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.

 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

TOWN of Biltmore Forest

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.



POLICE DEPARTMENT

PRELIMINARY SPACE LIST REPORT

SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1. Provide 100% generator backup.			
PUBLIC AREAS			
A. Public Lobby 1. Secure Lobby from remainder of building	1	180	180
 Secure Lobby from remainder of building 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	I	00	00
2. Locate with direct access from Lobby			
PUBLIC AREAS Subtotal			240
OFFICE AREAS			
A. Dispatch Area	1	120	120
1. Bullet-resistant construction at all exterior walls			
 Provide space for one dispatch station Provide a small kitchenette break area counter within the Dispatch Area (microway) 	10		
coffee maker, sink, toaster oven, refrigerator)	<i>i</i> e,		
6. Provide indirect lighting in room			
7. Provide additional HVAC to handle heat loads from computer equipment			
B. Dispatch Restroom	1	60	6
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	210
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	15
1. Provide space for desk, credenza, and side chairs			
G. Communications Manager Office	1	120	12
1. Provide space for desk, credenza, and side chairs			
H. Sergeant's Office	1	240	24
1. Provide space for 2 desks, credenza, and side chairs			
I. Visiting Law Enforcement Office	1	120	12
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			





POLICE DEPARTMENT

PRELIMINARY SPACE LIST REPORT

DECEMBER 21, 2023

	S	PACE 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			
	OFI	FICES AREAS Subtotal			1,556
III.	OP	ERATIONS AREAS			
	Α.	Staff Entrance Lobby	1	60	60
		1. Security card access			
	В.	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
		 Provide space for 20 full height, enclosed lockers (16"w x 24"d) 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
	0.	 Provide space for 10 full height, enclosed lockers (16"w x 24"d) 		200	200
		2. Provide with one full size accessible shower (36x60), and dressing area with bench,			
		robe hooks, towel bars, and toiletry shelf.			
	Н.	Garage	1	600	600
		1. Locate in close proximity to Roll Call/Duty Room			
		 Drive-in/back-out type for 1 car with solid roll-up door Dravide with floor drain and bace high 			
		 Provide with floor drain and hose bibb Parking space for UTV and Patrol Bike 			
		Fitness Poom	4	200	200
	I.	Fitness Room Functional Fitness - Crossfit, Free Weights, Rubber Weights, Bench press, Squat 	1	300	300
		rack, Rowing machine, Elliptical, Stationary Bike (Assault), Cable machine			

2 Drinking fountain with bottle filler





POLICE DEPARTMENT

PRELIMINARY SPACE LIST REPORT

	S	PACE REQUIREMENTS	ROOMS	NSF	TOTAL
	1.	Provide 100% generator backup.			
	J.	Armory Storage	1	150	150
		 Provide discharge cabinet, long gun storage racks. Provide ababying for storage of ammunitian 			
		 Provide shelving for storage of ammunition. Provide countertop for cleaning/maintenance of weapons 			
	K.	Patrol Equipment Storage	1	150	150
		1. Adjacent to Roll Call Room			
		 Shelving and cabinets for shields, specialized equipment, flashlights, belts, vests, tactical shields, etc. 			
	L.	Uniform Storage Room	1	150	150
		1. Storage for uniforms.			
				040	010
	М.	Evidence Custodian/Processing 1. Adjacent and connected to Evidence Storage	1	210	210
		 Adjacent and connected to Evidence Clorage 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. General property area with high density shelving	1	200	200
		2. Locate adjacent to Staff Entry/Evidence Drop	1	200	200
		3. Provide security access control.			
		4. Extend walls to deck above for security			
		 Provide double access (front/rear) evidence lockers - deposited off of Staff Entry/Evidence Drop, received on Evidence Storage side. 			
		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:	4	100	100
		a. Large Evidence Storage - separate large room, bikes, etc. b. Refrigerator (rape kits) - 1 full size	1	100	100
		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
	О.	General Storage			070
		1. Storage racks for storage of misc. equipment/records	1	370	370
	P.	De-Escalation/Calming/Maternity Room			
		1. Provide with two comfortable chairs.	1	80	80
		2. Provide with 3' base cabinet, small sink, and undercounter refrigerator			
		3. Provide with dimmable lighting			
	OPI	ERATIONS AREAS Subtotal			4,376
	5.1				-,010
IV.	BUI	LDING SUPPORT AREAS			
	201				
	Α.	Mechanical/Electrical Equipment Room	1	150	150
	В.	Server Room	1	80	80
		 Closet for IT Server, Camera system, and access control system. 			





POLICE DEPARTMENT

PRELIMINARY SPACE LIST REPORT

S	PACE REQUIREMENTS	ROOMS	NSF	TOTA
1.	Provide 100% generator backup.			
C.	Janitor's Closet	1	50	
-	1. Mop sink, cleaning supply storage/shelving			
	2. Provide floor drain			
D.	Animal Control - Stray Dog Kennels	2	40	
	1. Provide covered, caged, animal runs.			
	2. Provide Countertop and deep sink for food prep.			
	 Provide storage area for food bin storage. Soundproof room 			
BUI	LDING SUPPORT AREAS Subtotal			
то				6
	This area represents the actual usable programmed space for the functional areas identified above.			6
	This area represents the actual usable programmed space for the functional	1.20	6,532	
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TO	This area represents the actual usable programmed space for the functional areas identified above. TAL GROSS AREA 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)	1.20	6,532	6
TO	This area represents the actual usable programmed space for the functional areas identified above. TAL GROSS AREA 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.	1.20	6,532	
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Biltmore Forest Police Public Works Master Plan **Biltmore Forest, NC**

