

# Review of Sites and Master Plan Concepts

## *Public Safety Building*

### *Tybee Island, Georgia*



**Architects Design Group, Inc.**  
*Winter Park • Fort Myers, Florida*

in association with:

**Cogdell and Mendrala Architects**  
*Savannah, Georgia*



# Site Master Plan Concepts: Site A and Memorial Park Aerial:

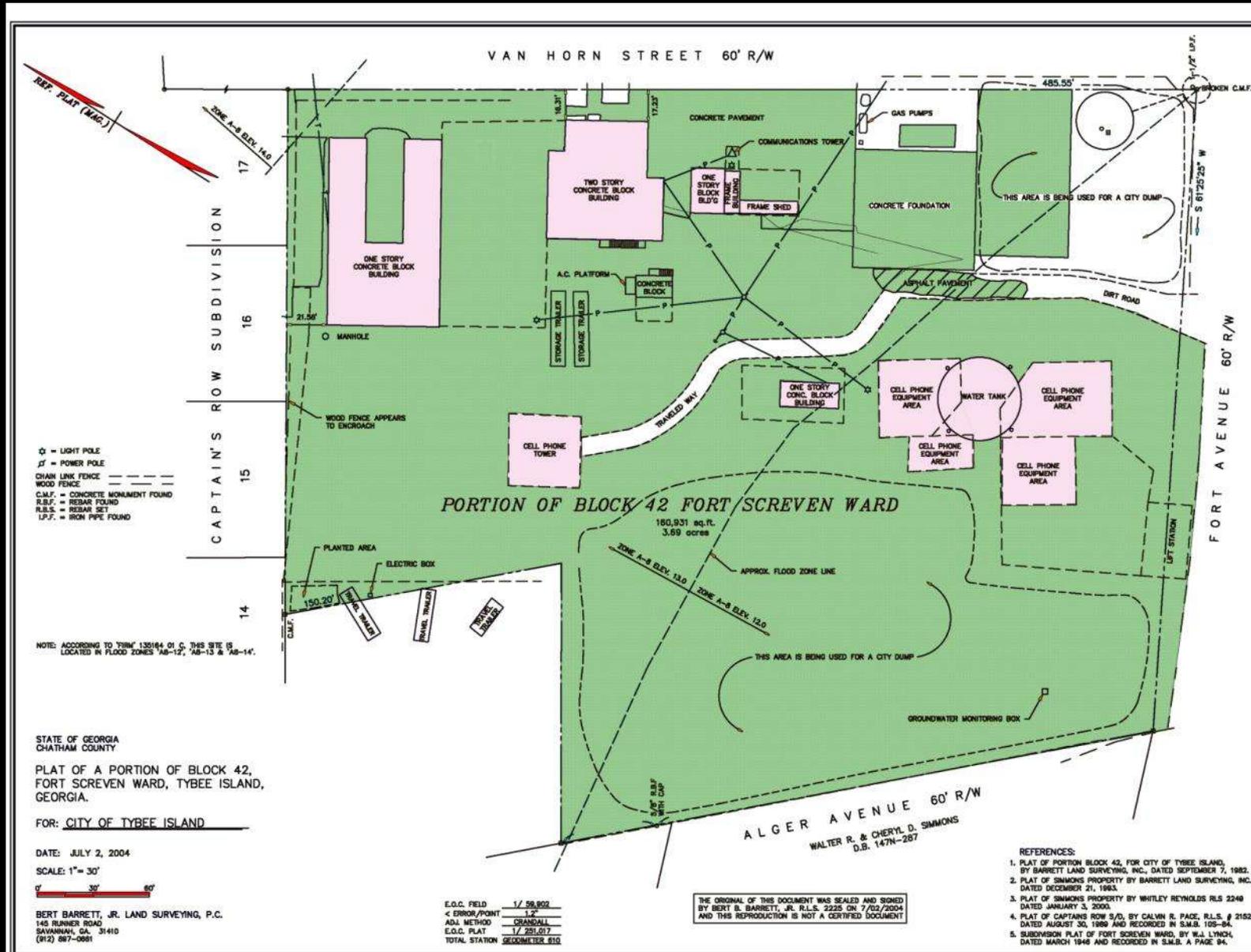


