# BUNCOMBE COUNTY COMPREHENSIVE FACILITIES PLAN



April 22, 2021

#### 1. BACKGROUND

## 2. REVIEW OF BUILDING + DEPARTMENT ASSESSMENTS

# 3. SPACE NEEDS ANALYSIS KEY DRIVERS

# 4. CAPITAL PLANNING PROJECT TIMELINE



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# **BACKGROUND - STUDY PRIORITIES**

# 1. AVOID LEASING COSTS

# 2.PLAN FOR/REDUCE MAINTENANCE COSTS

# 3.BEST USE OF SPACE/CUSTOMER SERVICE



# **METHODOLOGY - BUILDING ASSESSMENT**

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

#### Spatial Data Example



ROOF

- F										
	Roof	S	3	5 story roof is1 yr old; 3 story roof is 10 yrs old						
	Skylights			N/A						
	Parapets	s	3							
	Flashings		3							

#### ARCHITECTURAL -STRUCTURAL

TEC:									
	Foundation	S	3	Potentila issues in basement with water infiltration					
	Chimneys	S		N/A					
	Interior bearing walls and fire walls	S	3						
	Structural Floors	S	3	oncrete column damage at ceiling/floor intersections See photos					

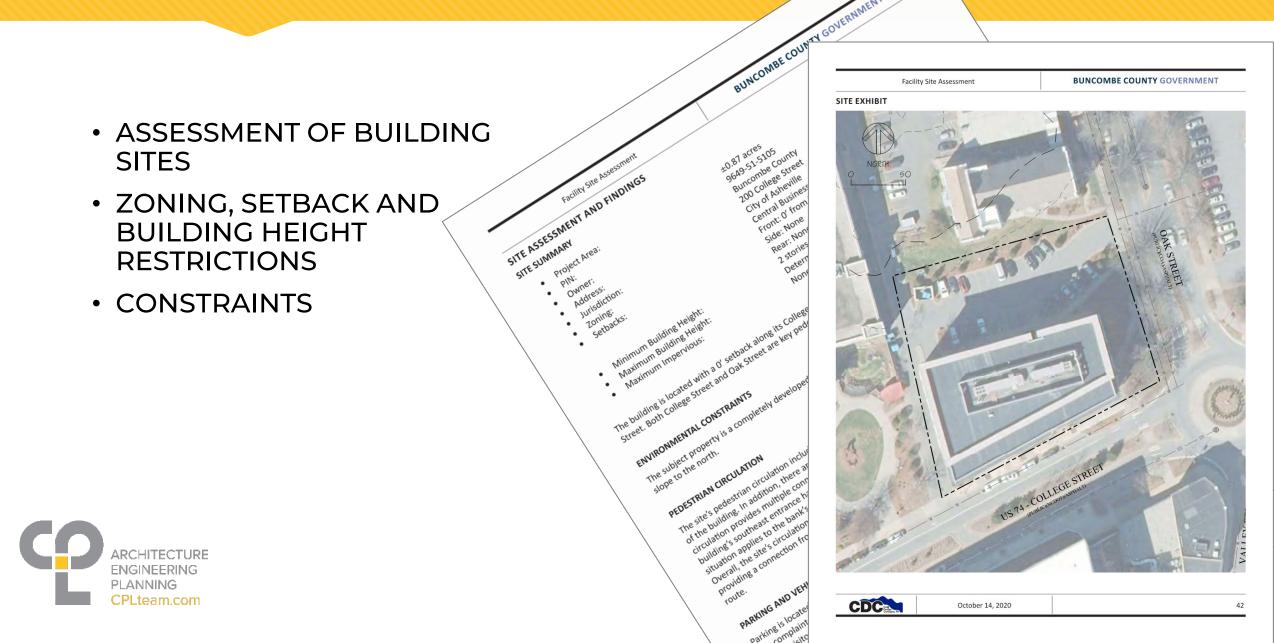
#### ARCHITECTURAL-EXTERIC

TIECI	ECTORAL-EXTERIOR								
	Exterior Walls/Columns	S	2	tucco 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) Ceilings Lockers Interior Doors and Hardware		4		
			3	Generallly OK, but Issues in storage areas	
				N/A	
			3		
	Interior Stairs	S	2		
	Wood		2	Some stairs (at Storage) in poor condition	
	Restroom ADA	Н	3	Non compliant restrooms	



