

**TOWN OF VALDESE
TOWN COUNCIL FIRE DEPARTMENT BUILDING WORKSHOP
SEPTEMBER 19, 2024**

The Town of Valdese Town Council met on Thursday, September 19, 2024, at 2:00 p.m., in the Community Room at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilwoman Heather Ward, Councilman Glenn Harvey, and Councilman Paul Mears. Also present were: Interim Town Manager Bo Weichel, Town Clerk Jessica Lail, Fire Chief Truman Walton, Police Chief Marc Sharpe, Bob Smith and Heath Roberts with Talley & Smith Architecture.

Absent: None

A quorum was present.

Mayor Watts called the meeting to order at 2:00 p.m. at the proposed Fire Department site located at 200 Massel Ave SE, Valdese.

SITE WALK-THROUGH OF THE PROPOSED FIRE DEPARTMENT LOCATION During a site visit to the proposed location for the proposed new Fire Department, Council members reviewed potential orientations for the building. Bob Smith, Architect with Talley & Smith Architecture, presented two layout options. In Layout A, fire trucks would need to back into the station, though Mr. Smith noted that, space permitting, he could adjust the design to allow for a pull-through option. Layout B offered a more feasible solution for a drive-through design. Councilwoman Lowman inquired about the possibility of preserving the trees on the property. Mr. Smith explained that this would depend on the final placement of the building, as the root systems could be compromised, making it likely that some trees would need to be removed.

(The council members reconvened the meeting at the Valdese Town Hall, in the Community Room, located at 102 Massel Ave SW.)

Councilman Harvey made a motion to add the Police Department Building to the agenda, seconded by Councilwoman Lowman. The vote was unanimous.

POLICE DEPARTMENT BUILDING Mr. Smith presented the building program for the Police Department (PD), covering the square footage and estimated costs. He noted that the only missing feature, which would need to be added, is a Sally Port. The mid-range cost estimate is \$325 per square foot, totaling \$2,368,000. Mr. Smith also reviewed the drawings for the proposed PD. Council members and Police Chief Marc Sharpe discussed the pros and cons of a single-car versus a double-car Sally Port. Additionally, Mr. Smith pointed out that he had incorporated a breakroom, requiring new construction, into the schematic design. Chief Sharpe shared that Mr. Mitchell, previous owner of the building, left all of the furniture so they should not have to purchase much.

SEPTEMBER 19, 2024, MB#32

VALDESE POLICE DEPARTMENT
Building Program: Square Feet and Estimated Cost
Thursday, September 19, 2024

