting			
OPERATIONS AREAS Subtotal			4,376

IV. BUILDING SUPPORT AREAS

A. Mechanical/Electrical Equipment Room	1	150	150
B. Server Room	1	80	80
1. Closet for IT Server, Camera system, and access control system.			



**Biltmore Forest Police Public Works Master Plan
Biltmore Forest, NC**

**POLICE DEPARTMENT
PRELIMINARY SPACE LIST REPORT**

DECEMBER 21, 2023

SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1. Provide 100% generator backup.			
C. Janitor's Closet	1	50	50
1. Mop sink, cleaning supply storage/shelving			
2. Provide floor drain			
D. Animal Control - Stray Dog Kennels	2	40	80
1. Provide covered, caged, animal runs.			
2. Provide Countertop and deep sink for food prep.			
3. Provide storage area for food bin storage.			
4. Soundproof room			
BUILDING SUPPORT AREAS Subtotal			360

TOTAL NET AREA **6,532**

This area represents the actual usable programmed space for the functional areas identified above.

TOTAL GROSS AREA **1.20** **6,532** **7,838**

This total area represents the entire projected building footprint of all enclosed areas. This includes programmed net area plus a 1.20 net to gross (80/20) multiplier used to estimate space for walls and circulation areas.

V. OUTDOOR AREAS

A. Covered Dining Patio	1	250	250
1. Provide space for 8 people at picnic tables and chairs and gas grill.			

OUTDOOR AREAS Subtotal **250**



Biltmore Forest Police Public Works Master Plan Biltmore Forest, NC

PUBLIC WORKS PRELIMINARY SPACE LIST REPORT

DECEMBER 21, 2023

SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1. Provide 100% generator backup.			
2. Provide secure fencing at perimeter of site with rolling security gate.			
I. OPERATION AREAS			
A. Muster/Briefing Room	1	420	420
1. Provide seating for 8-12 people at training tables (20 SF/person).			
2. Provide with TV's/recessed floor power& data.			
3. Provide space for microwave, refrigerator, single bowl sink with disposal, and bulk ice machine.			
4. Provide work counter for touchdown computer workstations (4).			
B. Laundry Room	1	120	120
1. Provide with laundry tub, washer, and dryer.			
C. Covered Vehicle Storage Bays (Non-Enclosed/Non-Heated)	8	525	4,200
1. Provide drive-thru heavy-duty vehicle parking bays (15'W x 35' L x 15' H).			
D. Covered Vehicle Storage Bays (Enclosed/Heated)	7	800	5,600
1. Provide drive-thru heavy-duty vehicle parking bays (16'W x 50' L x 25' H).			
2. Provide each bay with a solid 14' x 14' roll-up door with single vision strip.			
3. Provide with single trench located at inside face of all exterior overhead doors.			
4. Ventilation only with gas heat and HVLS fans.			
E. Covered Vehicle Maintenance Bay (Enclosed/Heated)	1	800	800
1. Provide drive-thru heavy-duty vehicle maintenance bay (16'W x 50' L x 25' H).			
2. Provide bay with a solid 14' x 14' roll-up door with single vision strip.			
3. Provide with single trench located at inside face of all exterior overhead doors.			
4. Ventilation only with gas heat and HVLS fans.			
5. Provide with 4 portable lifts.			
6. Provide with table lift for small equipment repairs.			
7. Provide bay with overhead drops for compressed air.			
8. Provide 4' workbench area.			
9. Provide with semicircular foot-operated wash fountain.			
10. Provide space for flammable storage cabinet.			
F. Vehicle Wash Bay	1	800	800
1. Provide one covered/enclosed drive thru wash lane at end of building (16'W x 50' L x 25' H).			
2. Provide with single wide mouth trench down center of bay tied to oil/eater separator.			
3. Provide bay with a solid 14' x 14' roll-up door with single vision strip.			
4. Provide raised walk platform at one side of drive lane.			
5. Provide with pressure washers at the ground and platform.			
G. Trash Bin Storage Room	1	300	300
1. Provide one covered/enclosed room for storage of rolling trash carts.			
2. Provide room with pair of 3'-0" x 7'-0" doors.			
OPERATION AREAS Subtotal			12,240



Biltmore Forest Police Public Works Master Plan Biltmore Forest, NC

PUBLIC WORKS PRELIMINARY SPACE LIST REPORT

DECEMBER 21, 2023

SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1. Provide 100% generator backup.			
2. Provide secure fencing at perimeter of site with rolling security gate.			
 II. BUILDING SUPPORT AREAS			
A. Staff Restroom	1	80	80
1. Provide single-use, unisex, accessible restroom with sink, toilet, and urinal.			
B. Staff Sower	1	80	80
1. Provide single-use, unisex, accessible shower room with 36" x 60" shower, and bench.			
C. Mechanical/Electrical Equipment Room	1	100	100
D. Janitor's Closet	1	80	80
Closet to contain a mop sink and storage shelving.			
E. Server Closet	1	40	40
BUILDING SUPPORT AREAS Subtotal			380

TOTAL NET AREA	12,620
-----------------------	---------------

This area represents the actual usable programmed space for the functional areas identified above.

TOTAL GROSS AREA	1.20	12,620	15,144
-------------------------	-------------	---------------	---------------

This total area represents the entire projected building footprint of all enclosed areas. This includes programmed net area plus a 1.20 net to gross (80/20) multiplier used to estimate space for walls and circulation areas.

