Manager's Report

August 23, 2022
Employee Recognition

THE CITY OF ASHEVILLE

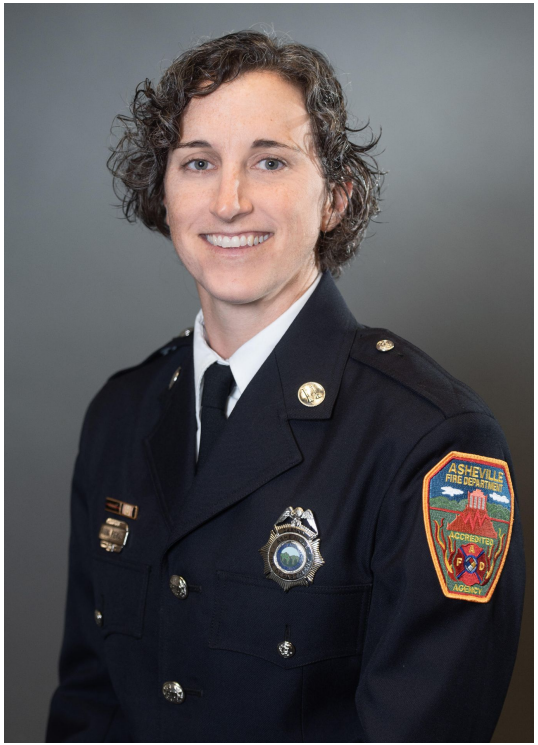


Key Takeaways

- COA employees are heroes in lots of ways.
- Pleased to acknowledge their exemplary work all the time but especially when an employee does something extraordinary.
- Tonight, we recognize Captain Anna Pigman in our Fire Department for saving a man's life while off-duty.

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City of Asheville Hero



Captain Anna “Weesie” Pigman

Asheville Fire Department

THE CITY OF ASHEVILLE

City of Asheville Hero

- On August 7, Asheville Fire Department Captain Anna Pigman came across a house fire on Fairfax Avenue while driving by.
- Although off-duty, Captain Pigman left her car and headed toward the burning building in civilian clothes when she heard a call for help that someone was still inside.
- She noticed her AFD colleagues had not yet arrived and knew she needed to take action.
- Captain Pigman immediately approached the burning house and walked around to the side where she found a man crawling out of a door from a room full of smoke.
- She quickly ascended the stairs and assisted in pulling the man out of the door, away from the building.
- The man was transported to the hospital for smoke inhalation and burn injuries. He was later released from the hospital and is expected to make full recovery.



City of Asheville Hero

- The actions of Captain Pigman undoubtedly saved this man's life.
- Chief Scott Burnette presented Captain Pigman with a Chief's Challenge coin for her exemplary service. She will also be recognized at their annual awards banquet.
- The City is proud of Captain Anna Pigman and the exemplary courage she displayed.



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Thank You, Captain Pigman!



THE CITY OF ASHEVILLE

Memorial Stadium & Mountainside Park Improvements

City of Asheville Council Presentation

•••

August 23, 2022

Key Takeaways

- Community reviewed current site plan and supports this project as shown
- The project is currently at 60% design
- The project, as currently proposed, is being advanced to design completion
- Council will be asked to award the project for construction in March 2023



THE CITY OF ASHEVILLE
NORTH CAROLINA

Mountainside Park Playground & Walking Trail Improvements





Walking Trail | Trike Track | Poured-In-Place Surfacing | Swing Replacement | Bench & Table Seating | Shade Trees

THE CITY OF ASHEVILLE
NORTH CAROLINA

Memorial Stadium
New Restroom & Storage Facility


Current Restroom Facility


Current Concession Stand

Demolish current concession stand and restroom facilities | Construct new combined restroom and storage facility |
Improve Accessibility | Security Lighting | Scoreboard Improvements

Memorial Stadium New Track

- 6-lane competitive track
- 400 meter
- Rubber track surfacing
- Reduce largest turf field to 65 yards X 120 yards
- Replace existing restroom
- Replace western bleachers with concrete plaza to allow for temp. seating expansion
- Modify existing stormwater pipes to accommodate track



THE CITY OF ASHEVILLE
NORTH CAROLINA

Memorial Stadium
Restroom / Storage Facility Options













Site Plan

60% Design Confirmation

Public Engagement

- Invitations: Neighborhood Associations - East End / Valley Street & Oak Hurst, Stakeholder Groups, & Public Announcements
- Chill & Spill
- Information Share

Feedback

Community members that have been vocally in favor of the track concept, have reviewed this plan, and shown support for the site layout and the included amenities.