# Site Master Plan Concepts:

## Existing Police Department Site: Site A: Aerials



# Site Master Plan Concepts: Existing Police Department Site: Site A: Survey



# Site Master Plan Concepts: Existing Police Department Site: Site A:



# Site Master Plan Concepts:

## Existing Police Department Site: Site A:



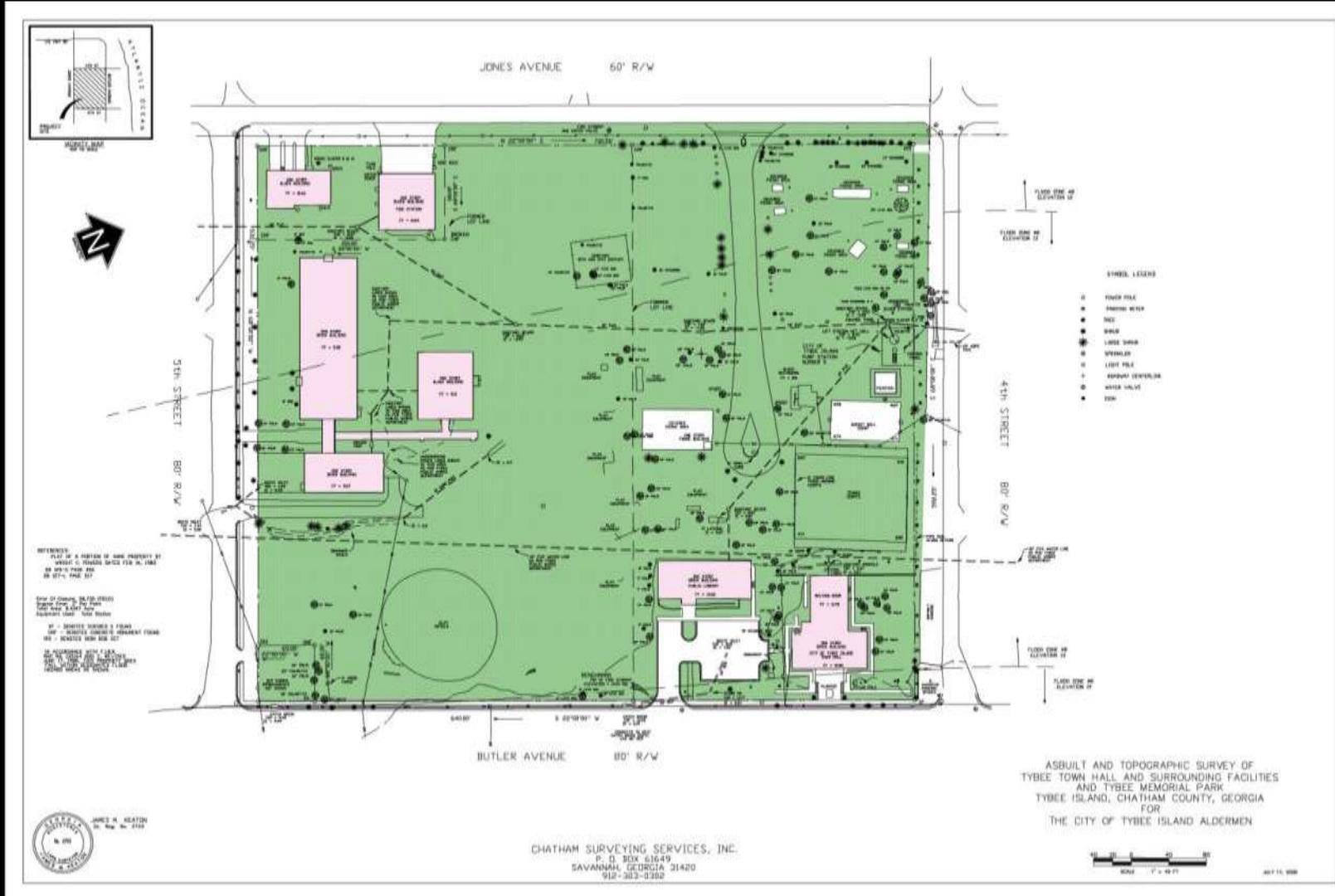
# Site Master Plan Concepts: Site A and Memorial Park Aerial:



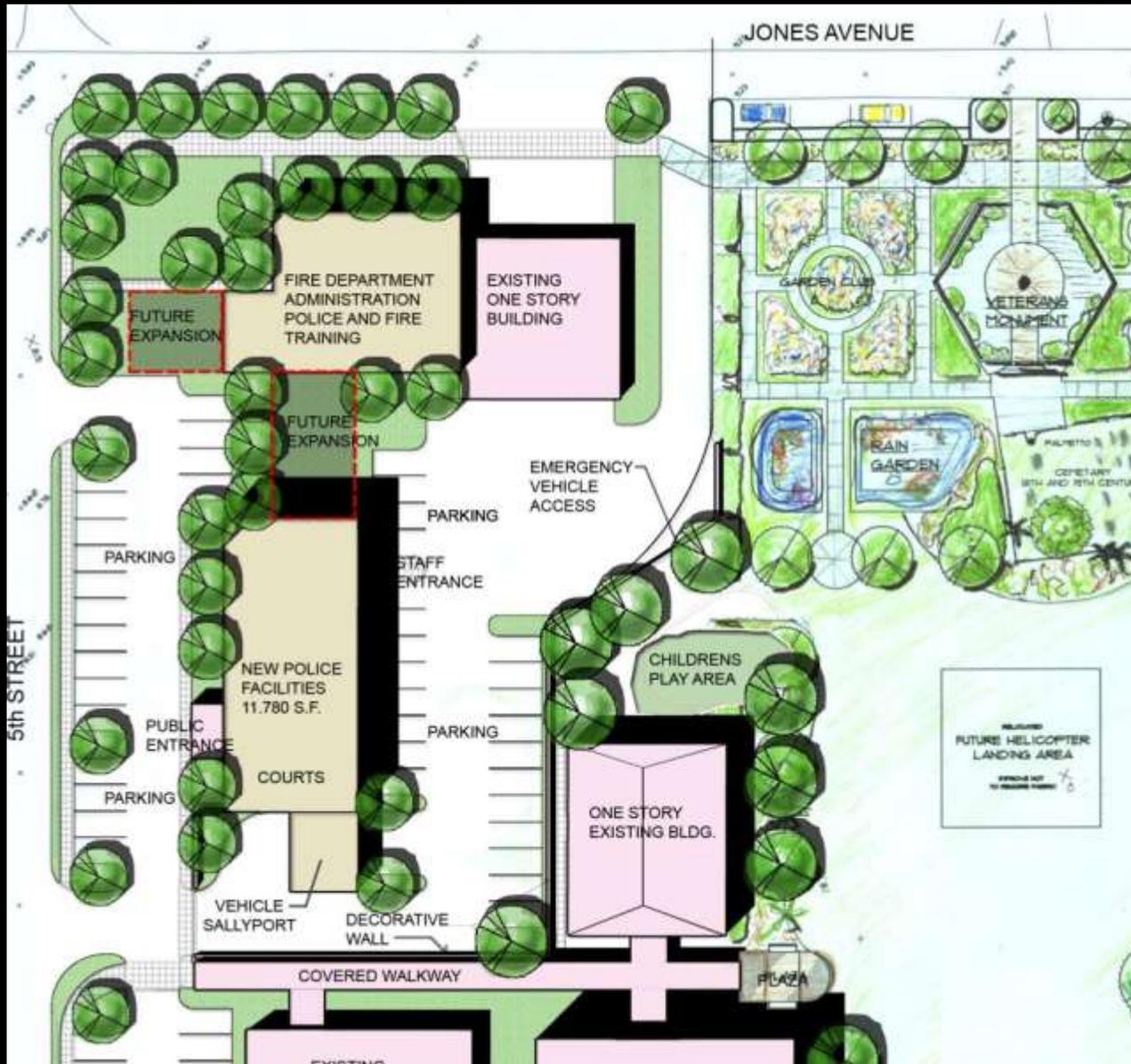
# Site Master Plan Concepts: Memorial Park Aerial:



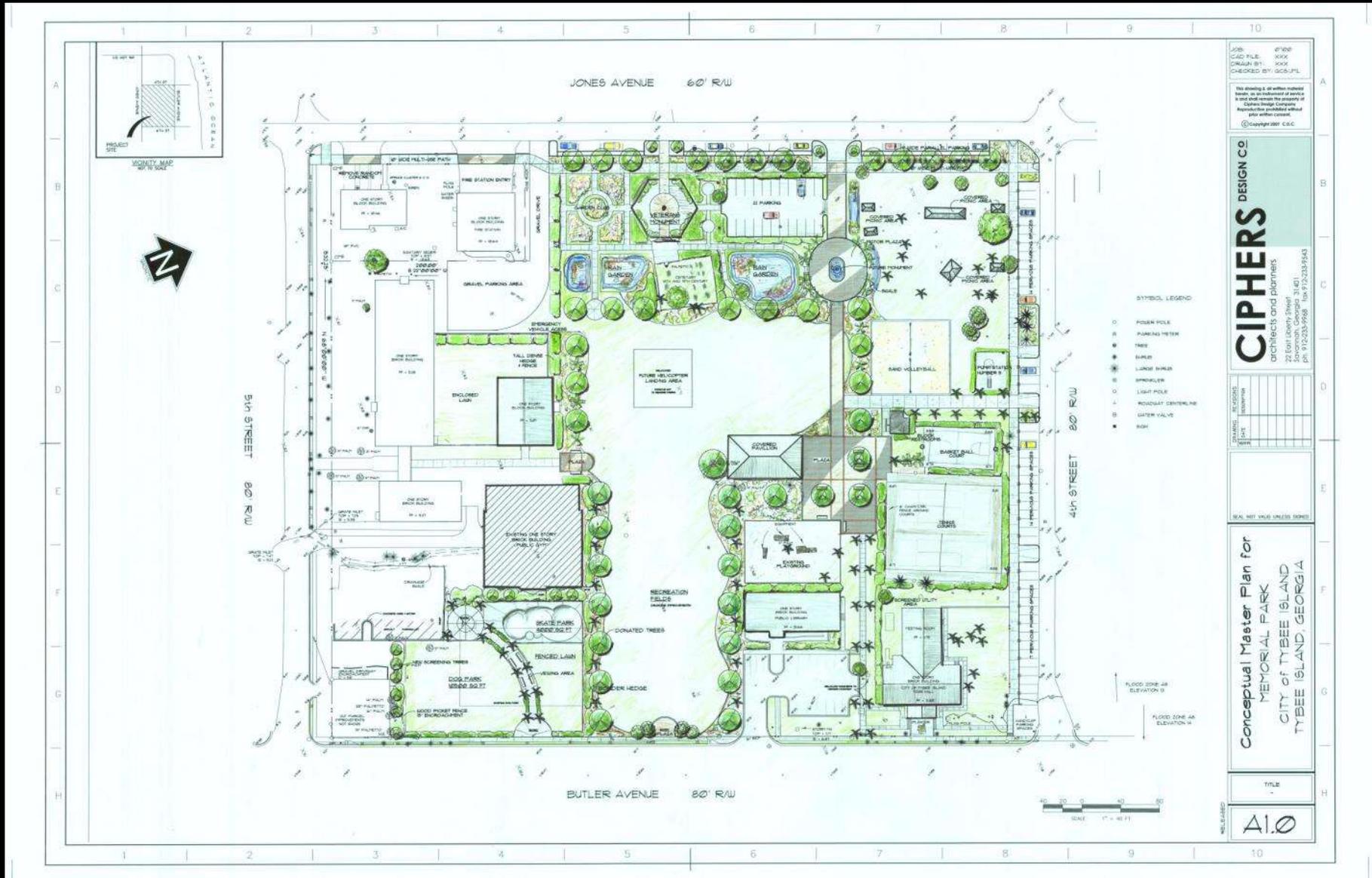
# Site Master Plan Concepts: Existing Memorial Park Site: Survey



