



Town of Ledgeview

Town Hall, Fire and Public Works Space Needs Study

Study Update

Presented by:

Todd Hietpas, AIA

Louise Kowalczyk, AIA, LEED® AP



Agenda

- 1. Study Process Update**
- 2. Deficiencies of Existing Buildings**
- 3. Review of Program Findings**
- 4. Preliminary Diagrams “Test Fits”**
- 5. Visioning**
- 6. Budgets**
- 7. Next Steps**

Existing Conditions

Deficiencies in Public Works:

- Do not have a Public Works Facility
- Using Fire Station 2
- Lack of storage
- Inefficient operational layout
- Missing Spaces:
 - Appropriate welding area
 - Paint area and storage
 - Shop Space
 - Tools and work area
 - Work bench



Existing Conditions

Deficiencies in Town Hall:

- Co-mingling of staff and visitors-Safety concern
- Lack of discernable entrance and signage
- Lack of parking
- Inefficient operational layout
- Space limitations:
 - Co-mingling of meeting room and lunch room area
 - No storage space
 - No conference room space



Existing Conditions

Deficiencies in Fire Station:

- Lack of storage
- Lack of parking for expansion of fleet
- Inefficient operational layout
- Preparation for future:
 - Bunk Room/s
 - Gear Room
 - Shop Space
 - Separate Spaces for:
 - SCBA filling room
 - Extractor
 - Hose drying



Space Needs Program

Public Works:

- Vehicle Storage 6,000 sf
- Shop Areas 1,551 sf
- Support Spaces 2,490 sf

Total Public Works 10,041 sf



Space Needs Program

Town Hall:

- Public Access Areas 4,698 sf
- Town Offices 5,434 sf
- Support Spaces 884 sf

Total Town Hall 11,016 sf



Space Needs Program

Fire Station No. 1:

- Apparatus Bay 4,422 sf
- Support 693 sf

Total Fire Station No. 1 5,115 sf

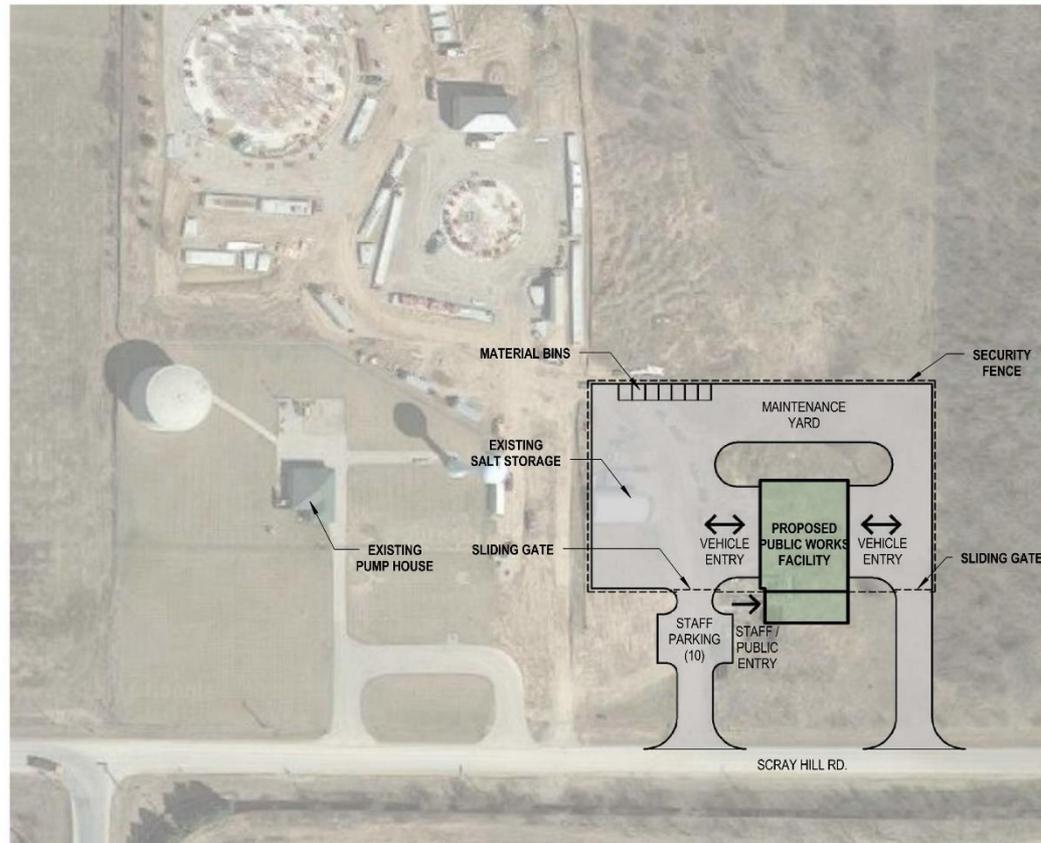
- Future Growth 4,239 sf

Total Future Fire 9,354 sf



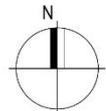
Preliminary Site Diagram

TOWN OF LEDGEVIEW



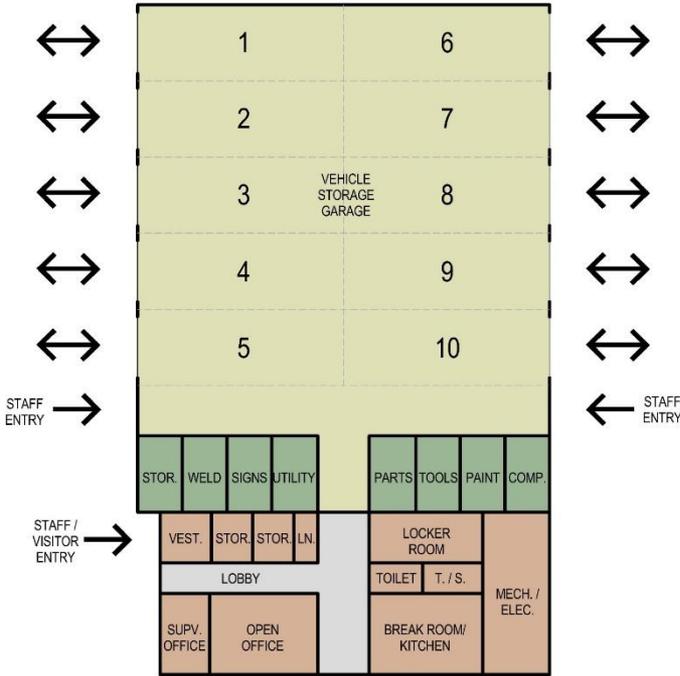
PRELIMINARY SITE DIAGRAM - PROPOSED NEW BUILDING
SCALE 1" = 100' - 0"

