

# MENLA 2018



CONFERENCE & EXPO  
NASHVILLE ★★  
TN



**MEASURE TWICE, CUT ONCE:**  
***BUILDING A BETTER PSAP***

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# SITE SELECTION



**LET'S DISCUSS...**

- **Land Development Principles**
- **PSAP Survivability**
- **Future Proofing**



# LAND DEVELOPMENT



Just 5.8% of all land in the lower 48 states is developed, ...but that area accounts for more than **50%** of the total land value.



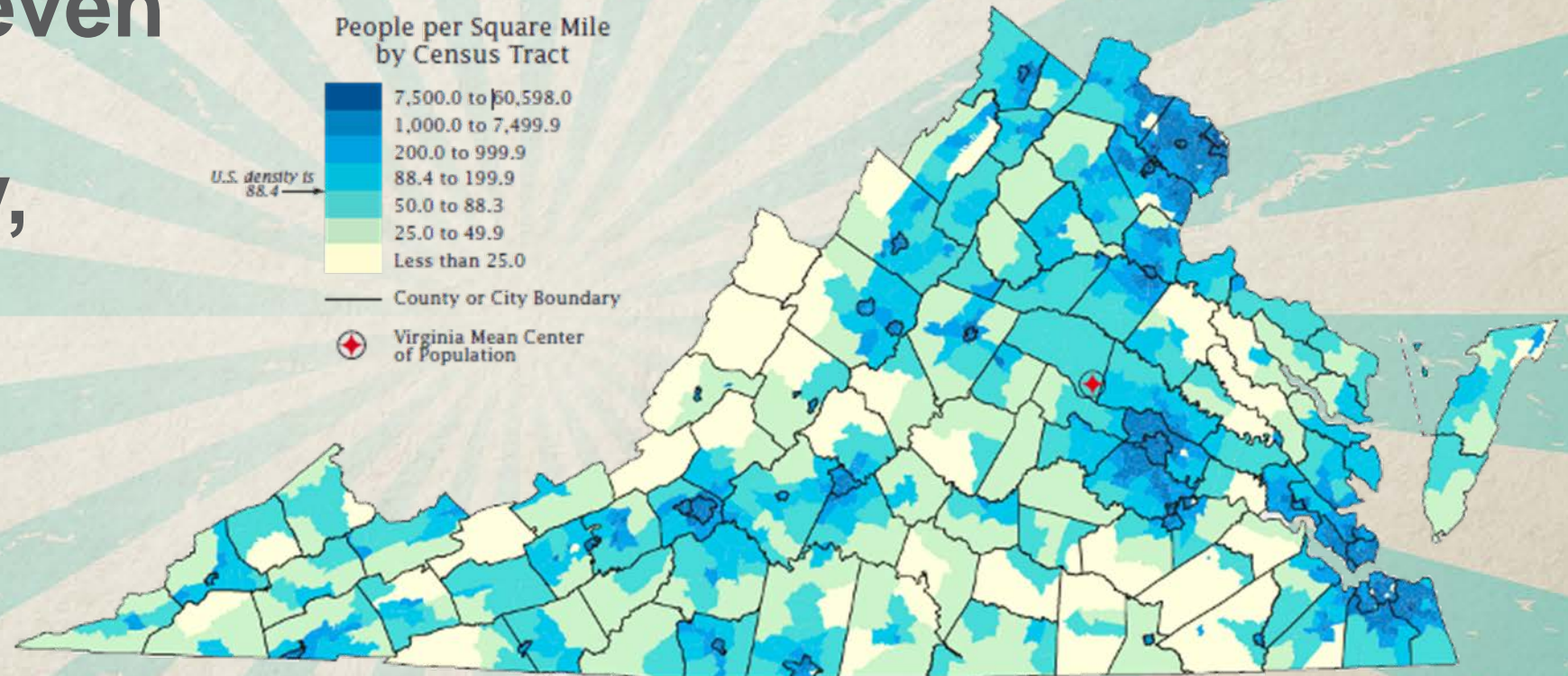
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# LAND DEVELOPMENT



Population growth is uneven and density varies greatly, meaning...



