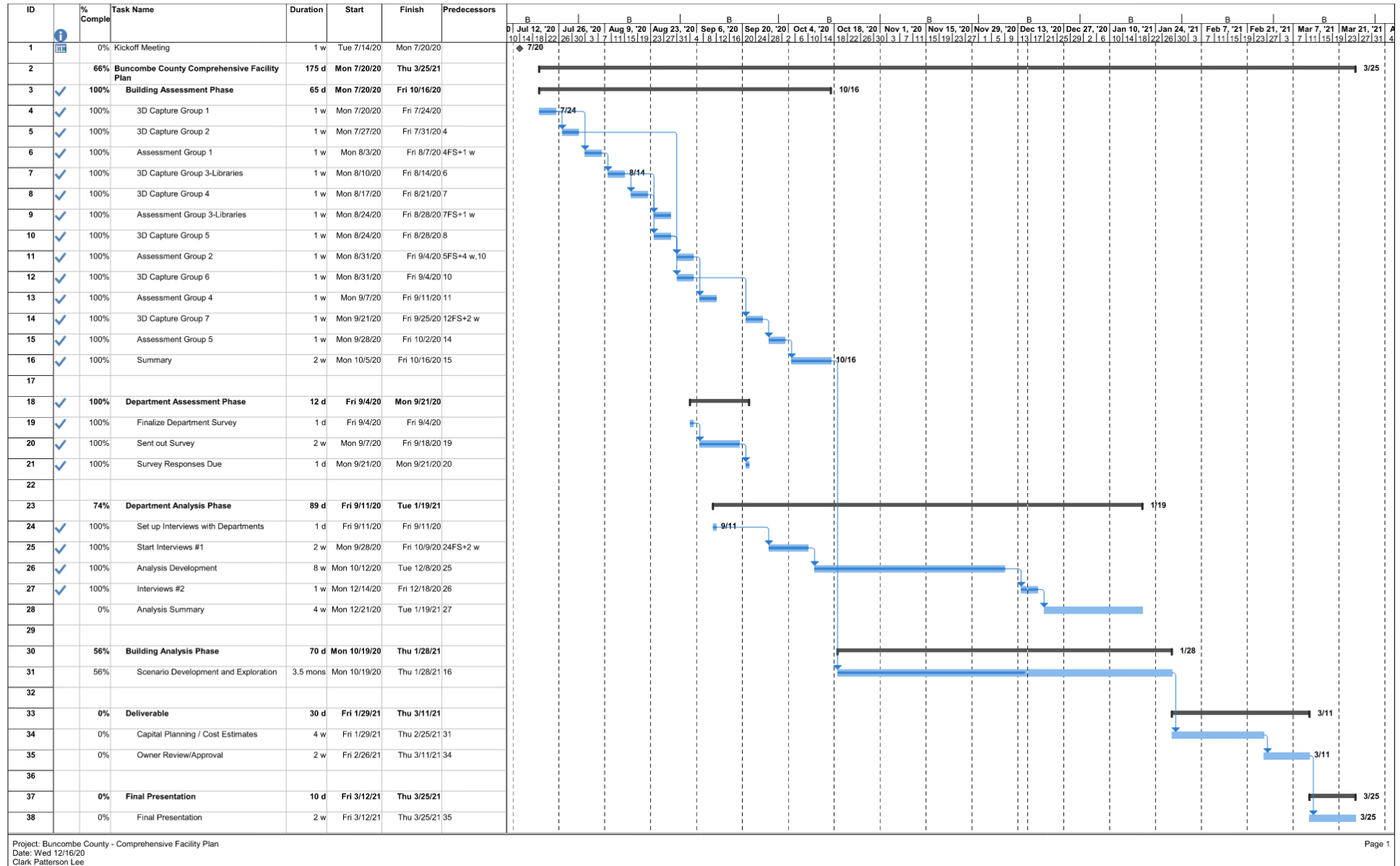


BUNCOMBE COUNTY COMPREHENSIVE FACILITIES PLAN

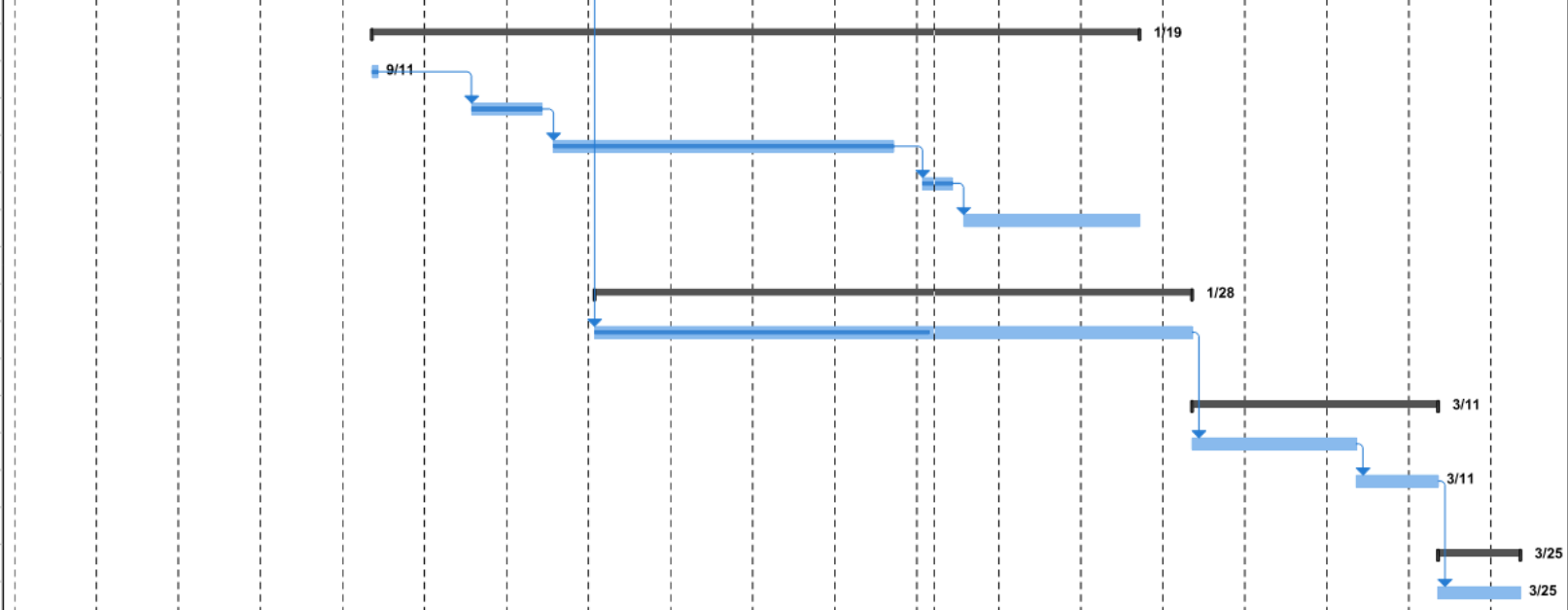
SCHEDULE



SCHEDULE

ID	% Complete	Task Name	Duration	Start	Finish	Predecessors
1	0%	Kickoff Meeting	1 w	Tue 7/14/20	Mon 7/20/20	
2	66%	Buncombe County Comprehensive Facility Plan	175 d	Mon 7/20/20	Thu 3/25/21	
3	100%	Building Assessment Phase	65 d	Mon 7/20/20	Fri 10/16/20	
4	100%	3D Capture Group 1	1 w	Mon 7/20/20	Fri 7/24/20	

23	74%	Department Analysis Phase	89 d	Fri 9/11/20	Tue 1/19/21	
24	100%	Set up Interviews with Departments	1 d	Fri 9/11/20	Fri 9/11/20	
25	100%	Start Interviews #1	2 w	Mon 9/28/20	Fri 10/9/20	24FS+2 w
26	100%	Analysis Development	8 w	Mon 10/12/20	Tue 12/8/20	25
27	100%	Interviews #2	1 w	Mon 12/14/20	Fri 12/18/20	26
28	0%	Analysis Summary	4 w	Mon 12/21/20	Tue 1/19/21	27
29						
30	56%	Building Analysis Phase	70 d	Mon 10/19/20	Thu 1/28/21	
31	56%	Scenario Development and Exploration	3.5 mons	Mon 10/19/20	Thu 1/28/21	16
32						
33	0%	Deliverable	30 d	Fri 1/29/21	Thu 3/11/21	
34	0%	Capital Planning / Cost Estimates	4 w	Fri 1/29/21	Thu 2/25/21	31
35	0%	Owner Review/Approval	2 w	Fri 2/26/21	Thu 3/11/21	34
36						
37	0%	Final Presentation	10 d	Fri 3/12/21	Thu 3/25/21	
38	0%	Final Presentation	2 w	Fri 3/12/21	Thu 3/25/21	35



27	100%	Interviews #2	1 w	Mon 12/14/20	Fri 12/18/20	26
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BUILDING ASSESSMENT

