Advanced Planning Storage Facility Update

Presented by

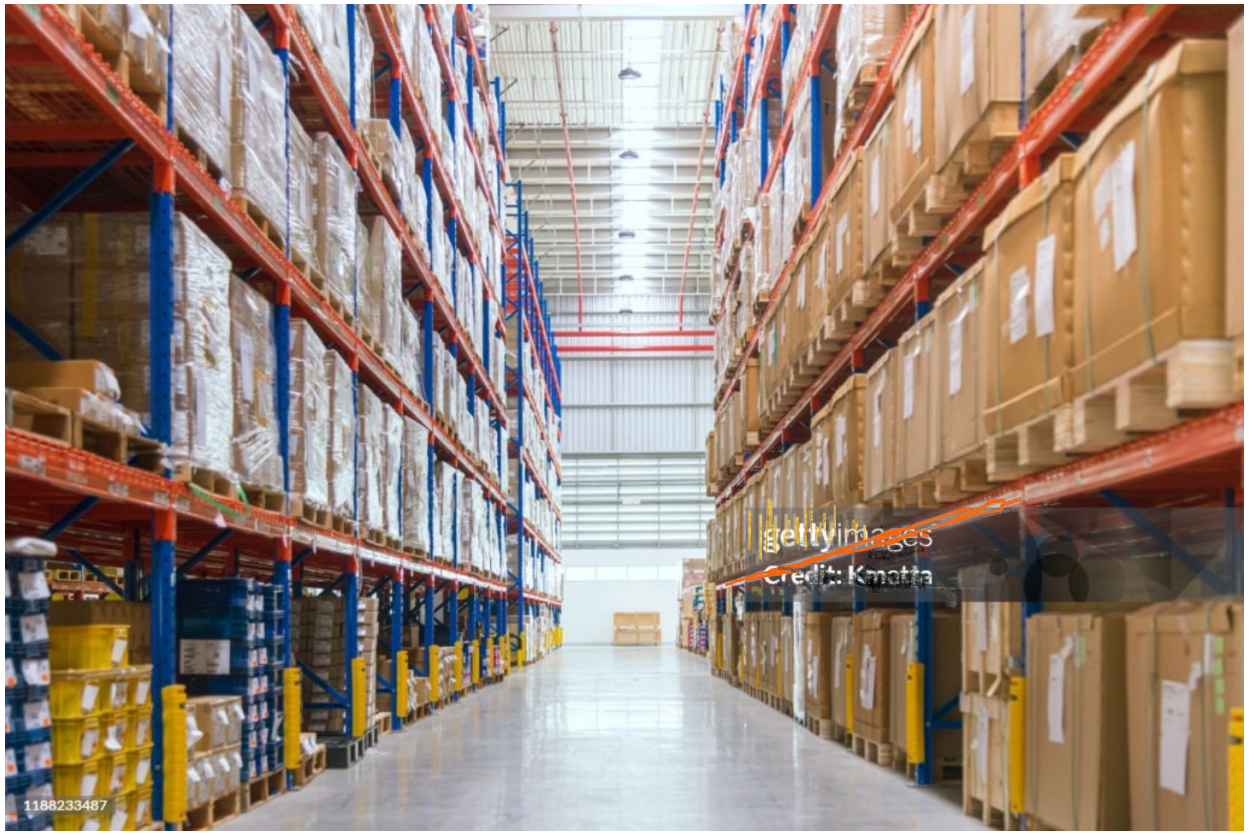
Robert M. Brown

General Services

Agenda:

- Advanced Planning Storage Needs
- Advanced Planning Other Scope of Work
- Options to Meet Storage Needs
- Advanced Planning Next Steps / Timeline
- Questions

Advanced Planning Storage Needs



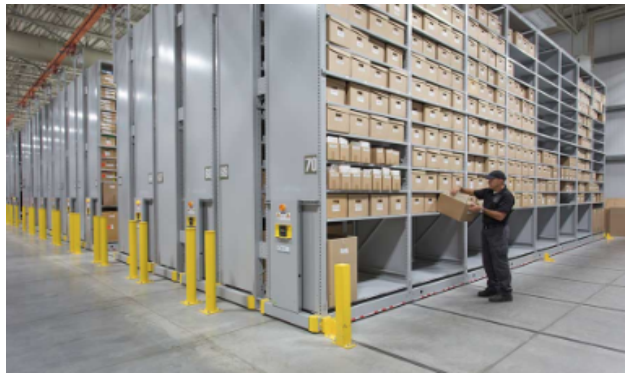
- 40 County Associated Departments which were composed of 45 groups separately interviewed.

  -28 of the 45 groups interviewed identified needs for storage space.

  -17 groups interviewed confirmed they do not need any additional storage space.