PUBLIC WORKS

PRELIMINARY SPACE LIST REPORT

1 Provide setting for 8-12 people at training tables (20 SF/person). 2. Provide with TV's/recessed floor power& data. 3. Provide with TV's/recessed floor power& data. 4. Provide with full space for microwave, refrigerator, single bowl sink with disposal, and bulk ice machine. 4. Provide with laundry tub, washer, and dryer. 1 120 1 C. Covered Vehicle Storage Bays (Non-Enclosed/Non-Heated) 8 525 4.2 1. Provide exits and driver. 7 800 5.6 1. Provide exits and driver. 7 800 5.6 1. Provide exits and driver. 7 800 5.6 1. Provide with solid 14'x 14' roll-up door with single vision strip. 7 800 5.6 1. Provide drive-thru heavy-duty vehicle marking bays (16'W x 50' L x 25' H). 7 800 5.6 1. Provide with a solid 14' x 14' roll-up door with single vision strip. 1 800 8 1. Provide with a solid 14'x 14' roll-up door with single vision strip. 1 800 8 1. Provide with a solid 14'x 14' roll-up door with single vision strip. 1 800 <th>SPAC</th> <th>E REQUIREMENTS</th> <th>ROOMS</th> <th>NSF</th> <th>TOTAL</th>	SPAC	E REQUIREMENTS	ROOMS	NSF	TOTAL
2 Provide secure fencing at perimeter of site with rolling security gate. OPERATION AREAS A Muster/Briefing Room 1 420 4 1. Provide seating for 8-12 people at training tables (20 SF/person). 1 420 4 2. Provide with 712/recessed floor power& data. 1 120 1 3. Provide with counter for louchdown computer workstations (4). 8 525 4.2 1. Provide with laundry tub, washer, and dryer. 1 120 1 C. Covered Vehicle Storage Bays (Non-Enclosed/Non-Heated) 8 525 4.2 1. Provide drive-thru havy-duty whicle parking bays (15W x 50' L x 25' H). 7 800 5,6 1. Provide drive-thru havy-duty whicle parking bays (15W x 50' L x 25' H). 7 800 5,6 2. Provide drive-thru havy-duty whicle parking bays (15W x 50' L x 25' H). 1 8 8 2. Provide with single trench located at inside face of all exterior overhead doors. 1 900 8 3. Provide drive-thru havy-duty whicle parking hays (16W x 50' L x 25' H). 1 900 8 4. <td>1 Dr</td> <td>ovide 100% generator backup</td> <td></td> <td></td> <td></td>	1 Dr	ovide 100% generator backup			
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1. Provide drive-thru heavy-duty vehicle parking bays (15'W x 35' L x 15' H). 7 800 5,6 1. Provide drive-thru heavy-duty vehicle parking bays (16'W x 50' L x 25' H). 7 800 5,6 2. Provide each bay with a solid 14' x 14' roll-up door with single vision strip. 7 800 8 3. Provide with single trench located at inside face of all exterior overhead doors. 1 800 8 4. Ventilation only with gas heat and HVLS fans. 1 800 8 2. Provide drive-thru heavy-duty vehicle maintenance bay (16'W x 50' L x 25' H). 1 800 8 1. Provide drive-thru heavy-duty vehicle maintenance bay (16'W x 50' L x 25' H). 1 800 8 2. Provide with single trench located at inside face of all exterior overhead doors. 1 800 8 3. Provide with a solid 14' x 14' roll-up door with single vision strip. 1 800 8 4. Ventilation only with gas heat and HVLS fans. 5 Provide with table lifts. 6 Provide with abole 11fs. 6 Provide with abole 11fs. 6 Provide with semicircular foot-operated wash fountain. 1 800 8 1. Provide with semicircular foot-operated wash fountain. 1 Provide side able platform at one side of drive lan	1.	Provide with laundry tub, washer, and dryer.			
1. Provide drive-thru heavy-duty vehicle parking bays (15'W x 35' L x 15' H). 7 800 5,6 1. Provide drive-thru heavy-duty vehicle parking bays (16'W x 50' L x 25' H). 7 800 5,6 2. Provide each bay with a solid 14' x 14' roll-up door with single vision strip. 7 800 8 3. Provide with single trench located at inside face of all exterior overhead doors. 1 800 8 4. Ventilation only with gas heat and HVLS fans. 1 800 8 2. Provide drive-thru heavy-duty vehicle maintenance bay (16'W x 50' L x 25' H). 1 800 8 1. Provide drive-thru heavy-duty vehicle maintenance bay (16'W x 50' L x 25' H). 1 800 8 2. Provide with single trench located at inside face of all exterior overhead doors. 1 800 8 3. Provide with a solid 14' x 14' roll-up door with single vision strip. 1 800 8 4. Ventilation only with gas heat and HVLS fans. 5 Provide with table lifts. 6 Provide with abole 11fs. 6 Provide with abole 11fs. 6 Provide with semicircular foot-operated wash fountain. 1 800 8 1. Provide with semicircular foot-operated wash fountain. 1 Provide side able platform at one side of drive lan	C Co	vered Vehicle Storage Bays (Non-Enclosed/Non-Heated)	8	525	4 20
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 8 1. Provide drive-thru heavy-duty vehicle maintenance bay (16'W x 50' L x 25' H). 1 800 8 2. Provide bay with a solid 14' x 14' roll-up door with single vision strip. 1 800 8 3. Provide with single trench located at inside face of all exterior overhead doors. 1 800 8 4. Ventilation only with gas heat and HVLS fans. 1 800 8 5. Provide with a portable lifts. 6 Provide 4' workhench area. 9 </td <td></td> <td></td> <td>0</td> <td>020</td> <td>.,</td>			0	020	.,
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 8 1. Provide drive-thru heavy-duty vehicle maintenance bay (16'W x 50' L x 25' H). 1 800 8 2. Provide bay with a solid 14' x 14' roll-up door with single vision strip. 1 800 8 3. Provide with single trench located at inside face of all exterior overhead doors. 1 800 8 4. Ventilation only with gas heat and HVLS fans. 1 800 8 5. Provide with a portable lifts. 6 Provide 4' workhench area. 9 </td <td></td> <td>wared Vahiela Storaga Bays (Enclosed/Heated)</td> <td>7</td> <td>800</td> <td>E C</td>		wared Vahiela Storaga Bays (Enclosed/Heated)	7	800	E C
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	00				