Next Steps

- Construction Award: March 2023

- Construction & Anticipated Completion Date: May 2023 - May 2024



Questions

Memorial Stadium & Mountainside Park Improvements

City of Asheville Council Presentation

Comprehensive Facilities Study Update

August 23, 2022

Jade Dundas,
Capital Projects Director

Walter Ear, P.E.,
Building Construction Program Mgr.



Key Takeaways

- **Prioritization Lens** - Maintenance needs + Growth presented as *A* lens for facilities & project prioritization.
- **Long-term Capital Forecasting** - Gaining tools to think in increments of 5 year and 10+ years.
- **Preparation Time** - Large scale multi-year projects exceed CIP funding, and need preparation work to propose and acquire resources.

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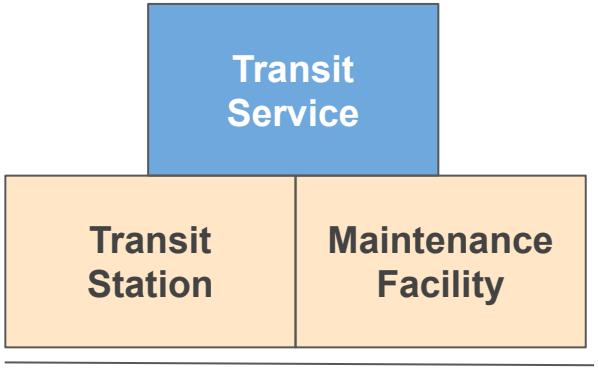
Photo Credits: Elephant diagram https://www.launchteaminc.com/blog/eating-the-elephant-marketing-tips-for-product-managers

Presentation Overview

1. Recap: why is the study needed?
2. Work in progress and end products
3. Timelines

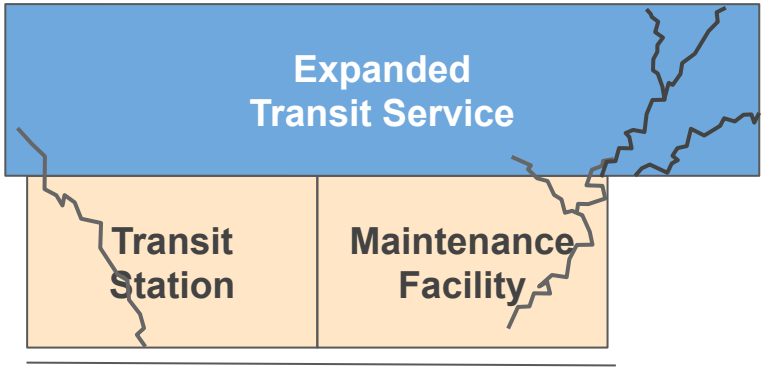
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Facilities and Expanded Services



Ideal State

Proportional growth in a planned sequence.