- 3D SCANS OF FACILITIES
- LIST OF DIFFICIENCIES AND MAINTENANCE ITEMS

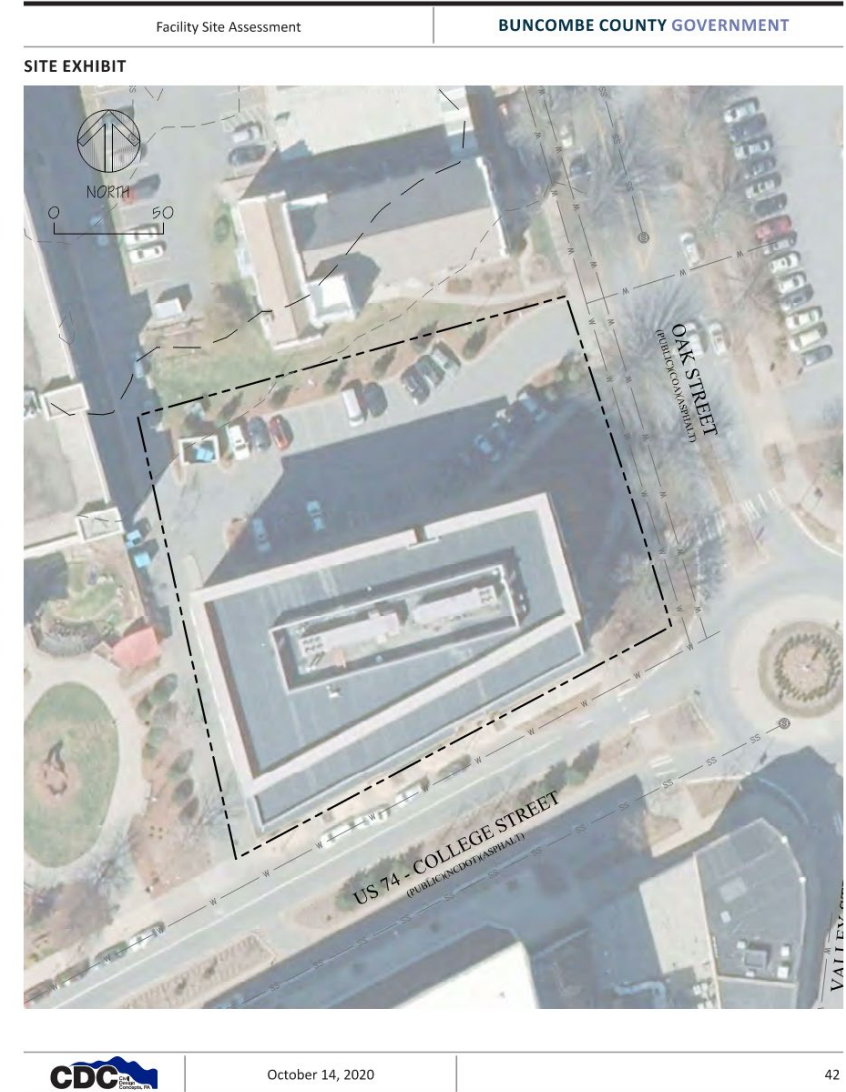
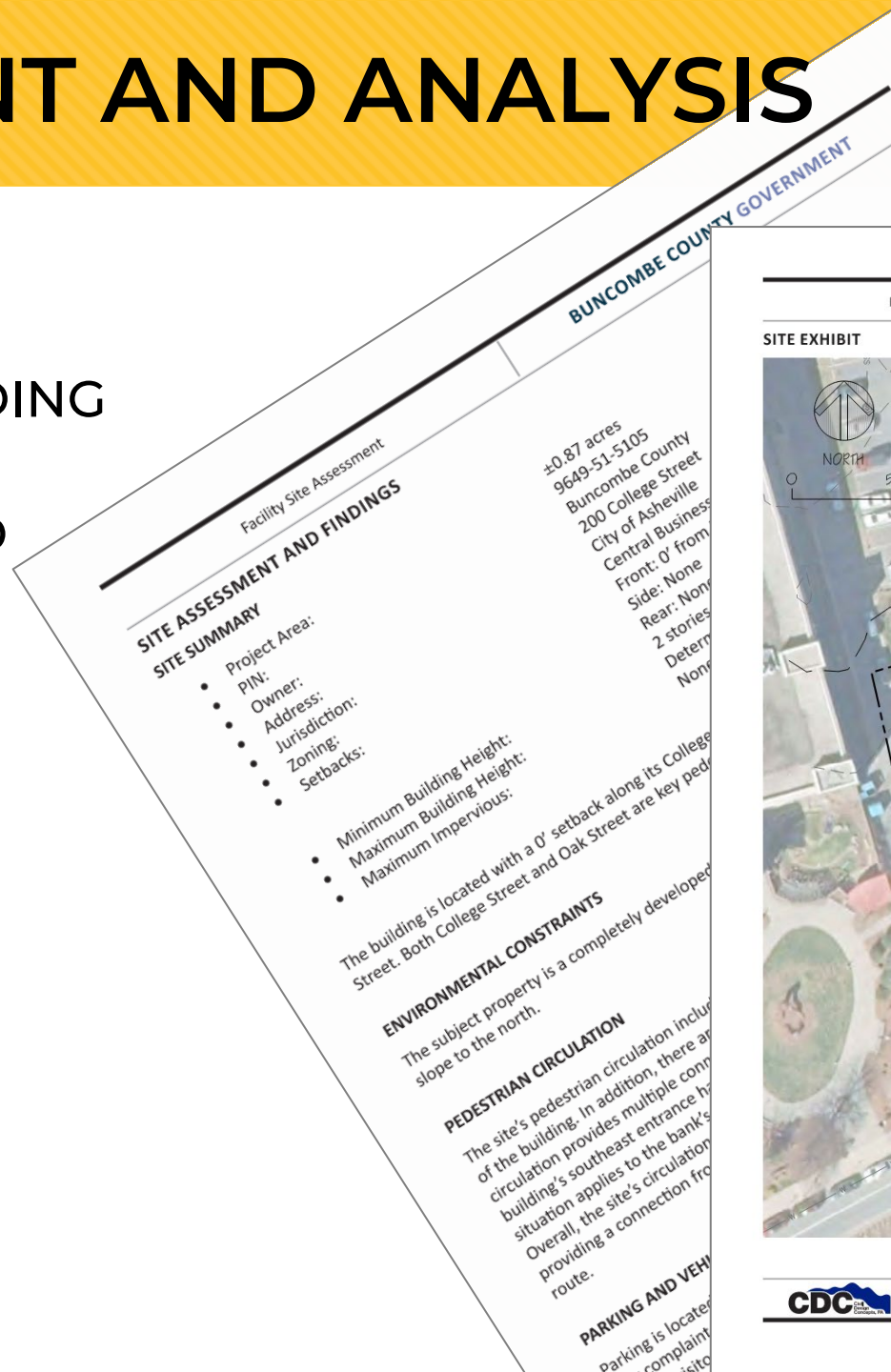
Spatial Data Example



ROOF				
Roof	S	3	5 story roof is 1 yr old; 3 story roof is 10 yrs old	
Skylights			N/A	
Parapets	S	3		
Flashings		3		
ARCHITECTURAL -STRUCTURAL				
Foundation	S	3	Potential issues in basement with water infiltration	
Chimneys	S		N/A	
Interior bearing walls and fire walls	S	3		
Structural Floors	S	3	concrete column damage at ceiling/floor intersections See photos	
ARCHITECTURAL-EXTERIOR				
Exterior Walls/Columns	S	2	Stucco walls and windows leaking	
Exterior Doors		4		
Exterior Steps, Stairs, and Ramps	S	4		
Fire Escapes	S	2	Interior stairs at storage need repairs	
Windows		3	leaks at stucco/window areas at rear and side of bldg	
ARCHITECTURAL-INTERIOR				
Other Interior Walls (Non-bearing)		4		
Ceilings		3	Generally OK, but Issues in storage areas	
Lockers			N/A	
Interior Doors and Hardware		3		
Interior Stairs	S	2		
Wood		2	Some stairs (at Storage) in poor condition	
Restroom ADA	H	3	Non compliant restrooms	