III. FUEL ISLAND

A. Fuel Pumping Station	1	2,000	2,000
1. Provide 2 pumps plus DEF at 1 fueling island (2 vehicles serviced at a time). Canopy is desired but optional.			
2. Fuel includes diesel only and DEF.			
3. Provide new above ground, double-walled storage tanks (1,000 gallon tank for diesel, and 750 gallon tank for unleaded).			

FUEL ISLAND Subtotal			2,000
-----------------------------	--	--	--------------



**Biltmore Forest Police Public Works Master Plan
Biltmore Forest, NC**

**PUBLIC WORKS
PRELIMINARY SPACE LIST REPORT**

DECEMBER 21, 2023

SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1. Provide 100% generator backup.			
2. Provide secure fencing at perimeter of site with rolling security gate.			
IV. OUTDOOR COVERED STORAGE AREAS			
A. Equipment Storage	5	200	1,000
1. Provide bay for two (2) TomCats. (10x20)			
2. Provide bay for three (3) 6' mowers. (10x20)			
3. Provide bay for material storage (20' long area for 10 "sticks" on a rack). (10x20)			
4. Provide bay for storage of plows. (10x20)			
5. Provide bay for storage of spreaders. (10x20)			
OUTDOOR UNCOVERED STORAGE AREAS Subtotal			1,000
V. OUTDOOR UNCOVERED STORAGE AREAS			
A. Material Bins	6	400	2,400
1. Provide (5) 20'x20' concrete pads with 8' high perimeter walls for ABC stone/rock, Topsoil, Mulch, Sand, and Riprap.			
2. Provide (1) 20'x20' covered concrete pads with 8' high perimeter walls for salt.			
3. Provide (1) 20'x20' covered concrete pads with 8' high perimeter walls for salt.			
OUTDOOR UNCOVERED STORAGE AREAS Subtotal			2,400



Biltmore Forest Police Public Works Master Plan Biltmore Forest, NC

PARKING REQUIREMENTS

DECEMBER 21, 2023

PARKING REQUIREMENTS	TOTAL # OF VEHICLES REQ.	# UNCOVERED SURFACE	# UNCOVERED SURFACE - EV STATIONS	# COVERED OPEN SHED	# ENCLOSED HEATED	PARKING SPACE SIZE
----------------------	--------------------------	---------------------	-----------------------------------	---------------------	-------------------	--------------------

TOWN HALL

Personal Vehicle Parking

Staff	5	5				10X20
Visitors	27	25	2			10X20
Subtotal	32	30	2	0	0	

Fleet Vehicle Parking

Sedans	0					10X20
SUV's	0					10X20
Subtotal	0	0	0	0	0	

POLICE DEPARTMENT

Personal Vehicle Parking

Staff	0					10X20
Visitors	2	2				10X20
Subtotal	2	2	0	0	0	

Fleet Vehicle Parking

Police Cars	14	12	2			10X20
SUV's	0					10X20
Subtotal	14	12	2	0	0	

PUBLIC WORKS

Personal Vehicle Parking

Staff	10	10				10X20
Visitors	4	2	2			10X20
Subtotal	14	12	2	0	0	

Fleet Vehicle Parking **All Fleet Vehicles are accounted for under cover in the Space Program.*

Misc. Equipment	15	0	0	8	7	10x40
Additional Spaces	0					10x40
Subtotal	15	0	0	8	7	



**Biltmore Forest Police Public Works Master Plan
Biltmore Forest, NC**

PARKING REQUIREMENTS

DECEMBER 21, 2023

PARKING REQUIREMENTS	TOTAL # OF VEHICLES REQ.	# UNCOVERED SURFACE	# UNCOVERED SURFACE - EV STATIONS	# COVERED OPEN SHED	# ENCLOSED HEATED	PARKING SPACE SIZE
TOTAL PERSONAL VEHICLES (SURFACE)	44			300 SF/Space =		13,200 SF
TOTAL PERSONAL VEHICLES (SURFACE/EV)	4			300 SF/Space =		1,200 SF
TOTAL FLEET VEHICLES (SURFACE)	12			1,000 SF/Space =		12,000 SF
TOTAL FLEET VEHICLES (SURFACE/EV)	2			1,000 SF/Space =		2,000 SF
TOTAL FLEET VEHICLES (COVERED/OPEN SHED)	8			400 SF/Space =		3,200 SF
TOTAL FLEET VEHICLES (ENCLOSED HEATED)	7			400 SF/Space =		2,800 SF



