Fleet Services Building

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Fleet Services Building

- ALT-1 Rooftop Solar PV System: 220.32 kWdc / 160 kWac
- Mobile EV Charger Inside Garage
- Trailer and Equipment Storage Shelter to Cover 5,200 SF
- Canopy System to Shade Southwest Glazing
- Envelope Insulation and Glazing Values Based on 2021 International Green Construction Code Table E101.4
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
- High-efficiency HVAC equipment, with electric resistance heat
- Mobile lifts for operational flexibility

Alt-2 storage mezzanine to add 3,000 sf of shared storage

Buncombe County
✓ 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 in 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.
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
✓ 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