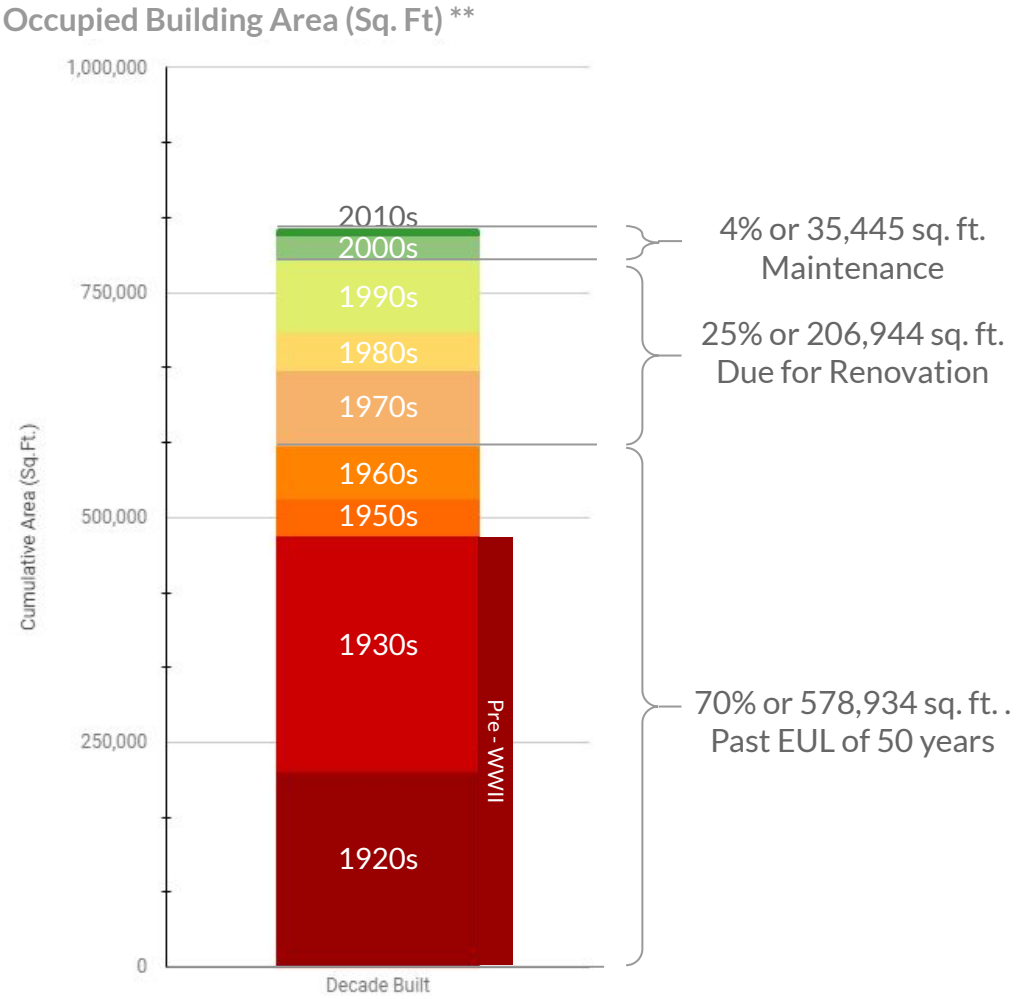
Possible Condition

Expanded service may require additional facilities.

Current State of City Facilities

- Expected Useful Life*= 10-50 years
- Buildings > 50-years old are considered past their EUL
- 70% of City Facilities are older than 50 years
- Extend the EUL with major renovations and additions around 15 and 30 years

*As defined by International Facility Management Association
**Occupied facilities only, excludes Pack Place Education Center (1930) and all Water Resources buildings.