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# LAND DEVELOPMENT



Land Prices by State  
1980 and 2016



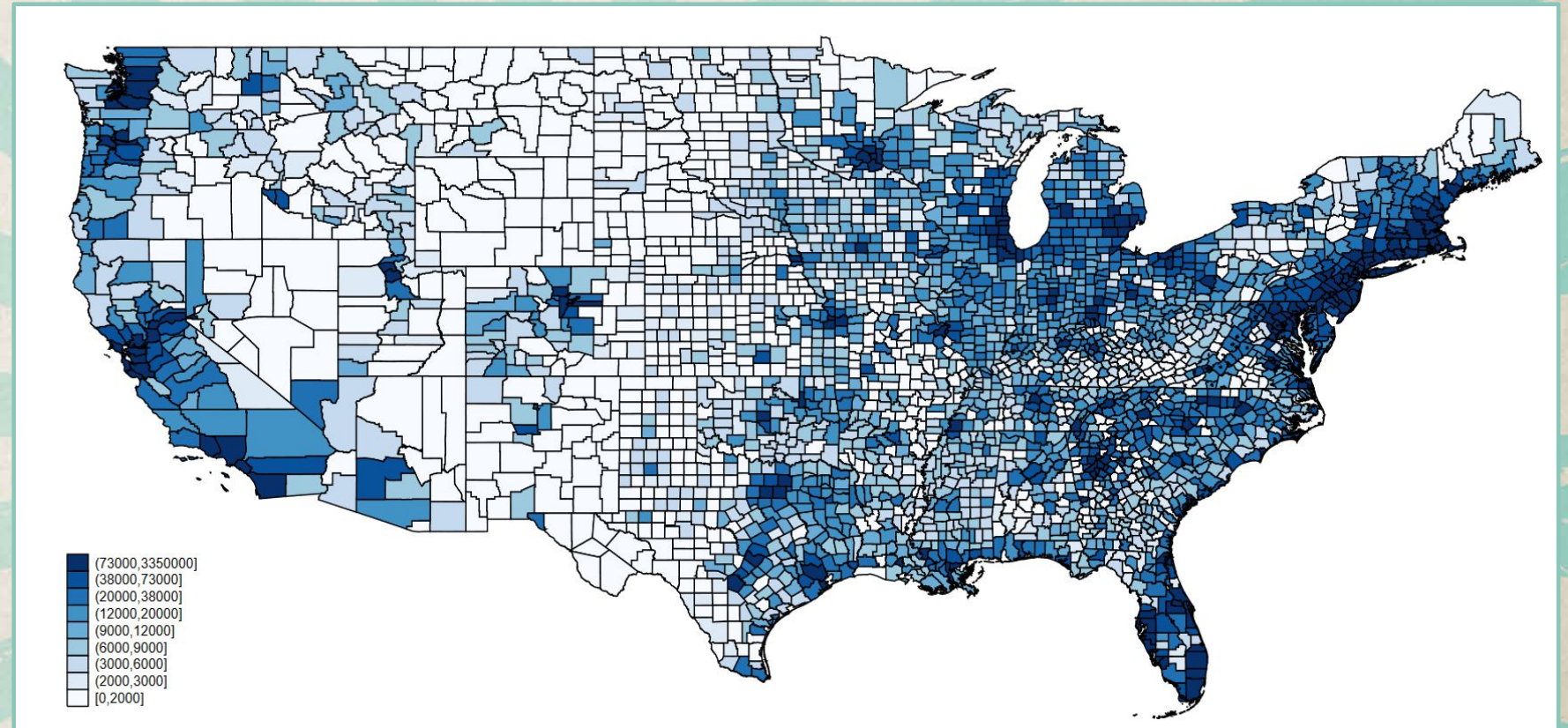
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# LAND DEVELOPMENT



Land costs  
per acre –  
2009, varies  
greatly with  
location





# LAND DEVELOPMENT



Land Costs  
as a Share of Total  
Costs of Construction  
by Region





# LAND DEVELOPMENT



## Land development cost components

- Land value – proximity to housing, work, shopping, schools, amenities, transportation
- Physiography – soils, vegetation, water
- Infrastructure – access, utilities



