

**Town of Valdese
Town Council Meeting
Valdese Town Hall
102 Massel Avenue SW, Valdese
Thursday, August 2, 2018
7:00 P.M.**

- 1. Call Meeting to Order**

- 2. Public Safety Building Discussion**
 - A. Structural Engineer Report**
 - B. Presentation of Feasibility Study**

- 3. Council Discussion and Questions**

- 4. Adjournment**

CLIENT City of Valdese	Opinion of Probable Cost				DATE PREPARED Aug-18	SHEET 1	OF 8	
ACTIVITY AND LOCATION Valdese Public Safety Building Repairs (Option A and B) Valdese, NC			CONSTRUCTION CONTRACT NO. N/A		IDENTIFICATION NUMBER -			
PROJECT TITLE Valdese Public Safety Building Temporary Shoring City of Valdese			ESTIMATED BY Alberto, Michael		CATEGORY CODE NUMBER -			
			STATUS OF DESIGN Concept Design		JOB ORDER NUMBER -			
ITEM DESCRIPTION	QUANTITY		MATERIAL AND EQUIPMENT COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

OPTION A REPAIRS

SUMMARY

Mobilization, and Demobilization	\$122,000
Selective Demolition	\$107,000
Repair Construction	<u>\$471,000</u>

TOTAL ESTIMATED COST FOR PUBLIC SAFETY BUILDING REPAIR OPTION A **Total** **\$700,000**

OPTION B REPAIRS

SUMMARY

Mobilization, and Demobilization	\$243,000
Selective Demolition	\$341,000
Repair Construction	<u>\$684,000</u>

TOTAL ESTIMATED COST FOR PUBLIC SAFETY BUILDING REPAIR OPTION B **Total** **\$1,268,000**

CLIENT City of Valdese		Opinion of Probable Cost			DATE PREPARED Aug-18	SHEET 2	OF 8	
ACTIVITY AND LOCATION Valdese Public Safety Building Repairs (Option A and B) Valdese, NC			CONSTRUCTION CONTRACT NO. N/A		IDENTIFICATION NUMBER -			
PROJECT TITLE Valdese Public Safety Building Temporary Shoring City of Valdese			ESTIMATED BY Alberto, Michael		CATEGORY CODE NUMBER -			
			STATUS OF DESIGN Concept Design		JOB ORDER NUMBER -			
ITEM DESCRIPTION	QUANTITY		MATERIAL AND EQUIPMENT COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

OPTION A - MOBILIZATION AND DEMOBILIZATION

Contractor Equipment Labor and Materials	1 LS		\$21,500.00	\$21,500	\$42,900.00	\$42,900	\$64,400.00	\$64,400
			Sub-Total	\$21,500		\$42,900		\$64,400
Insurance and Taxes	35.00%					\$15,015		\$15,015
Sales Tax (Texas)	6.25%			\$1,343.75				\$1,344
			Sub-Total	\$22,843.75		\$57,915		\$80,759
Overhead and Profit (Materials)	15.00%			\$3,426.56				\$3,427
Overhead and Profit (Labor)	25.00%					\$14,478.75		\$14,479
Bonds	1.00%							\$986.64
Construction Management and Supervision	2.00%							\$1,993
Contingency	20.00%							\$20,329
Total Opinion of Probable Cost				\$26,270		\$72,394		\$121,972

TOTAL ESTIMATED COST MOBILIZATION - OPTION A

SAY:

\$122,000.00

CLIENT City of Valdese	Opinion of Probable Cost				DATE PREPARED Aug-18	SHEET 3	OF 8	
ACTIVITY AND LOCATION Valdese Public Safety Building Repairs (Option A and B) Valdese, NC		CONSTRUCTION CONTRACT NO. N/A			IDENTIFICATION NUMBER -			
PROJECT TITLE Valdese Public Safety Building Temporary Shoring City of Valdese		ESTIMATED BY Alberto, Michael			CATEGORY CODE NUMBER -			
		STATUS OF DESIGN Concept Design			JOB ORDER NUMBER -			
ITEM DESCRIPTION	QUANTITY		MATERIAL AND EQUIPMENT COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

OPTION A - SELECTIVE DEMOLITION

Selective Demolition and Conflict Resolution

Remove Material Conflicts (Shelves, Electrical, Data, etc.)	1	LS	\$5,000.00	\$5,000	\$30,000.00	\$30,000	\$35,000.00	\$35,000
Miscellaneous Selctive Demolition	1	LS	\$4,000.00	\$4,000	\$10,000.00	\$10,000	\$14,000.00	\$14,000

Rubbish Handling and Disposal

Rubbish Handling and Disposal	1	LS	\$2,000.00	\$2,000	\$3,000.00	\$3,000	\$5,000.00	\$5,000
Sub-Total				\$11,000		\$43,000		\$54,000

Insurance and Taxes	35.00%					\$15,050		\$15,050
Sales Tax (Texas)	6.25%			\$687.50				\$688
Sub-Total				\$11,687.50		\$58,050		\$69,738

Overhead and Profit (Materials)	15.00%			\$1,753.13				\$1,753
Overhead and Profit (Labor)	25.00%					\$14,512.50		\$14,513
Bonds	1.00%							\$860.03
Construction Management and Supervision	2.00%							\$1,737
Contingency	20.00%							\$17,720
Total Opinion of Probable Cost				\$13,441		\$72,563		\$106,321

TOTAL ESTIMATED COST FOR SELECTIVE DEMOLITION - OPTION A

SAY:

\$107,000.00

CLIENT City of Valdese		Opinion of Probable Cost			DATE PREPARED Aug-18	SHEET 4	OF 8	
ACTIVITY AND LOCATION Valdese Public Safety Building Repairs (Option A and B) Valdese, NC			CONSTRUCTION CONTRACT NO. N/A		IDENTIFICATION NUMBER -			
PROJECT TITLE Valdese Public Safety Building Temporary Shoring City of Valdese			ESTIMATED BY Alberto, Michael		CATEGORY CODE NUMBER -			
			STATUS OF DESIGN Concept Design		JOB ORDER NUMBER -			
ITEM DESCRIPTION	QUANTITY		MATERIAL AND EQUIPMENT COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

OPTION A - REPAIR CONSTRUCTION

Steel Moment Frame Assembly Office Wing

5x5 HSS Steel Posts	672	LF	\$60.62	\$40,734	\$8.36	\$5,617	\$68.97	\$46,351
5x5 HSS Steel Bond Beam	189	LF	\$60.62	\$11,457	\$8.36	\$1,580	\$68.97	\$13,036
Pipe Sleeves	155	LF	\$8.87	\$1,376	\$10.45	\$1,622	\$19.32	\$2,999
Cap Plates and Miscellaneous Shapes	0.2	Ton	\$4,550.00	\$910	\$1,000.00	\$200	\$5,550.00	\$1,110
Welding	339	LF	\$9.27	\$3,144	\$18.92	\$6,417	\$28.18	\$9,561
High Performance Coating System	1317	SF	\$4.50	\$5,928	\$3.96	\$5,217	\$8.46	\$11,145
1" Dia. Galv. Steel Epoxy Dowel Anchor Bolts	216	EA	\$29.08	\$6,281	\$31.90	\$6,890	\$60.98	\$13,172
1" Dia. Galv. Steel Dome Head Through Bolts	95	EA	\$29.08	\$2,748	\$31.90	\$3,015	\$60.98	\$5,763

Steel Columns Engine Bay

5x5 HSS Steel Posts	336	LF	\$60.62	\$20,367	\$8.36	\$2,808	\$68.97	\$23,175
Base Plates and Miscellaneous Shapes and Braces	0.4	Ton	\$4,550.00	\$1,820	\$1,000.00	\$400	\$5,550.00	\$2,220
Welding	96	LF	\$9.27	\$890	\$18.92	\$1,816	\$28.18	\$2,705
Coating System	514	SF	\$2.25	\$1,157	\$2.64	\$1,357	\$4.89	\$2,514
3/4" Dia. Galv. Steel Epoxy Dowel Anchor Bolts	144	EA	\$18.30	\$2,636	\$28.05	\$4,039	\$46.35	\$6,675

Interior Steel Straps

Steel Straps (Alternate may be FRP or Timber Studs)	1455	LF	\$6.75	\$9,823	\$1.00	\$1,455	\$7.75	\$11,278
3/8" Dia. Galv. Steel Epoxy Dowel Anchor Bolts	728	EA	\$4.58	\$3,331	\$7.01	\$5,105	\$11.59	\$8,436

Exterior Finishing

Exist Masonry Routing and Tuck Pointing	473	SF	\$5.00	\$2,363	\$10.00	\$4,725	\$15.00	\$7,088
---	-----	----	--------	---------	---------	---------	---------	---------

Interior Wall Finishing and Reinstallations

Fur Strips and Gypsum Board	2367	SF	\$0.75	\$1,775	\$1.00	\$2,367	\$1.75	\$4,142
-----------------------------	------	----	--------	---------	--------	---------	--------	---------

CLIENT City of Valdese	Opinion of Probable Cost		DATE PREPARED Aug-18	SHEET 5	OF 8
ACTIVITY AND LOCATION Valdese Public Safety Building Repairs (Option A and B) Valdese, NC		CONSTRUCTION CONTRACT NO. N/A		IDENTIFICATION NUMBER -	
PROJECT TITLE Valdese Public Safety Building Temporary Shoring City of Valdese		ESTIMATED BY Alberto, Michael		CATEGORY CODE NUMBER -	
		STATUS OF DESIGN Concept Design		JOB ORDER NUMBER -	

ITEM DESCRIPTION	QUANTITY		MATERIAL AND EQUIPMENT COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Equipment and Material Reinstallation	1	LS	\$50,000.00	\$50,000	\$50,000.00	\$50,000	\$100,000.00	\$100,000
			Sub-Total	\$166,740		\$104,630		\$271,370
Insurance and Taxes		35.00%				\$36,621		\$36,621
Sales Tax (Texas)		6.25%		\$10,421.25				\$10,421
			Sub-Total	\$177,161.17		\$141,251		\$318,412
Overhead and Profit (Materials)		15.00%		\$26,574.18				\$26,574
Overhead and Profit (Labor)		25.00%				\$35,312.70		\$35,313
Bonds		1.00%						\$3,802.99
Construction Management and Supervision		2.00%						\$7,682
Contingency		20.00%						\$78,357
Total Opinion of Probable Cost				\$203,735		\$176,563		\$470,141

TOTAL ESTIMATED COST FOR REPAIR CONSTRUCTION - OPTION A

SAY:

\$471,000.00

CLIENT City of Valdese		Opinion of Probable Cost			DATE PREPARED Aug-18	SHEET 6	OF 8	
ACTIVITY AND LOCATION Valdese Public Safety Building Repairs (Option A and B) Valdese, NC			CONSTRUCTION CONTRACT NO. N/A		IDENTIFICATION NUMBER -			
PROJECT TITLE Valdese Public Safety Building Temporary Shoring City of Valdese			ESTIMATED BY Alberto, Michael		CATEGORY CODE NUMBER -			
			STATUS OF DESIGN Concept Design		JOB ORDER NUMBER -			
ITEM DESCRIPTION	QUANTITY		MATERIAL AND EQUIPMENT COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

