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:

[Diagram of existing site with labeled areas such as "Fire Department Administration Police and Fire Training", "Existing One Story Building", "New Police Facilities 11,780 S.F.", "Courts", "Emergency Vehicle Access", "Children's Play Area", "One Story Existing Bldg.", etc.].
Site Master Plan Concepts:
Existing Memorial Park Site: Concept by CIPHERS
Site Master Plan Concepts:
Existing Memorial Park Site:
### Site Selection Matrix

<table>
<thead>
<tr>
<th>No.</th>
<th>EVALUATION CRITERIA</th>
<th>Criteria Value</th>
<th>(Site A) Existing Police Department Site</th>
<th>(Site B) Memorial Park Site</th>
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</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Appropriate Surrounding Land Use</td>
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<tr>
<td>3.2</td>
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<td></td>
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<td></td>
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| Total | RANK                          |                |                                          |                            |
Site Evaluation Chart

By: Public Safety Committee

Site A:
Existing P.D. Site 33.3%

Site B:
Memorial Park Site 66.3%
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</table>
Space Needs Projections: Population Chart

Tybee Island Population Chart

Number of People

- Estimated Daily Population
- Permanent Population

Source: City of Tybee Island U.S. Census Bureau
Facility Survivability:
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Facility Survivability:
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:**
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Existing Memorial Park Site:
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