



# Board of Commissioners Meeting

## Agenda Item Submittal

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Item To Be Considered: **Emergency Operations Center Option Selection**

Board Meeting Date: **August 28, 2023**

Prepared By: **Paula Webb – Town Manager**

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**Overview:** The final draft feasibility study was presented to the Board of Commissioners on July 10th, 2023. The study included four options that capture the space needs in differing ways. In all options the EOC will be designed as a highly secure and hardened facility capable of resisting Category 4 hurricane conditions. Of those, Option C was most preferred by Staff because it provided drive-thru bays and allows for the existing building to be re-purposed in the future for another use. The estimated cost for Option C - \$9.3-12.6 million dollars. SCIF Funding obtained total \$6 million for this project. Staff was directed to gather additional funding opportunities/resources.

Committee Chair/Commissioner Philpott gave a brief on those funding opportunities/resources under Board Comments on August 14, 2023 and further discussion was scheduled for August 28, 2023.

In order for staff to proceed with grant applications etc., a firm decision on one of the options will be needed for the next step, which will be to create a design schematic.

Option A is a concept that identifies all the critical functions of each department and places them in a new secure building or in the more recent additions that do meet current code. The remaining existing spaces would largely be used for less critical functions such as physical fitness, storage, and minor work areas. This option should provide the least costly alternative while improving safety and addressing the EOC component fully. This option would include certain structural enhancements to the existing, original metal building frame housing fire apparatus. If this option is selected improvements to the mezzanine will be required, ensuring there is no future leakage or damage to the renovated spaces below. Such enhancements cannot bring the original building to current standards but would extend the utility of the present structure to a future date. It is worth noting the fire apparatus bay houses a significant investment in equipment that will be in the most vulnerable area. Option A – \$4.2M in building construction, renovation and demolition costs, 13,658 usable square footage. Site improvements of \$500,000; additional/potential costs of \$374,000 and soft cost of \$535,000. Total budget range (+/- 15%) = \$5.4M to \$7.3M.

Option B is a concept to build a new facility in place of the present Public Safety Facility. This would require demolishing the existing facility and building back a new freestanding building at the same location. This building would incorporate all the needs of each department. Limited parking in the town center is an important consideration during festivals and the summer season. Rebuilding in

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**Action:** \_\_\_\_\_

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the current location allows continued use of the existing parking while also allowing potential expansion of the Town Hall. Phasing or providing temporary quarters might have to be considered to maintain continuous operations. This option should provide the middle ground in terms of costs as existing utilities, pavements, and stormwater management features are largely in place and adequate. Option B – \$8.8M in building construction, renovation, demolition, and temporary quarters costs, 14,788 usable square footage. Site improvements of \$500,000; additional/potential costs of \$533,000 and soft cost of \$908,000. Total budget range (+/- 15%) = \$9.2M to \$12.4M.

Option C is a concept that also builds a new facility, however, investigates using another location on the town owned site. This eliminates the need to provide temporary quarters or the acquisition of new land while maintaining continuous operation at the existing facility. Once the newly constructed facility is complete, operations can be relocated from the existing building and the building can be demolished or repurposed. To minimize impacts on the existing storm water management system, we need to minimize impervious area additions. Thus, we would recommend demolition of the present public safety building. Depending on the final design, expansion to the Town Hall or new Public Safety Facility could be limited. Larger fire apparatus require additional area to maneuver properly applying further constraints on the exact location of the new facility. Consideration, for impact on daily activities at Town Hall due to regular movement of large fire apparatus should be considered. This option should also provide middle ground in terms of costs, but may require extension or improvements to existing utilities, and pavements. Option C – \$8.7M in building construction, renovation and demolition costs, 14,788 usable square footage. Site improvements of \$750,000; additional/potential costs of \$376,000 and soft cost of \$917,000. Total budget range (+/- 15%) = \$9.3M to \$12.6M.

Option D is a concept that provides a new free-standing building that incorporates all the needs of each department constructed on a 'greenfield' site; an off-campus location. This option is likely the costliest. Along with the site concerns noted previously in the New Site section, careful consideration will need to be given to site selection regarding impacts and expenses of land acquisition, utilities, drainage, flood plain, and wetlands. While determining the appropriate site, a deployment analysis should be conducted to examine the potential effect on response time and ISO ratings. This could present the opportunity to strengthen the ISO Class rating or at least preserve the current Class 4 rating. This rating has a direct effect on community insurance rates. Any site considered would likely be within a few miles of the present site, near significant roadways, suggesting a higher land value should be expected. Option D – \$8.8M in building construction and renovation costs, 14,788 usable square footage. Site improvements of \$1,500,000; additional/potential costs of \$376,000 and soft cost of \$1.01M. Total budget range (+/- 15%) = \$9.9M to \$13.4M. *Note, budget summary does not include land acquisition.*

**Background Attachment(s):** Finance Options Report, Option Images

**Recommended Action:** Select an Option for Becker Morgan to proceed with design schematic.