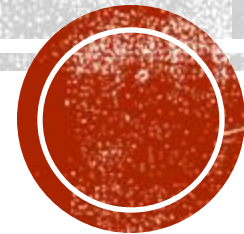


# DEWEY BEACH TOWN HALL & POLICE STATION

Fisher Architecture

May 20, 2022



# WHY FISHER ARCHITECTURE?



## Mission Statement & Core Values

- Fisher Architecture's mission is to affect the architectural landscape through purposeful design.
- Locally Conscious
- Commitment to Craft
- Purpose Driven
- Collaborative Nature
- Integrity

## Firm History

- Established in 2009
- Located in Salisbury, MD
- Keith P. Fisher, *Principal/Architect*
- Licensed in 9 states
- Fourteen-person team
- Provide services in all market sectors

“Our team prides itself in being practical dreamers ... Balancing the visionary and the realistic. We are a home-grown team of the Eastern Shore and surrounding areas, and we are proud when we get the chance to design projects that leave a mark where we live.”

– Keith P. Fisher , *Principal*



# ACTIVE PROJECTS

Dewey Beach: 3

Rehoboth/Lewes: 12

Bethany/Ocean View: 4

Fenwick/Millville: 3

Ocean City: 21





# WICOMICO COUNTY AIRPORT FIRESTATION

## MARKET SECTOR:

Government, Emergency Services

## PROJECT SCOPE:

Architectural Design of multi-bay fire station with crew office and quarters for the Salisbury Regional Airport.

## PROJECT OWNER:

Wicomico County

## COMPLETION DATE:

Winter 2022

## SIZE:

5,000 SF



# UNDISCLOSED SHERIFF'S OFFICE

## MARKET SECTOR:

Police, Institutional

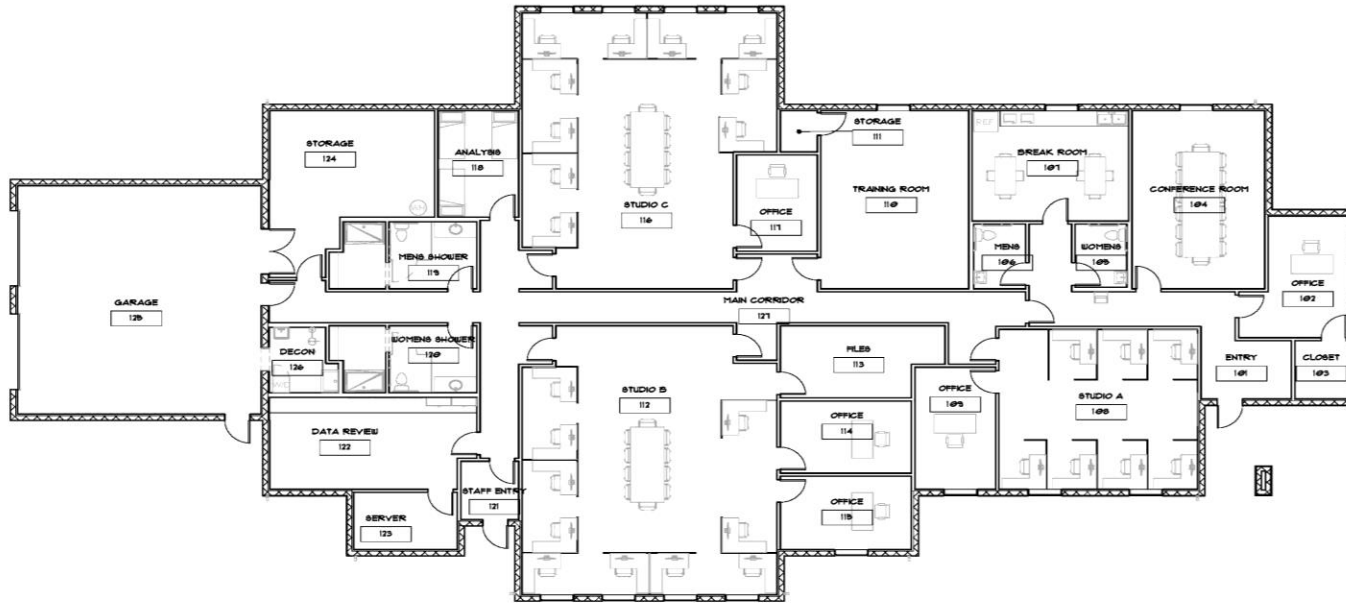
## PROJECT SCOPE:

Architectural Design

## SIZE:

8,500 SF

Note: Project funding is ongoing  
and location is withheld for client  
privacy.



## SHORE REGIONAL HEALTH

### PROJECT SCOPE:

Architectural Design / Interior Design for new medical pavilion in Denton, MD. Multiple fit-outs of medical offices were completed within the building including primary physicians, rehabilitation, radiology and diagnostic satellite offices, OB/GYN, ENT, Pulmonology, Cardiology, and Neuro.



## KENT COUNTY EMS STATION

### PROJECT SCOPE:

Architectural Design for a new EMS station in Dover, DE including ambulance bays with crew quarters and office space.

## WICOMICO EMERGENCY RADIO STATION

### PROJECT SCOPE:

Architectural Design / Interior Design for the construction of a new radio call center in Salisbury, MD.





# WICOMICO COUNTY STATE'S ATTORNEY OFFICE

**MARKET SECTOR:**

Government, Office

**PROJECT SCOPE:**

Architectural Design / Interior Design services for the complete renovation of an existing building to create new office space in downtown Salisbury, MD.

**PROJECT OWNER:**

Wicomico County

**COMPLETION DATE:**

May 2014

**SIZE:**

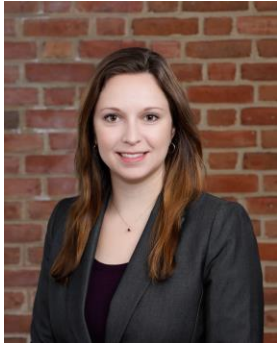
18,000 SF







**Keith P. Fisher, AIA,**  
*LEED AP  
Principal*



**Lauren White, AIA**  
*Architect*



**Heather Morrison, AIA**  
*Chief Operations Director*



**Abbey Burton**  
*Project Manager*

## KEY PERSONNEL

### Keith P. Fisher

*Experience: 23 Years / Multi-Sector*

### Lauren White

*Experience: 8 Years / Government, Medical, Corporate*

### Heather Morrison

*Experience: 10 Years / Multi-Sector*

### Abbey Burton

*Experience: 7 Years / Government, Medical, Hospitality*



# ORGANIZATIONAL CHART



DESIGN TEAM



FISHER ARCHITECTURE

Civil Engineering  
PENNONI ASSOCIATES

MEP Engineering  
RMF ENGINEERING

Structural Engineering  
PILOTTOWN  
ENGINEERING

Cost Estimating  
CONSULTANT



## PREFERRED PARTNERSHIPS

### CIVIL

Pennoni Associates