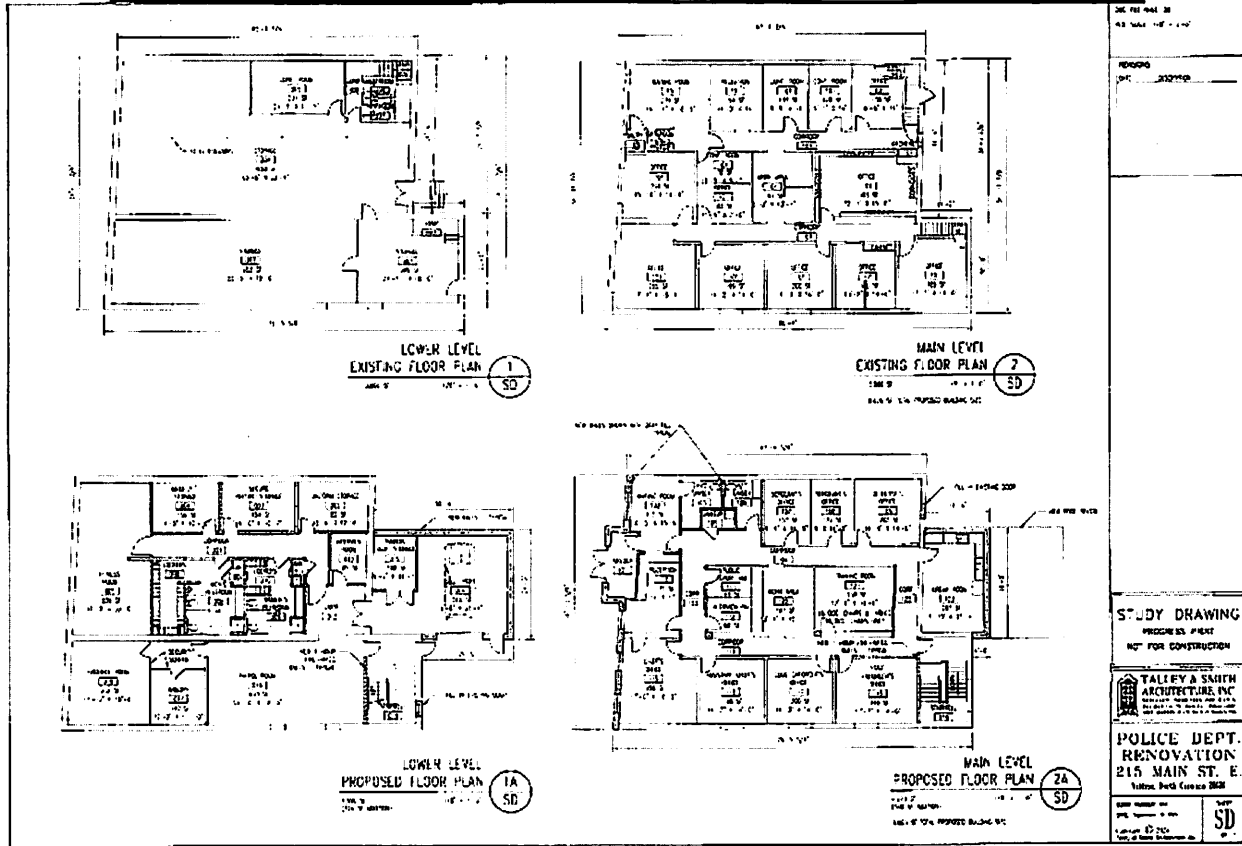
BUILDING AREAS	Sq.Ft.
Entrance Lobby	200
Public Unisex Restroom	68
Police Chief's Office, with area for table and 4 chairs	320
Assistant Chief's Office	224
Task Force Office	100
Administrative Assistant/Records Manager	168
Receptionist	144
Work Room with Office Supplies Storage	120
Records Storage/Archive - suitable for a movable file storage system	300
Secure Records Room	50
Detective's Office	100
Secure Interview Room	80
Patrol Sergeants' Offices (4 at 100 each)	400
Patrol Room (open office for 6 officers)	266
Patrol Storage	50
Evidence Room	500
Found Property (NIC Bicycles)	100
Storage - Armory	150
Storage - Quartermaster	100
Storage - Programs	40
Conference/Training Room (for 20 people)	400
Training Equipment Storage	40
Table/Chair Storage	40
Exercise/Fitness Room	400
Male Toilet Room (2 fixtures, 1 shower)	170
Male Locker Room (20 lockers)	260
Female Toilet Room (1 fixture, 1 shower)	100
Female Locker Room (6 lockers)	100
Breakroom	170
Janitors Closet	100
IT Server/Telephone Room	120
Mechanical Room	144
Electrical Room	80
SUBTOTAL	5,604
Corridors/Mechanical Rooms/Wall Thicknesses (30%)	1,681
TOTAL GROSS BUILDING AREA SQUARE FEET	7,285

VALDESE POLICE DEPARTMENT COST ESTIMATE

ESTIMATED PROJECT AND CONSTRUCTION COSTS

Low Range at \$300/sf	\$ 2,186,000
Mid Range at \$325/sf	\$ 2,368,000
High Range at \$350/sf	\$ 2,550,000

9/19/2024



FIRE DEPARTMENT BUILDING REVIEW OF SCHEMATIC DESIGN Mr. Smith presented the building program for the Fire Department (FD), explaining that the number of bedrooms had been reduced from four to two based on feedback from Council members after visiting other fire departments. Councilwoman Lowman questioned why this change was made before the workshop without input from the entire Council. Mayor Watts said that two bedrooms and three bays would not work. Council discussed the amount of bays and fleet that the FD has and what we need. Mayor Watts mentioned that he is looking into relocating the antique fire truck to the museum. Councilman Mears feels it would be great to put it in the museum and get it off our hands. The mid-range cost estimate for the building alone is \$325 per square foot, totaling \$4,252,690, while the total project cost is estimated at \$409 per square foot, amounting to \$6,066,306. Mr. Smith also shared cost comparisons from various fire station projects. Councilman Ogle inquired whether it would be possible to replicate the Waco fire station in Valdese. Councilwoman Lowman suggested exploring the option of a Design-Build approach, similar to Waco's project, and suggested talking to the contractor, Keith Gabriel. Mr. Weichel then outlined the process for transitioning to a Design-Build model.