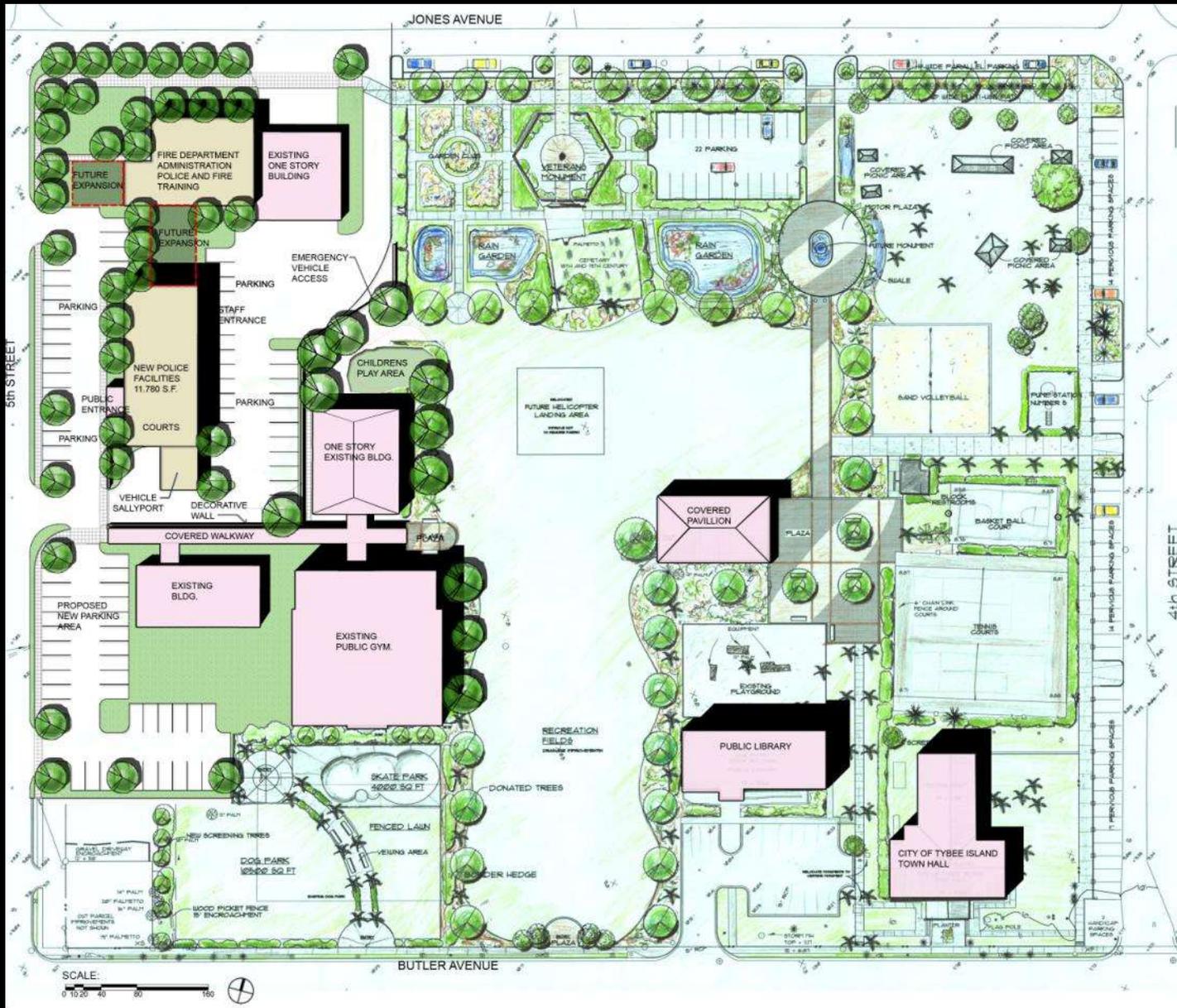
# Site Master Plan Concepts: Existing Memorial Park Site:



# Site Master Plan Concepts: Existing Memorial Park Site: Concept by CIPHERS



# Site Master Plan Concepts: Existing Memorial Park Site:

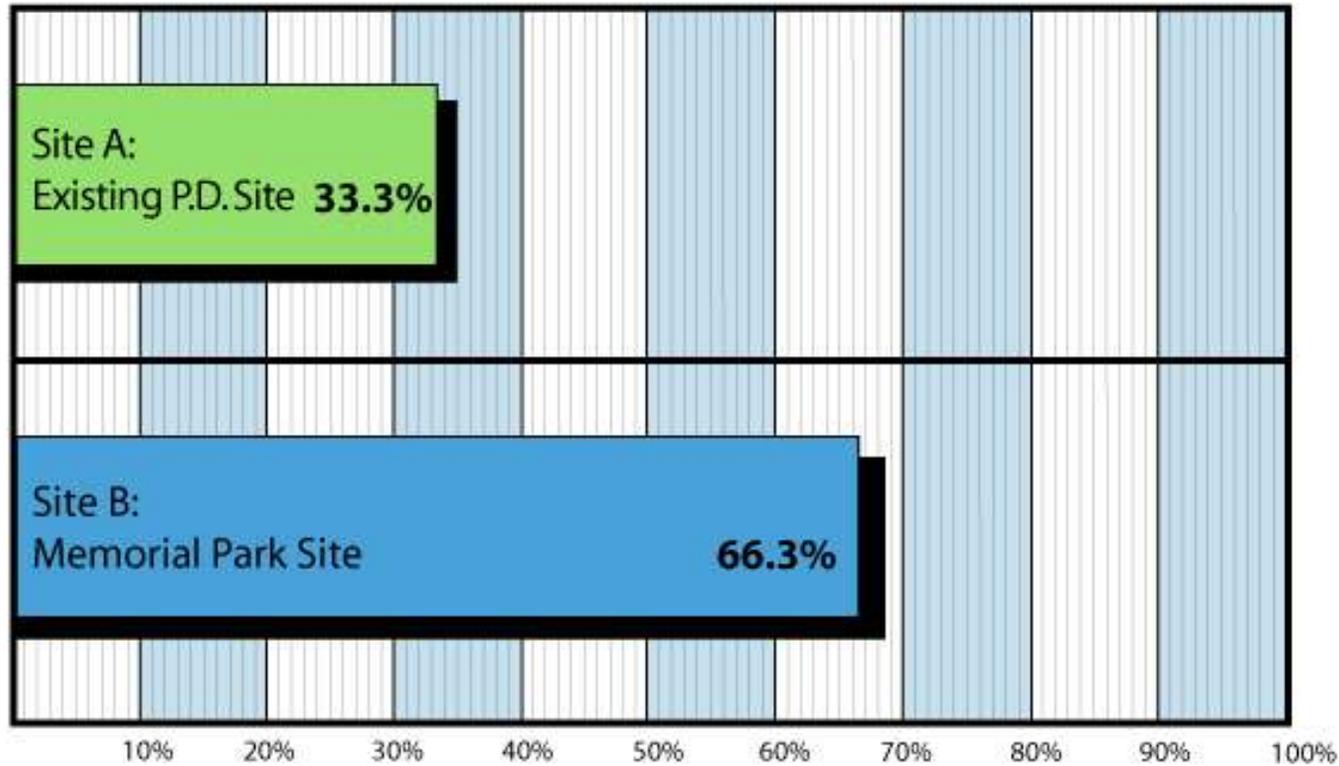


# Site Selection Matrix:

Site Selection Matrix				
No.	EVALUATION CRITERIA	Criteria Value	(Site A) Existing Police Department Site	(Site B) Memorial Park Site
3.1	Appropriate Surrounding Land Use			
3.2	Proximity to City/Population/Service Area			
3.3	Site Size/Ease of Expansion			
3.4	Land Cost/Acquisition Cost			
3.5	Zoning			
3.6	Access: Vehicular/Pedestrian/Public			
3.7	Impact on Redevelopment			
3.8	Proximity to Potential Hazards			
3.9	Ease of Utilization			
3.10	Adequacy of Infrastructure			
<b>Total</b>				
		<b>RANK</b>		