OPTION B - MOBILIZATION AND DEMOBILIZATION

Contractor Equipment Labor and Materials	1 LS	\$38,000.00	<u>\$38,000</u>	\$76,000.00	<u>\$76,000</u>	\$114,000.00	<u>\$114,000</u>
		Sub-Total	<u>\$38,000</u>		<u>\$76,000</u>		<u>\$114,000</u>
Insurance and Taxes	35.00%				\$26,600		\$26,600
Sales Tax (Texas)	6.25%				<u>\$2,375.00</u>		<u>\$2,375</u>
		Sub-Total	<u>\$40,375.00</u>		<u>\$102,600</u>		<u>\$142,975</u>
Overhead and Profit (Materials)	15.00%		\$6,056.25				\$6,056
Overhead and Profit (Labor)	25.00%				\$25,650.00		\$25,650
Bonds	1.00%						\$1,746.81
Construction Management and Supervision	2.00%						\$3,529
Contingency	35.00%						<u>\$62,985</u>
Total Opinion of Probable Cost			<u>\$46,431</u>		<u>\$128,250</u>		<u>\$242,941</u>

TOTAL ESTIMATED COST MOBILIZATION - OPTION B

SAY:

\$243,000.00

CLIENT City of Valdese		Opinion of Probable Cost			DATE PREPARED Aug-18	SHEET 7	OF 8	
ACTIVITY AND LOCATION Valdese Public Safety Building Repairs (Option A and B) Valdese, NC			CONSTRUCTION CONTRACT NO. N/A		IDENTIFICATION NUMBER -			
PROJECT TITLE Valdese Public Safety Building Temporary Shoring City of Valdese			ESTIMATED BY Alberto, Michael		CATEGORY CODE NUMBER -			
			STATUS OF DESIGN Concept Design		JOB ORDER NUMBER -			
ITEM DESCRIPTION	QUANTITY		MATERIAL AND EQUIPMENT COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

OPTION B - SELECTIVE DEMOLITION

Selective Demolition and Conflict Resolution

Remove Material Conflicts (Shelves, Electrical, Data, etc.)	1	LS	\$5,000.00	\$5,000	\$30,000.00	\$30,000	\$35,000.00	\$35,000
Miscellaneous Selctive Demolition	1	LS	\$4,000.00	\$4,000	\$10,000.00	\$10,000	\$14,000.00	\$14,000
Double Wythe Cavity Wall Demolition	3661	SF	\$1.50	\$5,491	\$3.00	\$10,982	\$4.50	\$16,473

Rubbish Handling and Disposal

Rubbish Handling and Disposal	123	CY	\$250.00	\$30,735	\$500.00	\$61,471	\$750.00	\$92,206
			Sub-Total	<u>\$45,226</u>		<u>\$112,453</u>		<u>\$157,679</u>

Insurance and Taxes	35.00%					\$39,359		\$39,359
Sales Tax (Texas)	6.25%					\$2,826.65		\$2,827
			Sub-Total	<u>\$48,053.13</u>		<u>\$151,811</u>		<u>\$199,865</u>

Overhead and Profit (Materials)	15.00%			\$7,207.97				\$7,208
Overhead and Profit (Labor)	25.00%					\$37,952.87		\$37,953
Bonds	1.00%							\$2,450.25
Construction Management and Supervision	2.00%							\$4,950
Contingency	35.00%							\$88,349
Total Opinion of Probable Cost				<u>\$55,261</u>		<u>\$189,764</u>		<u>\$340,774</u>

TOTAL ESTIMATED COST FOR SELECTIVE DEMOLITION - OPTION B

SAY:

\$341,000.00

CLIENT City of Valdese	Opinion of Probable Cost				DATE PREPARED Aug-18	SHEET 8	OF 8	
ACTIVITY AND LOCATION Valdese Public Safety Building Repairs (Option A and B) Valdese, NC			CONSTRUCTION CONTRACT NO. N/A		IDENTIFICATION NUMBER -			
PROJECT TITLE Valdese Public Safety Building Temporary Shoring City of Valdese			ESTIMATED BY Alberto, Michael		CATEGORY CODE NUMBER -			
			STATUS OF DESIGN Concept Design		JOB ORDER NUMBER -			
ITEM DESCRIPTION	QUANTITY		MATERIAL AND EQUIPMENT COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

OPTION B - REPAIR CONSTRUCTION

Steel Moment Frame Assembly Office Wing

6x6 HSS Steel Posts	304 LF		\$74.48	\$22,642	\$10.27	\$3,122	\$84.75	\$25,764
Base Plates and Miscellaneous Shapes	1.5 Ton		\$4,550.00	\$6,825	\$1,000.00	\$1,500	\$5,550.00	\$8,325
Welding	115 LF		\$9.27	\$1,067	\$18.92	\$2,179	\$28.18	\$3,246
Coating System	568 SF		\$2.25	\$1,279	\$2.64	\$1,501	\$4.89	\$2,780
3/4" Dia. Galv. Steel Epoxy Dowel Anchor Bolts	336 EA		\$18.30	\$6,150	\$28.05	\$9,425	\$46.35	\$15,575

Steel Columns Engine Bay

5x5 HSS Steel Posts	336 LF		\$60.62	\$20,367	\$8.36	\$2,808	\$68.97	\$23,175
Base Plates and Miscellaneous Shapes and Braces	0.6 Ton		\$4,550.00	\$2,730	\$1,000.00	\$600	\$5,550.00	\$3,330
Welding	96 LF		\$9.27	\$890	\$18.92	\$1,816	\$28.18	\$2,705
Coating System	514 SF		\$2.25	\$1,157	\$2.64	\$1,357	\$4.89	\$2,514
3/4" Dia. Galv. Steel Epoxy Dowel Anchor Bolts	144 EA		\$18.30	\$2,636	\$28.05	\$4,039	\$46.35	\$6,675

Exterior Finishing

New Masonry Façade (Ties, Flashing, Caps, Weeps, etc.)	4580 SF		\$6.00	\$27,480	\$11.00	\$50,380	\$17.00	\$77,860
--	---------	--	--------	----------	---------	----------	---------	----------

Interior Wall Finishing and Reinstallations

2x8 Stud Wall	3902 LF		\$4.50	\$17,560	\$3.00	\$11,707	\$7.50	\$29,267
Structural Sheathing	3661 SF		\$2.50	\$9,152	\$1.50	\$5,491	\$4.00	\$14,643
Water Resistant Barriers (WRB)	3661 SF		\$1.25	\$4,576	\$1.50	\$5,491	\$2.75	\$10,067
Batt Insulation	3661 SF		\$1.25	\$4,576	\$1.25	\$4,576	\$2.50	\$9,152
Gypsum Board	3661 SF		\$0.75	\$2,746	\$1.00	\$3,661	\$1.75	\$6,406
Equipment and Material Reinstallation	1 LS		\$50,000.00	\$50,000	\$50,000.00	\$50,000	\$100,000.00	\$100,000

Sub-Total \$181,833 \$159,653 \$341,486

Insurance and Taxes 35.00% \$55,879 \$55,879

Sales Tax (Texas) 6.25% \$11,364.55 \$11,365

Sub-Total \$193,197.37 \$215,532 \$408,729

Overhead and Profit (Materials) 15.00% \$28,979.61 \$28,980

Overhead and Profit (Labor) 25.00% \$53,882.91 \$53,883

Bonds 1.00% \$4,915.92 \$4,915.92

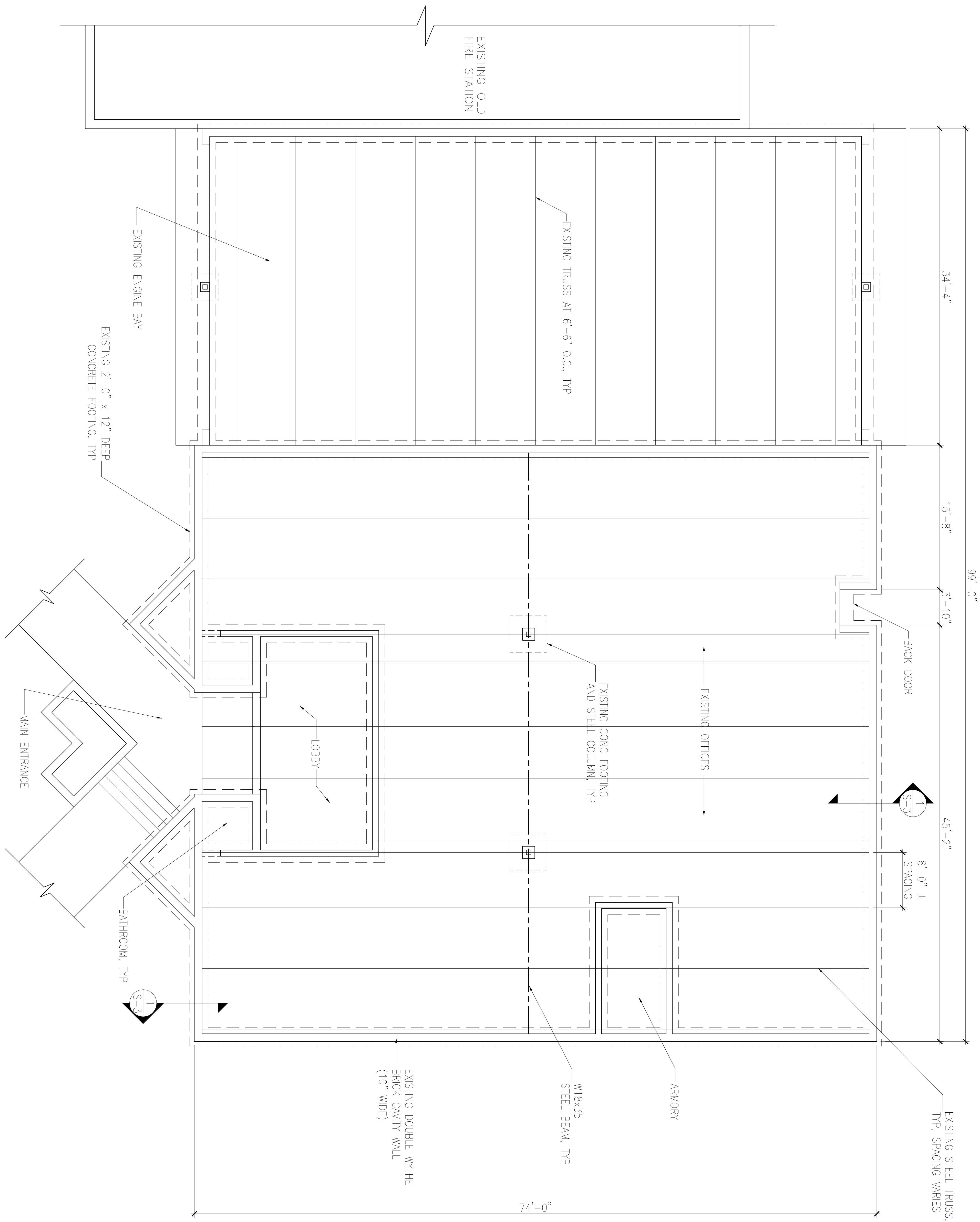
Construction Management and Supervision 2.00% \$9,930 \$9,930