SITE ASSESSMENT AND ANALYSIS

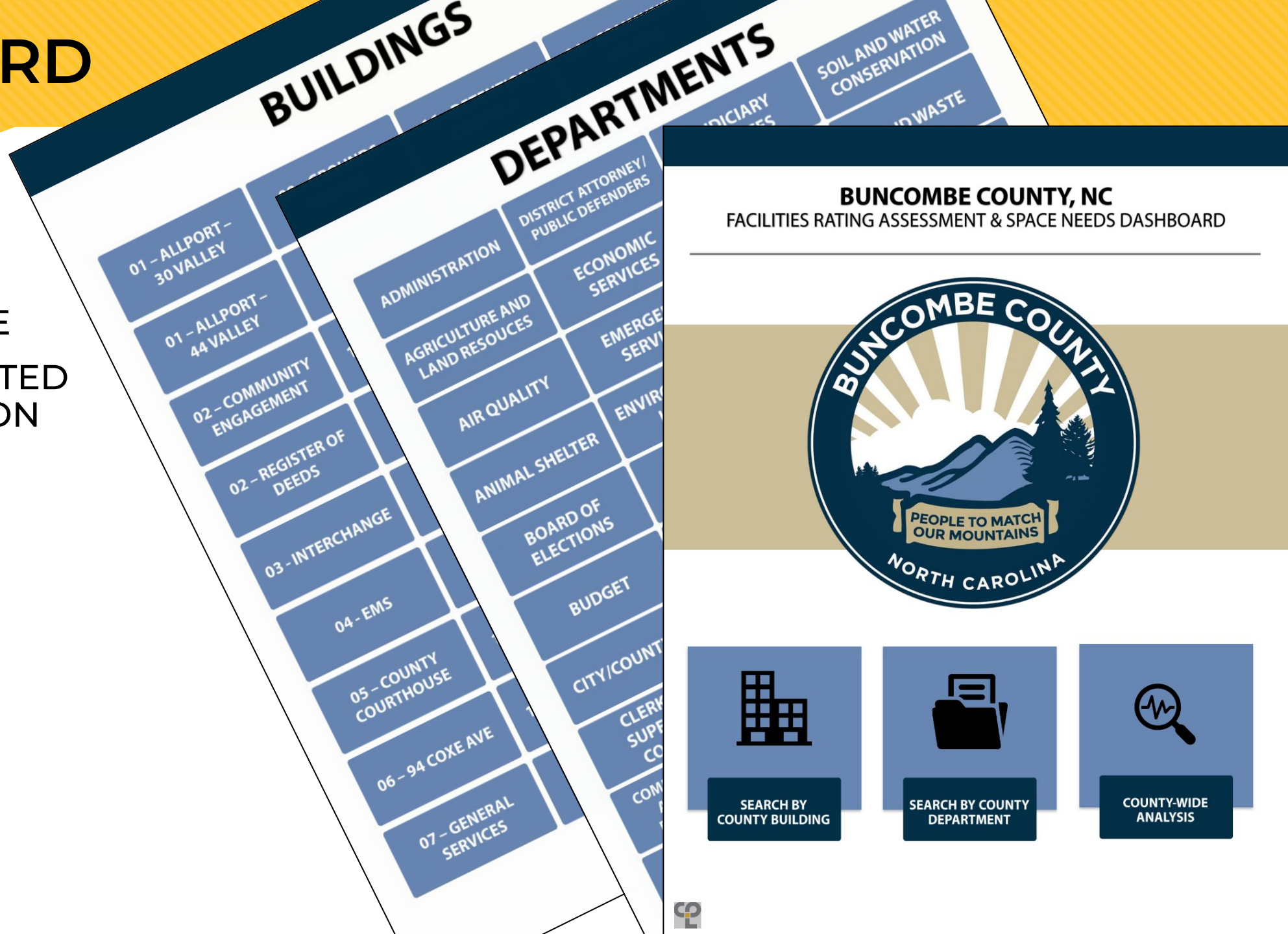
- ASSESSMENT OF BUILDING SITES
- ZONING, SETBACK AND BUILDING HEIGHT RESTRICTIONS
- CONSTRAINTS



DASHBOARD

- MOBILE
- EASY TO USE
- CONSOLIDATED INFORMATION

DASHBOARD



SPACE NEEDS ASSESSMENT AND ANALYSIS

- DEPARTMENTAL SURVEY
- ANALYSIS OF TELECOMMUTERS BY DEPARTMENT AND POTENTIAL FOR TELECOMMUTING POST-PANDEMIC
- TWO INTERVIEWS WITH EACH DEPARTMENT TO DISCUSS SPACE NEEDS, DEPARTMENT NEEDS, ADJACENCIES AND GROWTH PROJECTIONS



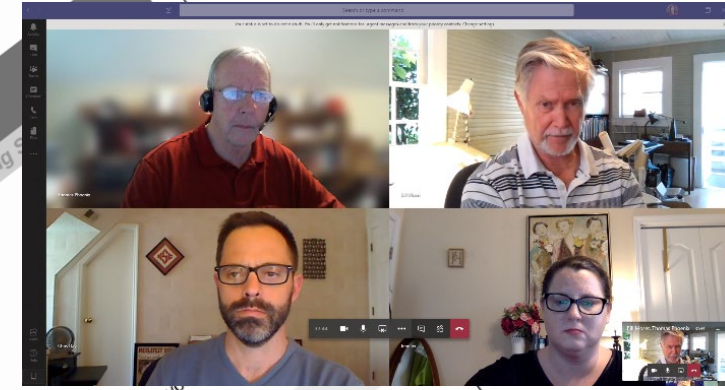
Buncombe County Departmental Assessment
CONFERENCE ROOM SPACE (includes Community Meeting/Training)

DEFINITION

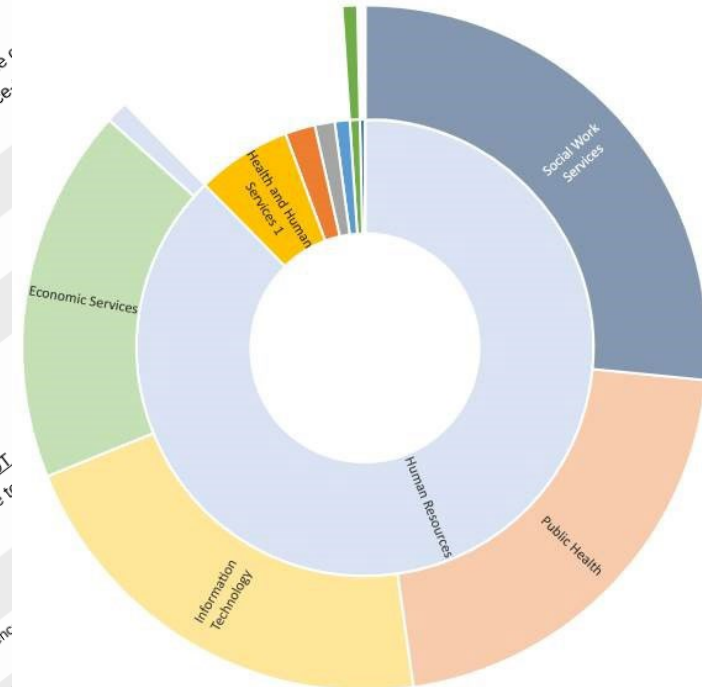
- Small Conference Room - 8 people or less
 - Medium Conference Room - 15 people or less
 - Large Conference Room - 25 people or less
 - Extra Large Conference Room - more than 25 people
- If telecommuting DOES continue, how many and what size room(s) will you continue to use virtual meetings vs. face-to-face?