Car Analogy

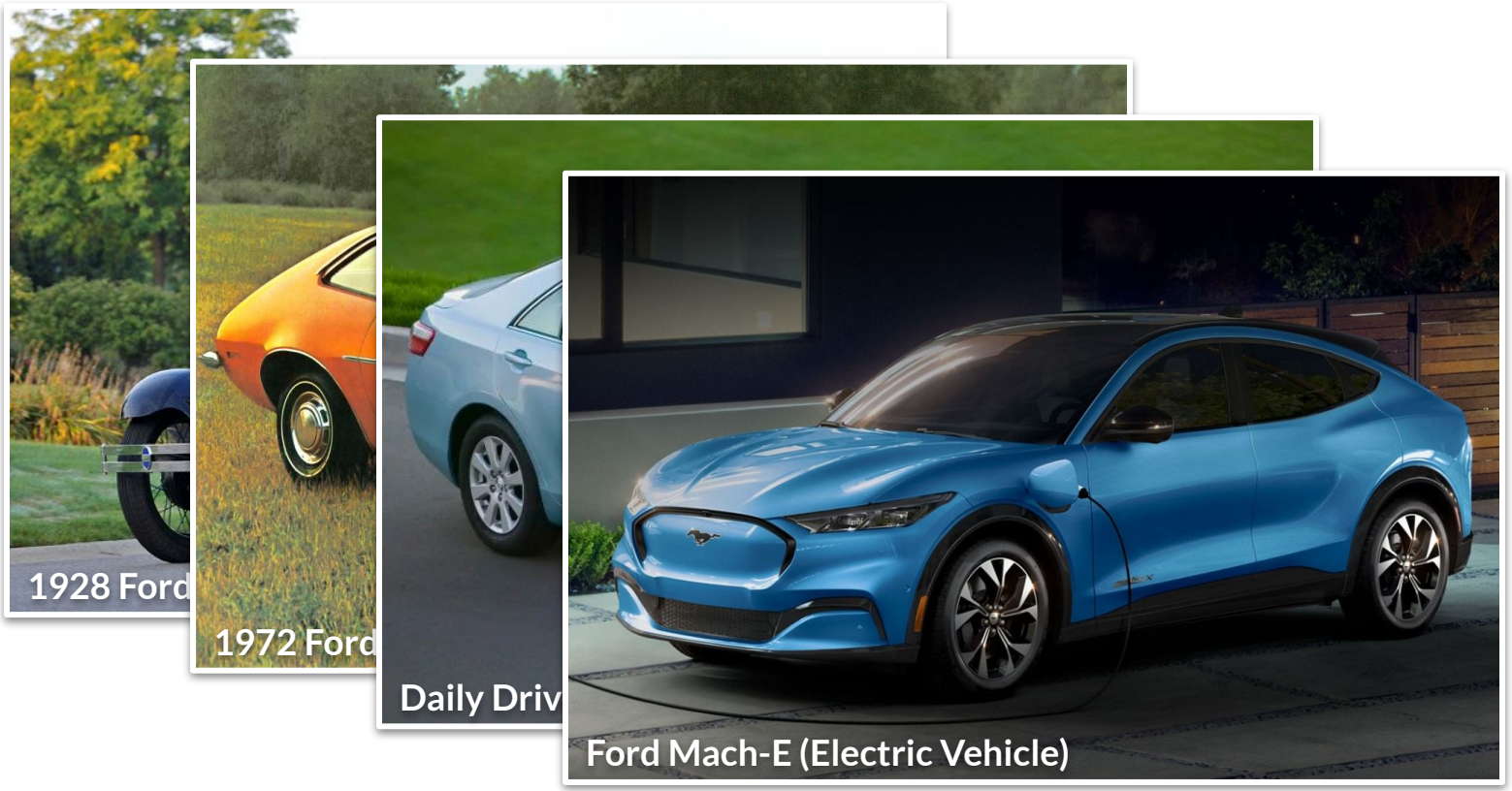


Photo Credits: 1928 Ford Model A, https://www.conceptcarz.com/vehicle/z1618/ford-model-a.aspx, 1972 Ford Pinto, https://www.car.info/en-se/ford/pinto/pinto-coupe-408898, 2007 Toyota Camry, https://www.kbb.com/toyota/camry/2007/xle-sedan-4d/, 2002 Ford Mach-E, https://www.ford.com/mustang/ev-charging/mache/

Retrofits first require restoration



1974 Ford F-100 Eluminator Concept, retrofit with EV drivetrain





Photo Credits: 1974 Ford F-100 Eluminator https://arstechnica.com/cars/2022/04/how-ev-technology-is-bringing-hot-rodding-into-the-21st-century/

Work-in-Progress



Grades for the state of facility performance

Capital forecasting tools

Current and future needs including:

- Growth
- Remote work
  (for applicable positions)

Prioritize facilities and projects. Scenarios to set up decision points.

