



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: Public Safety Building/Emergency Operations Center Consultant

Board Meeting Date: November 14, 2022

Prepared By: Paula W. Webb/Town Manager

Overview: The Committee recommends Becker Morgan as its top selection for the PSB/EOC Consultant.

The Board of Commissioners created the PSB/EOC Committee in March 2022. The Committee immediately went to work on site visits and developing a Request for Qualifications as provided for in the Emergency Management Committee Action Plan adopted by the Board of Commissioners in June 2022. The RFQ was submitted to multiple firms and provided on the Town website. At deadline, five Architectural Firms had submitted proposals.

Committee members reviewed/ranked the proposals. A committee interview team of six was then created, and the top three firms were interviewed on October 18, 2022.

Becker Morgan Oakley Collier Davis Kane

After discussion and individual ranking – the interview team recommended Becker Morgan, and on November 9, the full committee supported that recommendation. Becker Morgan is located in Wilmington, has experience in coastal design, considerable experience in public safety facilities design to fit the community, experience in master planning, accuracy on budgeting, and experience in the formal bidding process and project management.

In conversation with all three firms, all are fully aware of the \$6 million dollar budget. Although, trends indicate that construction costs *may* be coming down, the current construction costs is \$425 – 450/sq ft. All have experience in conducting feasibility studies and/or developing master plans.

Becker Morgan's feasibility cost are typically \$15-25K, depending on a few things...

- whether we already have a property survey and which budget pays for it,
- whether we have any tricky or complex site matters – DOT, Duke, regional stormwater, zoning irregularities, etc. The more players we need to engage the higher the fee.
- the number of options needing study.

Becker Morgan indicated they could complete a feasibility study in 30-45 days.

Project design costs then ranging from 7-9% of the estimated construction costs.

Action: _____

Davis Kane's feasibility cost are typically \$12,000 - 15,000, generally based on the estimated effort they anticipate a project taking to complete, and not so much a percentage of construction cost. They estimate the feasibility study taking up to 6 weeks.

Project design costs then ranging from 8-10% of the estimated construction costs.

Oakley Collier shared that they typically wrap the feasibility costs into the 10% estimated construction cost and estimate a 12-week turn around for the study.

Background Attachment(s): None

Recommended Action: Motion to select a consultant for the PSB/EOC Project completing one of the committee's tasks to provide a consultant recommendation as provided for in the Emergency Management Committee Action Plan.