- Small Conference Room(s)
- Medium Conference Room(s)
- Large Conference Room(s)
- Extra Large Conference Room(s)

- If telecommuting DOES NOT continue, how many and what size room(s) will you continue to use virtual meetings vs. face-to-face?
- Small Conference Room(s)
- Medium Conference Room(s)

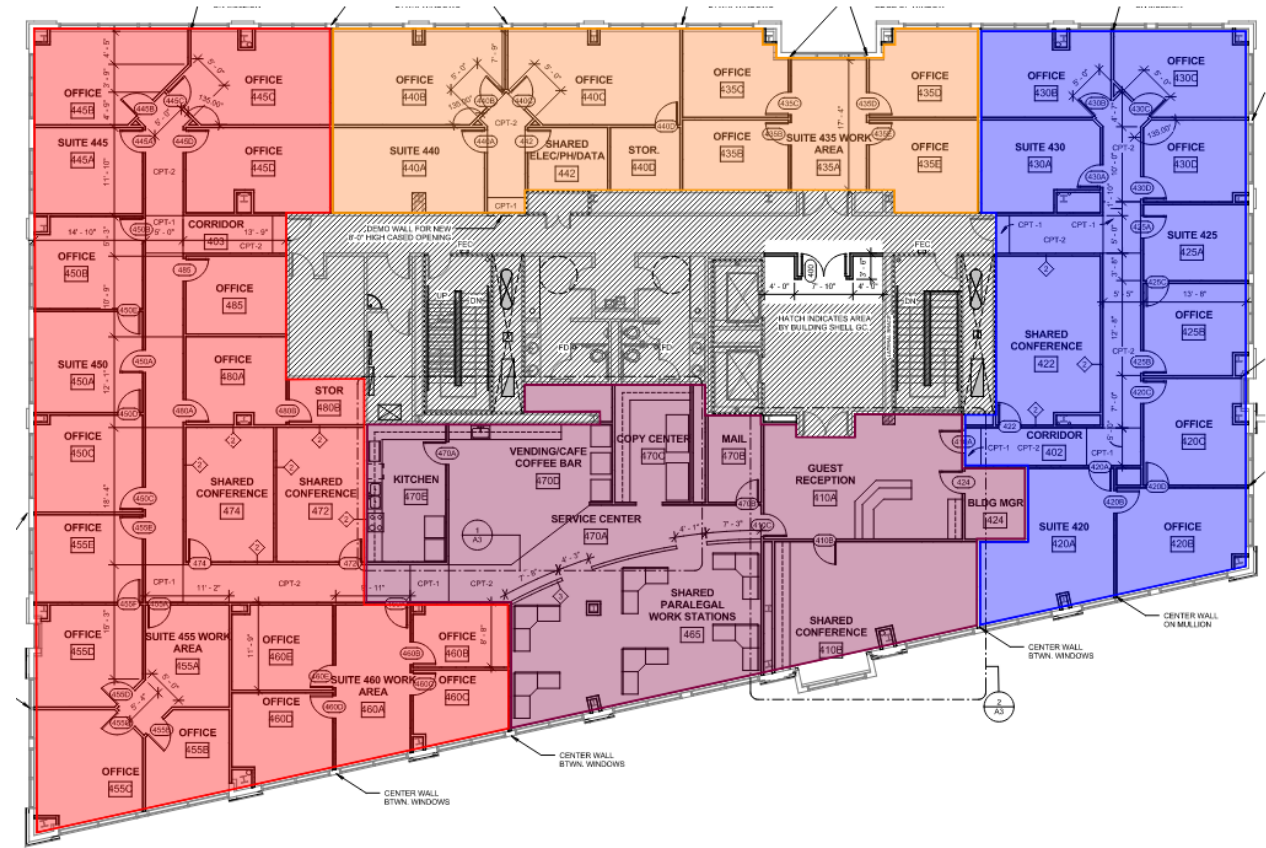


Telecommuting Per Department



BUILDING ANALYSIS

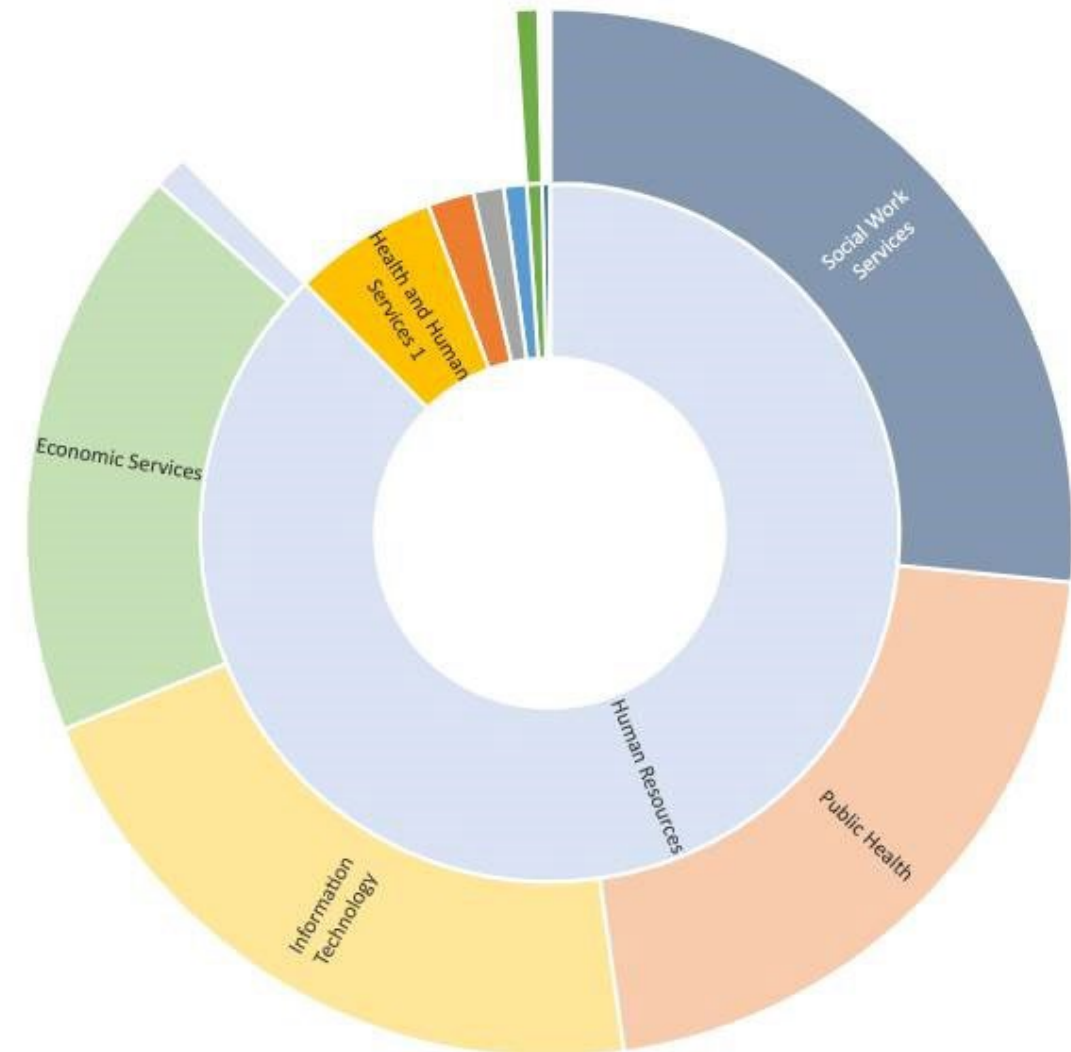
- DEPARTMENT LOCATIONS WITHIN BUILDING
- INEFFICIENCIES IN PLAN
- GROWTH
- RELOCATIONS