- No change (time until failure)
- Funding to maintain facilities grade
- Funding to meet City goals
- Gradients in between

Maintenance as *a* Priority Lens

- Facility Condition Index (FCI) is similar to Pavement Condition Index (PCI).
- FCI represents the accumulated cost to repair vs. the value of the building.
- *A* Prioritization Lens for which buildings we invest in, replace, or remove will be informed by this metric.

$$FCI = \frac{\text{Capital Replacement (Deferred + 5 years)}}{\text{Current Replacement Value}}$$

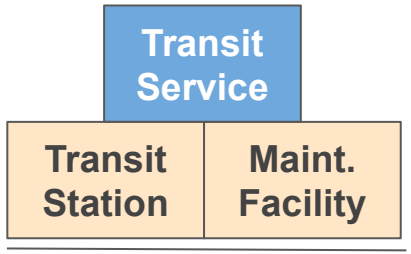


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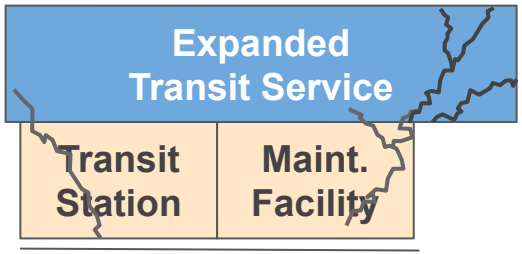
Growth as *a* Priority Lens

Facilities growth as it relates to:

- City population and corresponding staff growth
- Proposed plans for expanded services
- GIS location analysis for fire & police