**Biltmore Forest Police Public Works Master Plan
Biltmore Forest, NC**

PRELIMINARY ORDER OF MAGNITUDE PROJECT BUDGET

DECEMBER 21, 2023

CONSTRUCTION AND DEVELOPMENT COSTS (TOTAL PROJECT)						
		UNIT	COST	TOTAL PROJECT	POLICE DEPARTMENT ONLY	PUBLIC WORKS ONLY
A. Building & Site Construction Costs	26,232 SF					
Police Department	8,088 SF					
<i>Public Areas</i>	288 SF	\$/SF	\$0	\$ -	\$ -	
<i>Office Areas</i>	1,867 SF	\$/SF	\$0	\$ -	\$ -	
<i>Operations Areas</i>	5,251 SF	\$/SF	\$0	\$ -	\$ -	
<i>Building Support Areas</i>	432 SF	\$/SF	\$0	\$ -	\$ -	
<i>Outdoor Covered Areas</i>	250 SF	\$/SF	\$0	\$ -	\$ -	
Public Works	18,144 SF					
<i>Operation Areas</i>	14,688 SF	\$/SF	\$0	\$ -		\$ -
<i>Building Support Areas</i>	456 SF	\$/SF	\$0	\$ -		\$ -
<i>Fuel Island</i>	2,000 SF	\$/SF	\$0	\$ -		\$ -
<i>Outdoor Covered Areas</i>	1,000 SF	\$/SF	\$0	\$ -		\$ -
B. Sitework	4 Acres					
Police Department	2 SF	\$/Acre	\$0	\$ -	\$ -	
Public Works	2 SF	\$/Acre	\$0	\$ -		\$ -
C. Design Contingency		% of A	10.00%	\$ -	\$ -	\$ -
D. Construction Cost Escalation (0.5% per month)		Estimated per year	6.00%	\$ -	\$ -	\$ -
E. Construction Cost Subtotal	(A thru D)			\$ -	\$ -	\$ -
			Bldg. Cost/SF	\$ -	\$ -	\$ -
F. Design & Engineering Professional Fees						
<i>Architectural/Engineering Implementation Fee</i>		Estimated	0.00%	\$ -	\$ -	\$ -
G. Geotechnical Survey & Soil Borings Report		Estimated		\$ 21,500	\$ 7,500	\$ 14,000
H. Site Survey		Estimated		\$ 21,500	\$ 7,500	\$ 14,000
I. Special Inspections, Construction Materials Testing, & SWPPP Inspections		% of E	0.50%	\$ -	\$ -	\$ -
J. Utility Tap & Impact Fees		Estimated		\$ 90,000	\$ 45,000	\$ 45,000
K. Fees Subtotal	(F thru J)			\$ 133,000	\$ 60,000	\$ 73,000
L. Owner's Project Reserve/Contingency		% of E	2.00%	\$ -	\$ -	\$ -
M. Furniture & Equipment						
<i>Office Furniture</i>		\$/SF	\$7.50	\$ 165,708	\$ 55,548	\$ 110,160
<i>Fitness Equipment</i>		Estimated		\$ 50,000	\$ 50,000	
N. Telecommunications/Data/Security		\$/SF	\$20	\$ 26,232	\$ 161,768	\$ 302,880
<i>Data wiring, Access Control, Cameras, & Speakers</i>						
<i>Telecom/Data Systems</i>						
<i>AV Systems</i>						
O. Site Lighting (Leased from Power Company)		Estimated		\$ -	\$ -	\$ -
P. Additional Owner Items Subtotal	(L thru O)			\$ 241,940	\$ 267,316	\$ 413,040
Q. TOTAL PROJECT BUDGET	(E+K+P)			\$ 374,940	\$ 327,316	\$ 486,040

NOTES:

- Estimate is based on preliminary site layout and floor plans prepared by DP3 Architects & McGill.
- Estimate does not include land acquisition costs, moving costs, or tap fees.
- Site costs have not accounted for unsuitable soils including rock, contaminated or wet soils.
- No offsite improvements or relocation of existing utilities are included, except as noted herein.
- Estimate does not include gas, phone, etc., except as specifically noted herein.
- Estimate assumes construction is completed in the next 12 months. For each year beyond 12 months add 6% Construction Cost Escalation for Item C above.
- This "Estimated Order of Magnitude Project Budget" should not be considered a guaranteed maximum cost, but instead is a professional opinion of probable construction costs at the time of preparation. The estimated cost/sf can vary greatly depending on quality of materials selected and value engineering might be needed from the current design to match this budget.
- The "Design Contingency" is a percentage of calculated costs which is added to the subtotal. This contingency helps compensate for unknown elements or conditions, variations in quantities used, and other unforeseen circumstances at the time of the study.
- The "Construction Contingency" will allow for changes to the design, other program alterations, and unforeseen site conditions encountered after construction initiation.
- DP3 Architects and its consultants have no control over the cost of labor, equipment, materials, or a contractor's method of pricing. It should be anticipated that bids and actual costs will vary from this budget.

SITE DATA:

EXISTING BUILDING SQUARE FOOTAGE:
 • TOWN HALL 5,050 SF
 • PUBLIC WORKS 4,451 SF
 • POLICE STATION 3,183 SF
 • VEHICLE SHED 2,058 SF