Contingency 35.00% \$177,253 \$177,253

Total Opinion of Probable Cost \$222,177 \$269,415 \$683,691

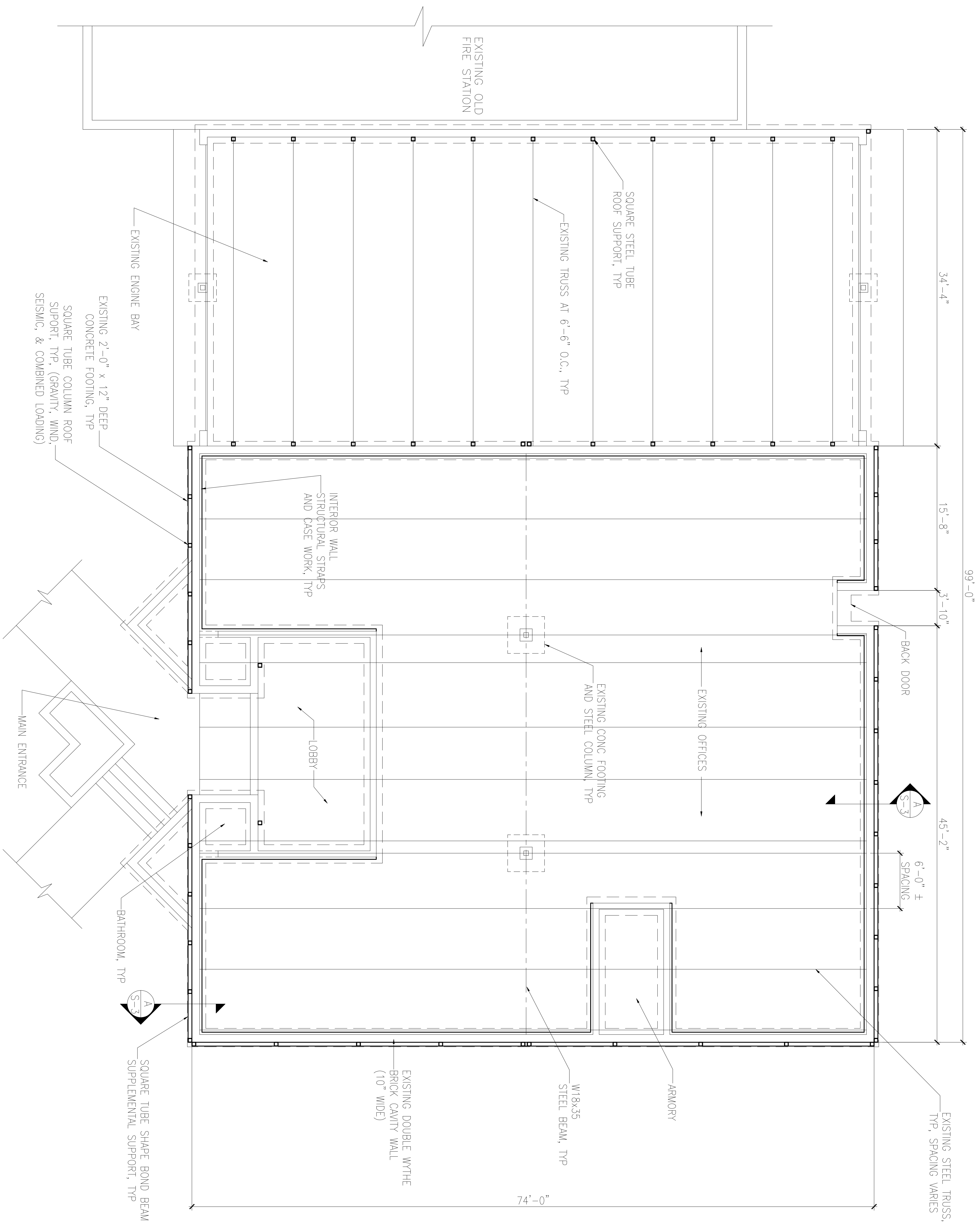
TOTAL ESTIMATED COST FOR REPAIR CONSTRUCTION - OPTION B

SAY: \$684,000.00



EXISTING BUILDING PLAN
SCALE 3/16" = 1'-0"

<p>THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS TO BE USED FOR THIS SPECIFIC PROJECT ONLY. THE DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF MICHAEL ALBERTO, PE, PLLC</p>	<p>This document is released for the purpose of interim review under the authority of C. Michael Alberto, PE 034996, August 2, 2018. It is not to be used for construction, bidding, or permit purposes.</p>	<p>MICHAEL ALBERTO, PE, PLLC LICENSE No. P-1753 580 20th AVENUE COURT NW HICKORY, NC 28601 PHONE: 919-621-7667 cmichael.alberto@gmail.com</p>	<p>CIVIL ENGINEERING STRUCTURAL ENGINEERING SITE PLANNING CONSTRUCTION CONSULTANT</p>
<p>EXIST. BLD PLAN</p>	<p>REPAIRS TO THE BUILDING OF VALDESE PUBLIC SAFETY 121 FAET STREET SW VALDESE, NC 28690</p>	<p>DRAWN BY: KBE CHECKED BY: CMA</p>	<p>REVISIONS</p>
<p>SHEET NO. 1</p>	<p>DRAWING DATE: AUGUST 2018</p>	<p>1</p>	<p>1</p>



PROPOSED BUILDING PLAN OPTION A
SCALE 3/16" = 1'-0"

CIVIL ENGINEERING
 STRUCTURAL ENGINEERING
 SITE PLANNING
 CONSTRUCTION CONSULTANT

MICHAEL ALBERTO, PE, PLLC
 LICENSE No. P-1753
 580 20th AVENUE COURT NW
 HICKORY, NC 28601
 PHONE: 919-621-7667
 cmichael.alberto@gmail.com

This document is released for the purpose of interim review under the authority of C. Michael Alberto, PE 034996, August 2, 2018. It is not to be used for construction, bidding, or permit purposes.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS TO BE USED FOR THIS SPECIFIC PROJECT ONLY. THE DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM MICHAEL ALBERTO, PE, PLLC

REPAIRS TO THE BUILDING OF
VALDESE PUBLIC SAFETY
 121 FAET STREET SW VALDESE, NC 28690

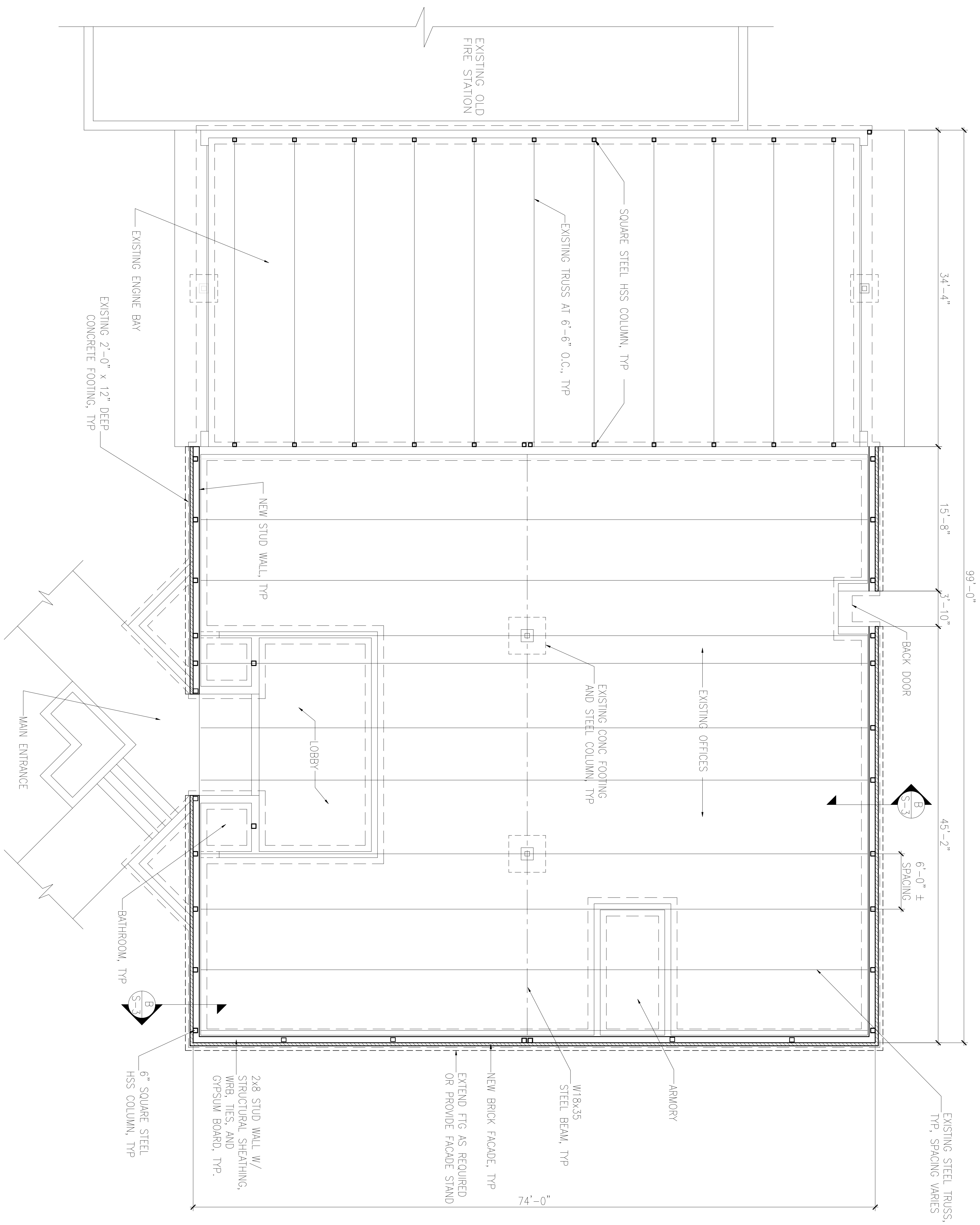
PLAN OPTION A

DRAWN BY: KBE
 CHECKED BY: CMA

DRAWING DATE: AUGUST 2018

REVISIONS:

SHEET NO. 1A



PROPOSED BUILDING PLAN OPTION B
SCALE 3/16" = 1'-0"

CIVIL ENGINEERING
 STRUCTURAL ENGINEERING
 SITE PLANNING
 CONSTRUCTION CONSULTANT

MICHAEL ALBERTO, PE, PLLC
 LICENSE No. P-1753
 580 20th AVENUE COURT NW
 HICKORY, NC 28601
 PHONE: 919-621-7667
 cmichael.alberto@gmail.com

This document is released for the purpose of interim review under the authority of C. Michael Alberto, PE 034996, August 2, 2018. This document is not to be used for construction, bidding, or permit purposes.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS TO BE USED FOR THIS SPECIFIC PROJECT ONLY. THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION FROM MICHAEL ALBERTO, PE, PLLC.