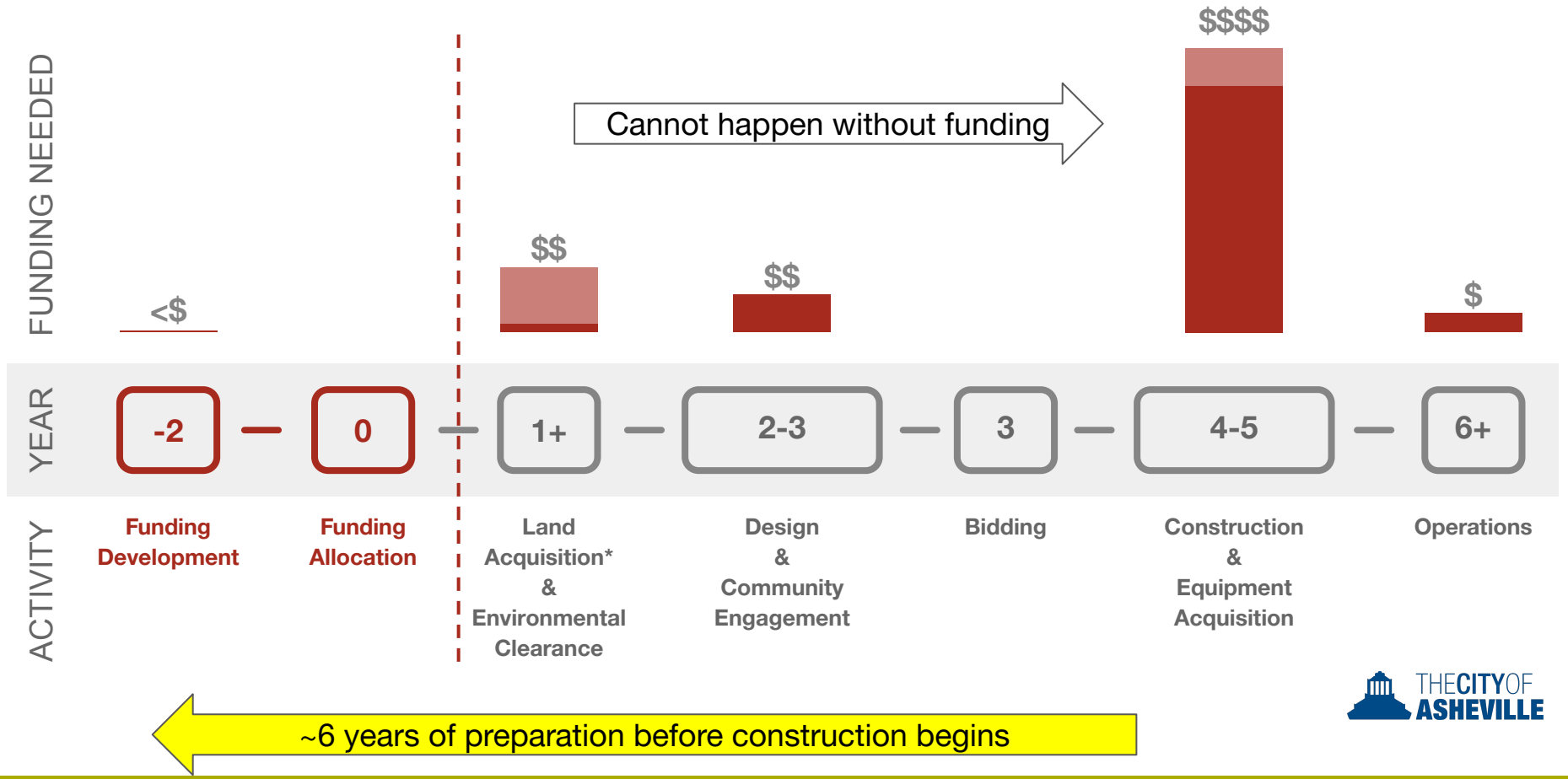
Ideal State



Possible Condition

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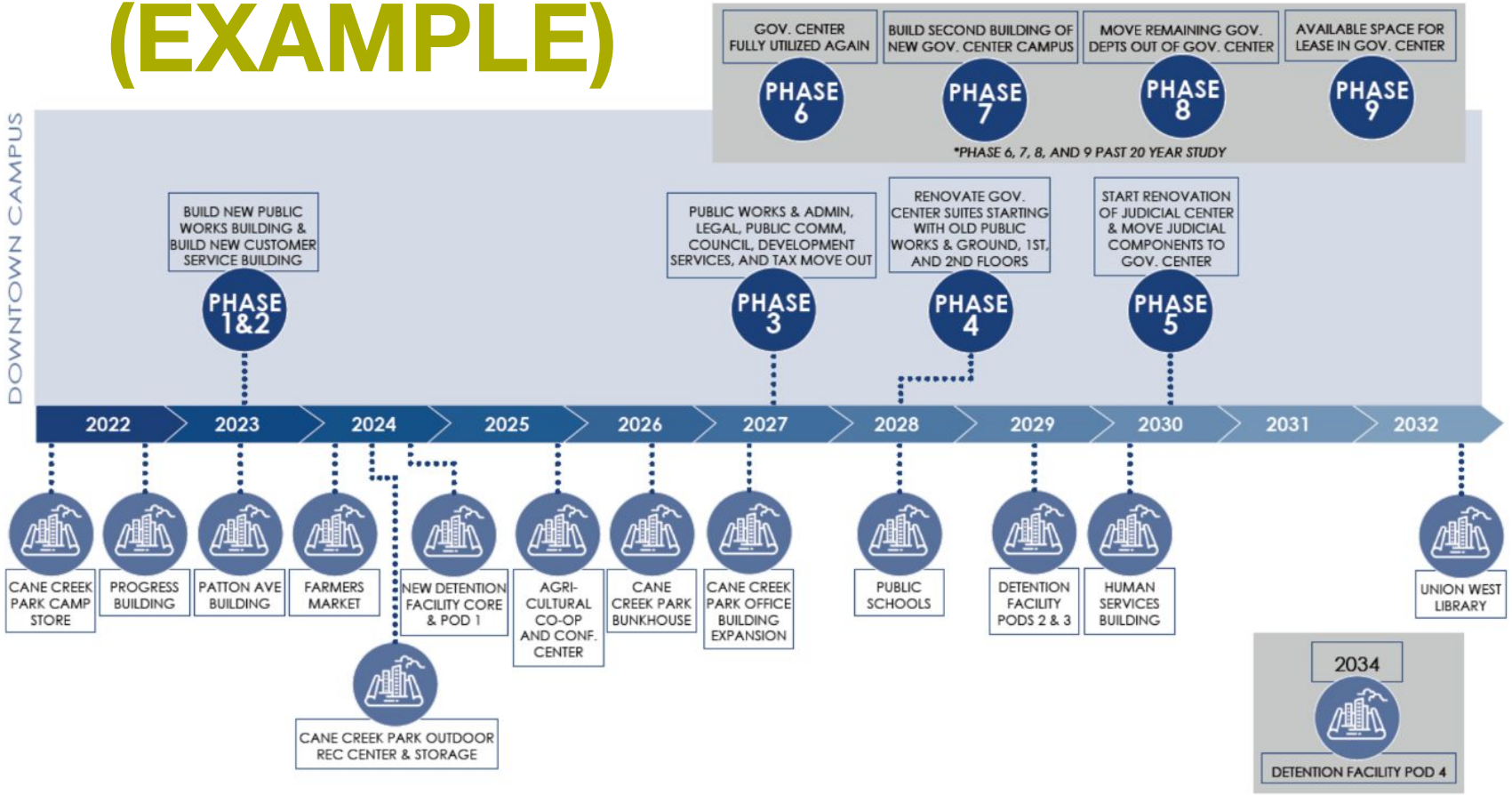
Example Timeline for Multi-Year Project