PARKING:
 • TOTAL PARKING SPACES 44 SPACES



TOWN HALL - FRONT



TOWN HALL - REAR



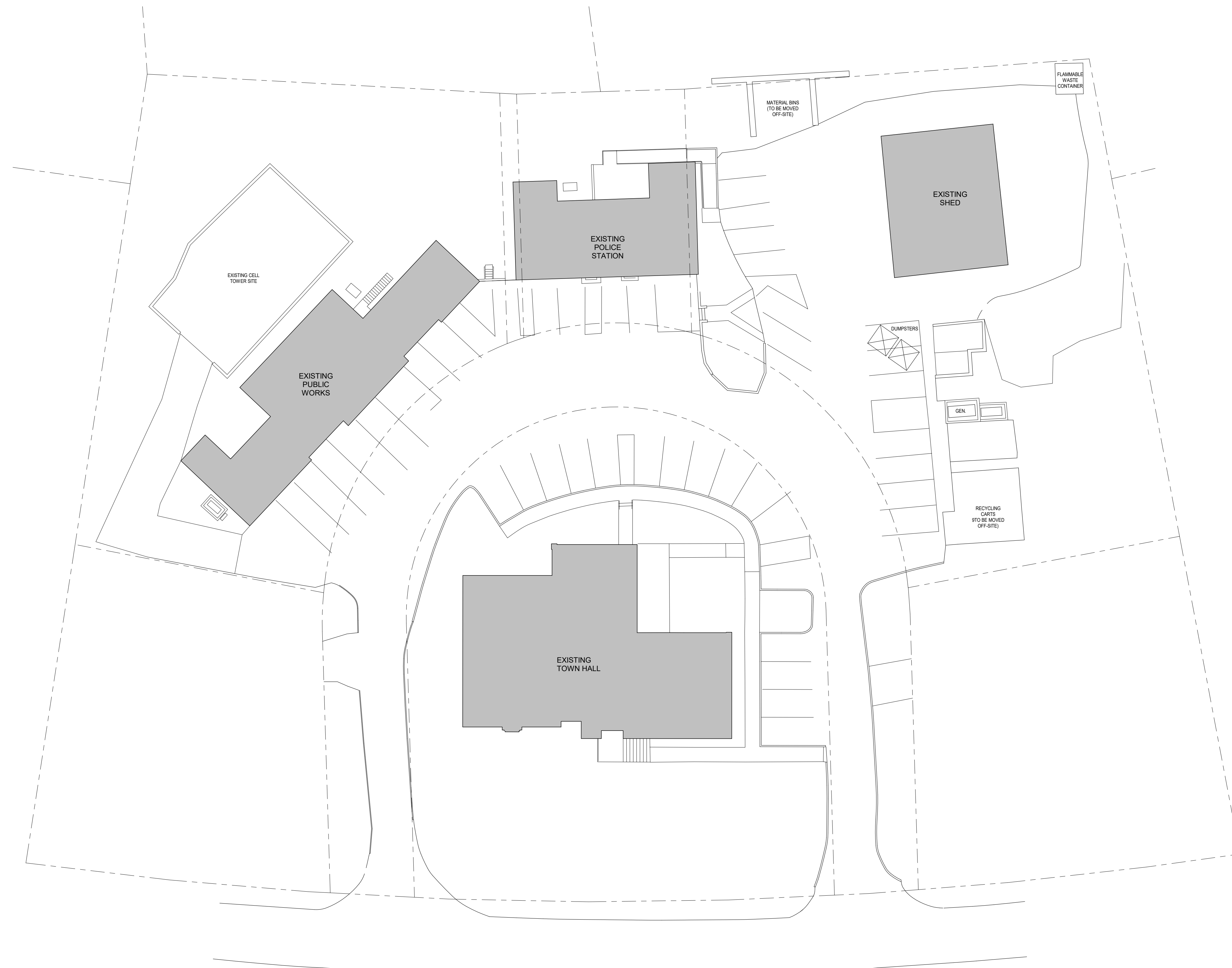
PUBLIC WORKS



POLICE STATION



PUBLIC WORKS SHED



1 TOWN HALL SITE - EXISTING
 C0.0 1" = 20'-0"

Seal

DP3
 ARCHITECTS

DP3 Architects, Ltd.
 15 South Main Street, Suite 400
 Greenville, SC 29601
 864.232.8200
 www.DP3architects.com

Project



**POLICE & PUBLIC
 WORKS
 MASTER PLAN**

Project Number 23219
 Drawn By MTP
 Checked By MTP
 Date 06 MAR 2024

Revisions

Drawing

**TOWN HALL SITE -
 EXISTING**

C0.0

SITE DATA:

- BUILDING SQUARE FOOTAGE:**
- EXISTING TOWN HALL 5,050 SF
 - EXISTING PUBLIC WORKS RENO 4,451 SF
 - PROPOSED POLICE STATION 8,000 SF
- PARKING:**
- TOTAL PARKING SPACES 60 SPACES

PROS:

- INCREASES PARKING ON SITE.
- POLICE STATION CAN REMAIN IN OPERATION DURING CONSTRUCTION.
- CREATES ARCHITECTURAL BALANCE TO THE SITE.
- CREATES DEFINED SECURE LOT FOR POLICE DEPARTMENT.
- PROVIDES OPPORTUNITY TO REUSE THE EXISTING PUBLIC WORKS BUILDING FOR REUSE AS POLICE GARAGE AND PUBLIC WORKS GARAGE TO KEEP LANDSCAPE EQUIPMENT ON SITE. BUILDING CAN ALSO BE UTILIZED FOR FUTURE TOWN HALL ADMINISTRATIVE SPACE.

CONS:

- POSSIBLE TEMPORARY POWER DISRUPTION DUE TO GENERATOR RELOCATION.

Seal



Project

Revisions

Drawing

PLAN

SCHEMATIC ANALYSIS OF THE NORTHERN PROPERTY:

- 10.3 ACRES OF PROPERTY
- ±3.5 ACRES OF DISTURBED AREA
- P-S (PUBLIC SERVICE DISTRICT) ZONE

PROS:

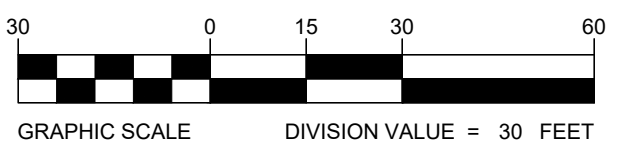
- EASIER ACCESS TO BILTMORE FOREST PROPERTIES
- MORE USEABLE AREA
- OWN THE PROPERTY
- CAN ACHIEVE ALL REQUESTED BUILDING SIZES

CONS:

- MORE EARTHWORK (~15,000 CY). MORE DIFFICULT TO BALANCE.



