



Fleet Services Building

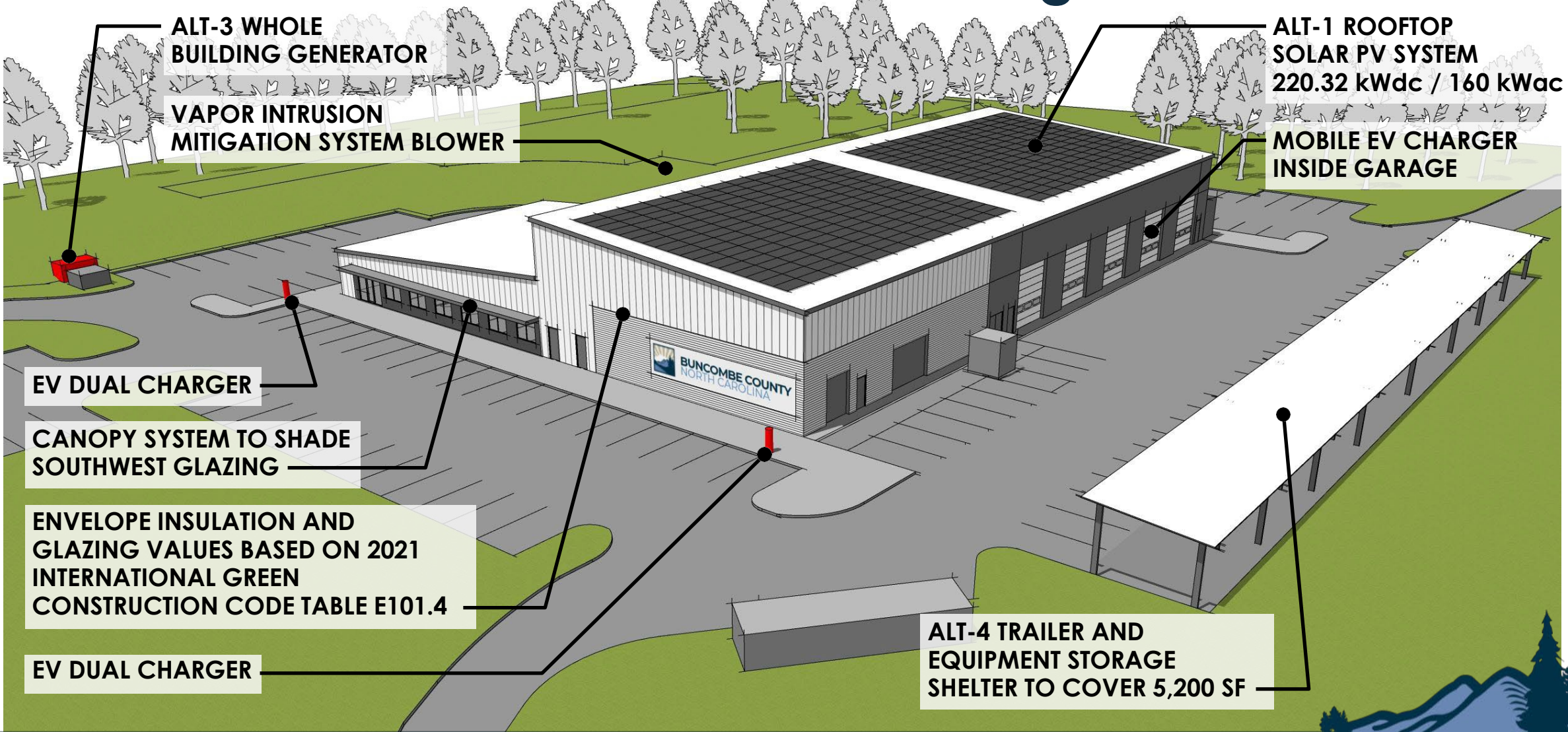
Presented by

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General Services Department



Fleet Services Building



Fleet Services Building

MULTI-USE
COLLABORATION
AREAS

HIGH-EFFICIENCY
HVAC EQUIPMENT

GLASS DOOR AND SIDELIGHT
TYPICAL FOR SHARED
DAYLIGHT AND VIEWS

(3) HIGH VOLUME
LOW SPEED FANS
IN GARAGE

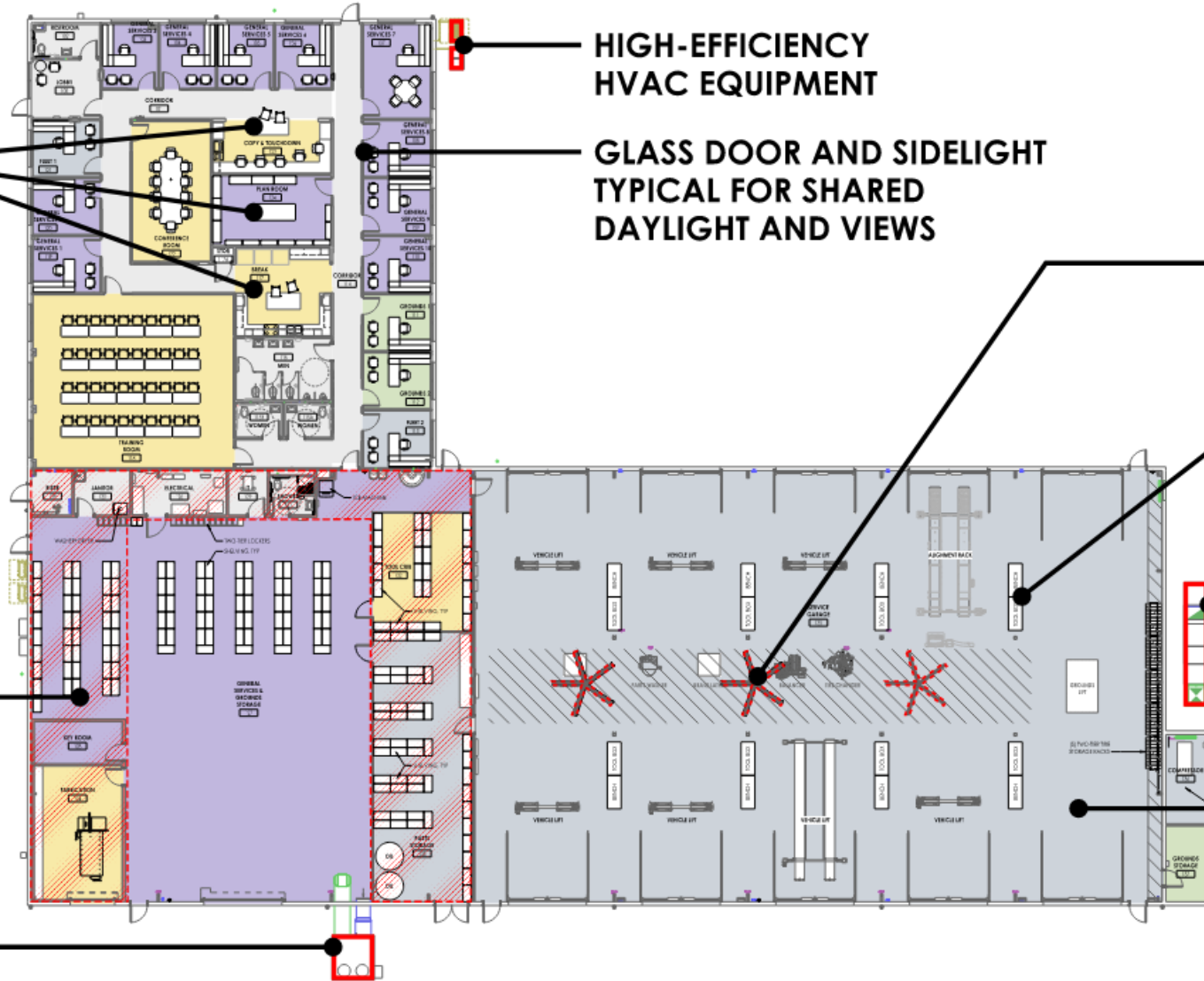
STANDARDIZED
WORK BENCHES
AND TOOL BOXES

ALT-2 STORAGE
MEZZANINE TO ADD
3,000 SF OF SHARED
STORAGE

HIGH-EFFICIENCY
HVAC EQUIPMENT,
WITH ELECTRIC
RESISTANCE HEAT

HIGH-EFFICIENCY
HVAC EQUIPMENT

MOBILE LIFTS FOR
OPERATIONAL
FLEXIBILITY



Budget

Fleet Services Complex

- ✓ Remaining CIP Budget*----- \$7,748,907.00 (Originated June 2021)
- ✓ Base Bid + All Alternates(Minus VE Items) -----\$9,453,000
- ✓ Deficiency of \$1,704,093. (21.99% increase since June of 2021)

*This project will be debt financed.



Base Bid & Alternates Breakdown

Fleet Services Complex

- ✓ Base Bid ----- \$8,054,000
- ✓ Alternate 1---\$487,000 Solar Panel Installation as requested during the life cycle cost analysis.
- ✓ Alternate 2---\$239,000 Mezzanine Storage System
- ✓ Alternate 3---\$503,000 Whole Building Generator
- ✓ Alternate 4---\$170,000 Trailer storage shelter



Reasons for increase in cost

Fleet Services Complex

- 1) Material Escalation** (CBRE Construction Cost Index shows 11.5% increase 2021 & 14.5% increase in 2022)
- 2) Full electrification of the building** (Requested during the life cycle cost presentation; this has a higher initial cost but meets the goals of our 2025 Strategic Plan promoting Environmental & Energy Stewardship by reducing our carbon footprint)