Advanced Planning Storage, Groups Needing Space

- Air Quality
- Clerk to the Board of Commissioners
- Clerk of Superior Court
- Communications and Public Engagement
- Department of Social Services
- Elections
- Emergency Management Services
- Equity and Human Rights
- General Services
- Grounds
- Human Resources
- Libraries
- Mobile Team
- Permits and Inspections
- Planning and Development
- Preparedness Team
- Public Safety Communications (911)
- Recreation Services
- Register of Deeds
- Risk Management
- Sheriff's Department Evidence
- Sheriff's Department Crime Scene Investigation
- Sheriff's Support and Operations
- Solid Waste
- Surplus Mgt. (Finance)
- Document Mgt. (Finance)
- Tax Collection
- Veteran Services



Advanced Planning Storage, Groups Not Needing Space

- Administration
- Budget
- Buncombe County TV
- Bureau of Identification
- Environmental Health
- Finance (Excluding portions)
- Geographic Information Systems
- Information Technology
- Intergovernmental Affairs
- Internal Audit
- Justice Services
- Legal
- Public Assistance
- Soil and Water Conservation
- Strategy and Innovation
- Sustainability
- Tax Assessment



Advanced Planning, Departments That Need The Most Sq.Ft.

- Listed are the top departments needing the most storage space:
  - Election Services 28,560 Sqft
  - Sherrif's Department 13,466 Sqft
  - Emergency Management Services 9,592 Sqft
  - Libraries 8,912 Sqft
  - Mobile and Preparedness Teams combined 8,852 Sqft
  - Surplus and Records Management combined 7,840 Sqft

Advanced Planning, Other Scope of Work

- Staff Parking
- Visitor Parking
- Vehicle Evidence Secure Parking
- Sherriff Back Up Vehicle Parking
- Exterior Refrigerated Evidence Containers
- Trailers Parking
- Vans Parking
- Bus / RV Parking (4 Spaces) w/cover
- Loading Dock Areas
- Scanning Area
- Break Area
- Document Shredding Area
- Staging / Receiving Area
- Receiving Managers Office
- Building Restrooms
- Elections Mockup Polling Space
- Elections Training Space
  (Available to others off election seasons)
- Training Space Catering Service Room
- Building Utilities Room
- Building Data Room
- Evidence and Blood Testing Lab
- Material Recycling Area
- Generator
- PV Roof Panels
- EV Charging Stations
- Elevators and Elevator Machine Rooms
- Egress Stairs

Advanced Planning, Options to Meet Needs

- Initial total area requirement identified in Advanced Planning:
  - Using Standard and High-Density Storage 102,900 Sqft

- Options to Meet Needs:
  - Build New Building, Buy Existing Building and Renovate, Lease Existing Building and Renovate

- Footprint:
  - Single Building or Multiple Buildings

- Estimated Cost:
  - New Buildings Rough Estimated Total Project Cost ($350 - $400 per Sqft.) Includes building, parking, generator and all soft cost.
  - Purchase Building ($90 per Sqft older - $140 per Sqft newer)
    Plus, possible (Upfit Cost $75 - $125 per Sqft.)
  - Lease Building ($8.50 - $10.00 per Sqft) or (approx. $850,000 to $1,000,000 per year)

Advanced Planning, Next Steps

Complete Advanced Planning

•Post Advanced Planning Evaluate Best Option to Pursue:
- Build a New Building as identified in this study.
- Buy an Existing Building and Renovate to accommodate scope identified in this study.
- Lease a Building or Buildings to accommodate scope identified in this study.

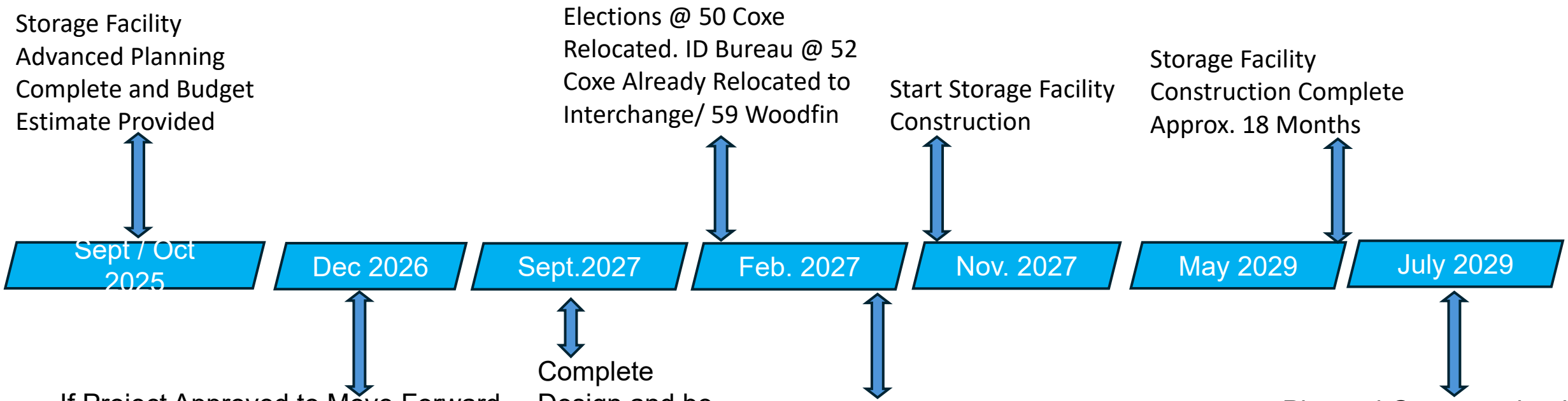
•Establish a Project Budget for the Selected Option.

•If New Building
- Begin Design

•If Purchase Building
- Continue to Review Properties

•If Lease Space
- Continue to Review Properties

Total Project Estimated Schedule Key Dates



Questions?