McGill Project Number 23.00135



Seal

PRELIMINARY



DP3 Architects, Ltd.
 15 South Main Street, Suite 400
 Greenville, SC 29601
 864.232.8200
 www.DP3architects.com

Project



POLICE & PUBLIC WORKS
MASTER PLAN

Project Number 23219
 Drawn By N. CROOM
 Checked By B. CATHEY
 Date 07 MAR 2024

Revisions

Drawing
 PUBLIC WORKS
 NORTH PROPERTY
 PREFERRED OPTION

NORTH

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.

PUBLICS WORK OFFICE, 1400 SF

MUSTER ROOM W/ BATHROOM, 1400 SF

EXISTING STREAM AND WETLAND (TYP)

STORMWATER WETPOND FOR TREATMENT AND DETENTION

PROPERTY BOUNDARY (TYP)

APPROXIMATE LOCATION OF EXISTING EDGE OF ASPHALT

FUEL STATION WITH FUEL PAD

(8) MATERIAL BINS

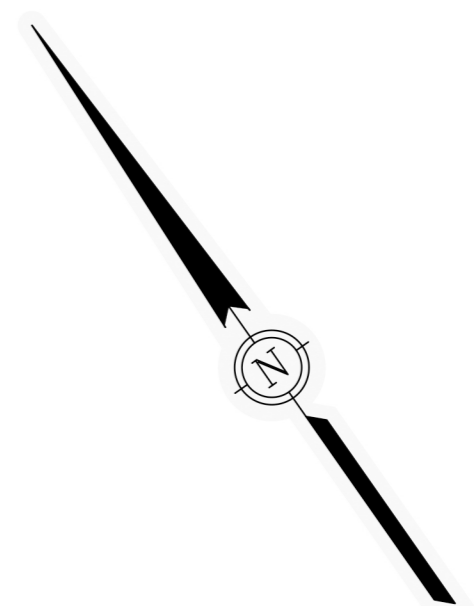
(4) UN-ENCLOSED/COVERED DOUBLE VEHICLE BAYS

(8) ENCLOSED SINGLE VEHICLE BAYS

WASH BAY

(5) COVERED EQUIPMENT STORAGE BAYS

VANDEBILT ROAD



Seal

PRELIMINARY

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.9200
www.DP3architects.com

Project



**POLICE & PUBLIC
WORKS
MASTER PLAN**

Project Number 23219
Drawn By N. CROOM
Checked By B. CATHEY
Date 07 MAR 2024

Revisions

Drawing
**PUBLIC WORKS
NORTH PROPERTY
PREFERRED OPTION**

NORTH

Copyright - These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.

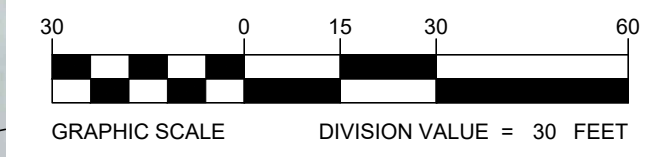


PLAN

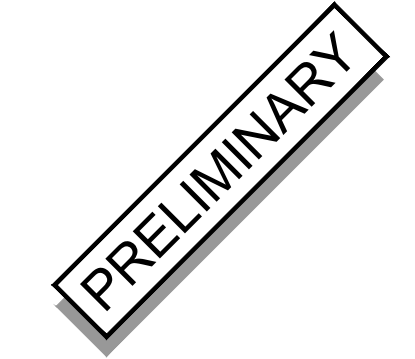
- SCHEMATIC ANALYSIS OF THE SOUTHERN PROPERTY:**
- ±3.6 ACRES OF PROPERTY (TRACTS 2 AND 3)
 - ±2.6 ACRES OF DISTURBED AREA
 - R-5 (RESIDENTIAL) ZONE
- PROS:**
- LESS TOTAL EARTHWORK (~5,000-10,000 CY). BALANCE POSSIBLE.
- CONS:**
- CANNOT FIT ALL REQUESTED BUILDINGS/BUILDING SIZES/BUILDING ACCESSES
 - ACCESS TO BILTMORE FOREST PROPERTIES REQUIRES TRAVELING ALONG US ROUTE 25 (HENDERSONVILLE ROAD)
 - PARTIALLY SHARED DRIVE ACCESS WITH FIRE DEPARTMENT. POTENTIAL CONFLICTS WITH EMERGENCY VEHICLES
 - DO NOT OWN THE PROPERTY; COST OF PURCHASE OR LEASING