PUBLIC WORKS

PRELIMINARY SPACE LIST REPORT

	SPACE REQUIREMENTS	ROOMS	NSF	TOTAL
1	1. Provide 100% generator backup.			
2				
B	BUILDING SUPPORT AREAS			
A	A. Staff Restroom	1	80	
	1. Provide single-use, unisex, accessible restroom with sink, toilet, and urinal.			
В	3. Staff Sower	1	80	
	1. Provide single-use, unisex, accessible shower room with 36" x 60" shower, and bench.			
C	C. Mechanical/Electrical Equipment Room	1	100	
D	D. Janitor's Closet	1	80	
	Closet to contain a mop sink and storage shelving.			
E	E. Server Closet	1	40	
_				
	BUILDING SUPPORT AREAS Subtotal			
	TOTAL NET AREA This area represents the actual usable programmed space for the functional areas			
	FOTAL NET AREA			12,
т	FOTAL NET AREA This area represents the actual usable programmed space for the functional areas	1.20	12,620	12,
т	FOTAL NET AREA This area represents the actual usable programmed space for the functional areas identified above.	1.20	12,620	
T	 FOTAL NET AREA This area represents the actual usable programmed space for the functional areas identified above. FOTAL GROSS AREA 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 	1.20	12,620	
T	FOTAL NET AREA This area represents the actual usable programmed space for the functional areas identified above. FOTAL GROSS AREA 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. FUEL ISLAND A. Fuel Pumping Station	1.20	12,620 2,000	12,
T	 TOTAL NET AREA This area represents the actual usable programmed space for the functional areas identified above. TOTAL GROSS AREA 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. FUEL ISLAND A. Fuel Pumping Station 1. Provide 2 pumps plus DEF at 1 fueling island (2 vehicles serviced at a time). Canopy			12,
T	 FOTAL NET AREA This area represents the actual usable programmed space for the functional areas identified above. FOTAL GROSS AREA 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. FUEL ISLAND A. Fuel Pumping Station 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.			12,
T	 TOTAL NET AREA This area represents the actual usable programmed space for the functional areas identified above. TOTAL GROSS AREA 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. FUEL ISLAND A. Fuel Pumping Station 1. Provide 2 pumps plus DEF at 1 fueling island (2 vehicles serviced at a time). Canopy is desired but optional. 			12, 15,





PUBLIC WORKS

PRELIMINARY SPACE LIST REPORT

	SPAC	E REQUIREMENTS	ROOMS	NSF	TOTAL
1	Pro	ovide 100% generator backup.			
2		wide secure fencing at perimeter of site with rolling security gate.			
2		whe secure rending at perimeter of site with folling security gate.			
. c	OUTDO	OR COVERED STORAGE AREAS			
A	. Eq	uipment Storage	5	200	1,00
	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)			
C	OUTDO	OR UNCOVERED STORAGE AREAS Subtotal			1,00
c	ουτdo	OR UNCOVERED STORAGE AREAS			
A	. Ma	terial Bins	6	400	2,40
	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.			





PARKING REQUIREMENTS

PARKING REQUIREMENTS	TOTAL # OF VEHICLES REQ.	# UNCOVERED SURFACE	# UNCOVERED SURFACE - EV STATIONS	# COVERED OPEN SHED	# ENCLOSED HEATED	PARKING SPA 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	
Personal Vehicle Parking				1 1		401/00
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			1	1		
Staff	10	10				10X20
Visitors	4	2	2			10X20
Subtotal	14	12	2	0	0	J
Fleet Vehicle Parking *All Fleet Vehic	cles are accounted for un	der cover in the	Space Progra	<i>m.</i>		_
Misc. Equipment	15	0	0	8	7	10x40
				1		1
Additional Spaces	0					10x40





PARKING REQUIREMENTS

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		3	00 SF/Space =	13,200	SF
TOTAL PERSONAL VEHICLES (SURFACE/EV)	4		3	00 SF/Space =	1,200	SF
TOTAL FLEET VEHICLES (SURFACE)	12		1,0	00 SF/Space =	12,000	SF
TOTAL FLEET VEHICLES (SURFACE/EV)	2		1,0	00 SF/Space =	2,000	SF
TOTAL FLEET VEHICLES (COVERED/OPEN SHED)	8		4	00 SF/Space =	3,200	SF
TOTAL FLEET VEHICLES (ENCLOSED HEATED)	7		4	00 SF/Space =	2,800	SF