REPAIRS TO THE BUILDING OF
VALDESE PUBLIC SAFETY
 121 FAET STREET SW VALDESE, NC 28690

PLAN OPTION B

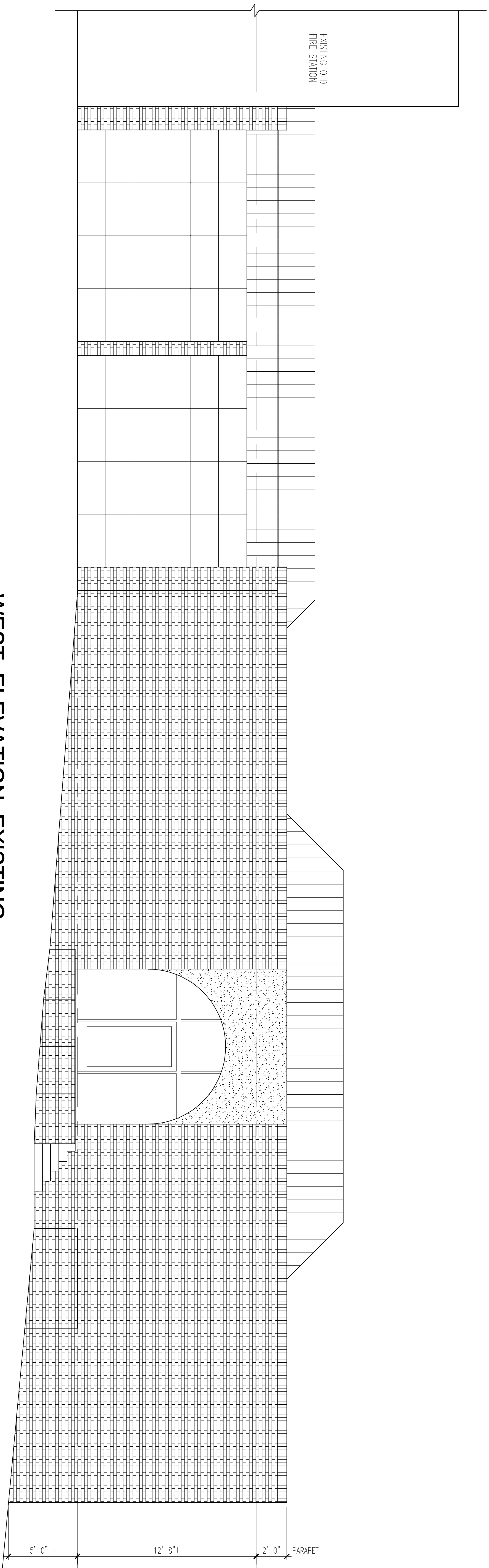
DRAWN BY: KBE
 CHECKED BY: CWA

DRAWING DATE: AUGUST 2018

REVISIONS:

SHEET NO.

1B

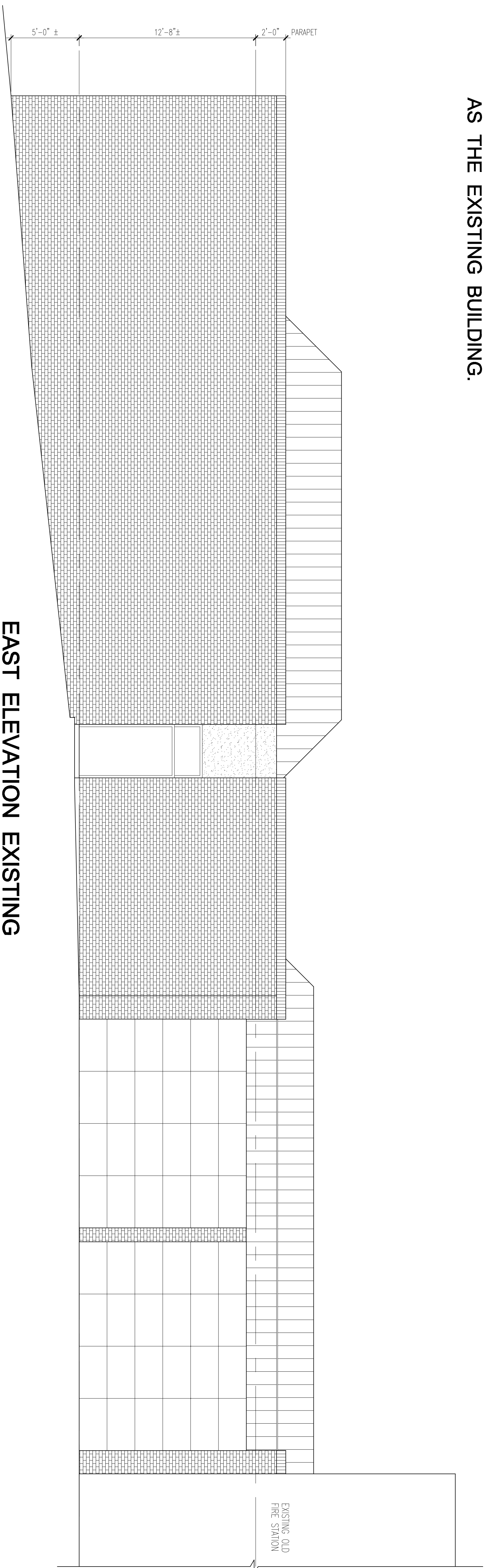


WEST ELEVATION EXISTING

SCALE 1/4" = 1'-0"

WEST ELEVATION OPTION B

NOTE:
OPTION B WILL HAVE EFFECTIVELY THE SAME EXTERIOR APPEARANCE AS THE EXISTING BUILDING.



EAST ELEVATION EXISTING

SCALE 1/4" = 1'-0"

EAST ELEVATION OPTION B

MICHAEL ALBERTO, PE, PLLC

LICENSE No. P-1753
580 20th AVENUE COURT NW
HICKORY, NC 28601
PHONE: 919-621-7667
cmichael.alberto@gmail.com

CIVIL ENGINEERING
STRUCTURAL ENGINEERING
SITE PLANNING
CONSTRUCTION CONSULTANT

This document is released for the purpose of interim review under the authority of C. Michael Alberto, PE 034996, August 2, 2018. It is not to be used for construction, bidding, or permit purposes.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS TO BE USED FOR THIS SPECIFIC PROJECT ONLY. THE DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF MICHAEL ALBERTO, PE, PLLC

REPAIRS TO THE BUILDING OF
VALDESE PUBLIC SAFETY

121 FAET STREET SW VALDESE, NC 28690

EXISTING ELEVATION & OPTION B ELEV.

