

Item Title: Approval of Schematic Design for Wendell North Public Safety Station, Wendell, NC

Specific Action Requested:

That the Board of Commissioners approves Schematic Design for the Wendell North Public Safety Station Project.

Item Summary:

Purpose: The Board of Commissioners reviews and approves Schematic Design for all new construction projects. This is an important milestone in the development of a building, renovation, park, or other major project.

Background: The Wendell North Public Safety Station is a planned co-location of Wendell Fire Department and Wake County EMS. This station will replace the outdated Wendell Fire Station #2 at 6529 Bethany Church Rd., Wendell, NC. In addition, Wake County EMS will operate a regional deployment center from this new location along Riley Hill Rd. in the Wendell community.

On February 2, 2026, the Wake County Board of Commissioners approved the Construction Manager at Risk delivery method for this project, and on March 10, 2026, the Wake County Board of Adjustment approved a Special Use Permit (SUP) for a new 17,664-square foot public safety station to be built in the far northwest corner of the Sandy Pines Preserve along Riley Hill Road in Wendell, NC.

Strategic Plan: This action supports Safer Community Together Goal 1: By 2029, 80% of all County public safety calls will receive an appropriate and timely emergency response.

Fiscal Impact: Funding for schematic design is currently appropriated in the FY 2026 Capital Improvement Plan (CIP). Funding required for construction (\$15,660,000) is currently planned in the FY 2027 Public Safety CIP Element and the FY 2027 Fire Tax District Capital Fund.

Additional Information:

After a thorough search for property in the Riley Hill area of Wendell, NC, County Staff determined that the optimum site for the construction of a new public safety station was the far northwest corner of the Sandy Pines Preserve, a 563-acre preserve of forests and fields owned by Wake County. The new public safety station will require approximately 6.8 acres of property or one percent of the total land area, and while it is proximate to

park operations for first responders, there is no impact anticipated on guest experience while enjoying Sandy Pines Preserve's amenities.



The Wendell North Public Safety Station is a co-location of Wake County EMS and Wendell Fire Department. This 17,664-square foot facility will be a regional EMS station with bay spaces for eight ambulances; and it is a replacement station for Wendell Fire Department #2 with four fire apparatus bay spaces. The facility is contemplated in the County's CIP with funding for site selection, analysis, and design in the current fiscal year and construction is planned in FY27. Besides deployment bays for emergency vehicles, the building will have dayrooms for each company, four fire dormitory rooms, unisex bathrooms, kitchen, dining area, EMS lounge, fitness room, meeting space, offices, medical storage, gear storage, wellness room, support spaces, and a mechanical area with a whole-house emergency generator.



Site work includes dedicated emergency drive aprons for response vehicles, a service drive for vehicles returning to the facility, and 44-parking spaces including 2-ADA parking spots and 2-electric vehicle charging locations. In addition, storm water control measures will address any additional storm water impacts, and landscaping includes native, draught tolerant plant materials and is intended to replace any tree canopy or buffer loss that occurs during the development of the site.

Project complexities include the development of property in rural Wake County where public water, sewer, and natural gas are not available. Therefore, this will be an all-electric station with septic system for sewer and a well with storage and pumps that will be utilized for water service and fire protection.

The facility will have a host of sustainable features like a large solar photovoltaic system, energy efficient lighting with occupancy sensors, high-performance mechanical systems, dedicated outdoor air system (DOAS) to improve air quality throughout the living areas, low-carbon concrete, regionally sourced masonry materials, and high solar reflectivity indexed roofing materials and pavement.



The Construction Manager at Risk (CMAR) selection process is complete for this project and County staff are negotiating terms and conditions with the selected CMAR. The planning process is expected to be completed this fall, and we expect to bid the project and have a Guaranteed Maximum Price (GMP) contract to begin construction by the end of 2026. With an anticipated construction duration of 12-14 months, the project should be completed at the end of 2027.

Attachments:

1. Presentation
2. Schematic Design Floor Plan