PRELIMINARY ORDER OF MAGNITUDE PROJECT BUDGET

DECEMBER 21, 2023

	CONSTRUCTION AND DEVELOPMENT COSTS (TOTAL PROJECT)									
			UNIT	COST		TOTAL PROJECT	[POLICE DEPARTMENT ONLY	PUE	LIC WORKS ONLY
Α.	Building & Site Construction Costs	26,232 SF								
	Police Department	8,088 SF								
	Public Areas	288 SF	\$/SF	\$0	\$	-	\$	-		
	Office Areas	1,867 SF	\$/SF	\$0	\$	-	\$	-		
	Operations Areas	5,251 SF	\$/SF	\$0	\$	-	\$	-		
	Building Support Areas	432 SF	\$/SF	\$0	\$	-	\$	-		
	Outdoor Covered Areas	250 SF	\$/SF	\$0	\$	-	\$	-		
	Public Works	18,144 SF								
	Operation Areas	14,688 SF	\$/SF	\$0	\$	-			\$	-
	Building Support Areas	456 SF	\$/SF	\$0	\$	-			\$	-
	Fuel Island	2,000 SF	\$/SF	\$0	\$	-			\$	-
	Outdoor Covered Areas	1,000 SF	\$/SF	\$0	\$	-			\$	-
P	Sitawark	A A								
В.	Sitework Police Department	4 Acres 2 SF	\$/Acre	\$0	\$		\$			
	Public Works	2 SF 2 SF	\$/Acre \$/Acre	\$0 \$0	э \$	-	φ	-	\$	_
			ф// ЮГО	φ	Ŷ				Ŷ	
C.	Design Contingency		% of A	10.00%	\$	-	\$	-	\$	-
D.	Construction Cost Escalation (0.5% per month)		Estimated per year	6.00%	\$	-	\$	-	\$	-
Ε.	Construction Cost Subtotal		(A thru D)		\$	-	\$	-	\$	-
				Bldg. Cost/SF	\$	-	\$	-	\$	-
F.	Design & Engineering Professional Fees Architectural/Engineering Implementation Fee		Estimated	0.00%	\$	-	\$	-	\$	-
G.	Geotechnical Survey & Soil Borings Report		Estimated		\$	21,500	\$	7,500	\$	14,000
Н.	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									
	Office Furniture		\$/SF	\$7.50	\$	165,708	\$	55,548	\$	110,160
	Fitness Equipment		Estimated		\$	50,000		50,000		
N.	Telecommunications/Data/Security Data wiring, Access Control, Cameras, & Speakers Telecom/Data Systems		\$/SF	\$20	\$	26,232	\$	161,768	\$	302,880
	A/V Systems									
0.	Site Lighting (Leased from Power Company)		Estimated		\$	-	\$	-	\$	-
Ρ.	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
<u> </u>			(=:::)		Ψ	0,-,0-	Ψ	01,010	Ψ	400,040

NOTES:

- a. Estimate is based on preliminary site layout and floor plans prepared by DP3 Architects & McGill..
- b. Estimate does not include land acquisition costs, moving costs, or tap fees.
- c. Site costs have not accounted for unsuitable soils including rock, contaminated or wet soils.
- d. No offsite improvements or relocation of existing utilities are included, except as noted herein.
- e. Estimate does not include gas, phone, etc., except as specifically noted herein.
- f. 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.
- g. 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.
- h. 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.
- i. The "Construction Contingency" will allow for changes to the design, other program alterations, and unforeseen site conditions encountered after construction initiation.
- j. 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 HALL - FRONT



TOWN HALL - REAR



PUBLIC WORKS



POLICE STATION



PUBLIC WORKS SHED



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

SITE DATA:

EXISTING BUILDING S	QUARE FOOTAGE:
 TOWN HALL 	5,050 SF





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 Drawn By Checked By Date 23219 MTP MTP 06 MAR 2024

Revisions

Drawing

TOWN HALL SITE -EXISTING

C0.0



1 TOWN HALL SITE - PREFERRED OPTION C0.2C 1" = 20'-0"

SITE DATA:

BUILDING SQUARE FOOTAGE: • EXISTING TOWN HALL • EXISTING PUBLIC WORKS RENO • PROPOSED POLICE STATION

PARKING: • TOTAL PARKING SPACES



60 SPACES

5,050 SF 4,451 SF 8,000 SF

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 ALASO BE UTILIZED FOR FUTURE TOWN HALL ADMINISTRATIVE SPACE.

CONS:

POSSIBLE TEMPORARY POWER DISRUPTION DUE TO GENERATOR RELOCATION.

Seal



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

Project

TOWNof <u> Eiltmore</u>

POLICE & PUBLIC WORKS MASTER PLAN

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

Revisions

Drawing

TOWN HALL SITE -PREFERRED OPTION





mcgill McGill Project Number 23.00135 GRAPHIC SCALE DIVISION VALUE = 30 FEET





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Project





WORKS MASTER PLAN



POLICE & PUBLIC

Project Number Drawn By Checked By Date Revisions

23219 N. CROOM B. CATHEY 07 MAR 2024

NORTH

PUBLIC WORKS

NORTH PROPERTY

PREFERRED OPTION

Drawing



NORTH

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

FUEL STATION WITH FUEL PAD

TO:

-

TRACT 5

0.8 AC. (EXISTING FIRE STATION LEASE AREA) ZONED R-3

> TRACT 4 1.8 AC.



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





McGill Project Number







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



























Date

Revisions

Drawing

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PUBLIC WORKS

SOUTH PROPERTY

SOUTH

stmore Tarest

Project Number Drawn By Checked By

23219 N. CROOM B. CATHEY 07 MAR 2024

POLICE & PUBLIC WORKS MASTER PLAN



23.00135





Town of Biltmore Forest Police Public Works Master Plan Bllitmore 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.