**BUILDING PROGRAM FOR
VALDESE FIRE DEPARTMENT
REVISED for 09/19/2024 MEETING**

Tuesday, September 17, 2024

PROGRAM OF SPACES

Areas	Description	Quantity	L. x W	Square feet
1	Entry Foyer		8 x 8	64
2	Training Room	(50 People)	25 x 30	750
3	Unisex Public Restrooms	(2 Restrooms)	8 x 8	128
4	Duty Office/Report Room		12 x 12	144
5	Chief's Office		12 x 12	144
6	Assistant Chief's Office		10 x 12	120
7	Captian's Office		10 x 12	120
8	Office/Conference Room	(8 to 10 People)	18 x 12	216
9	Uniform Storage		5 x 8	40
10	File Archive	(at least 2 file cabinets)	5 x 8	40
11	I.T. Room		6 x 8	48
12	Storage Room		5 x 8	40
13	Men's Bathroom/Locker Room	(1 ur, 2 toilets, 2 shwrs, 16 lockers)	20 x 20	400
14	Women's Bathroom/Locker Room	(2 toilets, 1 shwr, 15 lockrs)	20 x 15	300
15	Residential Laundry		8 x 8	64
16	Fitness Room		25 x 20	500
17	Residential Kitchen	(w/ 10 Person Table)	10 x 20	200
18	Day Room		24 x 24	576
19	Pantry		4 x 6	24
20	Bedrooms	(2 Bedrooms, 2 people each)	14 x 14	392
21	Apparatus Room	(3 bays)	68 x 80	5,440
22	Gear Laundry*		12 x 12	144
23	Decon Bathroom*		12 x 8	96
24	Hose Storage*		12 x 12	144
25	Turn-Out Gear Locker Room*	(30 Gear Lockers)	12 x 20	240
26	Workshop*	SCBA comp, air comp, ice mach	12 x 16	192
27	Transitory Space	(Corridors & Mech.)	LS	2,113
M1	Storage Room (Note 1)	(mezzanine in Apparatus Rm)	72 x 12	-
TOTAL ESTIMATED BUILDING SQUARE FOOTAGE				12,679
28	Display Rm for Antique Fire Truck		14 x 29	406
	Truck is 7' wide X 22' long			
	add 3' buffer area around truck			
TOTAL ESTIMATED BUILDING SQUARE FOOTAGE				13,085

Note 1: Item M1 Storage mezzanine area over Gear Laundry, Gear Storage, Hose Storage, Decon & Workshop.

**COST ESTIMATE
VALDESE FIRE DEPARTMENT
09/19/2024 MEETING**

BUDGET PLANNING COST ESTIMATE

SQUARE FEET of BUILDING AREA	13,085 sf
\$300 per sq.ft. =	\$ 3,925,560 low end of range
\$325 per sq.ft. =	\$ 4,252,690 Estimated Cost
\$350 per sq.ft. =	\$ 4,579,820 high end of range

Total Estimated Project Cost

Building Cost	\$ 4,252,690 ¹
Sitework/Parking/Drives	\$ 1,100,000 ²
	\$409psf
Civil Engineer & Surveyor	\$ 26,000 ³
Soil & Materials Testing	\$ 20,000 ⁴
Architectural Design Fee (7%)	\$ 374,688 ⁵
Architectural C.A. (1.2%)	\$ 78,820 ⁶
Const. Contingency (4%)	\$ 214,108 ⁷
ESTIMATED PROJECT COST	\$ 6,066,306
Furnishings (4%)	\$ 170,108

- ¹ Estimated construction cost for new construction.
- ² Estimated cost based on recently completed projects and current market conditions.
- ³ Estimated cost for civil engineering (not including topographical survey).
- ⁴ Estimated geotechnical investigation and special inspections testing.
- ⁵ Architectural Design fee is a % of construction costs (building and site).
- ⁶ Architectural Construction Administration estimated cost during construction.
Applied as a monthly fee; final amount depends on length of construction period.
- ⁷ Construction Contingency is included as a budgeting line item to cover minor unexpected construction expenses or small project changes during construction.

