



Asheville Primary School Site Feasibility Study with an associated review of the Hall Fletcher Elementary Site

Presented by

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General Services

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Design Team for the Feasibility Study



Lead by firm Principles:
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Background and Request

Background:

- ADW met with leaders and staff from Buncombe County and the City of Asheville Schools to discuss the three top priorities provided by each organization.
- ADW conducted a preliminary review of zoning and code requirements and limitations for each site. ADW developed space needs and initial site concepts for each group and site. Following several rounds of meetings and revisions, the primary concepts emerged.
- Based on this review, Buncombe County's priorities can be met through use of the Asheville Primary School and Hall-Fletcher sites.

Request for Board Action:

- Approval of the site study's proposed Buncombe County Facilities and designated locations.



Buncombe County Priorities

EMS Regional Station in the West:

- As indicated in the 2022 EMS System Baseline Analysis Report presented February 4th ,2023.

West Asheville Library:

- Sized to better serve the West Asheville Population – As indicated in the Buncombe County Libraries Facilities Master Plan presented May 18th , 2021.

Pre- K Facility:

- Goals are to replace classrooms lost with closure of APS and increase the availability of high-quality early childhood care and education with emphasis on Pre-K programs.
- Board of Commissioners Resolution #18-10-16



Asheville Primary School Site Concept

441 Haywood Road – 4.77 Acres

New Regional EMS Station

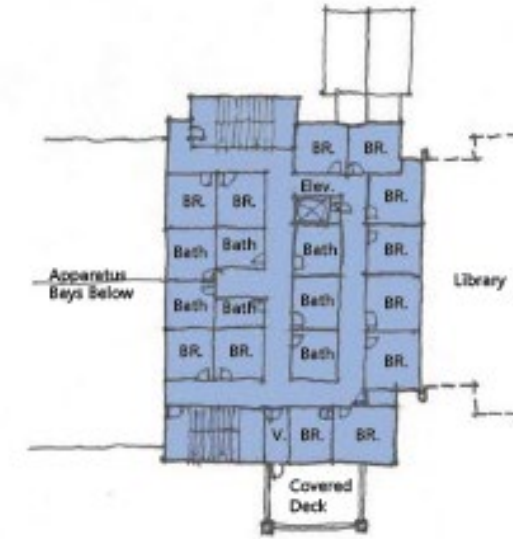
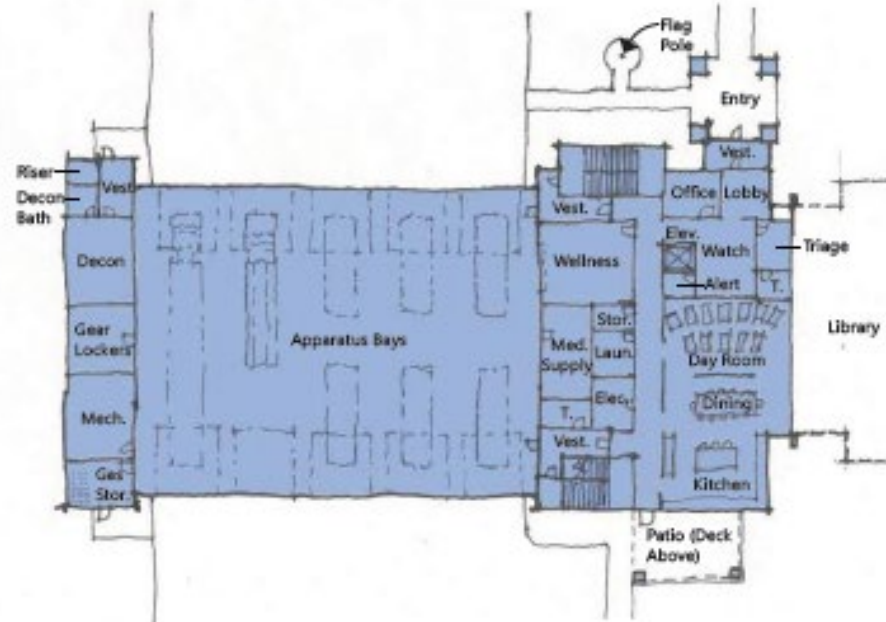
- 2 Stories
- 16,800 Sqft