A Building alls characteristics Support Support <thsupport< th=""> Support<</thsupport<>				Unit		Cost	Total Project Budget			Town Hall Site		Public Works NORTH Property		Public Works SOUTH Property
Long Long Supersolution 3,142 Supersolution	A. E	Building & Site Construction Costs												
1 2	٦	Fown Hall Site	8,000 SF	Ī										
Image: Proceeding and procession of the second se	1	1. Existing Police Station Demolition		\$/SF		10.00	\$	31,830	\$	31,830				
Image: Note Reside Sales in Normal Sales (Second Second		5 S	,	-										
S. Mer Sin Dereignent (för statichet orientioner) 1.00 Are Bance S 51.07 S 700.400 S 700.400 I. Mer Sin Dereignent (för statichet orientione) 1.000 SP 55 S 5 300000 5 5 30000 5 5 30000 5 5 30000 5 5 30000 5 5 30000 5 5 30000 5 5 300000 <		-	,	-										
Public Votes Not TH Progetty, Vandardall R5 1.200 ST 2.07 9.0000				-										
Image: State in the state intervent of spaces 1.400 SP 1.400 SP 2.500 SP 3.500 SP 3.5000 SP 3.5000 SP 3.500 SP 3.500 SP 3.500 SP 3.500 SP 3.500 SP 3.500	2	5. New Site Development (See attached breakdown)	1.30 Acres	\$/Acre	\$	541,077	\$	703,400	\$	703,400				
Date Works forber_ 4.00 SF (-0.00000000000000000000000000000000000	F		18,200 SF	Į										
Image: Construction of Space in the Space in th	, i		1 400 SE	¢/SE	¢	285.00	¢	300 000			¢	300.000		
Control (pinc) - Control (pinc) - Rises (pinc) (pinc) Rises (pinc) (pinc) Rises (p			<i>,</i>	-										
1 - Convert Endoard Minister (Venice Bays 6.100 SF 5 Fe S 2.2000 5 7.738.000<			<i>,</i>	-										
1 - Converted Exclustord Values Marking 1.000 SF 54 SF S 20000 S 400000 S 200000			,	-										
Image: Space States Space			1,600 SF	\$/SF	\$	285.00	\$							
s Converted label 1.000 SF (0.000 SF (0.000 SF) 8.55 S (0.000 SF) 8.000 S (0.000 SF) 8.000 SF (0.000 SF) 8.000 SF (0.000 SF) 8.000 SF (0.000 SF) 8.0000 SF		1 - Vehicle Wash Bay	1,100 SF	\$/SF	\$	200.00	\$	220,000			\$	220,000		
I. New Fuel kind 0.00 %F 3.50 % % 1.00 % 9 000000 9 00000 9 000000 9 000000 9 000000 9 000000 9 000000 9 000000000000000000000000000000000000	2													
Image: Star Derespondent (See attached breakdowr) 3.52 Acres \$Meric \$\$ 1,063,000 \$\$ 1,063,000 \$\$ \$\$ 1,003,000 \$\$ \$\$ 1,003,000 \$\$ \$\$ 1,003,000 \$\$ \$\$ 1,003,000 \$\$ \$\$ 1,003,000 \$\$ \$\$ 1,003,000 \$\$		5 - Covered/Unenclosed Bays	1,000 SF	\$/SF	\$	200.00	\$	200,000			\$	200,000		
Image: Solution of the construction of the	3													
I. New Operations Building 1.400 SF 2.555 S 2.250.00 1.400 SF 1.400 SF 2.555 S 2.250.00 1.400 SF 1.400 SF 3.557 S 2.250.00 3.557 S 2.251.07 S 3.412.738 3.557 S 3.557 S 3.557 S 3.557 S 3.557 S 3.	4	4. New Site Development (See attached breakdown)	3.50 Acres	\$/Acre	\$	472,543	\$	1,653,900			\$	1,653,900		
Public Works Rom Surges 1.400 SF \$155 F \$255.00 \$150 00 \$155 F \$255.00 \$150.00 \$150 00	F		18,200 SF	Į										
Crew Mater RoomSupport Spaces 1.400 SF \$55 F 2.2500 S 2.25000 S	1		1 400 05	*										
4 - Covered (Marc Enclosed Marc Instantial Venicle Bays 5.000 SF 5.95 S 2.85.00 5.95 S 2.80.00 5.95 S 2.80.00 5.95 S 2.80.00 5.95 S 2.80.00 5.95 S 5.90.00 5.95 S 5.95 S 5.90.00 5.95 S			· ·	-										399,000
3 - Covered (Enclosed/Healed) (Hanking Bays) 6,100 SF 1,100 SF 1,100 SF 3455 S 2 26,000 355 S 2 20,000 355 S 2 30,000 355 S 2 30,000 355 S 2 30,000 355 S 2 30,000 355 S 3 199,500 S 3 237,570 S 4 12,733 S 3 217,570 S 4 12,733 S 3 217,570 S 3 199,500 S 3 237,570 S 3 217,570 S 4 12,733 S 3 217,570 S 3 215,570 S			,	-										399,000
1 - Covered/Enclosed Vehicle Maintenance Bay 1.000 SF 3/SF 5 20000 5 2 5 5 2 5 5 2 5 5 5 2 5 5 5 2 5 5 2 5 5 2 5 5 2 5 </td <td></td> <td></td> <td>· ·</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,425,000 1,738,500</td>			· ·	-										1,425,000 1,738,500
1 - Verbice Wash Bay 1,700 SF 9:SF 5 20000 Section of Stange Building S			· ·	-										456,000
2. Process Covered Legupment Storage Buking 3. New Fuel Island 1.000 SF 600 SF 8. New Fuel Island SSF S 0000 SSF S 000 SSF S 000 SSF S 0000 SSF S 00000 SF S				-										220,000