CAPITAL PLANNING TIMELINE

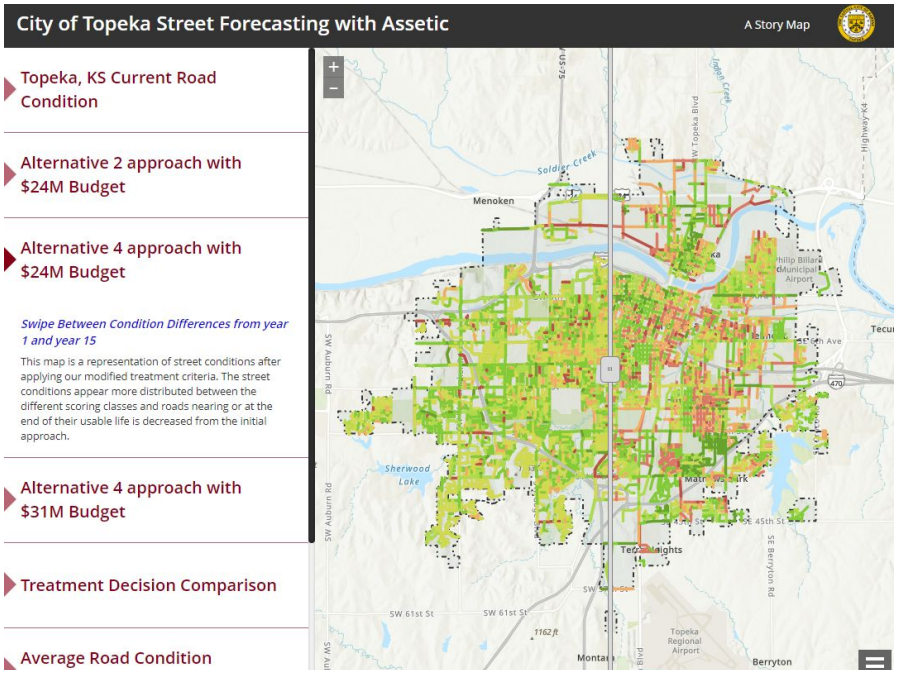
CREECH & ASSOCIATES

(EXAMPLE)