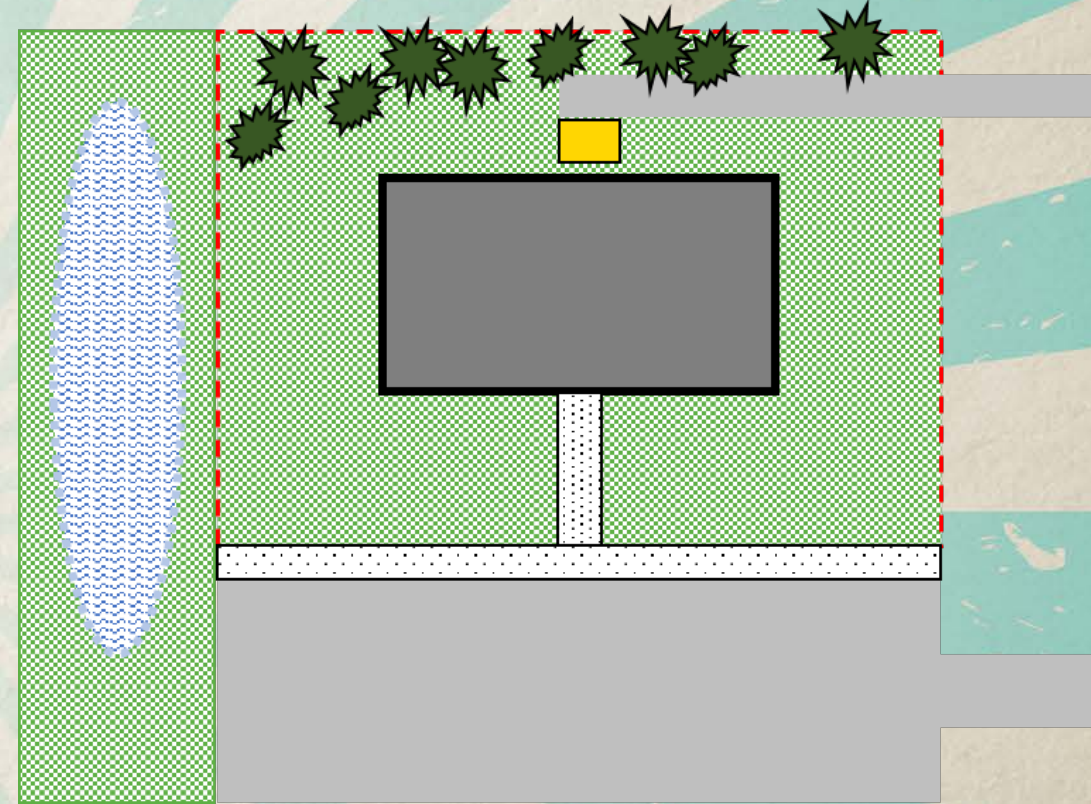


# LAND DEVELOPMENT



## How much land do I need?

- Start with 500sf to 1000sf per position
- Add a 25m (82ft) standoff
- Parking can be placed outside that point
- Allow space to manage storm water
- Give the generator/utilities access
- Connect parking to your roadway
- Buffer for privacy and security as needed
- Fence the property



350 FT x 300 FT = 105,000 SF or 2.4 acres

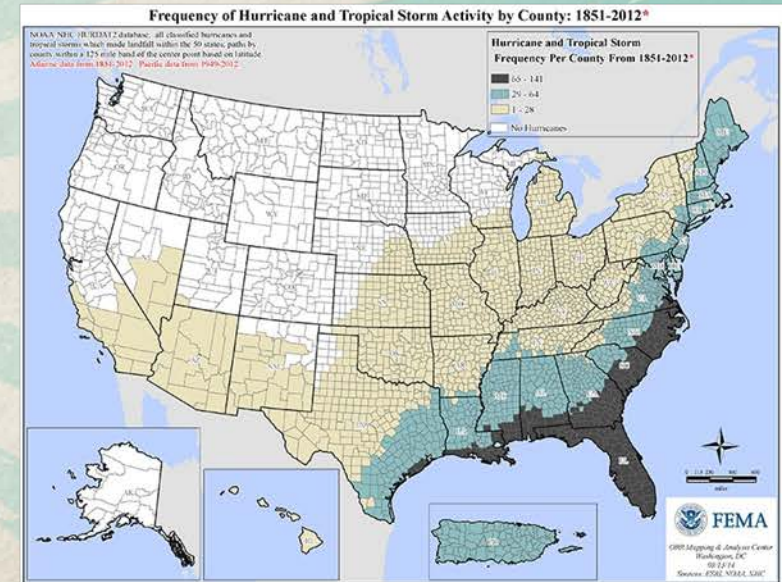
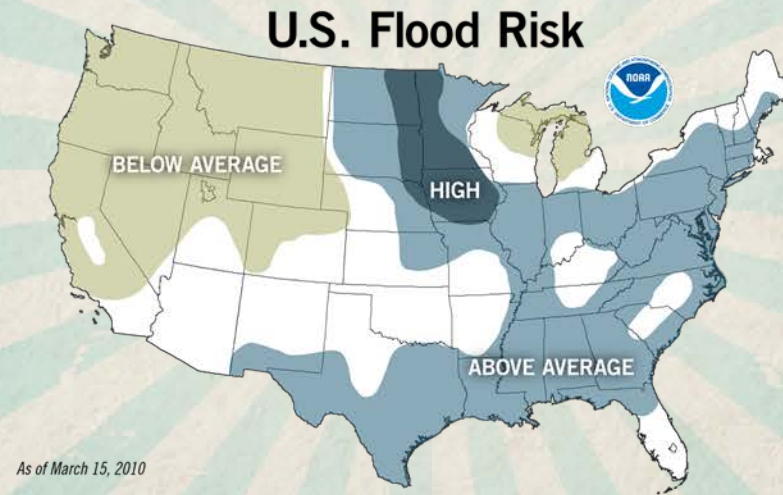
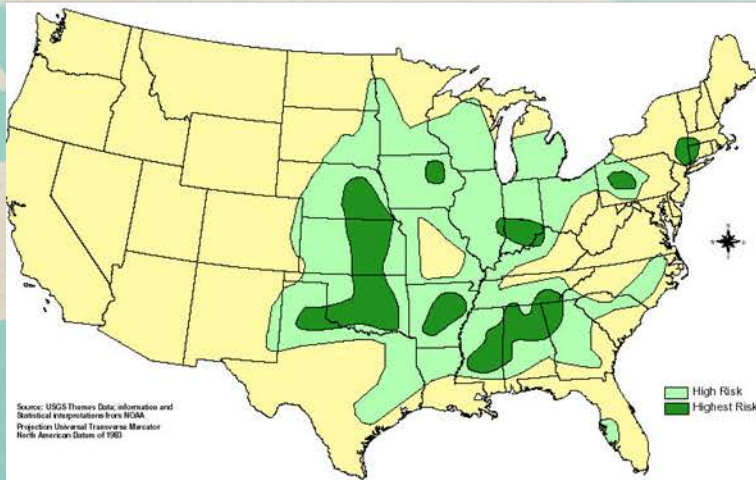