s-Covered/Lenciosed Bays 1,000 SF 30 SF s Stop SF s Stop S 2 2000 Image: Controp Stop SF s Stop S Stop S <td></td> <td>•</td> <td>1,100 31</td> <td>φ/ΟΓ</td> <td>φ</td> <td>200.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>φ</td> <td>220,000</td>		•	1,100 31	φ/ΟΓ	φ	200.00							φ	220,000
3 New Fuel field 600 SF 4 StSF S 10000 S< S< S <th< td=""><td>-</td><td></td><td>1.000 SF</td><td>\$/SF</td><td>\$</td><td>200.00</td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$</td><td>200,000</td></th<>	-		1.000 SF	\$/SF	\$	200.00							\$	200,000
A. New Site Development (See attached breakdown) 2.80 Acres \$ 541,615 Vert \$ 199.505 \$ 327,570 \$ B.<	3	-	,	-										60,000
C. Construction Cost Escalation (1 year @ 6%/year) % of A + B 6.0% S 664,115 S 251,377 S 412,738 S D. Construction Cost Subtotal (A thru C) S 11,72,701 S 4440,92 S 7,291,706 S E. Professional Fees Architectural/Engineering Fees % of D 8.0% S 938,616 S 355,279 S 583,337 S F. Geotechnical Survey Lump Sum S 15.000 S 7,500 S 7,500 S 7,500 S 583,337 S G. Site Survey Estimated S 30.000 S 15.000 S 7,500 S 7,500 S 583,337 S I. Construction Materials (BC Chapter 17) Testing % of D 0.8% 93.862 S 35.527 S 664,170 S I. Construction Materials (BC Chapter 17) Testing % of D 0.8% 93.862 S 35.528 S 56.334 S I. Construction Materials (BC Chapter 17) Testing % o	4	4. New Site Development (See attached breakdown)	2.60 Acres	-										1,408,200
C. Construction Cost Escalation (1 year @ 6%/year) % of A + B 6.0% S 664,115 S 251,377 S 412,738 S D. Construction Cost Subtotal (A thru C) S 11,72,701 S 4440,92 S 7,291,706 S E. Professional Fees Architectural/Engineering Fees % of D 8.0% S 938,616 S 355,279 S 583,337 S F. Geotechnical Survey Lump Sum S 15.000 S 7,500 S 7,500 S 7,500 S 583,337 S G. Site Survey Estimated S 30.000 S 15.000 S 7,500 S 7,500 S 583,337 S I. Construction Materials (BC Chapter 17) Testing % of D 0.8% 93.862 S 35.527 S 664,170 S I. Construction Materials (BC Chapter 17) Testing % of D 0.8% 93.862 S 35.528 S 56.334 S I. Construction Materials (BC Chapter 17) Testing % o	вг	Design Contingency		% of A		5.0%	\$	527 076	\$	199 506	\$	327 570	\$	70,410
D. Construction Cost Subtotal (A thru C) \$ 11,732,701 \$ 4,440,992 \$ 7,291,708 \$ E. Professional Fees Archéctural/Engineering Fees % of D 8.0% \$ 938,616 \$ 3355,279 \$ 588,337 \$ F. Geotechnical Survey Lump Sum \$ 15,000 \$ 7,500 \$ 7,500 \$ 7,500 \$ \$ 7,500 \$ <														
CostVSF S 448 S 555 5 401 S E. Professional Fees % of D 8.0% \$ 938,816 \$ 355,279 \$ 583,337 \$ F. Geotechnical Survey Lump Sum \$ 15.000 \$ 7,500 \$ 7,500 \$ 583,337 \$ G. Site Survey Estimated \$ 30,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$	U. (Construction Cost Escalation (1 year @ 6%/year)		% of A + B		6.0%	\$	664,115	\$	251,377	Ъ	412,738	\$	88,717
E. Professional Fees Architectural Egineering Fees % of D 8.0% \$ 938,616 \$ 355,279 \$ 583,337 \$ F. Geotechnical Survey Lump Sum \$ 15.000 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 7,500 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 15,000 \$ 16,000 \$ <td>D. (</td> <td>Construction Cost Subtotal</td> <td></td> <td>(A thru C)</td> <td></td> <td>0</td> <td></td> <td></td> <td>Ŧ</td> <td></td> <td></td> <td></td> <td></td> <td>6,464,827</td>	D. (Construction Cost Subtotal		(A thru C)		0			Ŧ					6,464,827
Architectural/Engineering Fees % of D 8.0% \$ 938.616 \$ 355.279 \$ 583.337 \$ F. Geotechnical Survey Lump Sum \$ 15.000 \$ 7,500 \$ 7,500 \$ 7,500 \$ 15.000 \$ 145.834 \$ \$ 16.000 \$ 136.500 \$ 100.000 \$ 136.500 \$ 100.000 \$ 136.500 \$ 100.000 \$ 100.000 \$ 100.000 \$ 100.000 \$ 100.000 \$ 100.000						COSUSE	Þ	448	¢	555	Þ	401	Þ	355
F. Geotechnical Survey Lump Sum \$ 15.000 \$ 7.500 \$ 7.500 \$ G. Site Survey Estimated \$ 30.000 \$ 15.000 \$ 16.000 \$	E. F	Professional Fees												