# **METHODOLOGY - SITE ASSESSMENT & ANALYSIS**



# **METHODOLOGY - SPACE NEEDS**

DEFINITION

whether you will continue to use white an

\* Heeconnung Dats NOT

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\* If telecomm

- 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**





Telecommuting Per Department

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# **BUILDING MAINTENANCE**

#### CONDITION ANALYSIS

- 38 buildings evaluated on a scale from 1(poor)-5(excellent)
- 26 buildings rated 3.5 or below
- Significant funding is needed over the next 15 years to improve quality of county buildings
- Deliverable: 15-year plan for upgrading facilities and moving



Location	Average Condition
SWANNANOA LIBRARY	1.69
HUGHES BUILDING	2.40
GROUNDS GARAGE	2.49
COUNTY GARAGE	2.77
52 COXE AVE. HHS	2.78
ALLPORT BUILDING, PERMITS, PLANNING, PARK'S AND REC.	2.81
Mt. MOBILITY, 2000 RIVERSIDE Dr.	2.83
COUNTY COURTHOUSE	2.90
BOARD OF ELECTIONS	2.90
WEST ASHEVILLE LIBRARY	2.93
SOUTH ASHEVILLE LIBBRARY / OAKLEY+B64	2.94
INTERCHANGE BUILDING, I.T.	2.95
SOUTH BUNCOMBE LIBRARY	2.95
BLACK MOUNTAIN LIBRARY	3.1
FAIRVIEW LIBRARY	3.15
WESTERN N.C. COMMUNITY HEALTH	3.19
WEAVERVILLE LIBRARY	3.2
EMS/911 CENTER (The Castle)	3.24
LEICESTER LIBRARY	3.24
94 COXE AVE, TAX OFFICE	3.33
REGISTER OF DEEDS / COMMUNITY ENGAGEMENT	3.35
LEICESTER CROSSING, (Land of Sky, Evidence storage Sheriff Patrol)	3.39
DETENTION CENTER A	3.40
49 MOUNT CARMEL, SOIL AND WATER	3.41
ALLPORT BUILDING, PERMITS, PLANNING, PARK'S AND REC.	3.43
NORTH ASHEVILLE LIBRARY	3.44

# **BUILDING MAINTENANCE**

- Roof Replacements
- HVAC Unit Replacements
- Finishes updates
- Includes all county buildings including libraries
- **15 year plan** includes escalation
- Years indicate target year for work to take care of deferred maintenance and not create deferred maintenance in the future.
- Maintenance list assumes Year 0 as FY 2023