TELECOMMUTING

- 283 PEOPLE INDICATED THEY WOULD TELECOMMUTE POST-PANDEMIC IF ALLOWED
- IT | PUBLIC HEALTH | ECONOMIC SERVICES | SOCIAL WORK SERVICES
- STILL NEED TO PROVIDE SOME TOUCH-DOWN/SHARED SPACE FOR PART-TIME TELECOMMUTERS
- 283 PEOPLE X 80 SF/PERSON = REDUCTION OF 22,700 SF FOR EMPLOYEE SPACE

Telecommuting Per Department



SPACE NEEDS ANALYSIS- DRIVERS

Drivers	Depts Impacted	Buildings Impacted
Construction of new Fleet/General Services Facility	General Services Grounds Fleet	40 McCormick Grounds Garage County Garage
Telecommuting	Economic Services Social Work Public Health IT	40 Coxe 35 Woodfin 52 Coxe Interchange
Creation of a Back Up EOC	Emergency Services	911 Center
Creation of Central Training Center	All HHS Board of Elections	Admin/200 College
Creation of an Ag Center	Ag and Land Resources USDA Forest Services NRCS	49 Mt Carmel
Veterans Services and HHS	HHS	40 Coxe
WIC West and Sheriff	HHS Sheriff	Leicester Crossing

SPACE NEEDS ANALYSIS- DRIVERS (cont.)

Drivers	Depts Impacted	Buildings Impacted
Creation of Consolidated Building for Forward Facing Departments	Planning Permitting/Inspections Air Quality Erosion Control Tax Collector/Assessment Register of Deeds ID Bureau	Allport 52 Coxe 94 Coxe 205 College
Accessibility Concerns	Recreation Services	Allport
Leased Buildings	Board of Elections Libraries Communications Mtn. Mobility Sheriff Ag	77 McDowell Swannanoa, Black Mtn., South Asheville Hughes Bldg Land of Sky 49 Mt Carmel
Growth	All	All

LIBRARY ASSESSMENT AND ANALYSIS



Library Staff Interviews with 720 design Consultants

PROJECT:

Buncombe County Library Facility Master Plan

Branch:

DATE:

ATTENDEES:

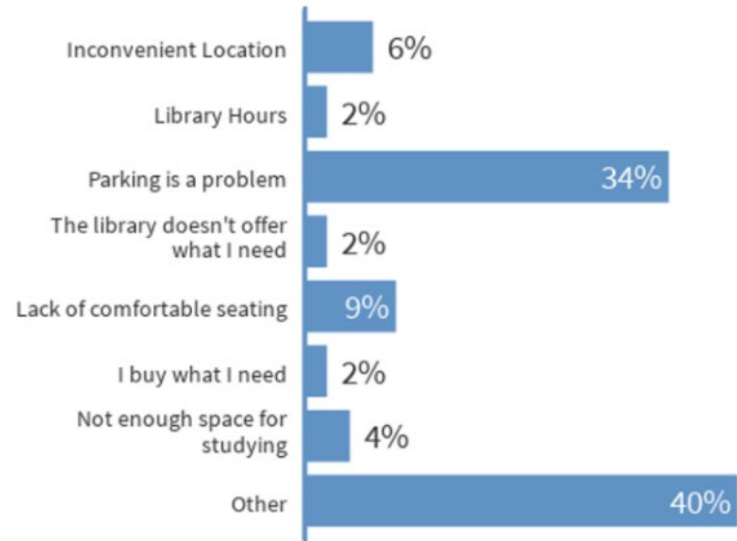
Jim Blanton, Library Director
Maureen Arndt, 720 design inc.

- ASSESSMENT OF CURRENT FACILITIES
- PUBLIC ENGAGEMENT SURVEYS
- 13 FOCUS GROUP MEETINGS
- 46 PARTICIPANTS
- BENCHMARKING COMPARISONS
- LIBRARY INTERVIEWS
- DEMOGRAPHIC AND MARKET SEGMENTATION STUDY
- CENTRAL/SATELLITE LIBRARIES VS. REGIONAL LIBRARIES