G. Site Survey Estimated \$ 30,000 \$ 15,000 \$ 15,000 \$ </td <td></td> <td>Architectural/Engineering Fees</td> <td></td> <td>% of D</td> <td></td> <td>8.0%</td> <td>\$</td> <td>938,616</td> <td>\$</td> <td>355,279</td> <td>\$</td> <td>583,337</td> <td>\$</td> <td>517,186</td>		Architectural/Engineering Fees		% of D		8.0%	\$	938,616	\$	355,279	\$	583,337	\$	517,186
G. Site Survey Estimated \$ 30.000 \$ 15,000 \$ 15,000 \$ </td <td></td>														
A. Asbestos and Lead Paint Survey Estimated \$ 7.500 \$ 7.500 \$ 7.500 \$ 5 5 I. Construction Materials (IBC Chapter 17) Testing % of D 0.8% \$ 93.862 \$ 35.528 \$ 58.334 \$ J. Fees Subtotal (E thru I) \$ 1,084.978 \$ 420.807 \$ 664.170 \$ K. Owner's Project Reserve/Contingency % of D 2.0% \$ 234.854 \$ 88.820 \$ 145.834 \$ L. Movable Equipment Owner provided furnishings \$/SF of A \$7.50 \$ 196.500 \$ 600,000 \$ 138.500 \$ M. Fixed Equipment Cost Lump Sum \$ 45.000 \$ 15.000 \$ 30.000 \$ N. Telecommunications/Data/Security \$/SF of A \$3.00 \$ 78.600 \$ 24.000 \$ 54.600 \$ O. Hazardous Materials Abatement (Assumed) N/A \$0.00 \$ \$ \$ \$ \$	F. (Geotechnical Survey		Lump Sum			\$	15,000	\$	7,500	\$	7,500	\$	7,500
Interfactor current of the construction Materials (IBC Chapter 17) Testing % of D 0.8% \$ 93.862 \$ 35.528 \$ 58.334 \$ J. Fees Subtotal (E thru) \$ 1.084.978 \$ 420.807 \$ 664.177 \$ K. Owner's Project Reserve/Contingency % of D 2.0% \$ 234.654 \$ 88.820 \$ 145.834 \$ L. Movable Equipment Owner provided furnishings Owner Provided Equipment \$ 1.08.976 \$ 420.807 \$ 664.170 \$ M. Fixed Equipment Cost Appliances \$ 1.96.500 \$ 60.000 \$ 136.500 \$ N. Telecommunications/Data/Security Access Control & CCTV \$ 9/5 of A \$3.00 \$ 78.600 \$ 24.000 \$ 54.600 \$ O. Hazardous Materials Abatement (Assumed) N/A \$3.00 \$ 78.600 \$ 24.000 \$ 54.600 \$ P. Additional Owner Items Subtotal (K thru O) \$ 720,254 207,820 \$ <	G. 8	Site Survey		Estimated			\$	30,000	\$	15,000	\$	15,000	\$	15,000
J. Fees Subtotal (E thru I) \$ 1,084,978 \$ 420,807 \$ 664,170 \$ K. Owner's Project Reserve/Contingency % of D 2.0% \$ 234,654 \$ 88,820 \$ 145,834 \$ L. Movable Equipment Owner provided furnishings \$//SF of A \$7.50 \$ 196,500 \$ 60,000 \$ 136,500 \$ M. Fixed Equipment Cost Estimated \$7.50 \$ 196,500 \$ 60,000 \$ 136,500 \$ N. Telecommunications/Data/Security Access Control & CCTV \$//SF of A \$3.00 \$ 78,600 \$ 24,000 \$ 54,600 \$ O. Hazardous Materials Abatement (Assumed) N/A \$0.00 \$ 720,254 \$ 207,820 \$ 512,434 \$	Н. А	Asbestos and Lead Paint Survey		Estimated			\$	7,500	\$	7,500	\$	-	\$	-
J. Fees Subtotal (E thru I) \$ 1,084,978 \$ 420,807 \$ 664,170 \$ K. Owner's Project Reserve/Contingency % of D 2.0% \$ 234,654 \$ 88,820 \$ 145,834 \$ L. Movable Equipment Owner provided furnishings \$/5F of A \$7.50 \$ 196,500 \$ 60,000 \$ 136,500 \$ M. Fixed Equipment Cost Appliances Lump Sum \$ 45,000 \$ 15,000 \$ 30,000 \$ N. Telecommunications/Data/Security Access Control & CCTV Data/Telephone Network \$/5F of A \$3.00 \$ 78,600 \$ 24,000 \$ 54,600 \$ O. Hazardous Materials Abatement (Assumed) N/A \$0.00 \$ 720,254 \$ 207,820 \$ 512,434		Construction Materials (IBC Chanter 17) Testing		% of D		0.8%	\$	93.862	\$	35 528	¢	58 334	\$	51,719
K. Owner's Project Reserve/Contingency % of D 2.0% \$ 234,654 \$ 88,820 \$ 145,834 \$ L. Movable Equipment Owner provided furnishings Owner Provided Equipment \$/SF of A \$7.50 \$ 196,500 \$ 60,000 \$ 136,500 \$ 100,000 \$ 5 \$ 100,000 \$ 5 \$ 100,000 \$ 5 \$ 100,000 \$ 5 \$ 5 \$ 100,000 \$ 5 \$						0.070			Ť					
L. Movable Equipment Owner provided furnishings Owner Provided Equipment \$\\$/SF of A \$7.50 \$\$ 196,500 \$\$ 60,000 \$\$ 136,500 \$\$ M. Fixed Equipment Cost Appliances Lump Sum \$\$ 45,000 \$\$ 136,500 \$\$ \$\$ 30,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 30,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000 \$\$ \$\$ 100,000	J. F	Fees Subtotal		(E thru l)			\$	1,084,978	\$	420,807	\$	664,170	\$	591,405