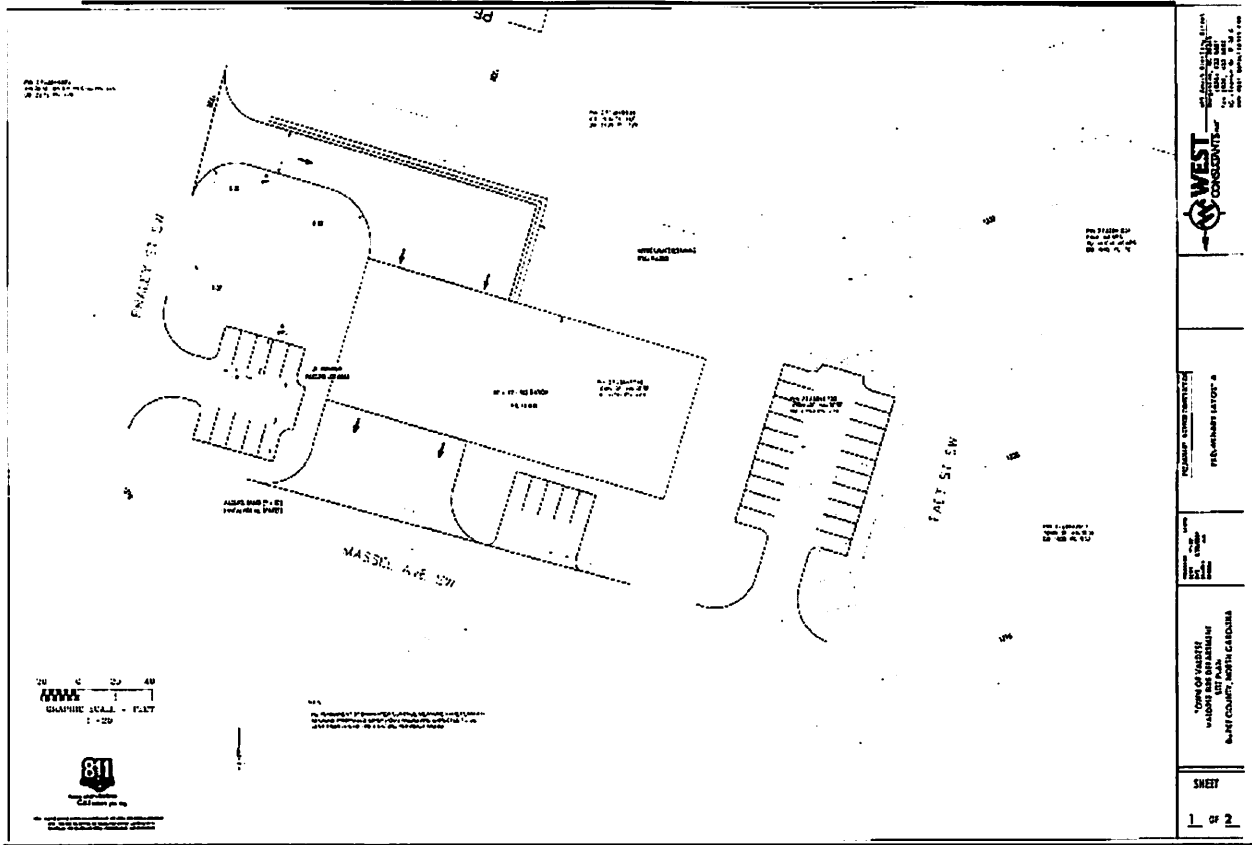
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