		Escalated Costs by Severity Assessment					
		0-2 Years	3-6 Years	7-10 Years	11-15 Years		
Facility Name	CURRENT COST	Priority 1	Priority 2	Priority 3	Priority 4	Blank Escalated	ESCALATED C
1 - Allport Building 30	\$2,530,242	\$731,808	\$605,167	\$1,183,208	\$510,120	\$0	\$3,030,
1 - Allport Building 44	\$3,527,974	\$1,958,999	\$1,245,236	\$686,732	\$0	\$0	\$3,890
2 - Register of Deeds	\$1,247,547	\$0	\$641,112	\$679,763	\$0	\$174,369	\$1,495
2 - Community Engagement	\$165,654	\$56,807	\$43,937	\$59,385	\$0	\$30,909	\$191
3 - Interchange Building	\$2,775,604	\$576,868	\$1,413,061	\$809,454	\$229,576	\$214,079	\$3,243
4 - EMS/911 Center	\$1,876,938	\$98,907	\$1,249,701	\$845,495	\$3,638	\$5,657	\$2,203
5 - County Courthouse	\$8,906,497	\$8,796,485	\$0	\$479,305	\$96,644	\$0	\$9,372
5 - 94 Coxe Avenue Tax Office	\$883,522	\$247,149	\$341,260	\$426,962	\$7,275	\$0	\$1,022
7 - General Services	\$233,914	\$202,531	\$37,141	\$8,095	\$0	\$0	\$247
3 - Grounds Garage	\$152,935	\$13,197	\$159,179	\$0	\$0	\$0	\$172
9 - 40 Coxe Avenue Health and Human Services	\$10,500,818	\$0	\$906,249	\$656,144	\$13,356,226	\$0	\$14,918
10 - Hughes Building	\$0	\$0	\$0	\$0	\$0	\$0	
11 - County Garage	\$317,780	\$26,185	\$332,103	\$0	\$0	\$0	\$358
12 - Leicester Crossing	\$1,650,309	\$0	\$13,904	\$9,664	\$2,372,172	\$0	\$2,395
13 - 50 Coxe Avenue Board of Elections Warehouse.	\$15,168	\$9,639	\$3,405	\$3,640	\$0	\$0	\$16
l4 - 52 Coxe Avenue, HHS	\$529,562	\$69,293	\$407,535	\$122,182	\$9,481	\$0	\$608
L5 - Mt Carmel Soil and Water	\$222,033	\$13,345	\$53,429	\$72,021	\$152,397	\$0	\$291
l6, 17 - Detention Center	\$6,044,574	\$71,608	\$5,817,385	\$142,139	\$1,072,354	\$0	\$7,103
18 - 200 College Street	\$58,743	\$61,093	\$0	\$0	\$0	\$0	\$61
L9 - 177 Erwin Hills	\$701,839	\$43,892	\$234,330	\$30,047	\$624,537	\$0	\$932
20 - Animal Shelter	\$298,295	\$0	\$336,295	\$2,510	\$0	\$0	\$338
21 - Courts Complex	\$914,213	\$0	\$0	\$1,022,080	\$145,219	\$0	\$1,167
22 - EMS Garages	\$35,335	\$0	\$37,268	\$0	\$3,638	\$0	\$40
23 - 35 Woodfin	\$4,931,983	\$2,050,791	\$2,184,477	\$6,275	\$0	\$1,273,857	\$5,515
24 - Community Health 257 & 283 Biltmore	\$11,200	\$624	\$6,356	\$6,275	\$0	\$0	\$13
24 - Community Health Child Crisis Center 277 Biltmore	\$211,955	\$11,863	\$891	\$250,703	\$0	\$0	\$263
25 - Board Of Elections	\$533,212	\$121,340	\$224,493	\$96,173	\$0	\$175,691	\$617
26 - 356 Biltmore	\$3,985,817	\$7,280	\$1,014,634	\$1,660,039	\$2,563,893	\$0	\$5,245
27 - Mountain Mobility	\$394,023	\$84,579	\$232,265	\$135,613	\$0	\$0	\$452
28 - West Asheville Library	\$139,130	\$62,435	\$70,621	\$3,284	\$20,745	\$0	\$157
29 - Enka	\$357,038	\$35,448	\$0	\$207,625	\$229,184	\$0	\$472
30 - Swannanoa	\$502,315	\$477,618	\$42,732	\$0	\$7,883	\$0	\$528
31 - Black Mountain	\$384,514	\$171,056	\$130,354	\$18,914	\$131,120	\$0	\$451
32 - Pack	\$2,323,185	\$59,978	\$2,088	\$83,698	\$3,196,609	\$0	\$3,342
33 - South Buncombe Library	\$296,074	\$135,010	\$11,895	\$6,275	\$219,381	\$0	\$372
34 - Fairview	\$247,825	\$16,118	\$115,029	\$314	\$190,212	\$0	\$321
35 - Leicester	\$117,528	\$0	\$45,721	\$11,723	\$98,800	\$0	\$156
36 - South Asheville Library	\$278,677	\$202,437	\$80,752	\$0	\$18,739	\$0	\$301
37 - Weaverville Library	\$155,675	\$159,180	\$2,970	\$0	\$0	\$0	\$162
39 - North Asheville	\$100,288	\$0	\$50,990	\$3,284	\$75,709	\$880	\$130
TOTAL COSTS	\$58,559,935	\$16,573,564	\$18,093,963	\$9,729,019	\$25,335,553	\$1,875,442	\$71,607
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# BUILDING MAINTENANCE - Using Maintenance Costs in decision making

- Roof Replacements
- HVAC Unit Replacements
- Finishes updates
- Includes all county buildings including libraries
- **15 year plan** includes escalation
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2 - Community Engagement	\$165,654	\$56,807	\$43,937	\$59,385	\$0	\$30,909	\$191,0
3 - Interchange Building	\$2,775,604	\$576,868	\$1,413,061	\$809,454	\$229,576	\$214.079	\$3,243,0
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7 - General Services	\$233,914	\$202,531	\$37,141	\$8,095	\$0	\$0	\$247,7
8 - Grounds Garage	\$152,935	\$13,197	\$159,179	\$0	\$0	\$0	\$172,3
9 - 40 Coxe Avenue Health and Human Services	\$10,500,818	\$0	\$906,249	\$656,144	\$13,356,226	\$0	\$14,918,6
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TOTAL COSTS	\$58,559,935	\$16,573,564	\$18,093,963	\$9,729,019	\$25,335,553	\$1,875,442	\$71,607,5