New Library

- 2 Stories
- 25,000 Sqft



Regional EMS Station Conceptual Building Floor Plans



Key Features/Amenities

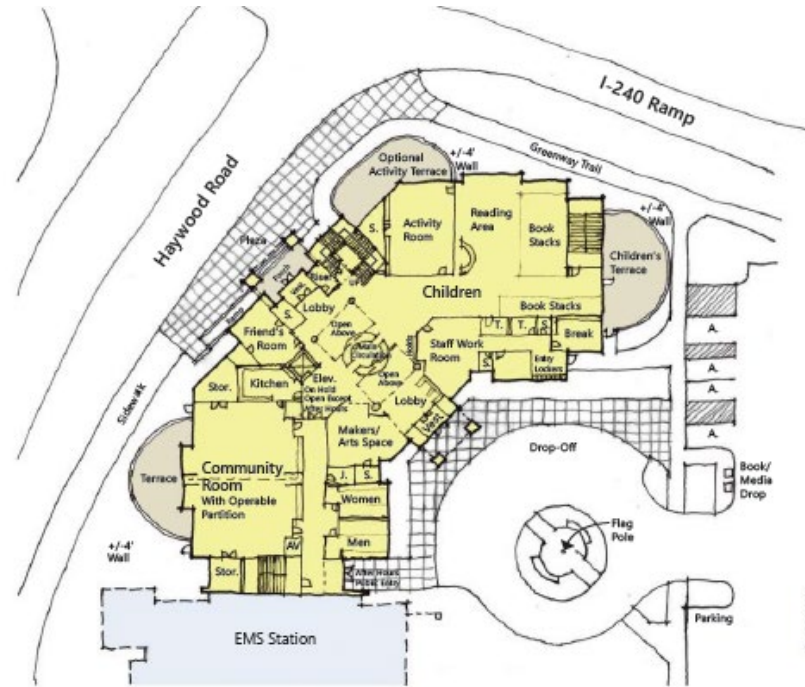
- 5 bay apparatus area with high-speed coiling doors
- Sleeping quarters for 14 Responders
- Shower and Toilet areas
- Triage room for walk up emergencies
- Gear, Medical and Standard Supply Storage
- Day room
- Dining and kitchen areas
- Decon Room
- Laundry Room
- Office Area and Watch Room



Library Conceptional Floor Plans and Character Sketches

Key Features:

- Entry Drop Off
- Central Circulation Desk
- Friends of the Library Room
- Community Room (Dividable)
- Children's Book Stacks, Activity Room and Reading Area
- Maker / Art Area
- Young Adults Book Stacks and Reading Area
- Adult Book Stacks, Study Rooms and Reading Area
- General Multi-use Activity Room
- Staff Work Area
- Reference Area
- Toilet Areas
- Storage Areas
- Elevator



Lower Level Plan 12,500 SF



Upper Level Plan 12,500 SF



Character Sketch



Character Sketch



Hall Fletcher Elementary School Site Concept

60 Ridgelawn Road – 11.95 Acres

Key Features:

- 1 Story
- 29,000 Sqft
- Capacity
 - 18 Classrooms
 - 268 Students



Preliminary Cost Estimates

Regional EMS Station Estimated Cost

Construction Cost (Site & Building)	\$9,500,000
<u>Design & Other Soft Cost</u>	<u>\$1,600,000</u>
Total	\$11,100,000

Library Estimated Cost

Construction Cost (Site & Building)	\$14,900,000
<u>Design & Other Soft Cost</u>	<u>\$4,100,000</u>
Total	\$19,000,000

Pre- K Estimated Cost

Construction Cost (Site & Building)	\$17,000,000
<u>Design & Other Soft Cost</u>	<u>\$3,400,000</u>
Total	\$20,400,000

Note: Preliminary cost estimates are subject to change as design and construction phases move forward.



Next Steps and Request

Next Steps:

- Present to Asheville City School Board for concept approval.
- Upon approval of the Study by both boards, develop a construction phasing plan and budget funding year plan.
- Contract with Design Firms to complete Construction Documents.
- Bid and Construct Funded Projects.

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