16-2231.01
OCTOBER 3, 2016



Preliminary Floor Plan Diagram

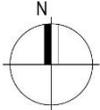
TOWN OF LEDGEVIEW



- VEHICLE STORAGE GARAGE
- MAINTENANCE SHOP AREAS
- STAFF SUPPORT SPACES

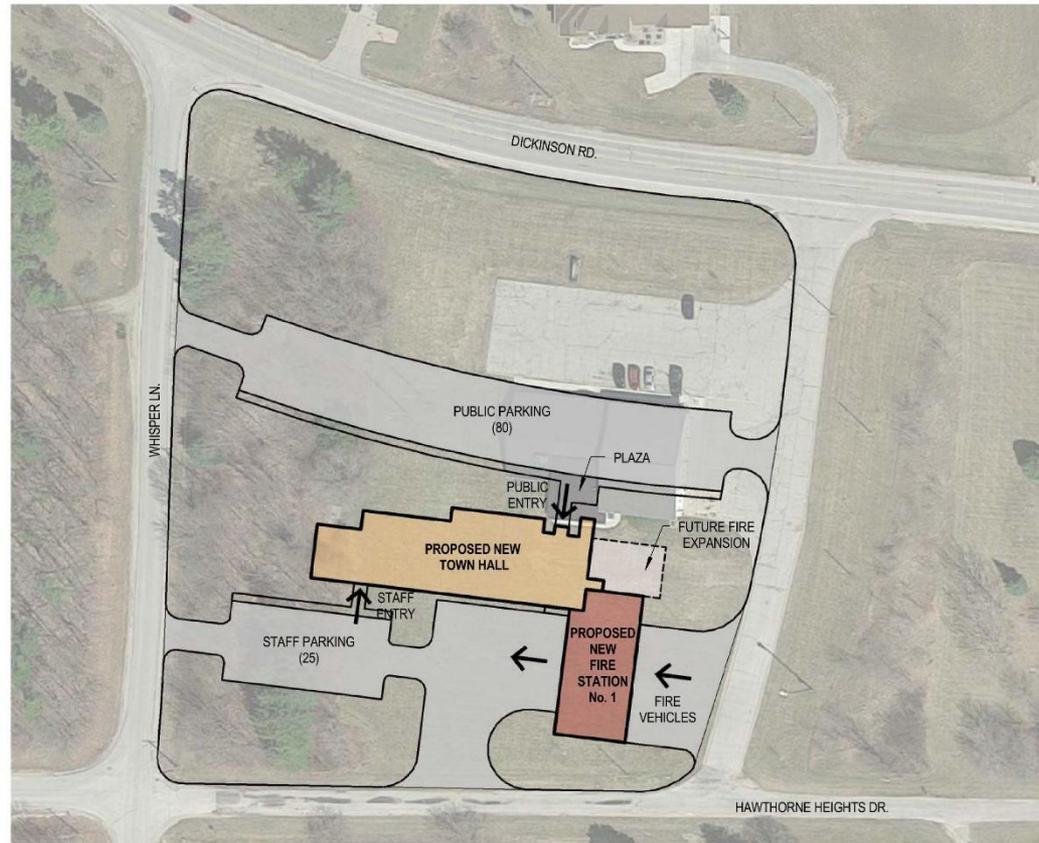
PRELIMINARY FLOOR PLAN DIAGRAM - PROPOSED NEW BUILDING
SCALE 3/64" = 1' - 0"