Lane Engineering

### MEP

RMF Engineering

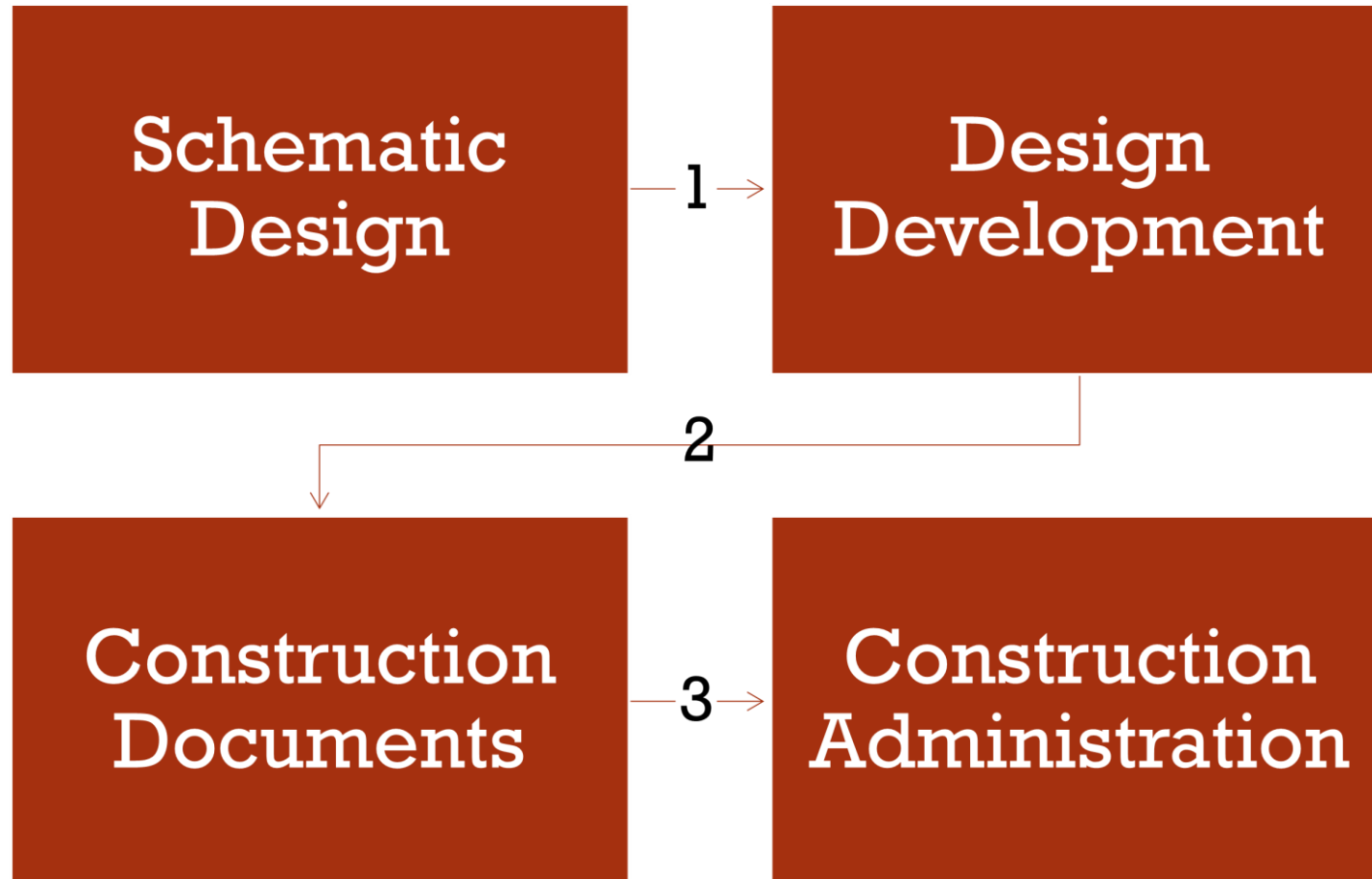
GIPE Engineering

### STRUCTURAL

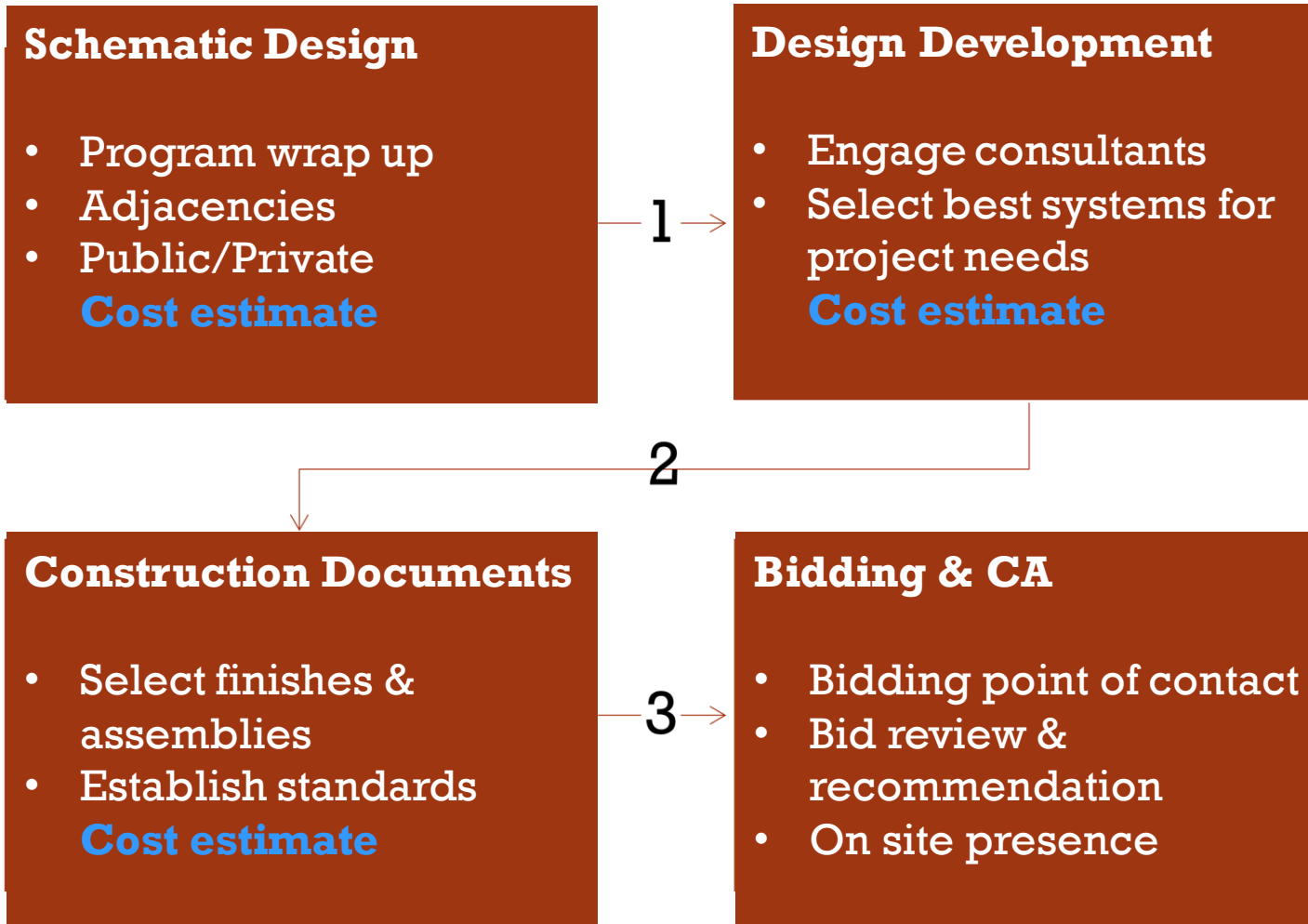
Pilottown Engineering

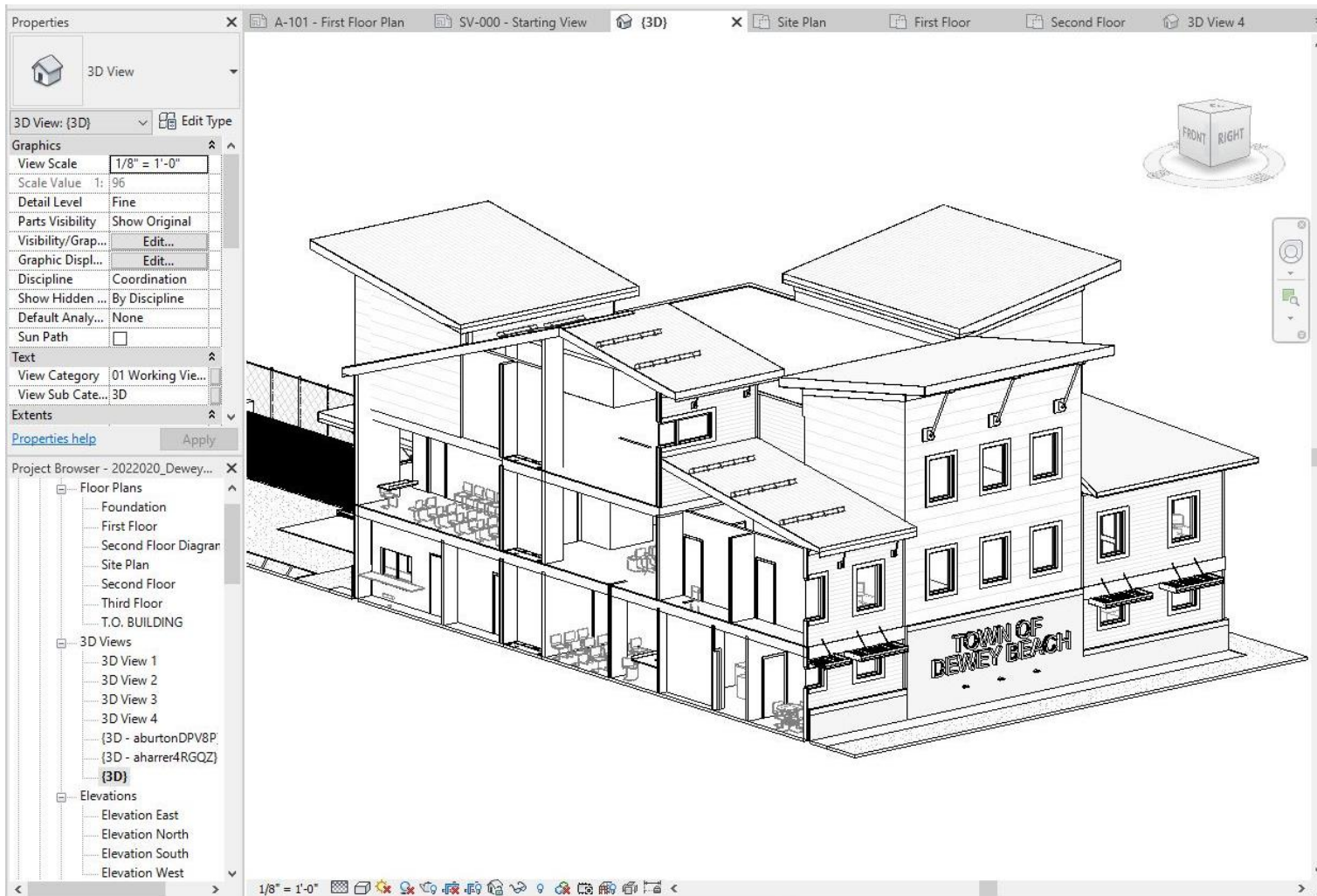
DCI+MacIntosh Engineers

# PHASES



# PHASES





# DESIGN DELIVERY

- BIM management
- 3D output at each phase



# TOWN HALL

# POLICE DEPARTMENT

## 1<sup>st</sup> Floor

- Lobby directing public to Administration
- Family Restroom
- Code Enforcement & Seasonal Work Area
- Maintenance/Storage
- Parking/Code Enforcement Work Area
- Parking Enforcement
- Work Stations (Elections/Lifeguard/ Commissioners)

## 2<sup>nd</sup> Floor

- Open Lobby
- Accounting Offices
- Safe room - Finance
- Bldg. Dept. Offices
- Town Clerk Office
- Town Manager Office w/ Meeting Room
- Assist. Town Mngr. Office
- Code Enforcement Sm. Conf. Room
- Bldg. Official / Record Storage
- Commissioners Small Conf. Room
- Server/IT Room
- Break Room/Kitchen
- Janitor Room

