



North Augusta

Council Study Session – 14 June 2021



Public Safety HQ

Facts:

- Previous Council added Public Safety HQ as the #1 priority on the CPST IV ballot initiative
- City participated in a \$10.5M bond initiative to jump-start the project
- City previously purchased properties on GA Avenue for the purpose of PSHQ/Courts/FS#1
- City previously made a decision to separate Fire Station #1 and build at 311 W. Martintown Road
- Previous Council directed staff to site the PSHQ and Courts on City-owned property on E. Buena Vista
- City is conducting due diligence of E. Buena Vista site
- City has received requests for purchase of GA Ave properties for commercial development
- **Estimated site and construction costs for this project have increased dramatically since last presented to Council in September 2020**

Assumptions:

- City Council and Citizens would be open to lower cost construction alternatives

Rendering #1 (E. Buena Vista)



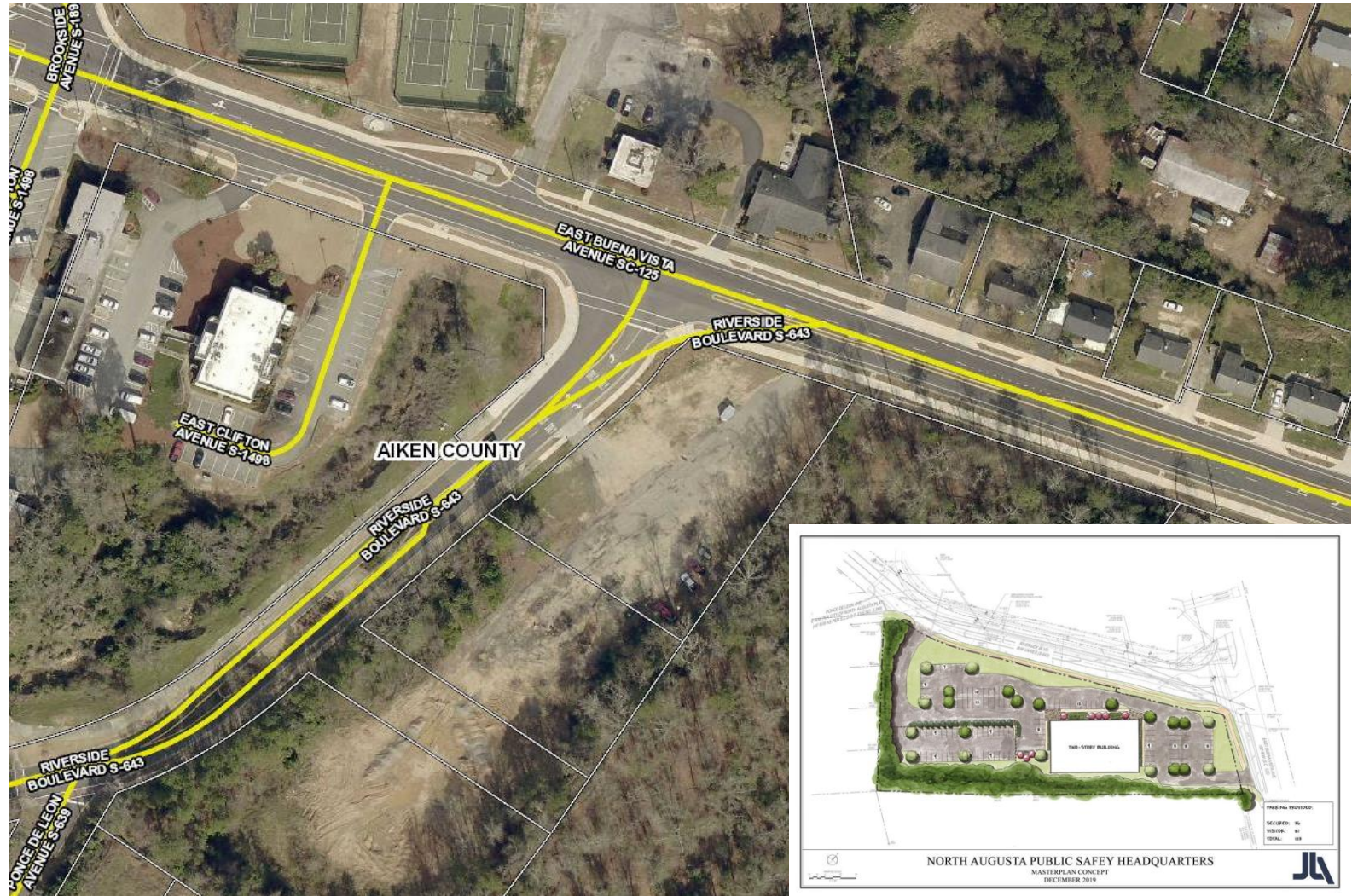
Rendering #2 (E. Buena Vista)



E. Buena Vista Site Challenges



- Retaining Wall
- Soil Stabilization
- Easement
- Lack of building expansion
- Lack of parking expansion



GA Avenue Site Option



Rendering #1 (Georgia Avenue)



Rendering #2 (Georgia Avenue)





Georgia Avenue Site Plan





Site Prep Side by Side Comparison

	E. Buena Vista	Georgia Avenue
Underground Retention	\$329,115.03	\$329,115.03
Retaining Wall	\$446,731.94	
Soil Stabilization	\$937,204.58	
Import Soil Costs	\$266,561.85	
Erosion Control	\$87,684.82	
Road improvements	\$116,913.09	
Demolition		\$217,350.00
Veneer Changes		\$75,000
JLA Redesign of sitework		\$60,000
Totals	\$2,184,211.33	\$681,465.03



Total Costs Side by Side Comparison

	E. Buena Vista	Georgia Avenue
Land Purchase	-\$660,000	
Design Services	\$1,250,000	\$1,250,000
Construction Costs	\$14,426,853	\$12,924,106.71
IT, Sec, A/V, FF&E, Support	\$1,675,000	\$1,675,000
Project Contingency	\$607,315	\$607,315
Totals	\$17,299,168	\$16,456,421.71



Recommendation

GA Avenue Location

Pros:

- Central location in the City
- Preferred location by Public Safety
- Lower overall cost to the City (\$842,746.29)
- Expansion capability exists in future years if needed
- Allows for the legacy structures on Observatory Ave to be maintained

Cons:

- Delays the overall project at least 4-6 months
- Unknown if community is supportive of this new concept
- Potential loss of commercial tax base



Next Steps (Georgia Ave site)

- City Council Resolution granting staff authority to present to Planning Commission for Public zoning
- Provide sketch plan review to Planning Commission in July
- Community engagement with Punch & Judy Players, Historic North Augusta, Neighbors
- Develop plan for “legacy” buildings fronting Observatory Road

Risk Decisions:

- Provide guidance to designers to move forward on design work for GA Ave site (mitigates time loss)



COUNCIL DISCUSSION/ GUIDANCE