McGill Project Number 23.00135



Seal



DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project



POLICE & PUBLIC WORKS
MASTER PLAN

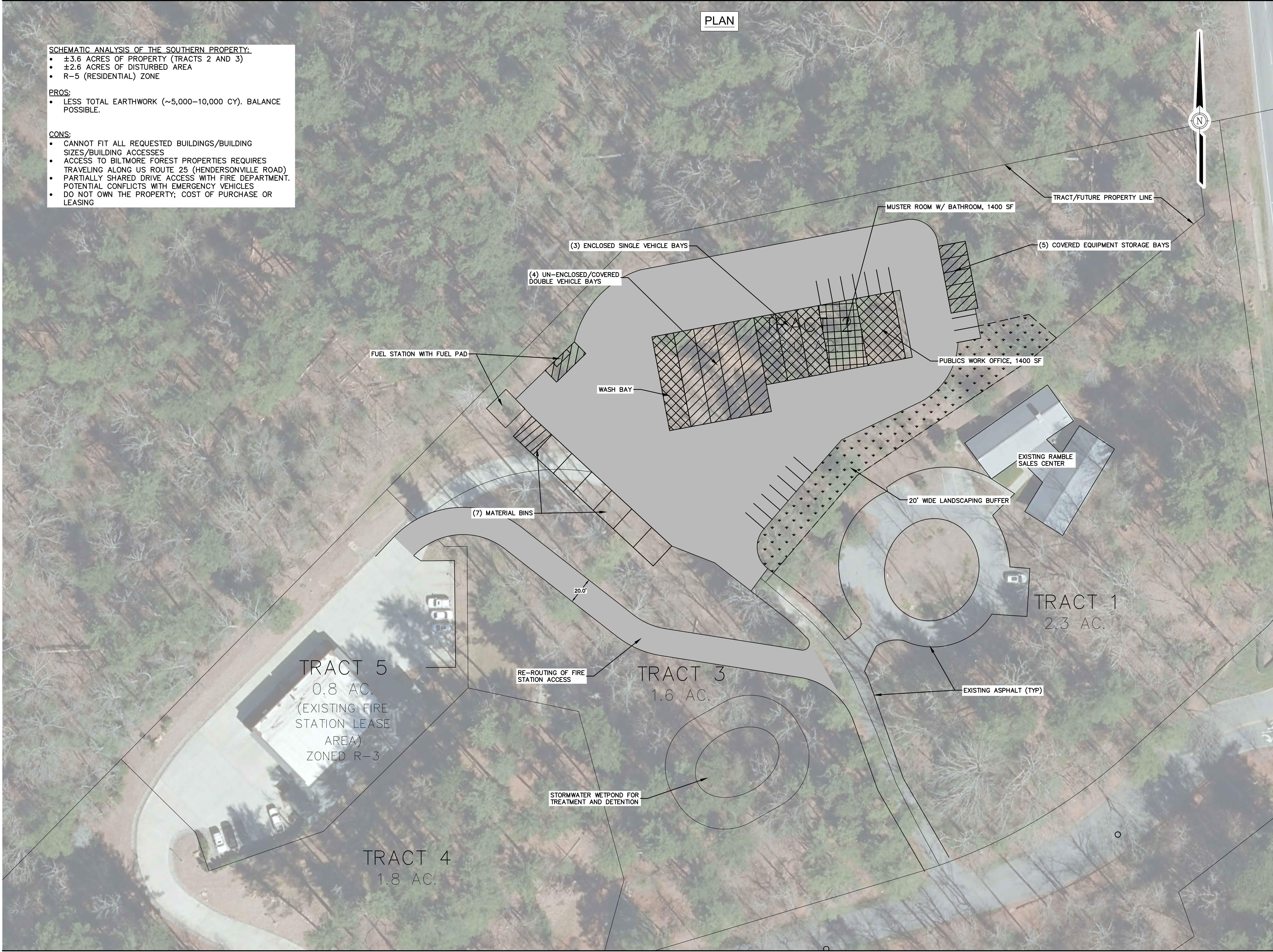
Project Number 23219
Drawn By N. CROOM
Checked By B. CATHEY
Date 07 MAR 2024

Revisions

Drawing
PUBLIC WORKS
SOUTH PROPERTY

SOUTH

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.



Seal

PRELIMINARY

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.9200
www.DP3architects.com

Project



**POLICE & PUBLIC
WORKS
MASTER PLAN**

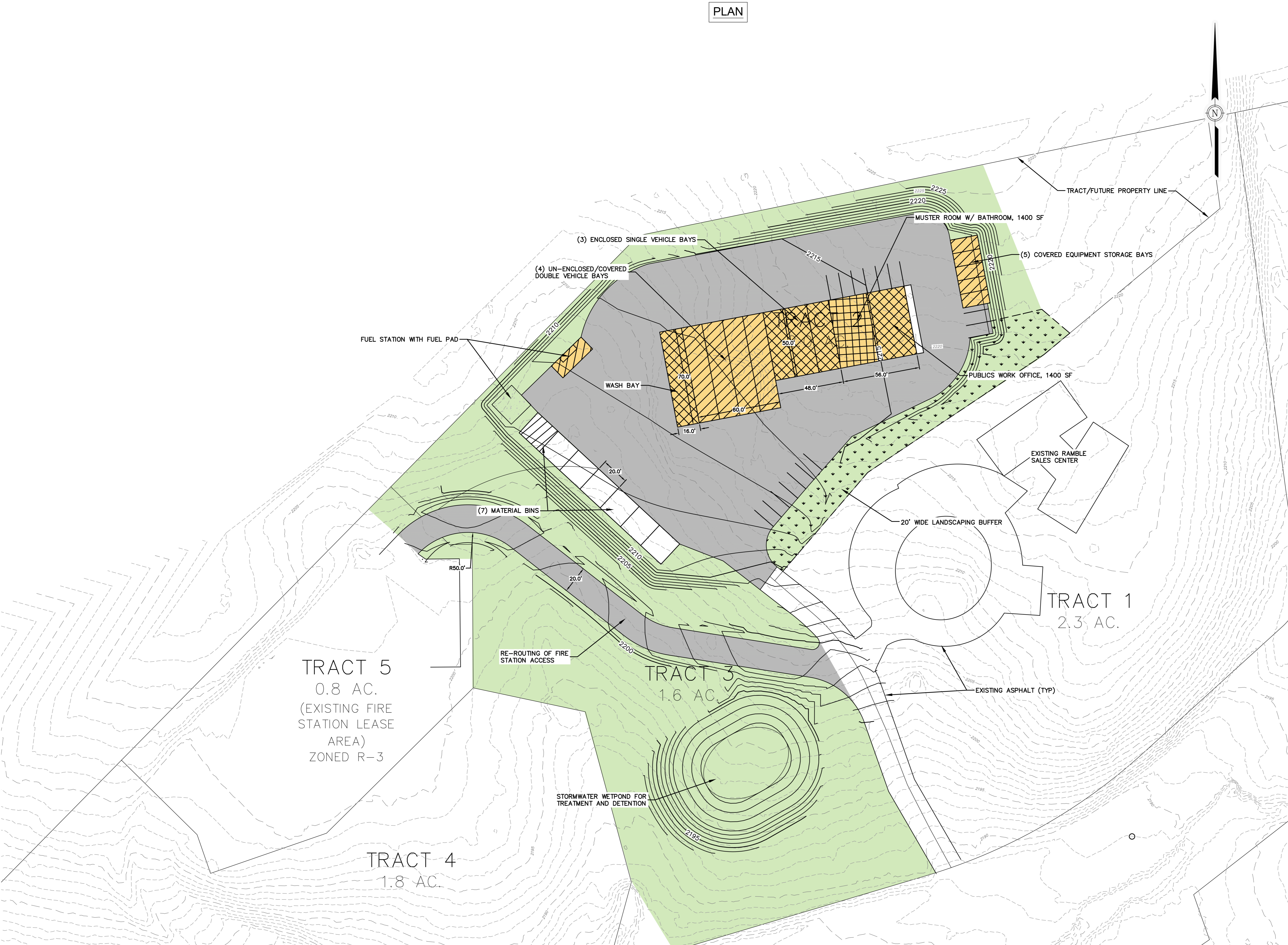
Project Number 23219
Drawn By N. CROOM
Checked By B. CATHEY
Date 07 MAR 2024