# Site Evaluation Chart

By: Public Safety Committee

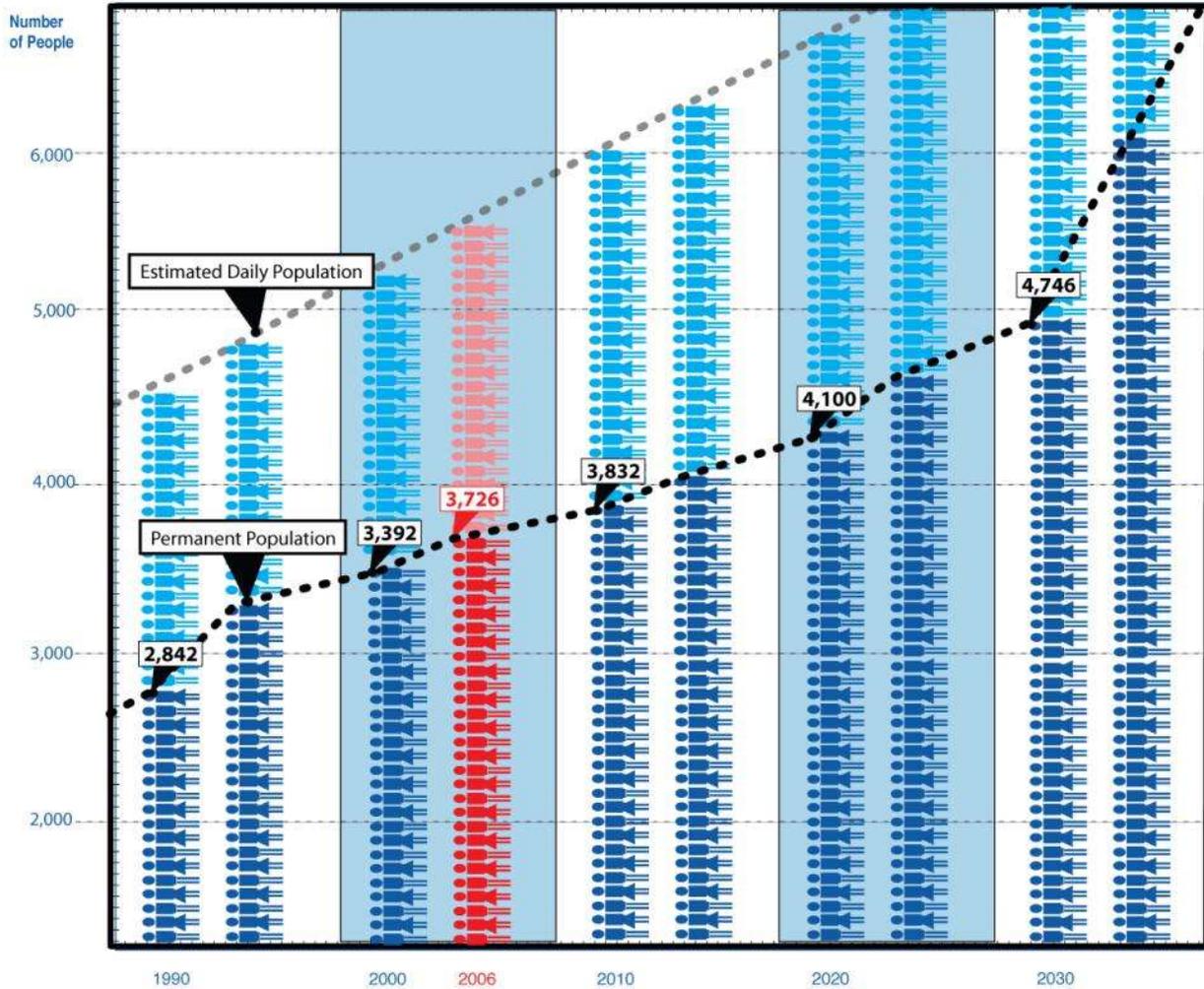


# Site Selection Matrix:

Site Selection Matrix				
No.	EVALUATION CRITERIA	Criteria Value	(Site A) Existing Police Department Site	(Site B) Memorial Park Site
3.1	Appropriate Surrounding Land Use	7	5	7
3.2	Proximity to City/Population/Service Area	8	5	8
3.3	Site Size/Ease of Expansion	10	9	7
3.4	Land Cost/Acquisition Cost	10	---	---
3.5	Zoning	6	---	---
3.6	Access: Vehicular/Pedestrian/Public	8	5	7
3.7	Impact on Redevelopment	8	7	8
3.8	Proximity to Potential Hazards	9	---	---
3.9	Ease of Utilization	6	6	4
3.10	Adequacy of Infrastructure	8	---	---
<b>Total</b>				
		<b>RANK</b>	37	41