# **SPACE NEEDS PRIORITIES**

	EXAMPLE FACILITIES	CONDITION	COST
PLAN FOR/AVOID			
MAINTENANCE COSTS	Allport – 30/44	2.81	\$6,921,271 (15-yrs)
	Register of Deeds	3.35	\$1,495,244 (15-yrs)
	52 Coxe (HHS and Air Quality)	2.78	\$608,491 (15-yrs)
	Interchange (IT)	2.95	\$3,243,038 (15-yrs)
	35 Woodfin	3.73	\$5,515,399 (15-yrs)



#### 1. BACKGROUND

## 2. REVIEW OF BUILDING + DEPARTMENT ASSESSMENTS

# **3.SPACE NEEDS ANALYSIS KEY DRIVERS**

# 4. CAPITAL PLANNING PROJECT TIMELINE



# **KEY DRIVERS**

If Telecommuting continues

If HHS staff moves from 35 \_\_\_\_\_ Woodfin to 40 Coxe

If General Services moves \_\_\_\_\_ all divisions to old landfill

If HHS and AQ move from \_\_\_\_\_ 52 Coxe Space is created at 40 Coxe (HHS) and Interchange (IT) buildings

Forward facing departments (Planning, Permitting, Tax, Air Quality, Register of Deeds) can move to 35 Woodfin

Emergency Management moves to General Services building, creating a second ambulance location

Construction of new Elections facility and Elections can vacate leased space at 77 McDowell



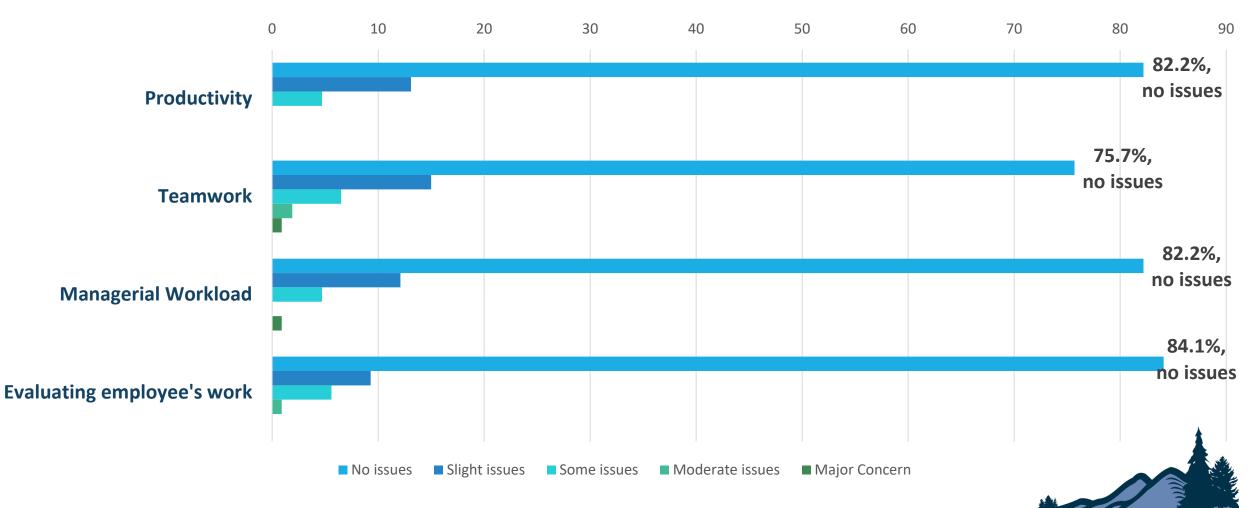
# Flexible Schedule Survey

- Objectives
  - Determine employee interest/disinterest in future flexible work option
  - Determine # days employees would consider a flexible work option
  - Identify benefits and challenges for future training, communication, support
- Online survey
  - Sent to 575 employees that participate in flexible work at any time over the last year
  - 474 responded (82%)
  - 22 departments represented
  - 22% supervise others



