



Comprehensive Facility Plan

Presented by

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BUNCOMBE COUNTY



Comprehensive Facility Plan

- On November 19th the B.O.C. approved release of a Request For Qualifications to select an Architectural/Engineering firm to assist the County in creating a Comprehensive Facility Plan with an option to include the twelve libraries.
- The plan will focus on two main areas:
 1. Conditions assessment will address current conditions and provide maintenance resource planning.
 2. Space management plan of nearly two million square feet will prepare for future needs.



Key Outcomes of a Comprehensive Facility Plan

- Data collected will provide strategic guidance for future Capital Improvement Plans and operating budgets.
 - Each dept. will submit information on existing space and future needs.
 - Departments may participate in workshops, surveys, and other data collecting activities.
- Space needs recommendations may combine, eliminate, add, and/or otherwise optimize space.
- Building maintenance recommendations could include exterior envelope integrity, structural components, mechanical, electrical and plumbing infrastructure conditions, life safety, and interior finishes.



Scope of Work

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

| 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 & B | 1996 | 241,453 |
| MOUNTAIN MOBILITY | Lessee | 4,920 |
| ADMINISTRATION BUILDING-200 COLLEGE | 2007 | 54,545 |
| 177 ERWIN HILLS | 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 |



Scope of Work

All Facilities

- Document current building conditions
- Analyze and present trends, best practices, and concerns
- Project future building needs based on space needs
- Provide recommendations on aging buildings
- Develop a 15 year capital plan

Libraries – Option (Cost= \$267,090)

- Benchmark comparisons against regional peer libraries, national peer libraries, state standards and state accreditation.
- Conduct web-based survey of the community
- Identification of service gaps
- Identify opportunities and constraints associated each facility/site
- Recommend # and placement of branches or alternative library services.



RFQ Results

- Eleven firms responded to the Request For Qualification (RFQ).
- Top three qualified firms were interviewed and scored by a panel.
- CPL Architect Engineering Planning was selected as the top firm from the RFQ process based on their experience, presentation, understanding of the work to be performed, comparable projects and their delivery method.
- CPL Architect Engineering Planning has seventeen offices located in five states. They are a Multi-disciplinary firm of almost 500 professional architects, engineers and designers.



Request

- General Services requests that the Board of Commissioners approve a contract with CPL Architect Engineering Planning to perform a comprehensive facility plan in the amount of \$835,780 (includes \$267,090 for library's plan).