# PSAP SURVIVABILITY



## STRUCTURAL ATTRIBUTES

- Natural Hazards...



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# PSAP SURVIVABILITY



## STRUCTURAL ATTRIBUTES

- Other Threats...





# PSAP SURVIVABILITY



## INFRASTRUCTURE

- Power
- Data
- HVAC
- Sewer / Water
- Food / Rest



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# PSAP SURVIVABILITY



## ACCESSIBILITY

- Single vs Multi-Point
- Rural vs Urban



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# PSAP SURVIVABILITY



## SECURITY

- Perimeter
- Internal



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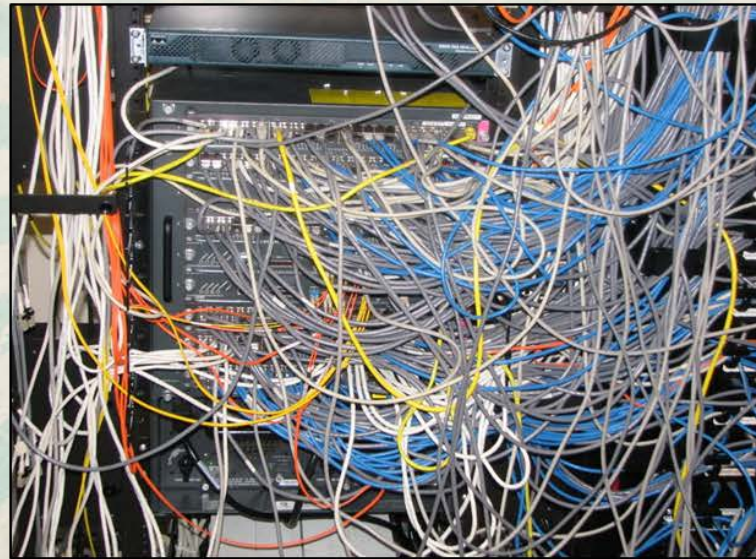


# PSAP SURVIVABILITY



## INTERNAL CRISIS

- Loss of power, data, a fire...



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# PSAP SURVIVABILITY



## EXTERNAL CRISIS

- When **YOU** are in the storm...





# FUTURE PROOFING



Change in land values,  
Change in population,  
Change in technology





# FUTURE PROOFING



## Planning for the Future

- Building for the Future



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# SITE SELECTION



## SUMMARY

1. Understand that land has value
2. Improving land for a PSAP is expensive
3. Your decisions can save or cost you money for years
4. Done correctly you will be set for the future!



# SITE SELECTION



## Questions & Answers

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