## 1<sup>st</sup> Floor

- Sally Port/Vehicle Bay Washdown/Decon Shower/Lock Boxes
- Lobby w/ Soft Interview Room
- Alderman Court/Judges/Clerk/Bailiff/Interview Room/Offices
- Dispatchers/Video Room/IT
- Family Restroom
- Video Conference/Arraignment Room
- Holding Cells (Male, Female, & Juvenile) & Processing Area
- DUI Room
- (2) Interview Room Hard
- Evidence Room w/ Pass Through Lockers
- Sergeant's Office
- Detective's Office
- Large Work Stations/Area for Officers & Seasonal Officers
- Archive/Evidence Room
- Server/IT Room
- Equipment Storage Room
- Weapon Safe Storage Room
- Uniform/Cleaners Closet
- Janitor Closet
- Bathroom/Locker Room w/ Showers

## 2<sup>nd</sup> Floor

- Chiefs Office with mtg area
- Admin Office next to Chief's office
- Multi-Purpose Room
- *Police Conference Room w/ IT-DelJIS/Video/Work Stations*
- *Workout Room*





# SITE PLAN



# SITE PLAN

**If additional lot corner is added, suggested program to add:**

- Enclose sallyport garage & wash bay
- Police small conference room
- Police workout room
- Town maintenance bay
- Expand Alderman Court



- Town Administration
- Police Administration
- Inmate Area
- Parking Enforcement
- Alderman Court
- Commissioners Conference
- Assembly Room
- Public Circulation & RR
- Shared Staff Rooms
- Staff Circulation
- Facilities



# First Floor



- Town Administration
- Police Administration
- Inmate Area
- Parking Enforcement
- Alderman Court
- Commissioners Conference
- Assembly Room
- Public Circulation & RR
- Shared Staff Rooms
- Staff Circulation
- Facilities



## Second Floor



Storage  
 Mechanical  
 Future



**Third Floor**

This block contains three graphical elements: a north arrow pointing towards the top-left, a scale bar with markings at 0', 4', 8', 16', and 32', and a red circular logo with a textured interior.