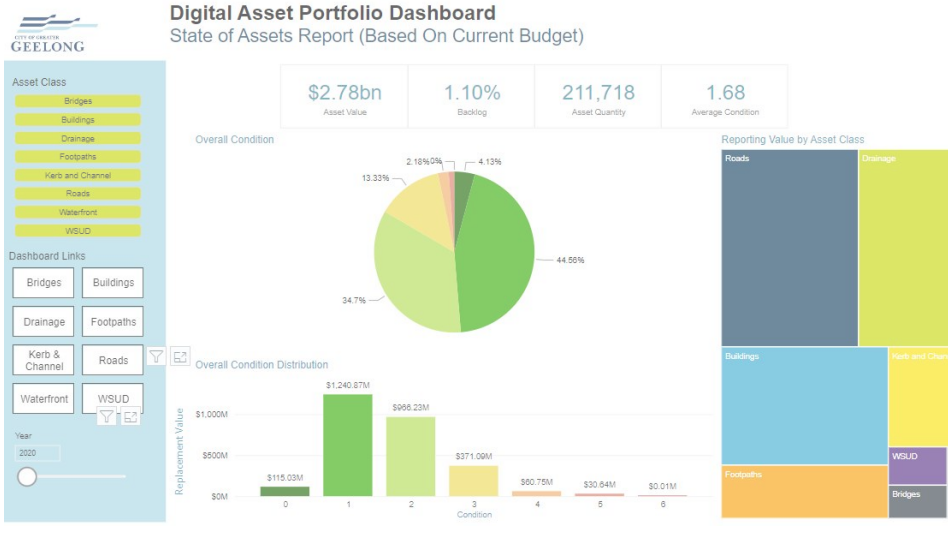
Capital Forecasting Tools

- [ArcGIS Story Map - Topeka, KS]

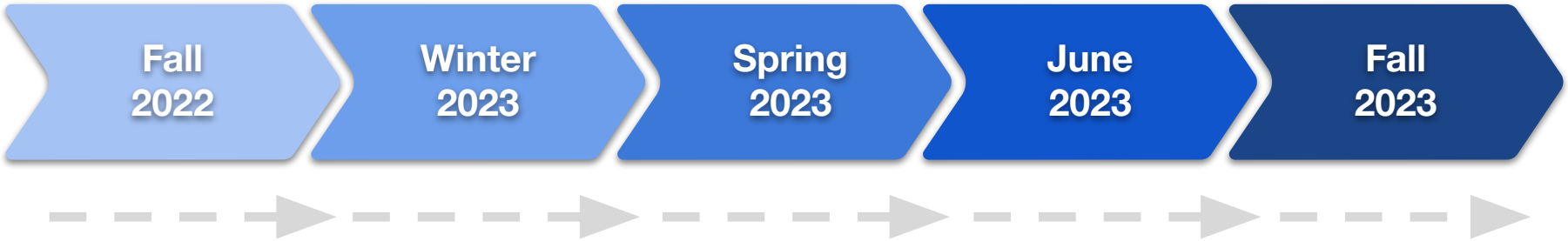


Brightly

- [Dashboard - a city in Australia]



2022-23 Study Timeline



Assessment
of Maintenance Space needs

Develop FCI from maintenance assessment

Master Planning
Based on growth and priorities

Capital predictor software implementation

Capital Planning

Final Presentation
of Facility Study findings for plan adoption

Incorporate
Facility Study findings into the FY24-25 CIP budget (limited)

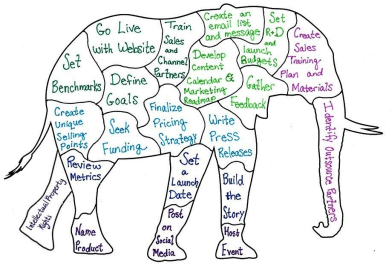
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Study Deliverables

- **Facility Condition Index (FCI)** for ~900,000 sq. ft. of city facilities, with maintenance schedules
- **Growth Projections** for staff and facilities with GIS location based analysis for fire and police facilities
- **Capital Forecasting** software
- **Facilities Master Plans** for select facilities
- **Facilities Capital Plans** - 10 year
- **Comprehensive Facilities Management Plan**

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Key Takeaways



- **Prioritization Lens** - Maintenance needs + Growth as presented *A* lens for facilities prioritization.
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Discussion & Questions

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