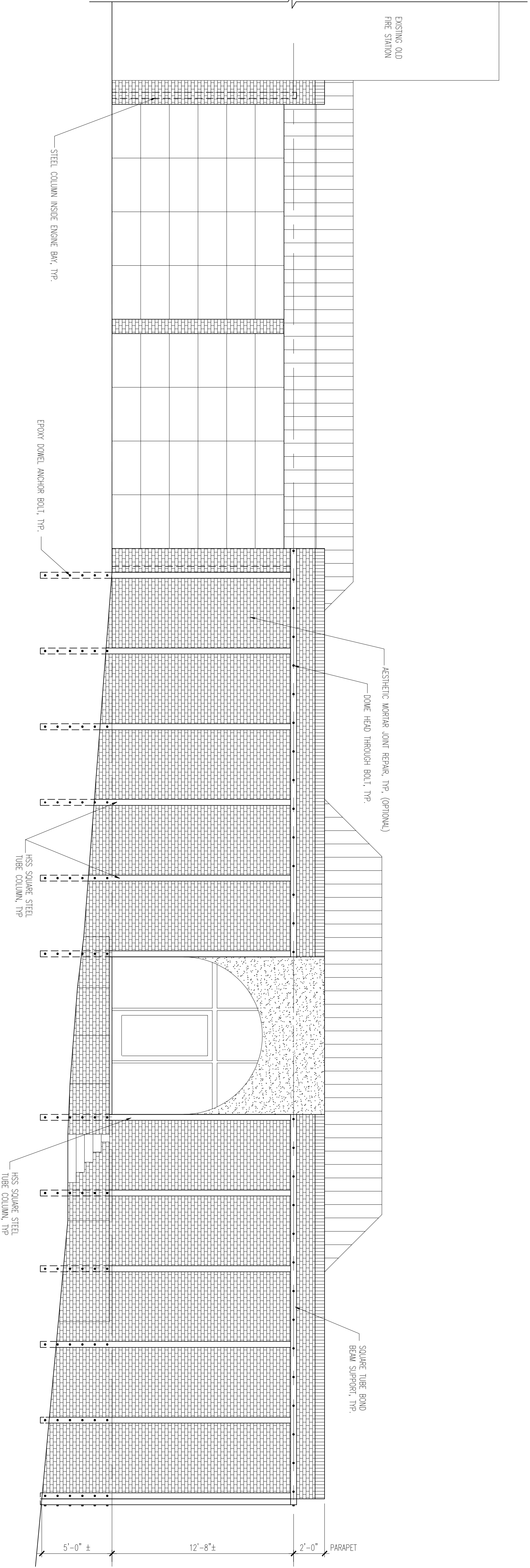
DRAWN BY: KSE
CHECKED BY: CMA

DRAWING DATE: AUGUST 2018

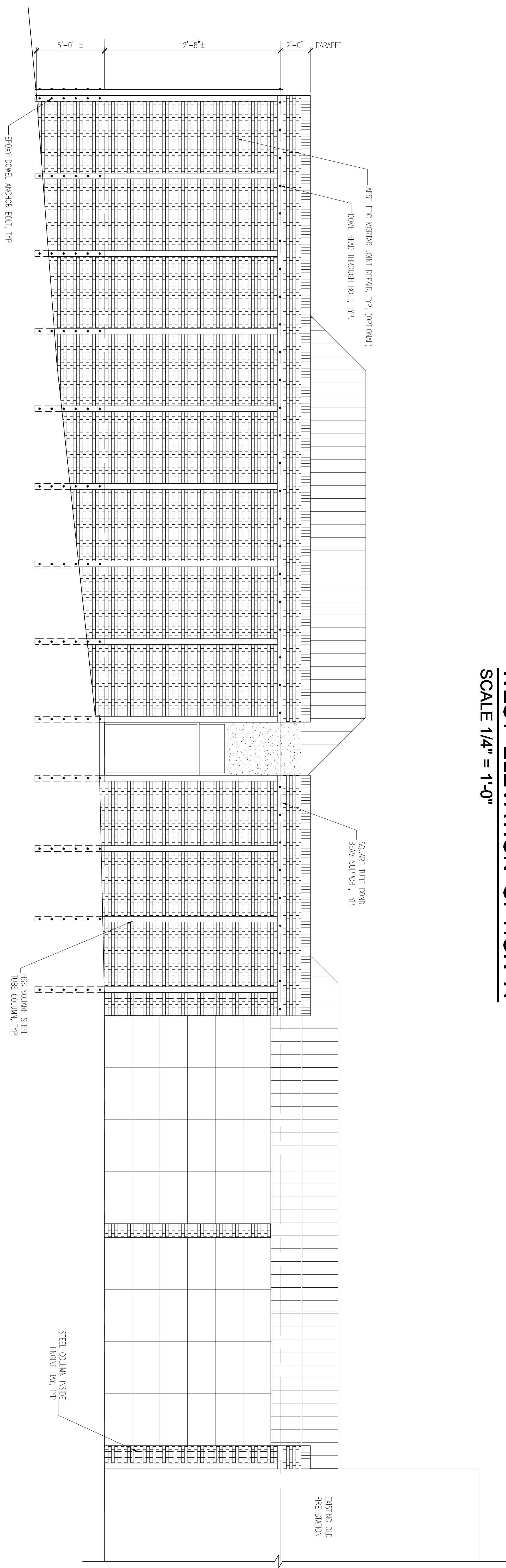
REVISIONS

SHEET NO.

2/2B



WEST ELEVATION OPTION A
SCALE 1/4" = 1'-0"



EAST ELEVATION OPTION A
SCALE 1/4" = 1'-0"

MICHAEL ALBERTO, PE, PLLC
 LICENSE No. P-1753
 580 20th AVENUE COURT NW
 HICKORY, NC 28601
 PHONE: 919-621-7667
 cmichael.alberto@gmail.com

CIVIL ENGINEERING
 STRUCTURAL ENGINEERING
 SITE PLANNING
 CONSTRUCTION CONSULTANT

This document is released for the purpose of interim review under the authority of C. Michael Alberto, PE 034996, August 2, 2018. It is not to be used for construction, bidding, or permit purposes.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS TO BE USED FOR THE PROJECT AND SITE SPECIFIC PURPOSES ONLY. THE DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF MICHAEL ALBERTO, PE, PLLC.

REPAIRS TO THE BUILDING OF
VALDESE PUBLIC SAFETY
 121 FAET STREET SW VALDESE, NC 28690

OPTION A ELEV

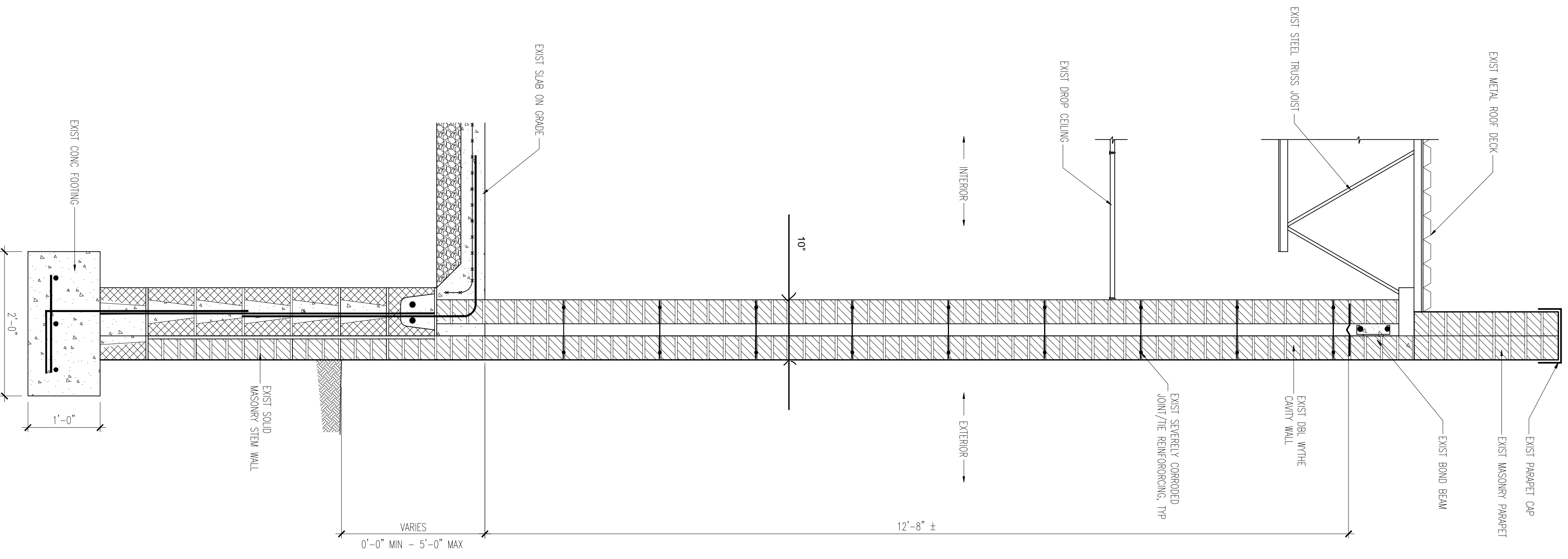
DRAWN BY: KEB
 CHECKED BY: CMA

DRAWING DATE: AUGUST 2018
 REVISIONS:

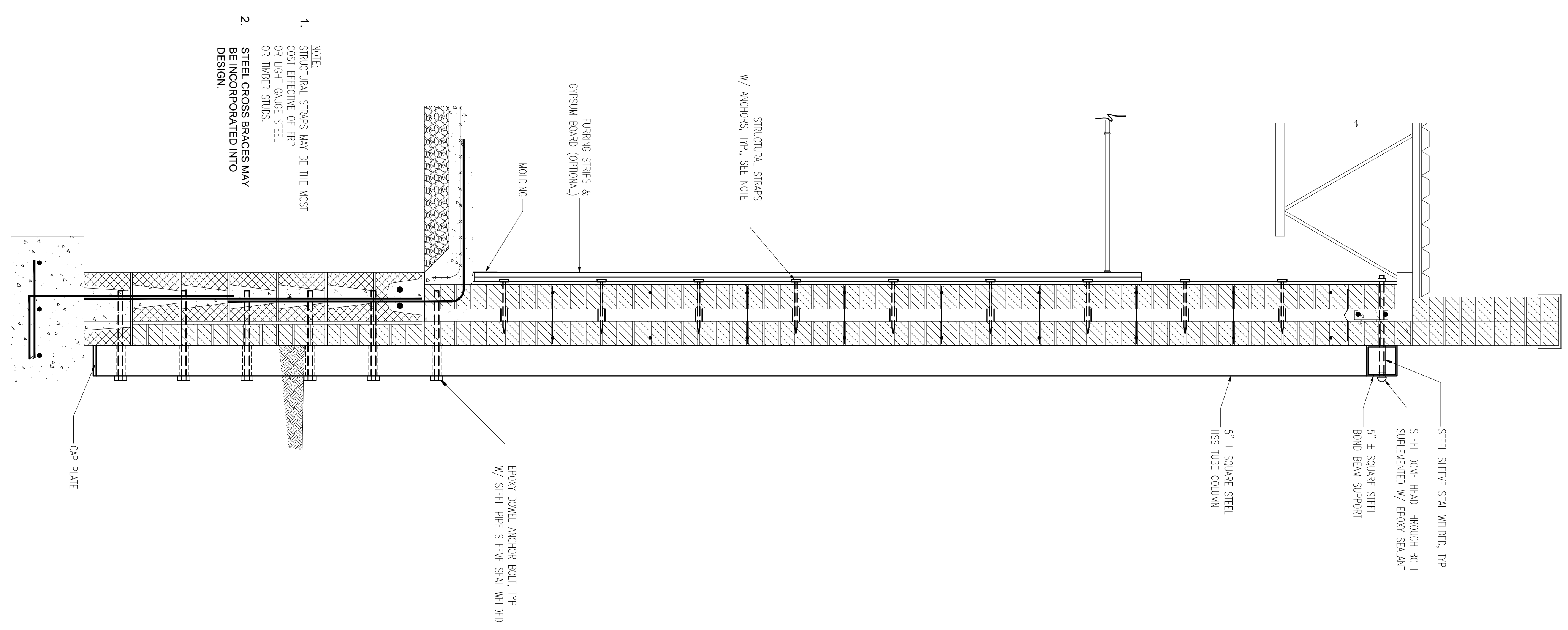
SHEET NO. **2A**

26-538 SHEET

1 WALL SECTION EXISTING
SCALE 1" = 1'-0"

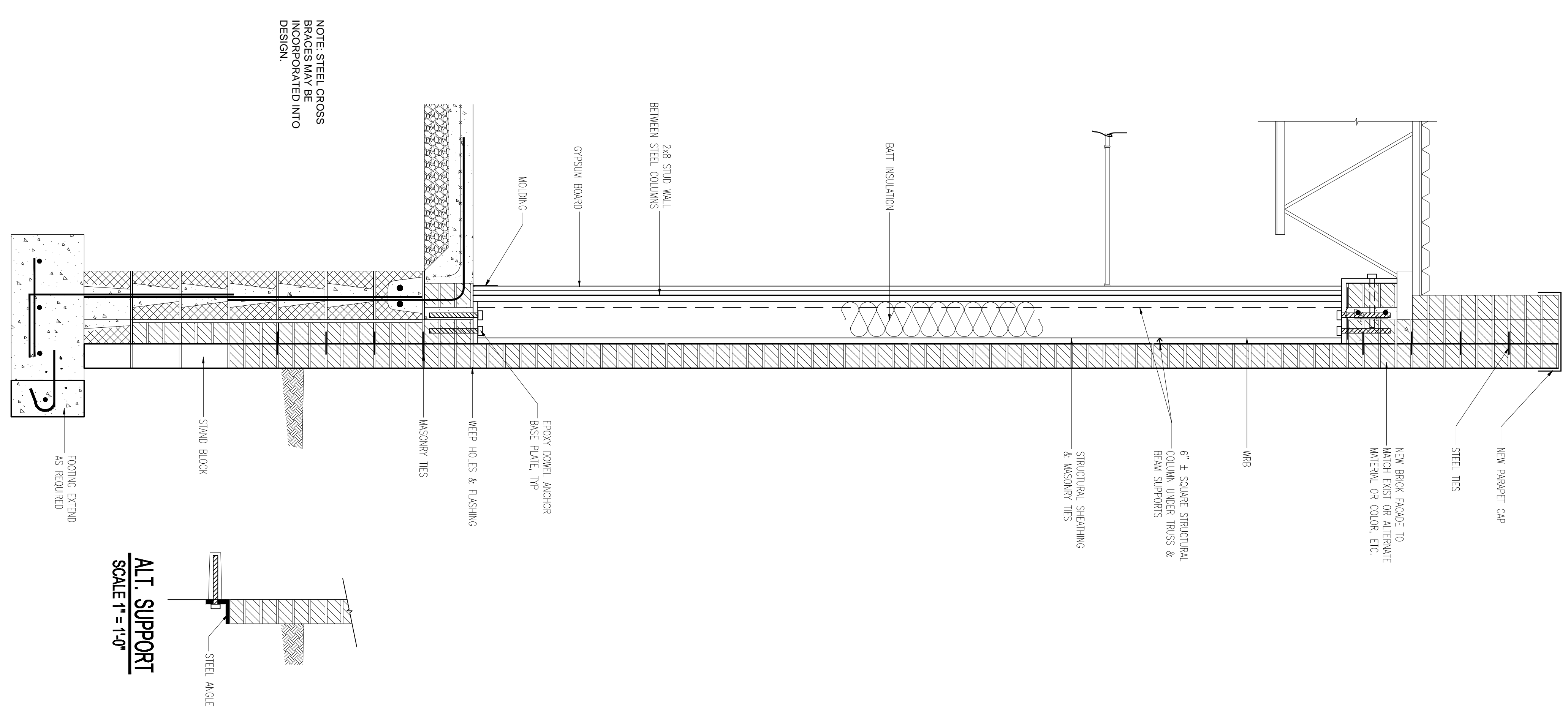


A WALL SECTION OPTION A
SCALE 1" = 1'-0"

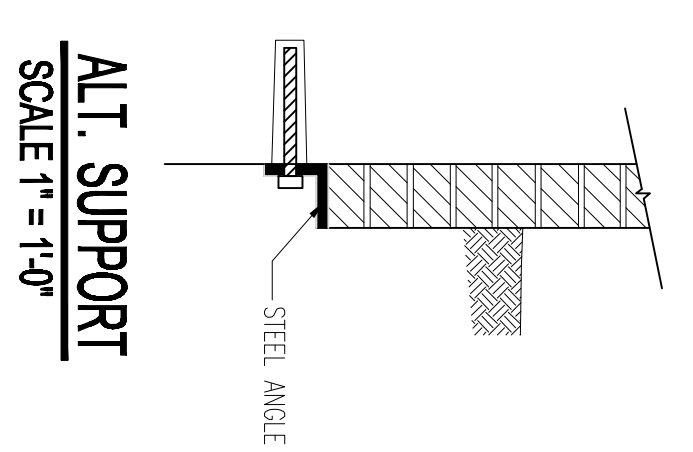


- NOTE:
- STRUCTURAL STRIPS MAY BE THE MOST COST EFFECTIVE OF FRP OR LIGHT GAUGE STEEL OR TIMBER STUDS.
 - STEEL CROSS BRACES MAY BE INCORPORATED INTO DESIGN.

B WALL SECTION OPTION B
SCALE 1" = 1'-0"



- NOTE: STEEL CROSS BRACES MAY BE INCORPORATED INTO DESIGN.



MICHAEL ALBERTO, PE, PLLC CIVIL ENGINEERING
 LICENSE No. P-1753 STRUCTURAL ENGINEERING
 580 20th AVENUE COURT NW SITE PLANNING
 HICKORY, NC 28601
 PHONE: 919-621-7667
 cmichael.alberto@gmail.com CONSTRUCTION CONSULTANT

This document is released for the purpose of interim review under the authority of C. Michael Alberto, PE 034906, August 2, 2018. It is not to be used for construction, bidding, or permit purposes.

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS TO BE USED FOR THIS PROJECT ONLY. THE DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM MICHAEL ALBERTO, PE, PLLC.

REPAIRS TO THE BUILDING OF
VALDESE PUBLIC SAFETY
 121 FAET STREET SW VALDESE, NC 28690

WALL SECTIONS

DRAWN BY: KBE
 CHECKED BY: CMA

DRAWING DATE: AUGUST 2018
 REVISIONS:

SHEET NO. 3



Police and Fire Departments Study Public Information Meeting

August 2, 2018



Stewart · Cooper · Newell
Architects

Options

Public Safety Facility

3 Options

Fire Department

3 Options

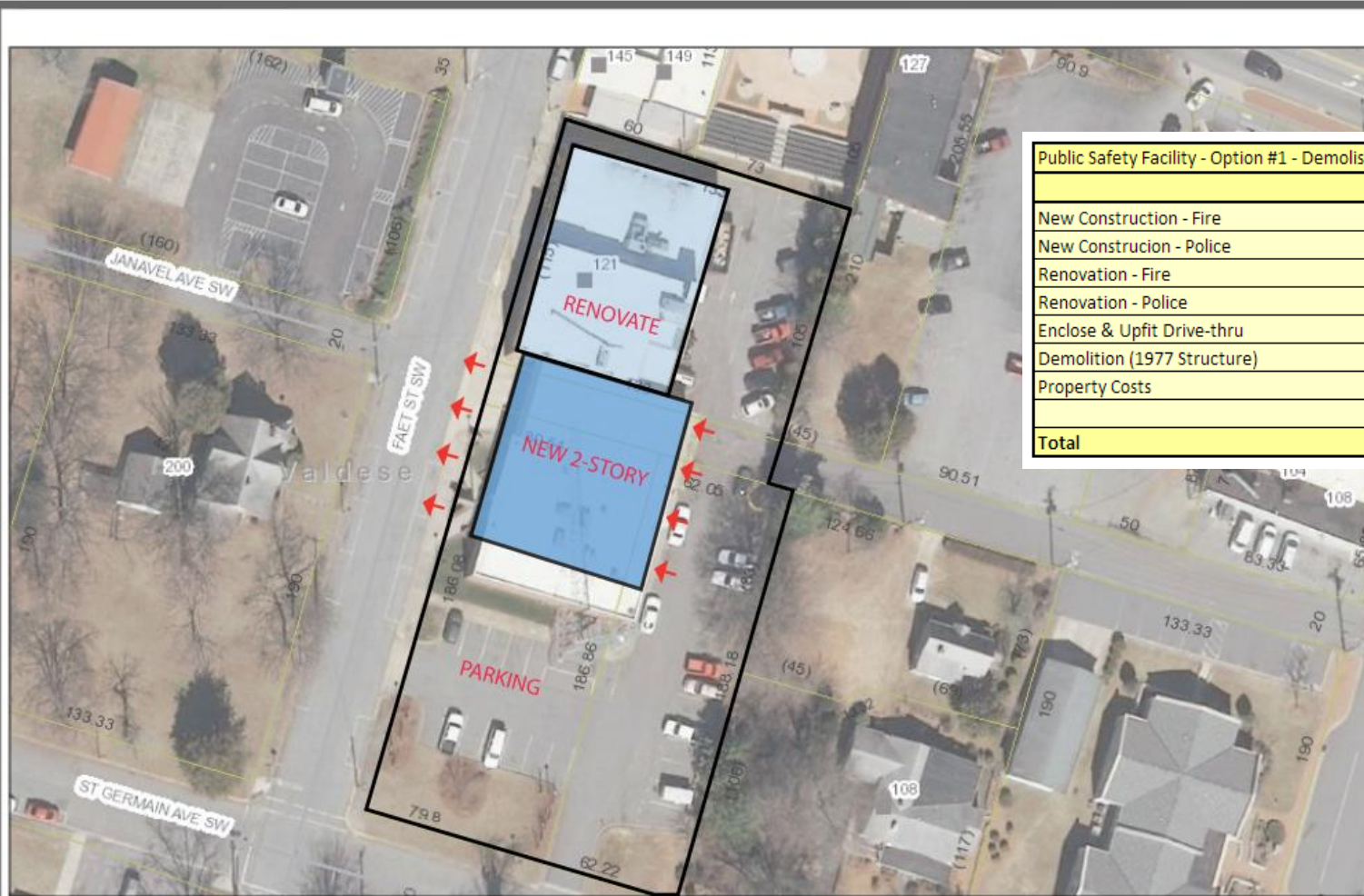
Police Department

4 Options



Public Safety Facility – Option #1

(Combined Fire and Police Facility)