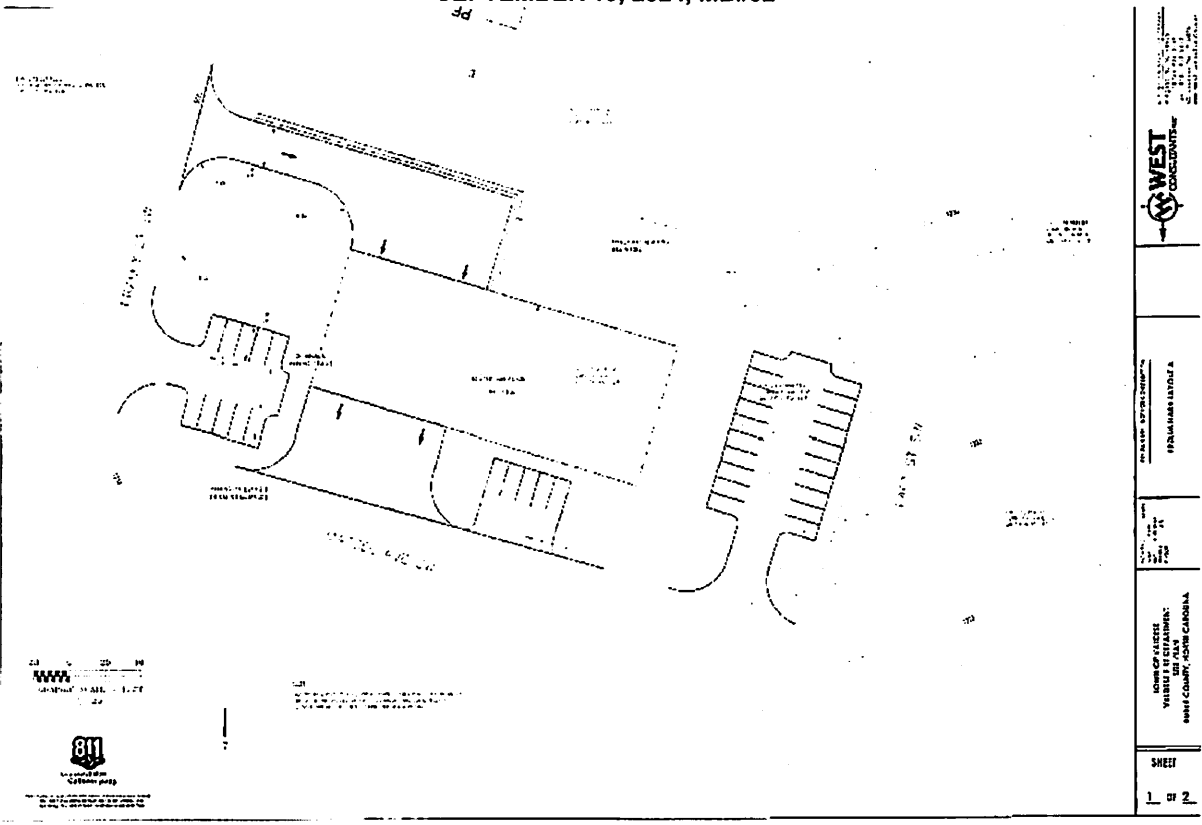
**CONSTRUCTION COSTS
VARIOUS FIRE STATION PROJECTS
9/19/2024**