# DESIGN CONSIDERATIONS

## Schedule

Define anticipated  
opening date and work  
backwards

## Cost/Budget

Define clearly from day  
one

## Communication

Establishing constant  
communication across  
all parties



# DESIGN CONSIDERATIONS

## Schedule

Define anticipated opening date and work backwards

## Cost/Budget

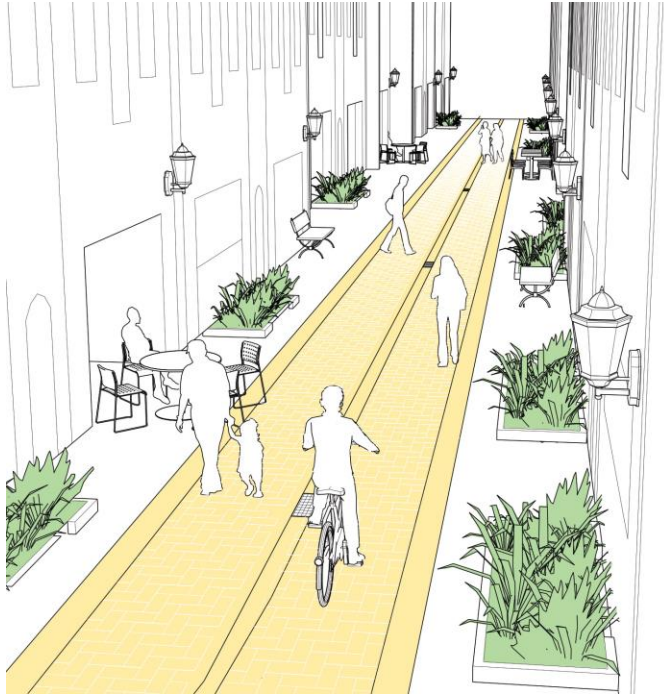
Define clearly from day one

## Communication

Establishing constant communication across all parties

	Cost?	Schedule?	
Flood zone	●		
Storm shelter	●	●	
Accessibility		●	<i>DE AAB Review</i>
Institutional Construction	●	●	<i>State Review Panel</i>
Public Meetings		●	
Bulletproof Glass	●		
Panic Buttons & Security	●	●	<i>Access control plan</i>
Hurricane rating	●	●	
Secure exterior	●		<i>Aesthetic considerations</i>
Parking & visitor access	●	●	<i>Off-site parking?</i>
Wayfinding		●	<i>Signage plan</i>





Pedestrian Alley

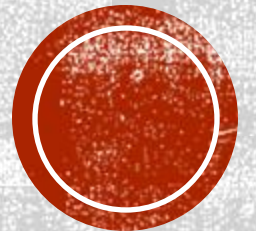


Signage



Mural walls & Wayfinding

**DESIGN SOLUTIONS**



# COASTAL DESIGN



**TOWN OF  
DEWEY BEACH**

# COASTAL DESIGN



# MODERN DESIGN



# COASTAL DESIGN



Target Cost Estimate				
Description	2-story Base		Add 3rd Flr -Shell	
	Total	\$/SF	Total	\$/SF
1 Site Controls/ Layout	\$ 10,000.00	\$ 0.80		
2 Demolition	\$ 40,000.00	\$ 3.20		
3 Sitework	\$ 450,000.00	\$ 36.00		
4 Fencing/Gate	\$ 30,000.00	\$ 2.40		
5 Landscaping	\$ 7,500.00	\$ 0.60		
6 Building Concrete	\$ 175,000.00	\$ 14.00	\$ 45,000.00	\$ 11.39
7 Masonry	\$ 160,000.00	\$ 12.80	\$ 20,000.00	\$ 5.06
8 Stee/Misc Metals	\$ 375,000.00	\$ 30.00	\$ 88,000.00	\$ 22.28
9 General Trades	\$ 50,000.00	\$ 4.00	\$ 5,000.00	\$ 1.27
10 Casework/Millwork	\$ 40,000.00	\$ 3.20		
11 Roofing	\$ 125,000.00	\$ 10.00		
12 AVB	\$ 30,000.00	\$ 2.40		
13 Exterior Siding/ Trim	\$ 150,000.00	\$ 12.00	\$ 20,000.00	\$ 5.06
14 Bahama Shutters	\$ 30,000.00	\$ 2.40		