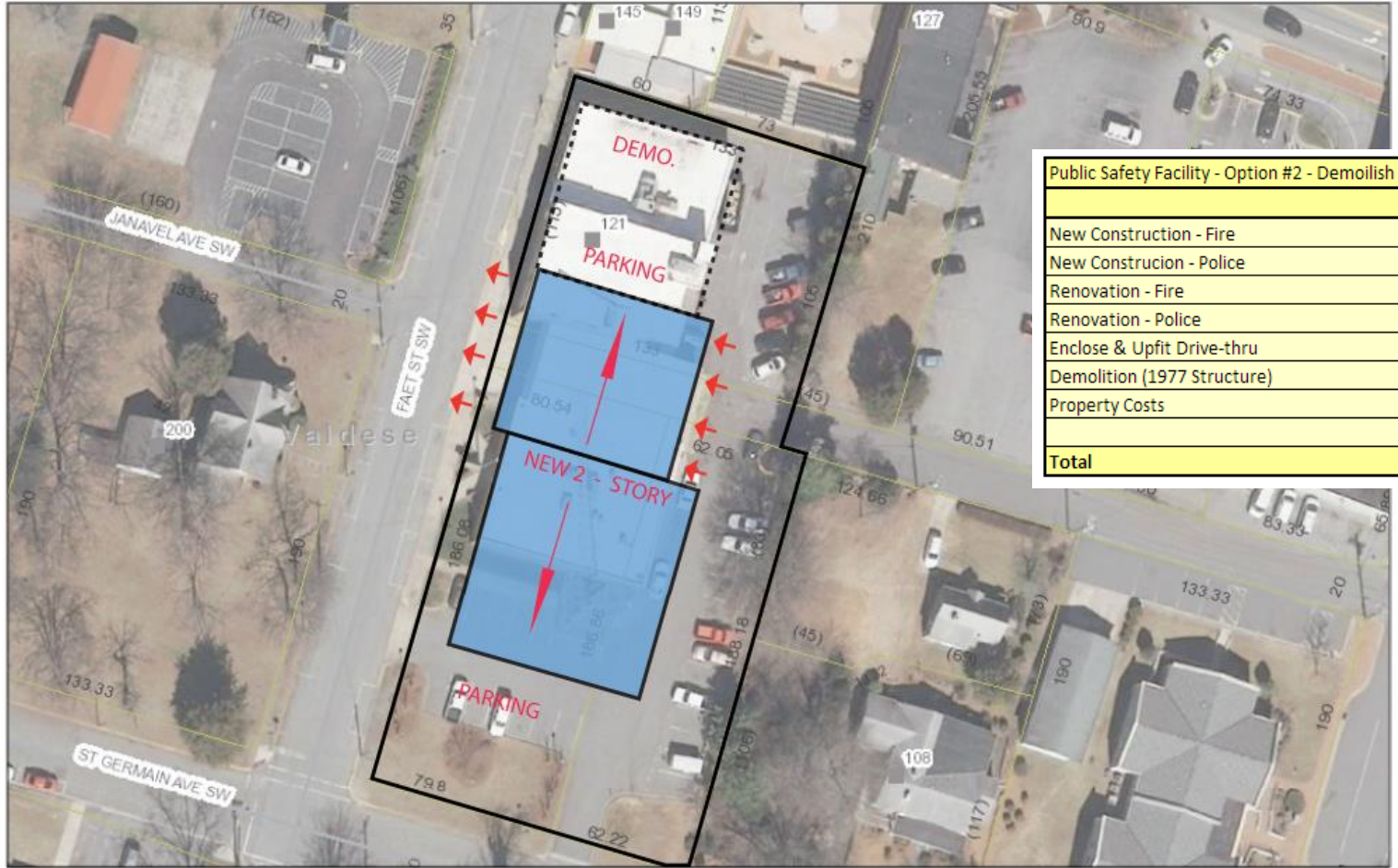


Public Safety Facility - Option #1 - Demolish Structural Unsound Portion of Exist Facility , Renovate Remaining plus New Addition			
		Sq.Ft.	Costs
New Construction - Fire	375	15,475	5,803,125
New Construcion - Police	400		
Renovation - Fire	175	2,830	495,250
Renovation - Police	200	7,592	1,518,400
Enclose & Upfit Drive-thru	200		
Demolition (1977 Structure)	4.05	7,326	29,670
Property Costs			0
Total			7,846,445



Public Safety Facility – Option #2

(Combined Fire and Police Facility)



Public Safety Facility - Option #2 - Demolish Entire Existing Facility, Build New on Exist Site			
		Sq.Ft.	Costs
New Construction - Fire	375	18,305	6,864,375
New Construcion - Police	400	7,592	3,036,800
Renovation - Fire	175		
Renovation - Police	200		
Enclose & Upfit Drive-thru	200		
Demolition (1977 Structure)	4.05	17,748	71,879
Property Costs			0
Total			9,973,054

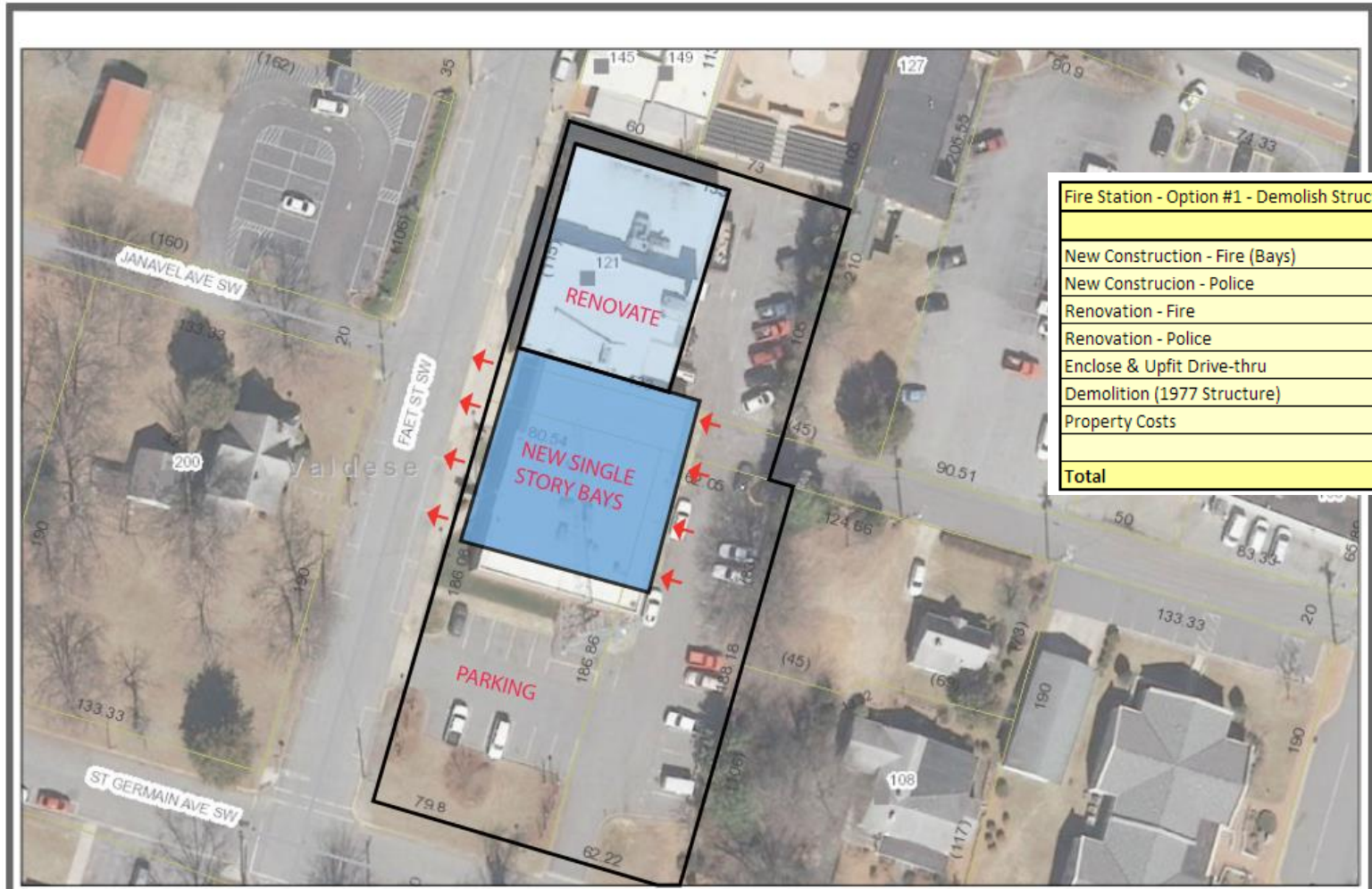


Public Safety Facility – Option #3

(Combined Fire and Police Facility)

Public Safety Facility - Option #3 - Build New on New Unknown Site			
		Sq.Ft.	Costs
New Construction - Fire	375	18,305	6,864,375
New Construcion - Police	400	7,592	3,036,800
Renovation - Fire	175		
Renovation - Police	200		
Enclose & Upfit Drive-thru	200		
Demolition (1977 Structure)	4.05		
Property Costs			Unknown
Total		25,897	9,901,175

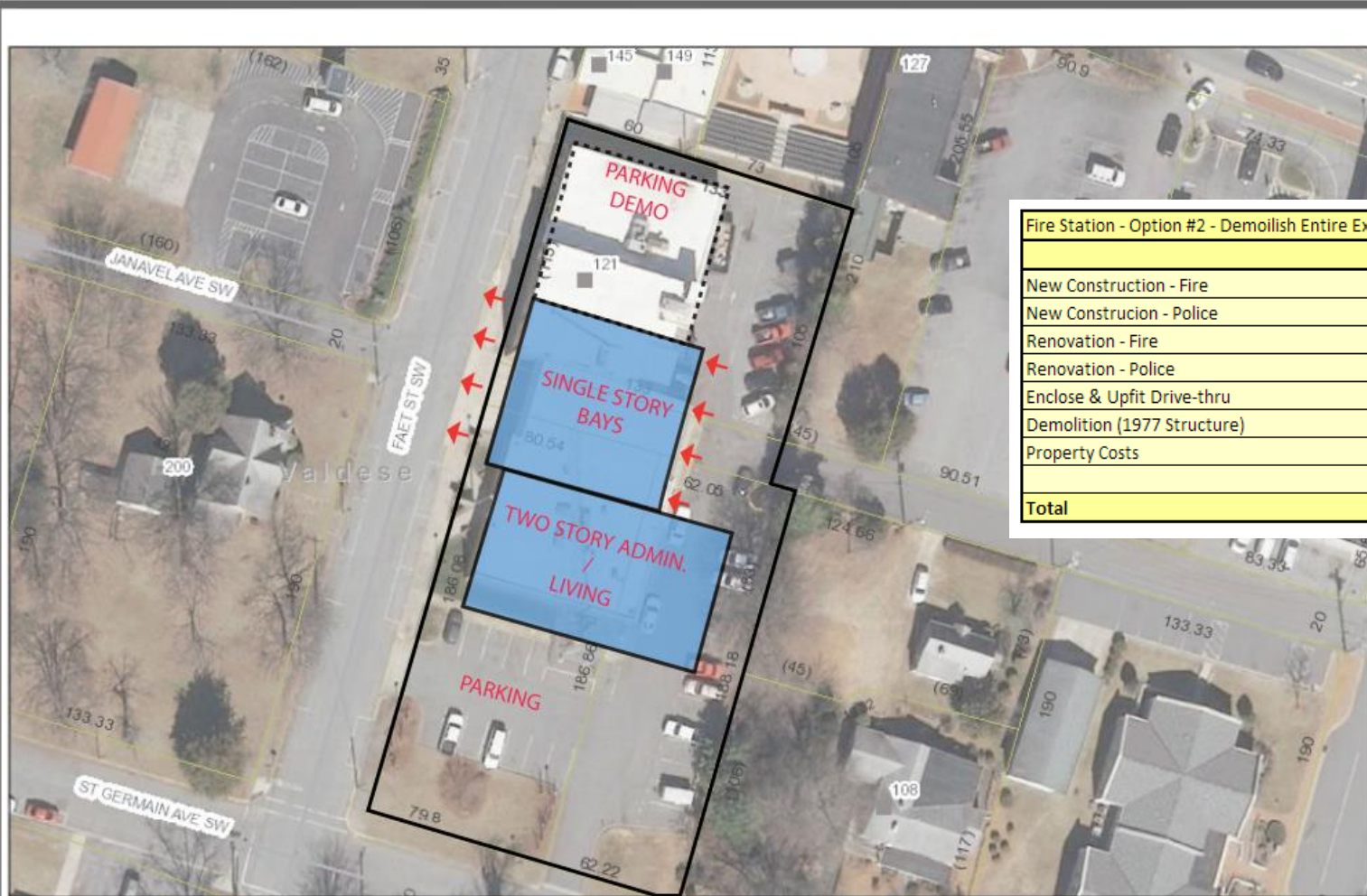
Fire Station – Option #1



Fire Station - Option #1 - Demolish Structural Unsound Portion of Exist Facility , Renovate Remaining plus New Addition			
		Sq.Ft.	Costs
New Construction - Fire (Bays)	325	9,410	3,058,250
New Construction - Police	400		
Renovation - Fire	175	8,895	1,556,625
Renovation - Police	200		
Enclose & Upfit Drive-thru	200		
Demolition (1977 Structure)	4.05	7,326	29,670
Property Costs			0
Total		25,631	4,644,545