- 3) Installation of solar panels** (Requested during the life cycle cost presentation; this has higher initial cost over being solar ready but has a payback over the life cycle of 11 to 14 years)



Activates Key Components of the Facilities Plan

Fleet Services Complex

- 1) Vacates 40 McCormick, which allows the building to be renovated into a Regional EMS Base
- 1) Vacates 194 Hominy Creek Road (current Garage at transfer station) to provide additional space for the Transfer Station to address safety and wait times.
- 2) Vacates 52 Apac Drive (current Grounds location at SportsPark) to allow for a future Parks & Rec Building.



Request

Fleet Services Complex

We are requesting to increase the CIP budget by \$1,704,093 to construct the General Services Fleet Facility with all alternates. This project will be debt financed and does not require additional pay-go funding.



Next Steps

Fleet Services Complex

- **6/20/23** - BOC meeting, Budget amendment & request approval to enter into contract
- **7/17/23** -Contract negotiation complete (price held for 60 days)
- **August 2023** - Order long lead items (metal building, switch gear)
- **Early Fall 2023** - Construction Begins



Appendix

Fleet Services Complex

- ✓ Providing electrical resiliency will allow this building to function as our Facilities Group Emergency Operations Center in the event of an emergency or natural disaster.
- ✓ This building can be utilized to provide backup facilities for other Buncombe County Functions