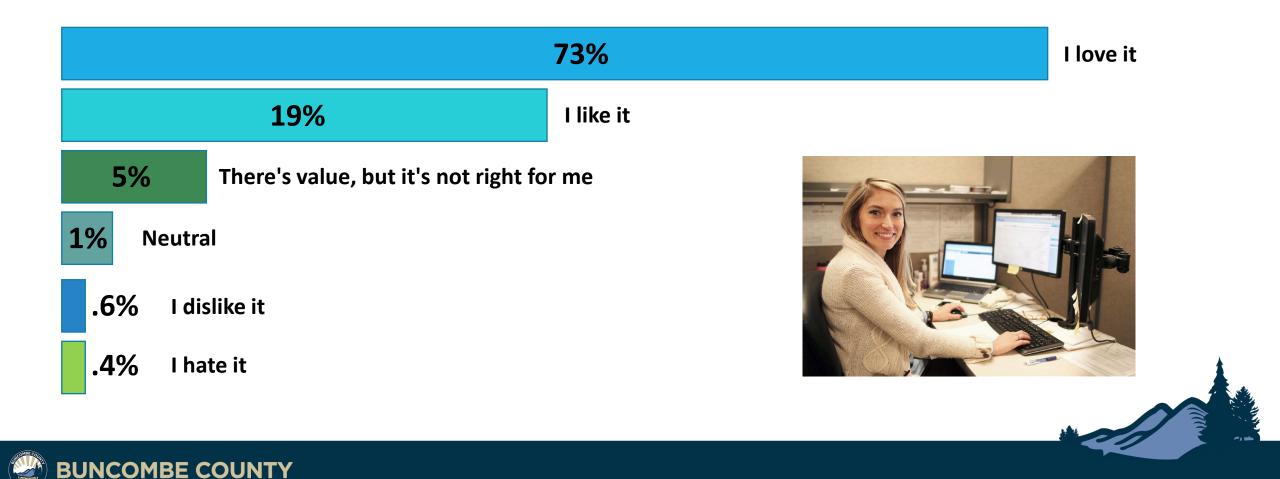


# How has flexible scheduling impacted you and your direct reports?





# What is your general opinion of flexwork? NOTE: This question was asked ~12 months after flexwork began



#### 1. BACKGROUND

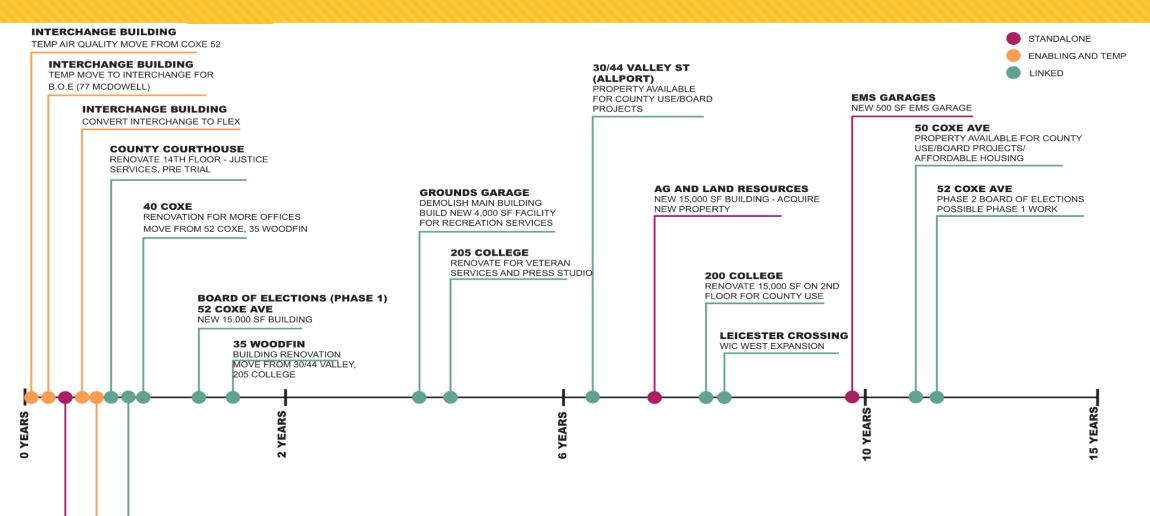
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# **CAPITAL PLANNING PROJECTS**