15 Caulking/ Sealants	\$ 30,000.00	\$ 2.40	\$ 1,000.00	\$ 0.25
16 Doors/ Hardware	\$ 140,000.00	\$ 11.20	\$ 5,000.00	\$ 1.27
17 Al. Drs/Windows/Glass	\$ 120,000.00	\$ 9.60	\$ 30,000.00	\$ 7.59
18 CFMF/Drywall/Insulation	\$ 550,000.00	\$ 44.00	\$ 70,000.00	\$ 17.72
19 Acoustical Ceilings	\$ 60,000.00	\$ 4.80		
20 Painting	\$ 40,000.00	\$ 3.20	\$ 3,000.00	\$ 0.76
21 Flooring	\$ 128,000.00	\$ 10.24	\$ 5,000.00	\$ 1.27
22 Specialties	\$ 48,000.00	\$ 3.84	\$ 750.00	\$ 0.19
23 Detention Equipment Allowance	\$ 100,000.00	\$ 8.00		
24 Elevator	\$ 85,000.00	\$ 6.80	\$ 30,000.00	\$ 7.59
25 Fire Protection	\$ 75,000.00	\$ 6.00	\$ 24,000.00	\$ 6.08
26 Mechanical	\$ 776,000.00	\$ 62.08	\$ 45,000.00	\$ 11.39
27 Electrical	\$ 625,000.00	\$ 50.00	\$ 20,000.00	\$ 5.06
28 Security	\$ 250,000.00	\$ 20.00		
access control/cctv/detection				
29 IT/Data/Technology	\$ 140,000.00	\$ 11.20	\$ 5,000.00	\$ 1.27
30 Final Cleaning	\$ 15,000.00	\$ 1.20	\$ 2,000.00	\$ 0.51
<b>Subtotal</b>	<b>\$ 4,854,500.00</b>	<b>\$ 388.36</b>	<b>\$ 418,750.00</b>	<b>\$ 106.01</b>
31 DesignContingency (5%)	\$ 242,725.00	\$ 19.42	\$ 20,937.50	\$ 5.30
32 Construction Contingency (3%)	\$ 145,635.00	\$ 11.65	\$ 12,562.50	\$ 3.18
33 Escalation (6%)	\$ 291,270.00	\$ 23.30	\$ 25,125.00	\$ 6.36
<b>Subtotal</b>	<b>\$ 5,534,130.00</b>	<b>\$ 442.73</b>	<b>\$ 477,375.00</b>	<b>\$ 120.85</b>
34 General Conditions	\$ 442,730.40	\$ 35.42	\$ 38,190.00	\$ 9.67
35 GL Insurance	\$ 55,341.30	\$ 4.43	\$ 4,773.75	\$ 1.21
36 Permits NIC	\$ -	\$ -		
37 Bond	\$ 55,341.30	\$ 4.43	\$ 4,773.75	\$ 1.21
38 OH&P	\$ 166,023.90	\$ 13.28	\$ 14,321.25	\$ 3.63
<b>Total</b>	<b>\$ 6,253,566.90</b>	<b>\$ 500.29</b>	<b>\$ 539,433.75</b>	<b>\$ 136.57</b>
<b>GSF Summary</b>				
1st floor	6,500 sf			
2nd Floor	6,000 sf			
3rd floor	3,950 sf			
<b>Not included</b>				
1. FF&E, 2. Ext. Signage, 3. Utility Fee's, 4. Design, 5. Abatement 6. Builder's risk, 7. Owner Contingency				