Elk Park VFD	8,921sf	\$ 3,737,439	\$ 419	per/sf	bid
BS Fire & Rescue	11,140sf	\$ 5,569,000	\$ 499	per/sf	bid
BS Fire & Res. VE	11,316sf	\$ 4,708,000	\$ 416	per/sf	value engineered
Shanghai VFD	13,914sf	\$ 4,530,826	\$ 325	per/sf	estimate

Project information on similar projects. Main difference from proposed Valdese Fire Department.

1. Elk Park, 3 new bays, 3 existing bays, new station areas, admin, sleeping, training. Has stone veneer.
2. Boiling Springs Fire & Rescue (as bid), existing 4 truck bays, new station, admin, sleeping, training, two story with brick veneer.
3. Boiling Springs Fire & Rescue after value engineering. Deleted all work to existing building, cheaper finishes, modified some structural elements and site work.
4. Shanghai is very similar to proposed Valdese Fire Station. 3 existing truck bays, 3 new truck bays, new station areas, admin, sleeping, training.





WEST CONSULTANTS
 1000 W. 10th St., Valdese, NC 28784
 (828) 525-1111
 www.westconsultants.com

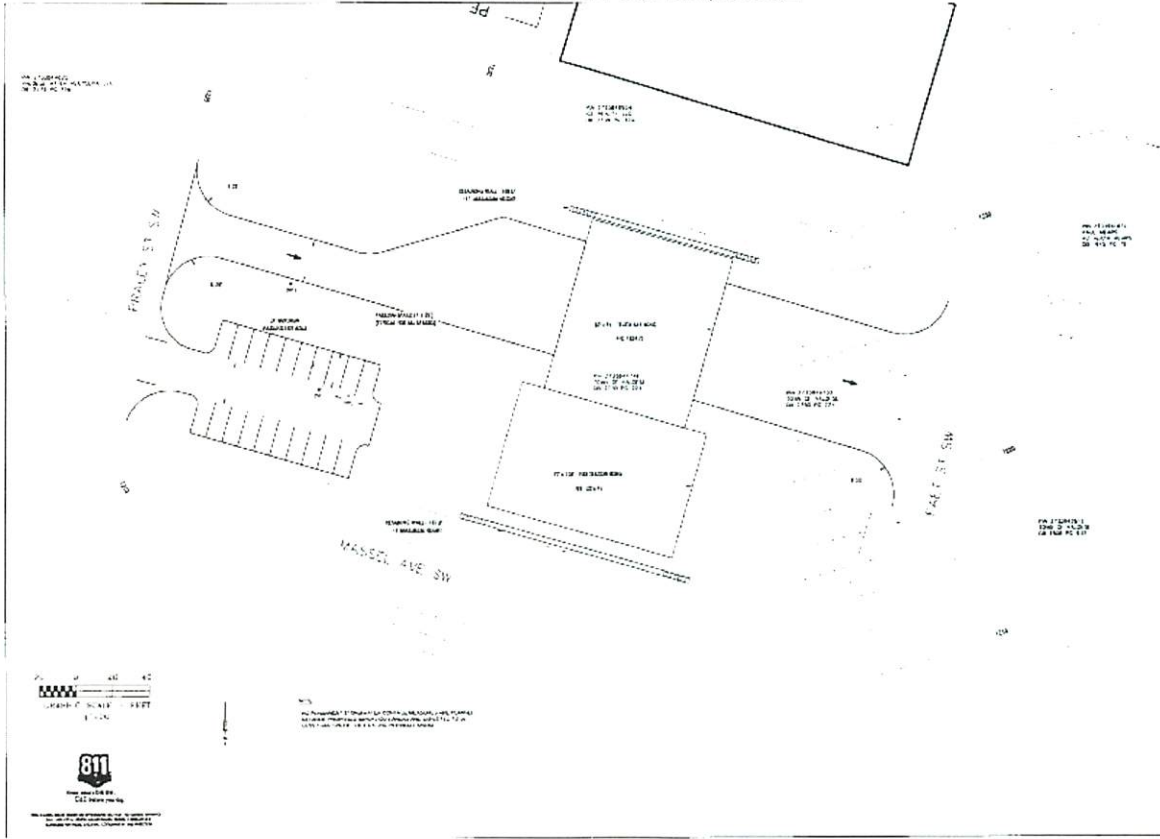
PROJECT NO. 2024-001
 SHEET NO. 1 OF 2

DATE: 09/19/24

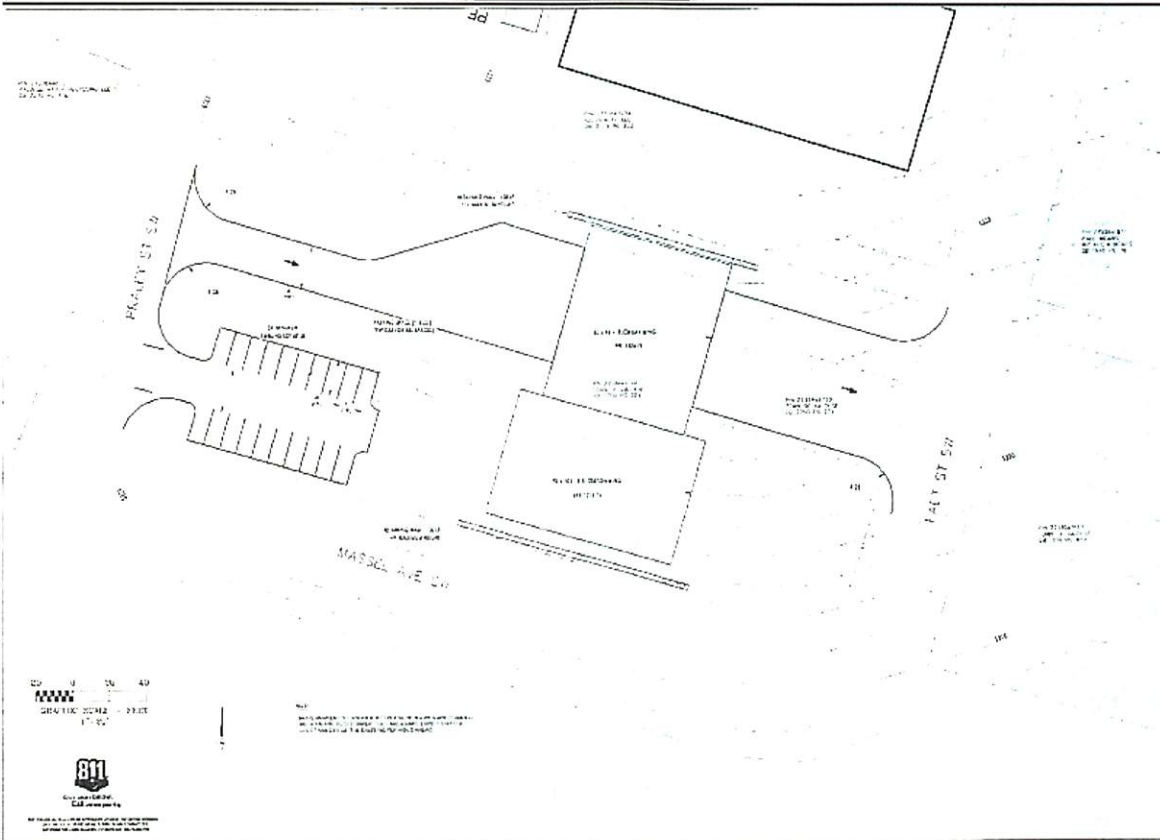
DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

ESTIMATED SITE WORK COSTS
Town of Valdese -Valdese Fire Department
 Layout A
 Preliminary Cost Opinion - September 3, 2024

Item	Quantity	Unit	Unit Price	Total Cost
1. Demolish Existing Asphalt	4100	SY	\$11	\$41,000
2. On-Site Grading	1000	CY	\$20	\$20,000