16-2231.01
OCTOBER 3, 2016



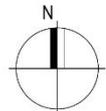
Preliminary Site Diagram

TOWN OF LEDGEVIEW



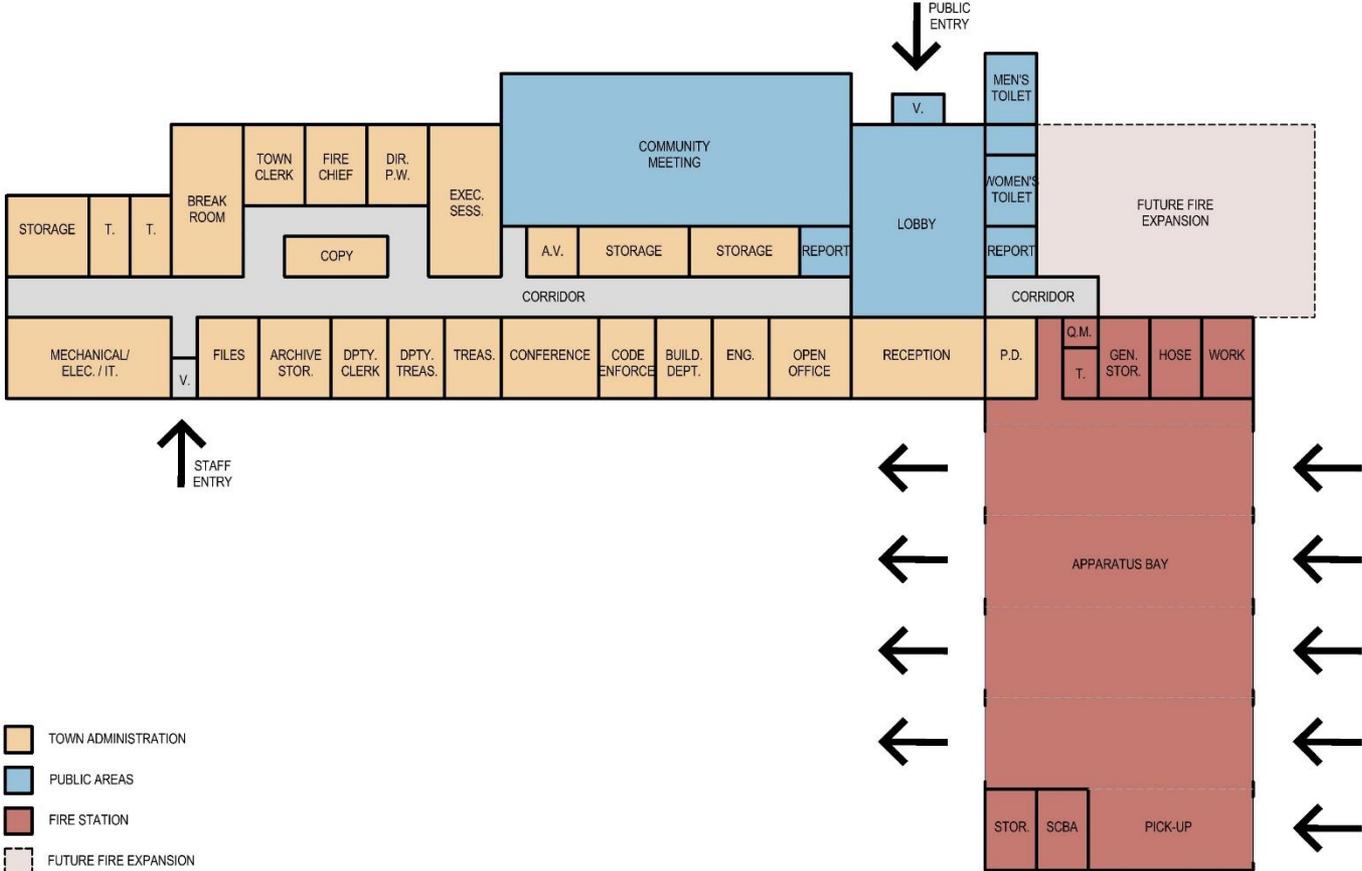
PRELIMINARY SITE DIAGRAM - PROPOSED COMBINED TOWN HALL & FIRE STATION
SCALE 1" = 80' - 0"

16-2231.01
OCTOBER 3, 2016



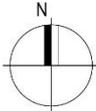
Preliminary Floor Plan Diagram

TOWN OF LEDGEVIEW



PRELIMINARY FLOOR PLAN DIAGRAM - PROPOSED COMBINED TOWN HALL & FIRE STATION
SCALE 3/64" = 1' - 0"

16-2231.01
OCTOBER 3, 2016



Visioning: Public Works Imagery

How Might the Facility Look



Visioning: Town Hall/Fire Imagery

How Might the Facility Look



Estimate of Probable Const. Cost

What Should be included in a Budget:

Hard Construction Costs

- The cost of the actual materials and labor

+ Contingency

+ Soft Construction Costs:

- Engineering Fees
- Architectural Fees
- Survey Fees
- Furniture
- Equipment

= Total Project Budget

Estimate of Probable Constr. Cost

Preliminary Cost of Construction Budgets:

	Low	Medium	High
Hard Construction: w/ Contingency	5.8M	6.7M	7.7M
Soft Costs	1.2M	1.3M	1.5M
Total Project Cost	7.0M	8.0M	9.2M

Next Steps