Revisions

Drawing
**PUBLIC WORKS
SOUTH PROPERTY**

SOUTH

Copyright - These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.





**Town of Biltmore Forest
Police Public Works Master Plan
Biltmore Forest, North Carolina**

**ESTIMATED ORDER OF MAGNITUDE
PROJECT BUDGET
March 6, 2024**

CONSTRUCTION AND DEVELOPMENT COSTS (TOTAL PROJECT)

NOTE: Preferred Options for the Town Hall site and Public Works NORTH property are included in the Total Project Budget. Alternative SOUTH property is shown for comparison purposes.

	Unit	Cost	Total Project Budget	Town Hall Site	Public Works NORTH Property	Public Works SOUTH Property
A. Building & Site Construction Costs						
Town Hall Site 8,000 SF						
1. Existing Police Station Demolition	3,183 SF	\$/SF \$ 10.00	\$ 31,830	\$ 31,830		
2. Existing PW Building Demolition	3,430 SF	\$/SF \$ 10.00	\$ 34,300	\$ 34,300		
3. Existing PW Shed Demolition	2,058 SF	\$/SF \$ 10.00	\$ 20,580	\$ 20,580		
4. New Police Station	8,000 SF	\$/SF \$ 400.00	\$ 3,200,000	\$ 3,200,000		
5. New Site Development (See attached breakdown)	1.30 Acres	\$/Acre \$ 541,077	\$ 703,400	\$ 703,400		
Public Works NORTH Property, Vanderbilt Rd 18,200 SF						
1. New Operations Building						
Public Works Offices	1,400 SF	\$/SF \$ 285.00	\$ 399,000		\$ 399,000	
Crew Muster Room/Support Spaces	1,400 SF	\$/SF \$ 285.00	\$ 399,000		\$ 399,000	
4 - Covered (Non-Enclosed/Non-Heated) Vehicle Bays	5,000 SF	\$/SF \$ 285.00	\$ 1,425,000		\$ 1,425,000	
3 - Covered (Enclosed/Heated) Vehicle Bays	6,100 SF	\$/SF \$ 285.00	\$ 1,738,500		\$ 1,738,500	
1 - Covered/Enclosed Vehicle Maintenance Bay	1,600 SF	\$/SF \$ 285.00	\$ 456,000		\$ 456,000	
1 - Vehicle Wash Bay	1,100 SF	\$/SF \$ 200.00	\$ 220,000		\$ 220,000	
2. New Covered Equipment Storage Building						
5 - Covered/Unenclosed Bays	1,000 SF	\$/SF \$ 200.00	\$ 200,000		\$ 200,000	
3. New Fuel Island	600 SF	\$/SF \$ 100.00	\$ 60,000		\$ 60,000	
4. New Site Development (See attached breakdown)	3.50 Acres	\$/Acre \$ 472,543	\$ 1,653,900		\$ 1,653,900	
Public Works - SOUTH Property, Valley Springs Rd 18,200 SF						
1. New Operations Building						
Public Works Offices	1,400 SF	\$/SF \$ 285.00				\$ 399,000
Crew Muster Room/Support Spaces	1,400 SF	\$/SF \$ 285.00				\$ 399,000
4 - Covered (Non-Enclosed/Non-Heated) Vehicle Bays	5,000 SF	\$/SF \$ 285.00				\$ 1,425,000
3 - Covered (Enclosed/Heated) Vehicle Bays	6,100 SF	\$/SF \$ 285.00				\$ 1,738,500
1 - Covered/Enclosed Vehicle Maintenance Bay	1,600 SF	\$/SF \$ 285.00				\$ 456,000
1 - Vehicle Wash Bay	1,100 SF	\$/SF \$ 200.00				\$ 220,000
2. New Covered Equipment Storage Building						
5 - Covered/Unenclosed Bays	1,000 SF	\$/SF \$ 200.00				\$ 200,000
3. New Fuel Island	600 SF	\$/SF \$ 100.00				\$ 60,000
4. New Site Development (See attached breakdown)	2.60 Acres	\$/Acre \$ 541,615				\$ 1,408,200
B. Design Contingency	% of A	5.0%	\$ 527,076	\$ 199,506	\$ 327,570	\$ 70,410
C. Construction Cost Escalation (1 year @ 6%/year)	% of A + B	6.0%	\$ 664,115	\$ 251,377	\$ 412,738	\$ 88,717
D. Construction Cost Subtotal (A thru C)			\$ 11,732,701	\$ 4,440,992	\$ 7,291,708	\$ 6,464,827
		Cost/SF	\$ 448	\$ 555	\$ 401	\$ 355
E. Professional Fees						
Architectural/Engineering Fees	% of D	8.0%	\$ 938,616	\$ 355,279	\$ 583,337	\$ 517,186
F. Geotechnical Survey	Lump Sum		\$ 15,000	\$ 7,500	\$ 7,500	\$ 7,500
G. Site Survey	Estimated		\$ 30,000	\$ 15,000	\$ 15,000	\$ 15,000
H. Asbestos and Lead Paint Survey	Estimated		\$ 7,500	\$ 7,500	\$ -	\$ -
I. Construction Materials (IBC Chapter 17) Testing	% of D	0.8%	\$ 93,862	\$ 35,528	\$ 58,334	\$ 51,719
J. Fees Subtotal (E thru I)			\$ 1,084,978	\$ 420,807	\$ 664,170	\$ 591,405
K. Owner's Project Reserve/Contingency	% of D	2.0%	\$ 234,654	\$ 88,820	\$ 145,834	\$ 129,297
L. Movable Equipment						
Owner provided furnishings	\$/SF of A	\$7.50	\$ 196,500	\$ 60,000	\$ 136,500	\$ 136,500
Owner Provided Equipment	Estimated		\$ 100,000	\$ -	\$ 100,000	\$ 100,000
M. Fixed Equipment Cost						
Appliances	Lump Sum		\$ 45,000	\$ 15,000	\$ 30,000	\$ 30,000
N. Telecommunications/Data/Security						
Access Control & CCTV	\$/SF of A	\$3.00	\$ 78,600	\$ 24,000	\$ 54,600	\$ 54,600
Data/Telephone Network	\$/SF of A	\$2.50	\$ 65,500	\$ 20,000	\$ 45,500	\$ 45,500
O. Hazardous Materials Abatement (Assumed)	N/A	\$0.00	\$ -	\$ -	\$ -	\$ -
P. Additional Owner Items Subtotal (K thru O)			\$ 720,254	\$ 207,820	\$ 512,434	\$ 495,897
TOTAL PROJECT BUDGET (D+J+P)			\$ 13,537,932	\$ 5,069,620	\$ 8,468,313	\$ 7,552,128
		Cost/SF	\$ 517	\$ 634	\$ 465	\$ 415