3. Haul-Off Grading	6000	CY	\$30	\$180,000
4. ABC Stone (6" for cars, 8" for trucks)	1500	TN	\$50	\$75,000
5. Asphalt Paving (2" for cars, 3" for trucks)	400	TN	\$250	\$100,000
6. Asphalt Striping	1	LS	\$2,000	\$2,000
7. Retaining Wall	3000	SI	\$65	\$195,000
8. Street Repairs	1	LS	\$10,000	\$10,000
9. Mass Ruck Excavation	500	CY	\$100	\$50,000
10. 2" Domestic Waterline	50	LF	\$50	\$2,500
11. 2" Domestic Tap	1	LS	\$6,500	\$6,500
12. 6" Fire Protection Waterline	50	LF	\$75	\$3,750
13. 6" Fire Protection Tap	1	LS	\$10,000	\$10,000
14. 6" R/PZ	1	LS	\$10,000	\$10,000
15. 4" Gravity Sewer	50	LF	\$70	\$3,500
16. 4" Gravity Sewer Tap	1	LS	\$2,000	\$2,000
17. Fire Hydrant Assembly	1	EA	\$10,000	\$10,000
18. Concrete Sidewalk	167	SY	\$160	\$15,700
19. Concrete Curb and Gutter	1430	LF	\$35	\$50,050
20. Catch Basin	6	EA	\$3,000	\$18,000
21. 12" to 18" Storm Drainage Pipe	300	LF	\$50	\$15,000
22. Storm Drainage Connection @ Massel Ave	1	LS	\$5,000	\$5,000
23. Landscaping	1	LS	\$25,000	\$25,000
24. Seeding and Erosion Control	1	LS	\$50,000	\$50,000
25. Bonds and Mobilization (max. 3%)	1	LS	\$22,030	\$22,030
Sub-Total				\$928,030
Engineering (10%)				\$92,803
Contingency				\$92,803
Construction Administration (1 Hourly hr estimated at 5%)				\$46,402
Total				\$1,160,038



WEST CONSULTANTS
 PRELIMINARY LAYOUT
 BOARD OF VALDES
 VALDES FIRE DEPARTMENT
 HURST COUNTY, NORTH CAROLINA
 SHEET
 2 of 2