Fire Station – Option #2



Fire Station - Option #2 - Demolish Entire Existing Facility, Build New on Exist Site			
		Sq.Ft.	Costs
New Construction - Fire	375	18,305	6,864,375
New Construction - Police	400		
Renovation - Fire	175		
Renovation - Police	200		
Enclose & Upfit Drive-thru	200		
Demolition (1977 Structure)	4.05	18,305	74,135
Property Costs			0
Total		36,610	6,938,510



Fire Station – Option #3

Fire Station - Option #3 - Build New on New Unknown Site			
		Sq.Ft.	Costs
New Construction - Fire	375	18,305	6,864,375
New Construcion - Police	400		
Renovation - Fire	175		
Renovation - Police	200		
Enclose & Upfit Drive-thru	200		
Demolition (1977 Structure)	4.05		
Property Costs			Unknown
Total		18,305	6,864,375

Police Station - Option #1

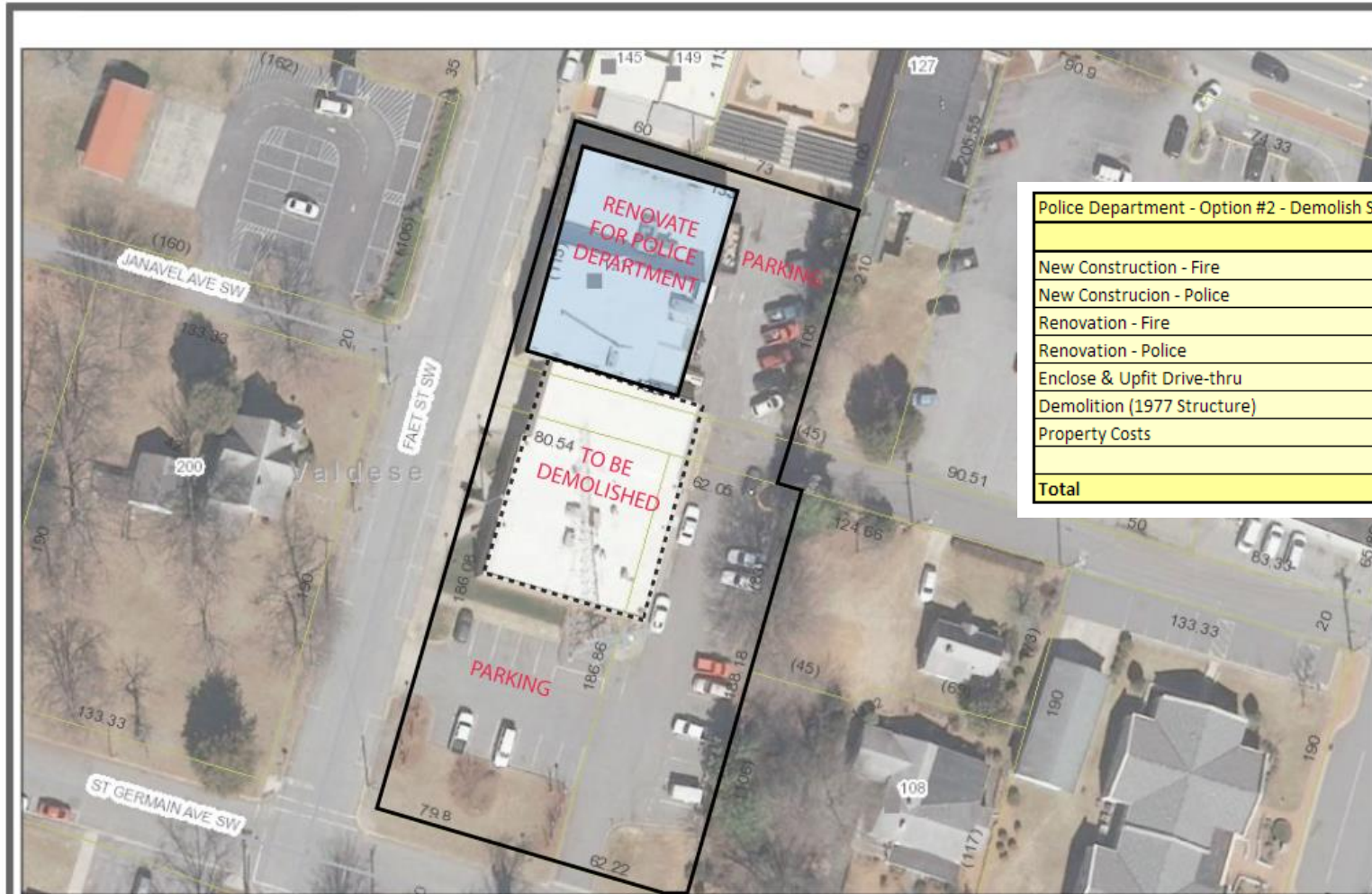
(Renovation of exist BB&T Facility)



Police Department - Option #1 - Renovate BB&T Facility			
		Sq.Ft.	Costs
New Construction - Fire	375		
New Construction - Police	400		
Renovation - Fire	175		
Renovation - Police *	200	5,941	1,188,200
Enclose & Upfit Drive-thru	225	461	103,725
Demolition (1977 Structure)	4.05		
Property Costs			400,000 **
* Does Not Meet Long Term Needs for PD			
** Assumed Acquisition Costs			
Total		6,402	1,691,925



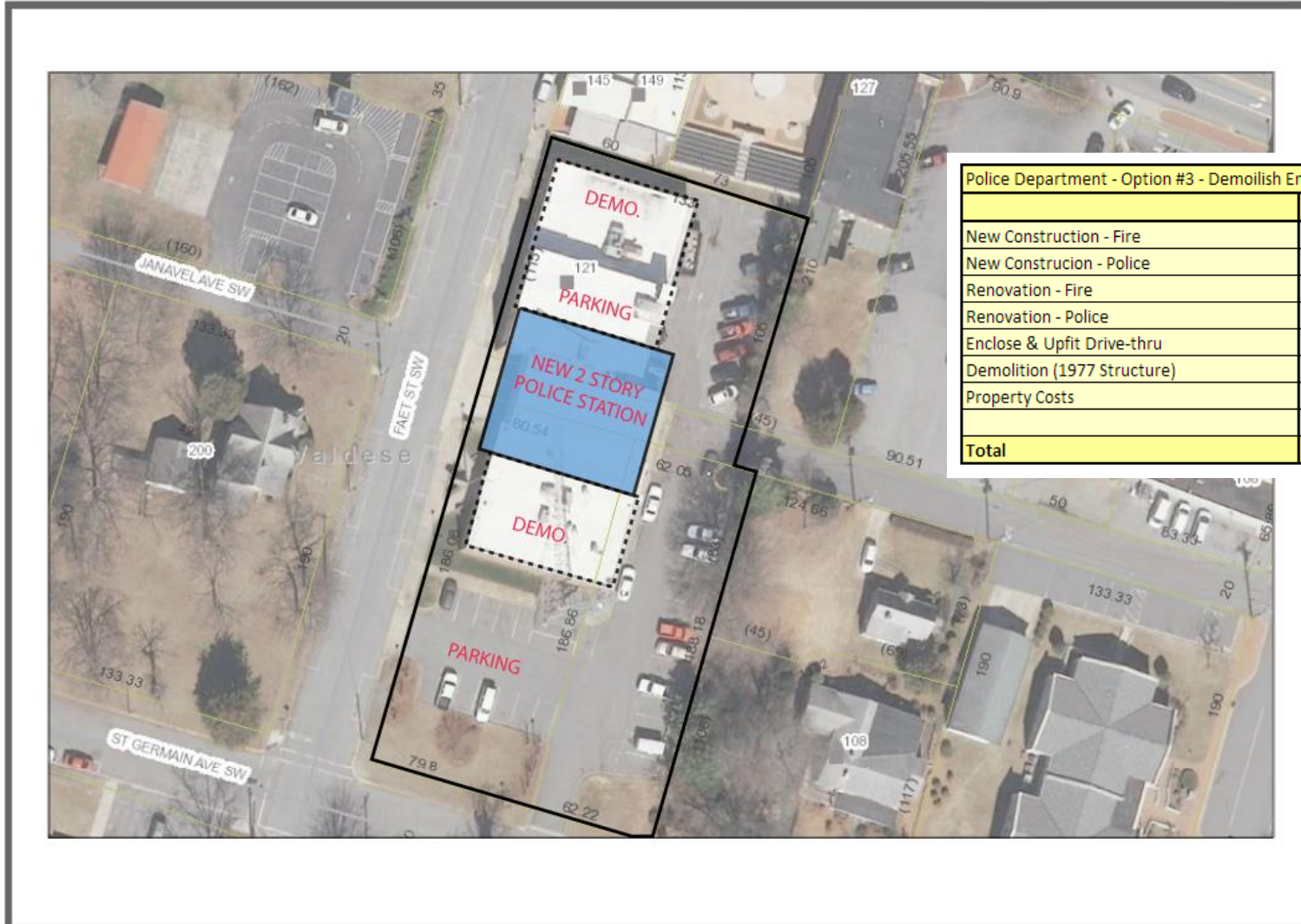
Police Station - Option #2



Police Department - Option #2 - Demolish Structural Unsound Portion of Exist Facility , Renovate Remaining			
	Sq.Ft.	Costs	
New Construction - Fire	375		
New Construcion - Police	400		
Renovation - Fire	175		
Renovation - Police	200	7,592	1,518,400
Enclose & Upfit Drive-thru	225		
Demolition (1977 Structure)	4.05	7,326	29,670
Property Costs			0
Total		14,918	1,548,070



Police Station - Option #3



Police Department - Option #3 - Demolish Entire Existing Facility, Build New on Exist Site			
		Sq.Ft.	Costs
New Construction - Fire	375		
New Construcion - Police	400	7,592	3,036,800
Renovation - Fire	175		
Renovation - Police	200		
Enclose & Upfit Drive-thru	225		
Demolition (1977 Structure)	4.05	18,305	74,135
Property Costs			0
Total		25,897	3,110,935



Police Station – Option #4

Police Department - Option #4 - Build New on New Unknown Site			
		Sq.Ft.	Costs
New Construction - Fire	375		
New Construcion - Police	400	7,592	3,036,800
Renovation - Fire	175		
Renovation - Police	200		
Enclose & Upfit Drive-thru	225		
Demolition (1977 Structure)	4.05		
Property Costs			Unknown
Total		7,592	3,036,800

Summary

Summary of Options	
	Option #1
Public Safety Facility - Option #1	7,846,445
Public Safety Facility - Option #2	9,973,054
Public Safety Facility - Option #3	9,901,175
Fire Department - Option #1	4,644,545
Fire Department - Option #2	6,938,510
Fire Department - Option #3	6,864,375
Police Department - Option #1	1,691,925
Police Department - Option #2	1,548,070
Police Department - Option #3	3,110,935
Police Department - Option #4	3,036,800