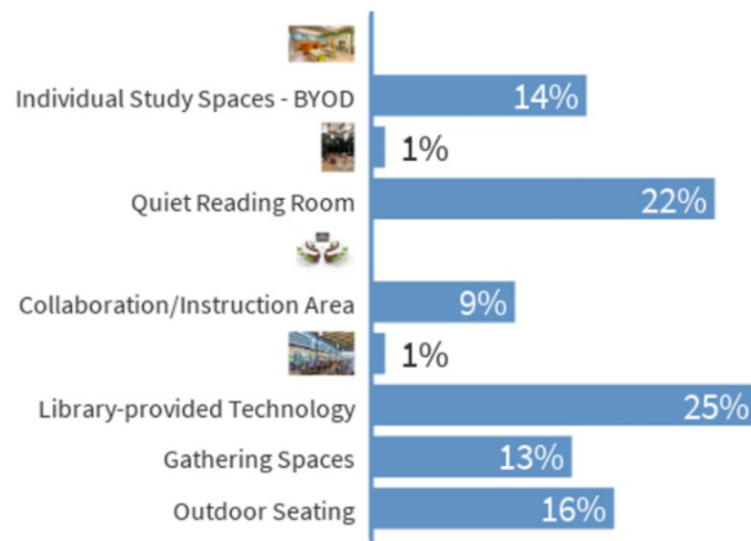
- *What is your Library's key roles in the community?*
- *What do library customers like and use in the current building:*
- *What services are offered for children currently and what would you like to add:*
- *What services are offered for teens currently and what would you like to add:*
- *What services are offered for adults currently and what would you like to add:*
- *What are the desired efficiency and operations improvements for staff and material work flow:*
- *What do you need to perform your job duties most efficiently?*
- *Specialized space/services that are unique to your Library:*
- *Overall staff space/building comments:*
- *Planning long term, will the demographics of this community be sustained over time?*
- *What else should we have asked?*

LIBRARY ASSESSMENT AND ANALYSIS

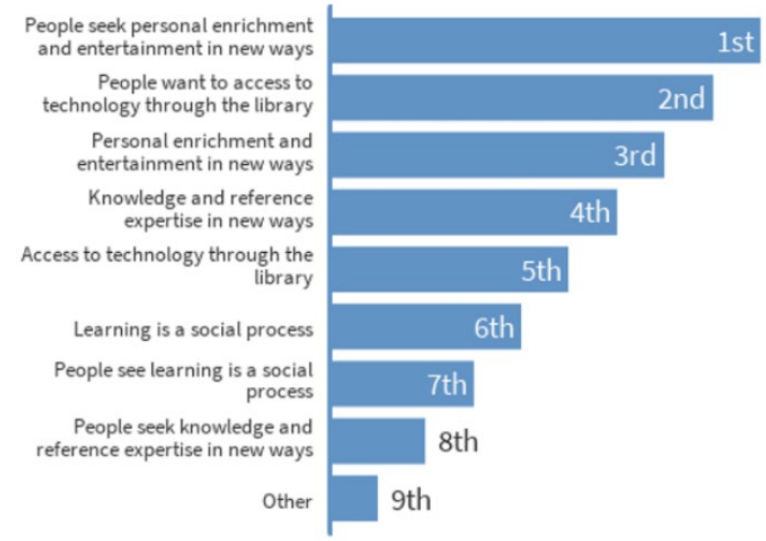
What keeps you from using the library?



What are the three most important adult spaces?



The future of libraries will be built around 4 new insights, which do you believe are most important?



How would you rate the library's atmosphere – 81% rated fair to good.
 How do you use the library? Check out books (29%), Attend programs (24%), Online (16%)
 What keeps you from using the library? Parking (34%)

Branch Libraries should be everything to everyone (49%)

Libraries should be a portal to New Information (67%)

Libraries should be both individual and community focused (68%)

Libraries should provide both physical space for books/people and have a virtual presences (74%)

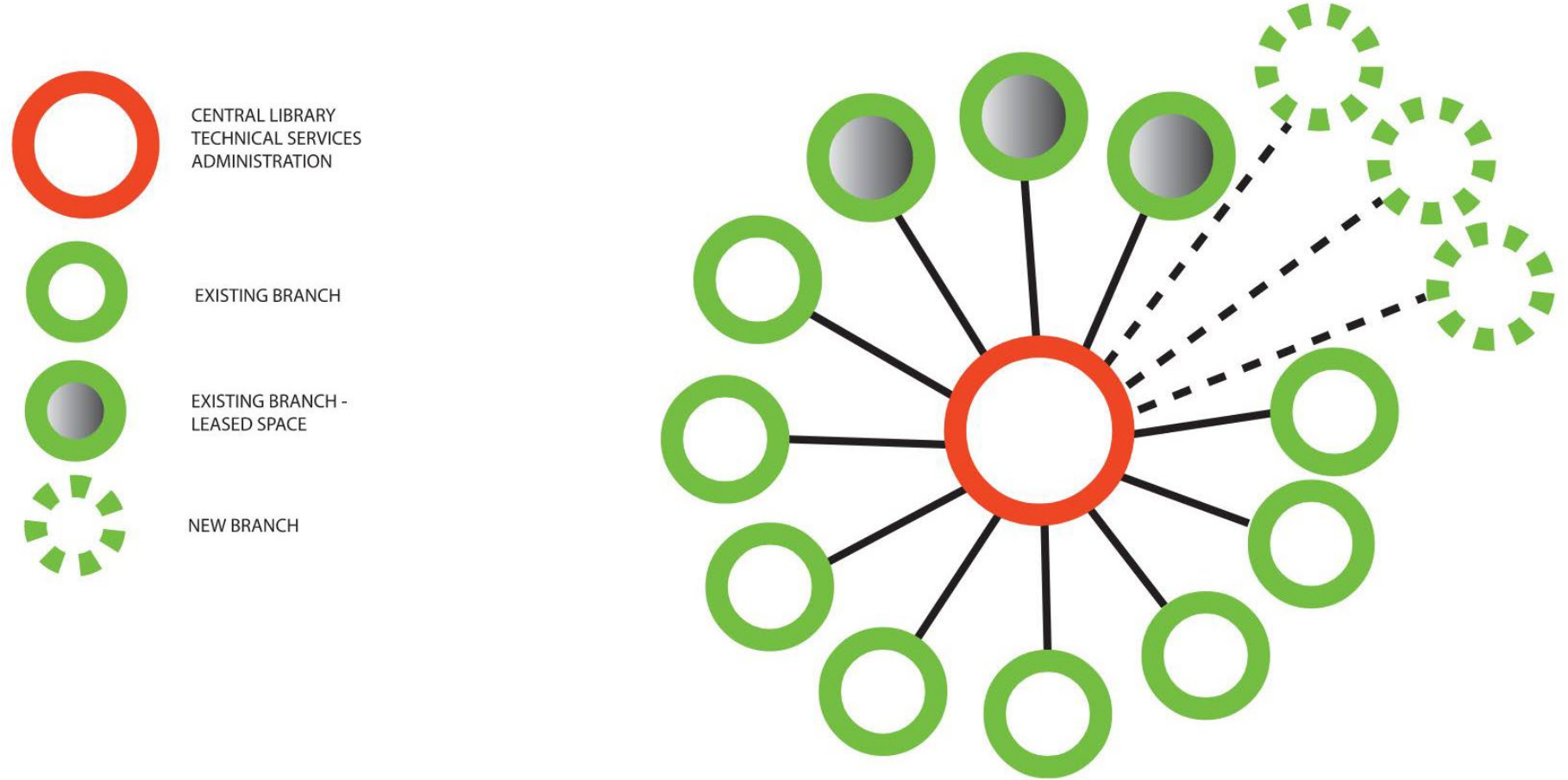
Top Three County Services: Job Seeker Resources (19%), Academic Achievement (18%), Senior Services (15%)