NOTES:

- Budget is based on preliminary layouts prepared by DP3 Architects and McGill.
- Budget does not include land acquisition costs, moving costs, or tap fees.
- Site costs have not accounted for unsuitable soils including rock, contaminated or wet soils.
- Town Hall site costs assume no stormwater detention requirements (i.e. no increase in impervious area), and no new utilities.
- Estimate assumes that construction is completed within the next 12 months. For each year beyond 12 months add 6% Construction Cost Escalation for Item C above.
- This "Estimated Order of Magnitude Project Budget" should not be considered a guaranteed maximum cost, but instead is a professional opinion of probable construction costs at the time of preparation.
- The "Design Contingency" is a percentage of calculated costs which is added to the subtotal. This contingency helps compensate for unknown elements or conditions, variations in quantities used, and other unforeseen circumstances at the time of the Study.
- The "Construction Contingency" will allow for changes to the design, other program alterations, and unforeseen site conditions encountered after construction initiation.
- DP3 Architects and its consultants have no control over the cost of labor, equipment, materials, or a contractor's method of pricing. It should be anticipated that bids and actual costs will vary from this budget.





**Town of Biltmore Forest
Police Public Works Master Plan
Biltmore Forest, North Carolina**

**ESTIMATED ORDER OF MAGNITUDE
SITE CONSTRUCTION COSTS
March 6, 2024**

Town Hall Site	
1. General (w/ Mobilization)	\$ 153,500.00
2. Site Demolition - Site Elements Only	\$ 20,000.00
3. Erosion Control	\$ 30,000.00
4. Earthwork	\$ 46,900.00
5. Stormwater System	\$ 145,200.00
6. Paving Surfaces	\$ 257,800.00
7. Utilities	\$ -
8. Landscaping	\$ 50,000.00
Total Estimated Costs	\$ 703,400.00

Public Works NORTH Property, Vanderbilt Rd	
1. General (w/ Mobilization)	\$ 268,200.00
2. Erosion Control	\$ 75,000.00
3. Earthwork	\$ 268,100.00
4. Stormwater System	\$ 421,200.00
5. Paving Surfaces	\$ 351,400.00
6. Utilities	\$ 195,000.00
7. Landscaping	\$ 75,000.00
Total Estimated Costs	\$ 1,653,900.00

Public Works - SOUTH Property, Valley Springs Rd	
1. General (w/ Mobilization)	\$ 228,100.00
2. Erosion Control	\$ 75,000.00
3. Earthwork	\$ 198,900.00
4. Stormwater System	\$ 400,400.00
5. Paving Surfaces	\$ 309,800.00
6. Utilities	\$ 121,000.00
7. Landscaping	\$ 75,000.00
Total Estimated Costs	\$ 1,408,200.00