# CONSIDERING COST

- Bidding climate
- Funding source & wage rates?
- Level of finishes



Target Cost Estimate				
Description	2-story Base		Add 3rd Flr -Shell	
	Total	\$/SF	Total	\$/SF
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# CONSIDERING COST

- Bidding climate
- Funding source & wage rates?
- Level of finishes

Cost including 3<sup>rd</sup> floor: \$415/ SF



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Change materials?

Existing equipment?

Preferred vendor?

Contingency!

# CONSIDERING COST

- Bidding climate
- Funding source & wage rates?
- Level of finishes





**First Floor**



**Second Floor**

First & Second Floors		
Town Administration	2,175 SF	18%
Police Administration	2,800 SF	23%
Inmate Area	1,525 SF	12%
Parking Enforcement	320 SF	3%
Alderman Court	400 SF	3%
Commissioners Conference	350 SF	3%
Assembly Room	800 SF	6%
Public Circulation & RR	2,000 SF	16%
Shared Staff Rooms	580 SF	5%
Staff Circulation	880 SF	7%
Facilities	570 SF	5%
<b>Net Area</b>	<b>12,400 SF</b>	<b>100%</b>
Walls & Systems (8%)	992 SF	
<b>Gross Area</b>	<b>13,392 SF</b>	
Third Floor		
Storage	950 SF	
Mechanical	580 SF	
Future	3,000 SF	
<b>Net Third Floor Area</b>	<b>4,530 SF</b>	<b>30% Net Increase</b>
<b>Total Building Area</b>	<b>17,922 SF</b>	





**FISHER**  
ARCHITECTURE<sup>LLC</sup>



**DISCUSSIONS**