WEST CONSULTANTS
 PRELIMINARY LAYOUT
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 SHEET
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ESTIMATED SITE WORK COSTS

Town of Valdese -Valdese Fire Department

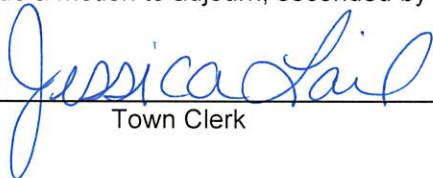
Layout B

Preliminary Cost Opinion - September 3, 2024

Item	Quantity	Unit	Unit Price	Total Cost
1. Demolish Existing Asphalt	4100	SY	\$10	\$41,000
2. On-Site Grading	4000	CY	\$20	\$80,000
3. Haul-Off Grading	1500	CY	\$30	\$45,000
4. ABC Stone (6" for cars, 8" for trucks)	1500	TN	\$50	\$75,000
5. Asphalt Paving (2" for cars, 3" for trucks)	400	TN	\$250	\$100,000
6. Asphalt Striping	1	LS	\$2,000	\$2,000
7. Retaining Wall	2100	SF	\$65	\$136,500
8. Street Repairs	1	LS	\$10,000	\$10,000
9. Mass Rock Excavation	500	CY	\$100	\$50,000
10. 2" Domestic Waterline	50	LF	\$50	\$2,500
11. 2" Domestic Tap	1	LS	\$6,500	\$6,500
12. 6" Fire Protection Waterline	50	LF	\$75	\$3,750
13. 6" Fire Protection Tap	1	LS	\$10,000	\$10,000
14. 6" RPZ	1	LS	\$10,000	\$10,000
15. 4" Gravity Sewer	50	LF	\$70	\$3,500
16. 4" Gravity Sewer Tap	1	LS	\$2,000	\$2,000
17. Fire Hydrant Assembly	1	EA	\$10,000	\$10,000
18. Concrete Sidewalk	167	SY	\$100	\$16,700
19. Concrete Curb and Gutter	1430	LF	\$35	\$50,050
20. Catch Basin	6	EA	\$3,000	\$18,000
21. 12" to 18" Storm Drainage Pipe	300	LF	\$50	\$15,000
22. Storm Drainage Connection @ Mussel Ave	1	LS	\$5,000	\$5,000
23. Landscaping	1	LS	\$25,000	\$25,000
24. Seeding and Erosion Control	1	LS	\$50,000	\$50,000
25. Bonds and Mobilization (max. 3%)	1	LS	\$23,025	\$23,025
			Sub-Total	\$767,500
			Engineering (10%)	\$76,750
			Contingency	\$76,750
			Construction Administration (Hourly but estimated at 5%)	\$38,375
			Total	\$959,375

COUNCIL DISCUSSION Councilman Harvey does not feel comfortable with the costs of both buildings. Mr. Weichel asked whether the Council wanted to move forward with the Police Department building and explore a Design-Build approach for the Fire Department. Councilman Mears expressed his support for proceeding with the Police Department project. Councilwoman Lowman inquired about the total amount of funds set aside for the Public Safety Building. Mr. Weichel will verify the exact amount but estimates it to be around \$500,000. Councilman Harvey informed the group that he had been in contact with Representative Hugh Blackwell regarding potential state funding, but noted that they would not have any dollar information until the middle of next year. Councilwoman Lowman asked how long we can go with where we are now with the temporary location of the Police and Fire Department. Councilman Harvey said we need to move on the Police Department. Fire Chief Truman Walton added that the Fire Department is fully functional. Mayor Watts summarized the discussion, stating that the consensus is to proceed with the Police Department project while continuing to gather more information on the Fire Department. Mr. Weichel asked whether the Facilities Review Committee should be involved in the planning process. Councilman Harvey reiterated his suggestion to bring in the Waco Fire Chief/Manager as a consultant for a day or two to provide input on the Design-Build option. In the meantime, Mr. Smith will continue advancing the design for the Police Department.

ADJOURNMENT At 3:35 p.m., there being no further business to come before Council, Councilman Harvey made a motion to adjourn, seconded by Councilman Mears. The vote was unanimous.



 Town Clerk



 Mayor