# Space Needs Projections: Population Chart

Tybee Island Population Chart



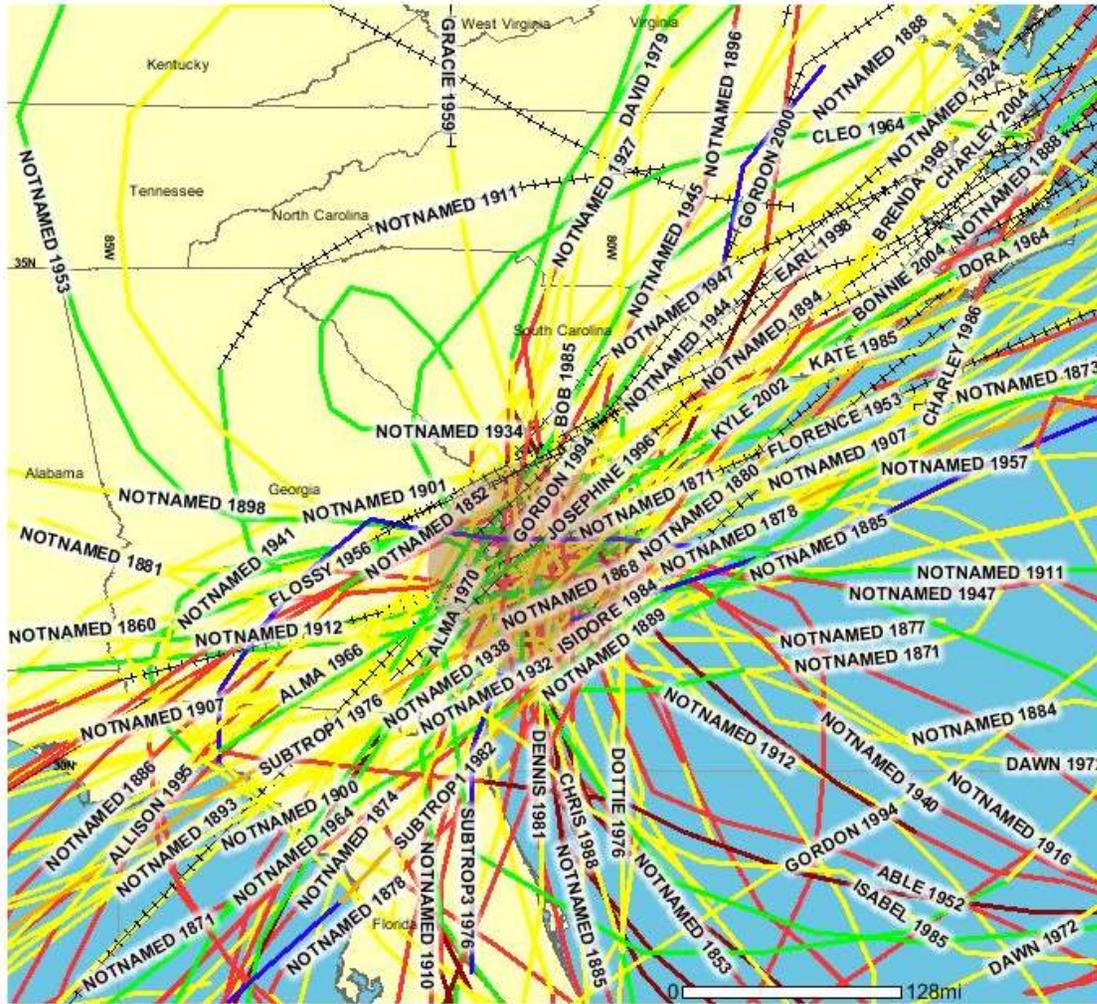
Source: City of Tybee Island, U.S. Census Bureau

# Facility Survivability:





# Facility Survivability:



All Historical Storm Tracks  
Tybee Island, Georgia

# Project Development Cost

## 1. Estimated Construction Cost: Police Facility:

10,800 S.F. @ \$215.00/sf .....\$ 2,322,000.00

## 2. Estimated Construction Cost: Courts Facility:

4,300 S.F. @ \$215.00/sf .....\$ 924,500.00

## 3. Furnishings Allowance:

15,100 S.F. @ \$10.00/S.F. ....\$ 151,000.00

## 4. Site Development Cost:

Depending on selected site/Allowance .....\$ 100,000.00

5. Security System: .....\$ 55,000.00

6. Demolition of Existing Facilities: .....\$ 78,000.00

7. Emergency Generator System: .....\$ 80,000.00

8. Landscape: .....\$ 100,000.00

9. Subtotal .....\$ 3,810,500.00

10. Soft Cost: .....\$ 417,103.00

11. Total Estimated Development Cost .....\$ **4,227,603.00**

## Recommendations: Site Selection:

- Site Selection:

The committee should continue to consider if any additional sites should be evaluated. If the determination is made that such is not feasible and/or appropriate that the Committee should, as a body, determine if they are in agreement with the selection of a site as the appropriate location for the proposed facilities.