LIBRARY BENCHMARKING

- Library is underfunded compared to the national average.
- BCPL ranks 4th out of 5 for square miles and population per location.
- BCPL is 56,000 SF below the national average for a system of this size.
- BCPL has the heaviest burden on staff and the least staff per location. Fewest number of professional staff.
- BCPL ranks 1st in the peer set for physical materials.
- BCPL ranks 1st in the number of programs and attendance for children's programs.
- BCPL has the fewest public computers.

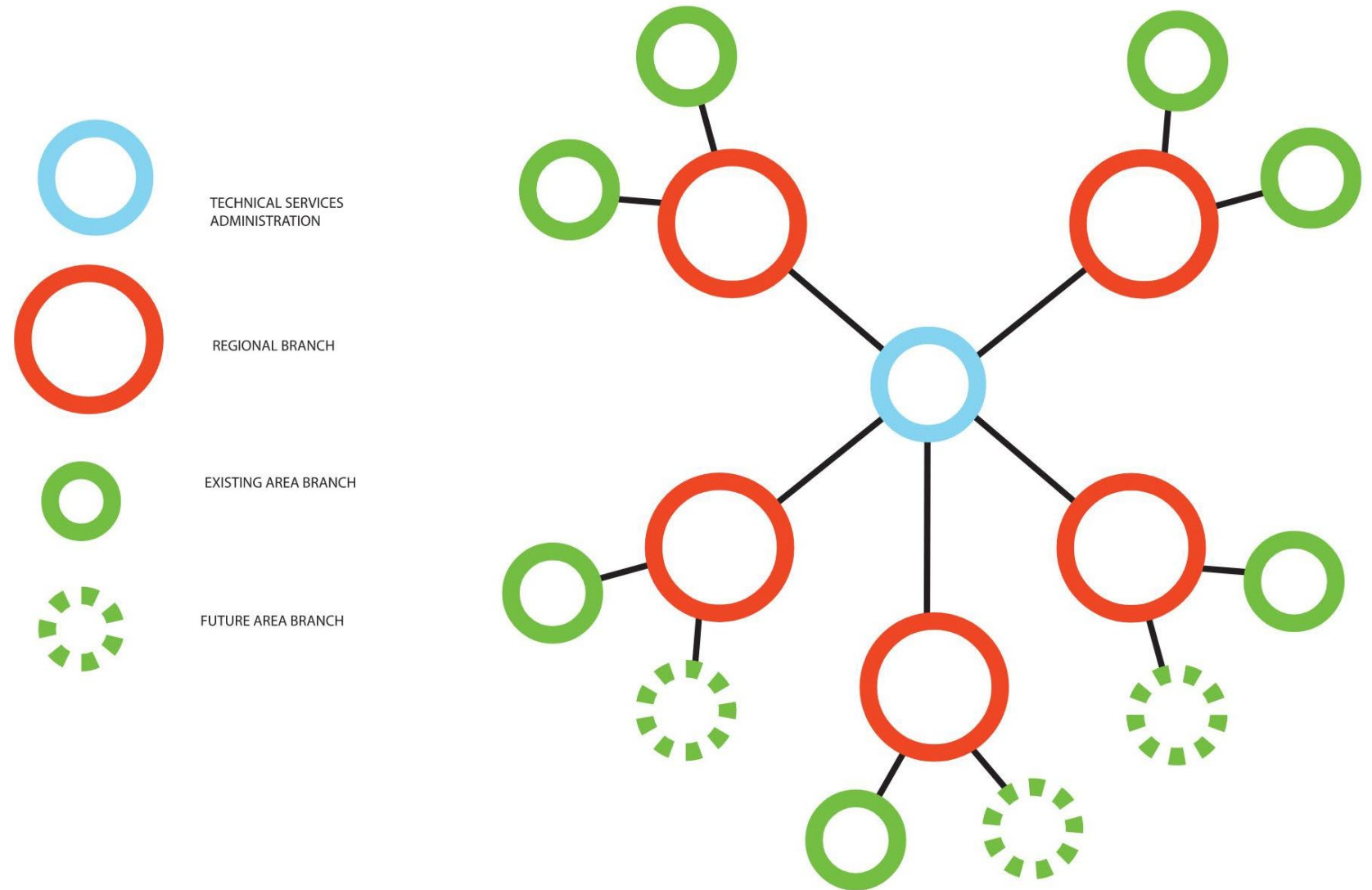
LIBRARY MODEL

CURRENT ORGANIZATION



LIBRARY MODEL

FUTURE ORGANIZATION



LIBRARY FEEDBACK

IF REGIONAL MODEL:

- How will a regional system work with the Buncombe County topography? (we will be exploring this through the market segmentation analysis and associated drive times)
- Confirmation that the staffing for the library will be increased based on the benchmark analysis and not decreased based on efficiencies – improve staff capacity in recognition of present challenges
- That people – library staff and patrons are the priority in the designing the system.
- Flexibility is baked in for a quickly changing library world (ie not too many walls).
- That the libraries maintain a community look and feel.