40 MCCORMICK

AMBULANCE AND EMERGENCY SERVICE RELOCATION

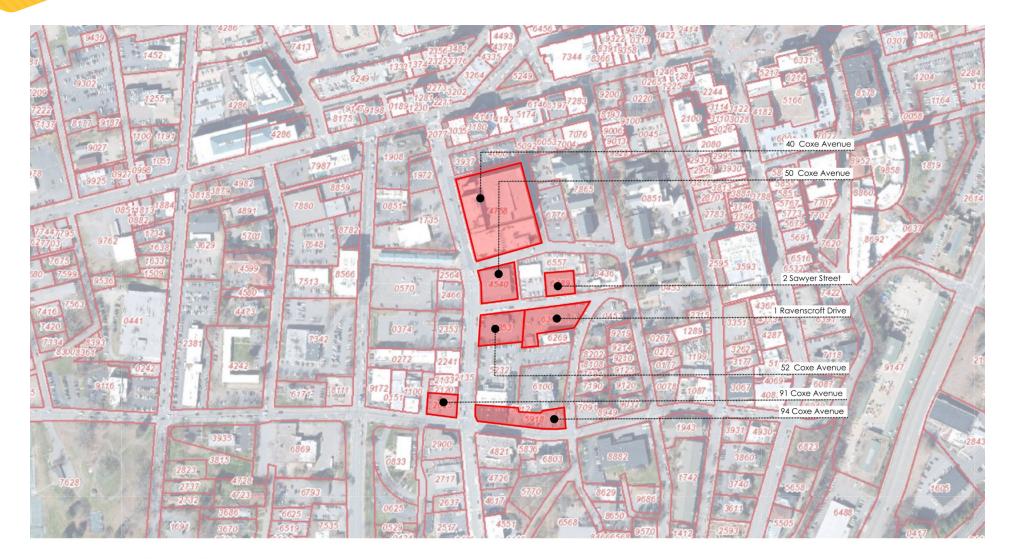
#### INTERCHANGE BUILDING

TEMPORARY COMMUNITY ENGAGEMENT MOVE FROM HUGHES

#### 35 WOODFIN

RENOVATE FOR BACKUP 911 CENTER

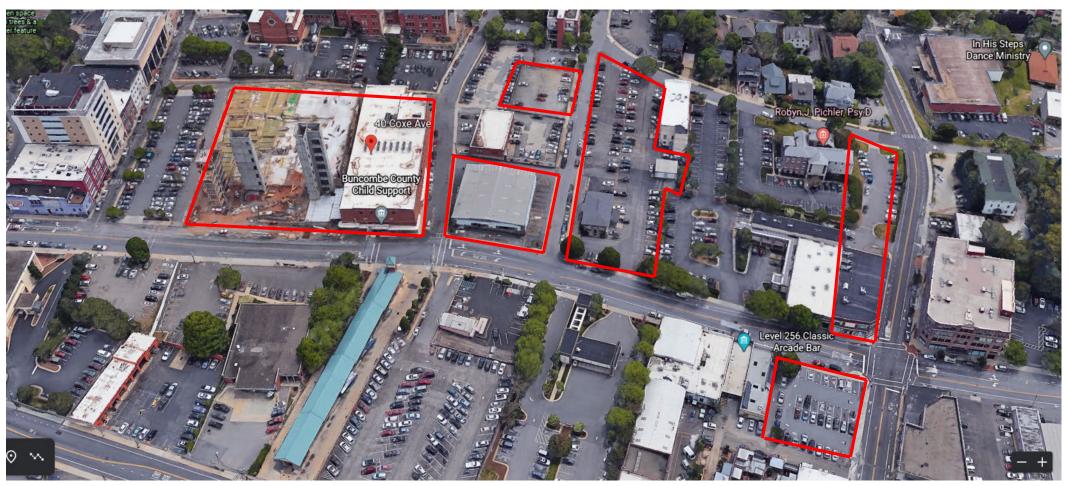
# SITE AVAILABILITY FOR BOARD PROJECTS





Buncombe County Coxe Avenue County Properties Map

# SITE AVAILABILITY FOR BOARD PROJECTS





ARCHITECTURE ENGINEERING PLANNING CPLteam.com

# **KEY DRIVERS AND COSTS FOR CIP FY 2022**

40 Coxe Renovation	Space is created at 40 Coxe (HHS) through telecommuting and more offices are created.
	\$1,572,000
Fleet/General Services Complex	→ Additional funding for all three departments to move to new facility (General Services, Fleet and Grounds) – Phase 1 + 2 \$8,380,000 (total)
New Elections Facility at 52 Coxe	► HHS and AQ move from 52 Coxe. Elections will vacate leased space at 77 McDowell
	\$7,070,000
Planning for Forward Facing Building	Advanced Planning efforts to move all forward facing departments (Planning, Permitting, Tax, Air Quality, Register of

PLANNING CPLteam.com

\$200,000

Deeds) to 35 Woodfin

# **NEXT STEPS**

May 18<sup>th</sup> Briefing

- Present Library recommendations
- Share combined Library and other county space needs projects

June 15<sup>th</sup> Regular Board meeting

• Present final Comprehensive Facility study for Board review