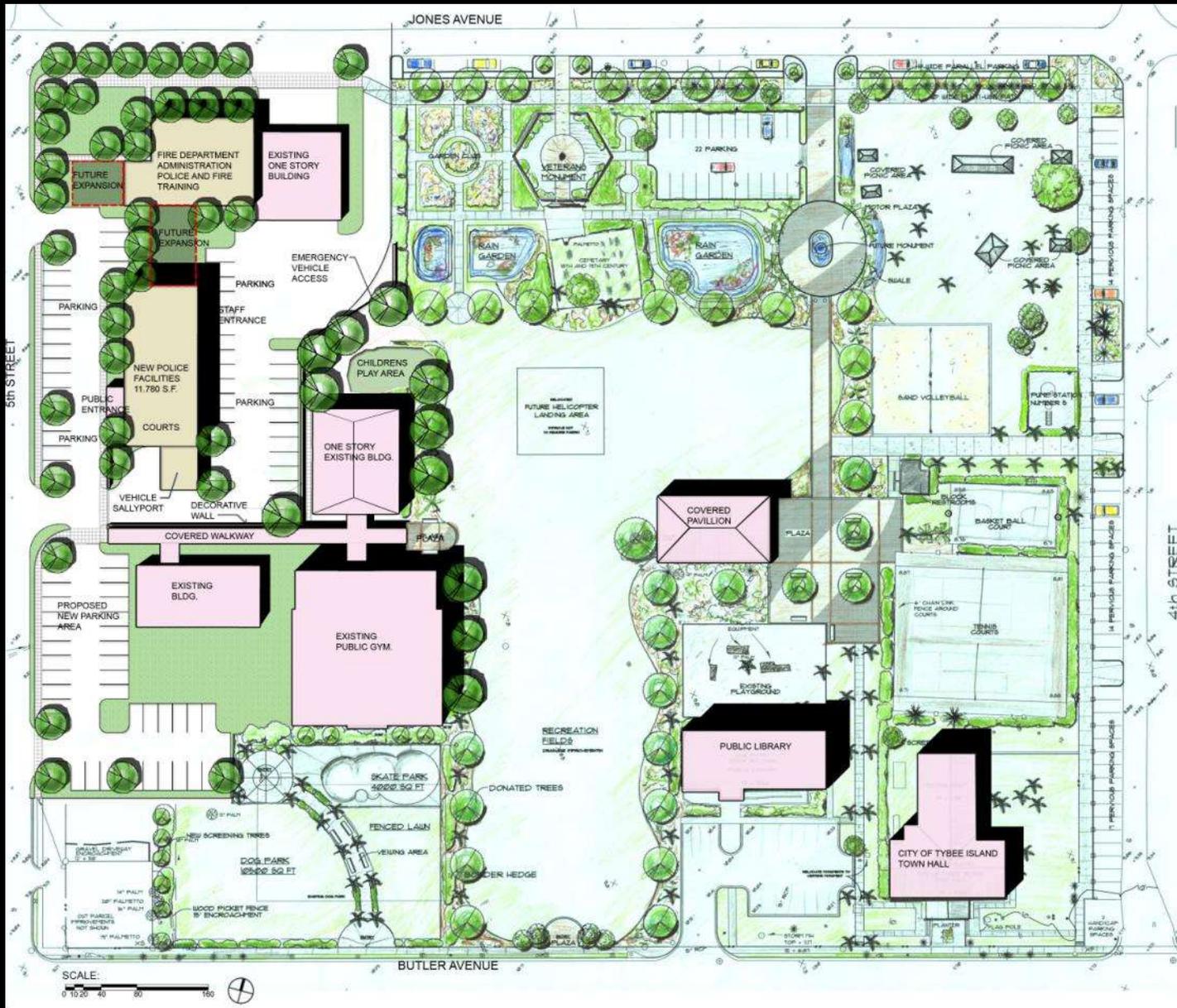
In as much as no other sites have been made a part of this analysis, it is the joint recommendation of the associated architectural firms, that the **Memorial Park Site** be utilized for the proposed Police and Fire functions, as quantified in this report.

- Establish Funding Source:

- Facility Size:

- Make a Decision:

# Site Master Plan Concepts: Existing Memorial Park Site:



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