



Comprehensive Facility Plan

Presented by

Michael Mace, General Services Director

Ronnie Lunsford, Facilities and Construction Coordinator



Agenda

1. Background
2. Scope of Work
3. Key Outcomes
4. Process Outline
5. Request



Background

- The average age of county buildings is almost 50 years
- \$9.25M in planned capital projects
- Building maintenance and grounds costs:
 - FY18 - \$832,689
 - FY19 - \$789,712
 - FY20- \$742,641 Forecasted



Scope of Work

Develop a Comprehensive Facility Plan that will allow Buncombe County Buildings to provide citizens with services and resources that meet their needs and which address the present and future needs of the community by answering the following space planning questions:

- Are our buildings being used efficiently? If not, how can we improve?
- What are our current space needs? How many sq ft are needed?
- What will our future space needs be? How many sq ft will be needed?
- Are there opportunities to improve customer service?
- Are aging buildings worth investing in? If so, what's the cost.
- Are there opportunities to better match design with needs? Ie. Tax Collections is not easily accessible.



Scope of Work

- 26 county-owned buildings - 1.7 M sq. ft.
- 12 Library facilities- 150K sq. ft., RFQ option based on grant funds

Location	Year Built	Sq,Ft.
199 COLLEGE ST, COMMUNITY ENGAGEMENT	1916	1,250
ALLPORT BUILDING, PERMITS, PLANNING, PARK'S AND REC.	1916	73,340
REGISTER OF DEEDS	1921	23,658
INTERCHANGE BUILDING, I.T.	1923	28,488
EMS/911 CENTER (The Castle)	1927	23,500
COUNTY COURTHOUSE	1928	220,916
94 COXE AVE, TAX OFFICE	1929	14,528
GENERAL SERVICES	1946	11,735
HHS BUILDING	1948	386,369
HUGHES BUILDING	1952	4,250
COUNTY GARAGE	1981	8,836
LEICESTER CROSSING, (Land of Sky, Evidence storage Sheriff Patrol)	1983	15,440
50 COXE AVE. BOE DISTRIBUTION CENTER	1988	9,800

Location	Year Built	Sq,Ft.
52 COXE AVE. HHS	1989	4,300
49 MOUNT CARMEL, SOIL AND WATER	1996	6,350
DETENTION CENTER A	1996	149,000
DETENTION CENTER B	2006	92,453
ADMINISTRATION BUILDING-200 COLLEGE	2007	54,545
BCAT	2002	11,200
ANIMAL SHELTER	2010	27,800
COURTS COMPLEX	2012	342,948
EMS GARAGES	2015	17,280
35 WOODFIN	1974	96,414
WESTERN N.C. COMMUNITY HEALTH	Lessor	45,525
BOARD OF ELECTIONS	Lessee	7,400
356 BILTMORE AVE, RHA	Lessor	55,982



Key Outcomes of a Comprehensive Facility Plan

- Include recommendations for optimizing existing space and future space needs based on data collected.
- Include short and long-term capital needs in order to strategically plan for those expenditures over time.



Process Outline

1. Prepare a RFQ
2. 3 weeks for RFQ responses
3. 2 week contract negotiation process
4. Return to the board with the final cost and contract

If approved, allow 6 months to perform analysis and create final reports



Recommended Action

Direct staff to move forward with an RFQ.