Owner provided furnishings \$/SF of A \$7.50 \$ 196,500 \$ 60,000 \$ 136,500 \$ Owner Provided Equipment Estimated \$ 100,000 \$ - \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100,000 \$ \$ 100	К. (Owner's Project Reserve/Contingency		% of D		2.0%	\$	234,654	\$	88,820	\$	145,834	\$	129,297
Owner provided furnishings \$/SF of A \$7.50 \$ 196,500 \$ 60,000 \$ 136,500 \$ \$ 100,000	L. N	Novable Equipment												
M. Fixed Equipment Cost Appliances Lump Sum \$ 45,000 \$ 15,000 \$ 30,000 \$ N. Telecommunications/Data/Security Access Control & CCTV Data/Telephone Network \$/SF of A \$3.00 \$ 78,600 \$ \$24,000 \$ \$54,600 \$		Owner provided furnishings		\$/SF of A		\$7.50	\$	196,500	\$	60,000	\$	136,500	\$	136,500
AppliancesLump Sum\$45,000\$15,000\$30,000\$N.Telecommunications/Data/Security Access Control & CCTV Data/Telephone Network\$/SF of A\$3.00\$78,600\$24,000\$54,600\$O.Hazardous Materials Abatement (Assumed)N/A\$0.00\$\$\$\$\$\$P.Additional Owner Items Subtotal(K thru O)\$720,254\$207,820\$512,434\$\$		Owner Provided Equipment		Estimated			\$	100,000	\$	-	\$	100,000	\$	100,000
AppliancesLump Sum\$45,000\$15,000\$30,000\$N.Telecommunications/Data/Security Access Control & CCTV Data/Telephone Network\$/SF of A\$3.00\$78,600\$24,000\$54,600\$O.Hazardous Materials Abatement (Assumed)N/A\$0.00\$\$\$\$\$\$P.Additional Owner Items Subtotal(K thru O)\$720,254\$207,820\$512,434\$\$														
N. Telecommunications/Data/Security Access Control & CCTV Data/Telephone Network \$/SF of A \$3.00 \$ 78,600 \$ 24,000 \$ 54,600 \$ O. Hazardous Materials Abatement (Assumed) N/A \$0.00 \$ - \$ - \$ - \$ </td <td>M. F</td> <td></td> <td></td> <td>Lump Sum</td> <td></td> <td></td> <td>¢</td> <td>45 000</td> <td>¢</td> <td>15 000</td> <td>¢</td> <td>30,000</td> <td>¢</td> <td>30,000</td>	M. F			Lump Sum			¢	45 000	¢	15 000	¢	30,000	¢	30,000
Access Control & CCTV \$/SF of A \$3.00 \$ 78,600 \$ 24,000 \$ 54,600 \$ Data/Telephone Network \$/SF of A \$2.50 \$ 65,500 \$ 20,000 \$ 45,500 \$ \$ 45,500 \$		Appliances		Lump Sum			Ψ	43,000	Ψ	15,000	Ψ	50,000	Ψ	50,000
Access Control & CCTV \$/SF of A \$3.00 \$ 78,600 \$ 24,000 \$ 54,600 \$ Data/Telephone Network \$/SF of A \$2.50 \$ 65,500 \$ 20,000 \$ 45,500 \$ \$ 45,500 \$	N. 7	Telecommunications/Data/Security												
Data/Telephone Network \$/SF of A \$2.50 \$ 65,500 \$ 20,000 \$ 45,500 \$ O. Hazardous Materials Abatement (Assumed) N/A \$0.00 \$ - \$ - \$ <td< td=""><td></td><td>•</td><td></td><td>\$/SF of A</td><td></td><td>\$3.00</td><td>\$</td><td>78,600</td><td>\$</td><td>24,000</td><td>\$</td><td>54,600</td><td>\$</td><td>54,600</td></td<>		•		\$/SF of A		\$3.00	\$	78,600	\$	24,000	\$	54,600	\$	54,600
O. Hazardous Materials Abatement (Assumed) N/A \$0.00 \$ - \$ - \$ <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>45,500</td></t<>														45,500
P. Additional Owner Items Subtotal (K thru O) \$ 720,254 \$ 207,820 \$ 512,434	•			N1/A		#0 0-	¢						•	
	U. H	⊣azardous Materials Abatement (Assumed)		N/A		\$0.00	\$	-	\$	-	\$	-	\$	-
TOTAL PROJECT BUDGET (D+J+P) \$ 13,537,932 \$ 5,069,620 \$ 8,468,313 \$	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 \$						Cost/SF	\$				\$		\$	415

NOTES:

- 1. Budget is based on preliminary layouts prepared by DP3 Architects and McGill.
- 2. Budget does not include land acquisition costs, moving costs, or tap fees.
- 3. Site costs have not accounted for unsuitable soils including rock, contaminated or wet soils.
- 4. Town Hall site costs assume no stormwater detention requirements (i.e. no increase in impervisous area), and no new utilities.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. The "Construction Contingency" will allow for changes to the design, other program alterations, and unforeseen site conditions encountered after construction initiation.
- 9. 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 Bllitmore Forest, North Carolina

ESTIMATED ORDER OF MAGNITUDE SITE CONSTRUCTION COSTS March 6, 2024

Точ	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			

Pub	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			



