



Comprehensive Facilities Plan And Forward Facing Facility Update

Presented by

Scott Metcalf

General Services Department



Agenda:

1. Comprehensive Facilities Plan Update
2. 35 Woodfin Renovation Update



Comprehensive Facilities Plan Background and Goals

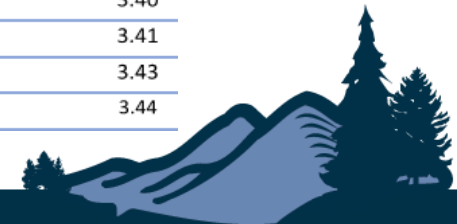
- Background
 - In 2020 Clark Patterson & Lee Completed a comprehensive facilities study.
 - From this study a Comprehensive Facilities Plan that was adopted by the commissioners on June 15th, 2021.
- Goals
 - Conduct a Building Conditions Assessments
 - Establish a 15-year Plan for scheduled maintenance and capital improvements
 - Conduct Space Management Assessments
 - Identify opportunities to combine operations, increase building utilization, and reduce costs.



Building Condition Results

- We evaluated 38 Buildings on a scale from 1(poor)-5(excellent)
- 26 of the Buildings scored less than 3.5
- A 15-year plan was created to address future scheduled maintenance and capital improvements
- Some buildings were partially vacant and under-utilized. In response a plan was developed to consolidate and increase efficiency.

Location	Average Condition
SWANNANOVA 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 LIBRARY / 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



Comprehensive Facilities Plan Progress to date:

40 Coxe Renovation

- HHS to Move from 35 Woodfin to 40 Coxe. Empties 35 Woodfin for future project **(Completed)**

35 Woodfin Forward Facing Renovation

- 35 Woodfin to be renovated and occupied by 7 new departments. Empties 5 locations for future projects **(Under Construction)**

35 Woodfin Backup 911

- Renovate a portion of 35 Woodfin for the Backup 911 Facility. Ensures continuation of coverage in the event of a failure at the primary location **(Under Construction)**



Comprehensive Facilities Plan Progress to date: (continued)

2945 Riverside Dr.

- General Services Complex. Build New Fleet Facility vacating 40 McCormick, 194 Hominy Creek, and 52 Apac. Empties three properties for future projects. It also combines operations, increases building utilization, and reduce costs. **(Under Construction)**

40 McCormick Renovation

- New EMS Base at 40 McCormick. The new EMS base should increase response times in the area. **(In Design)**

Existing Fleet Services Renovation

- Expansion of transfer station at 194 Hominy Creek to enhance customer experience and reduce wait times. **(Planning)**

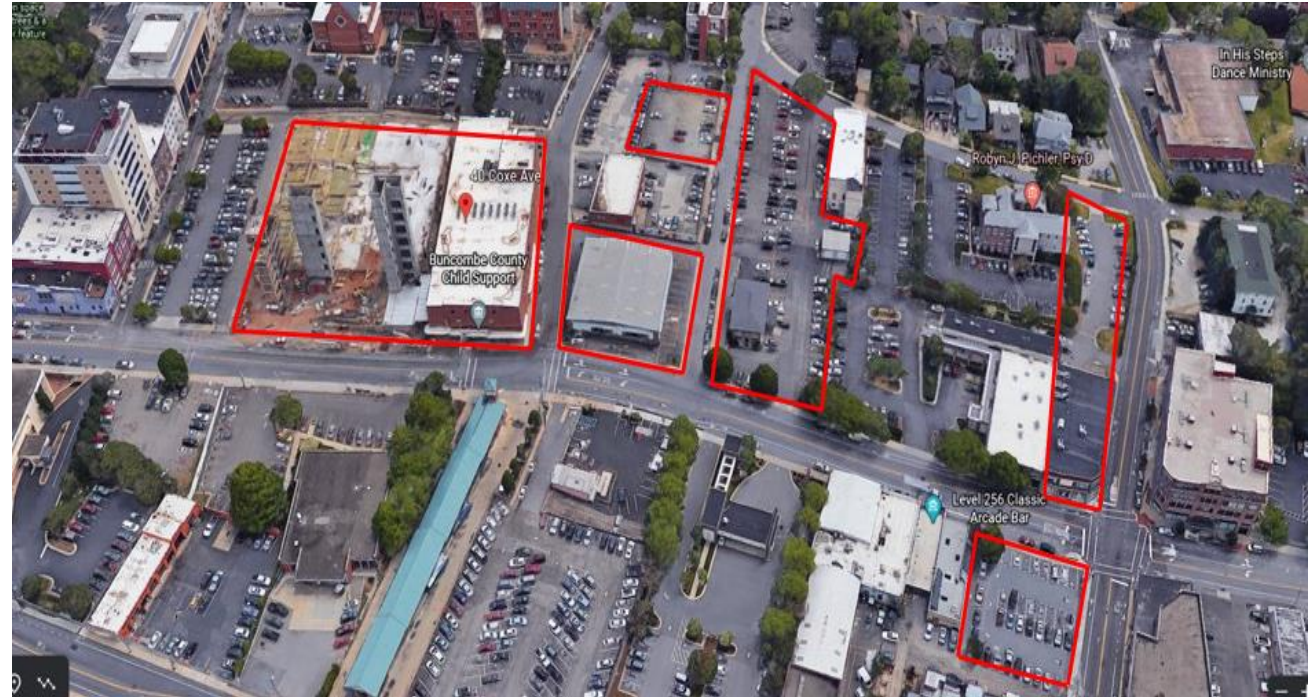
52 Apac Parks Facility

- New Parks & Recreation Facility at 52 Apac **(In Design)**



Comprehensive Facilities plan result

- Vacating functionally obsolete buildings frees up county properties for other projects like the affordable housing feasibility study.



AFFORDABLE HOUSING FEASIBILITY STUDY & COUNTY FACILITIES PLANNING

- County partnered with UNC School of Government Development Finance Initiative (DFI) to review County-owned sites to determine suitability for Affordable Housing Development as facilities planning was underway
- Downtown sites currently in active use considered in the process included:
 - 35 Woodfin (Family Justice Center)
 - 46 Valley Street (Planning/Permits Inspections/Parks & Recreation)
 - Coxe Avenue (various parcels; County Storage, leased parking, etc.)



AFFORDABLE HOUSING FEASIBILITY STUDY & COUNTY FACILITIES PLANNING

Study Recommendations Impact Facility Use and Relocation Needs:

- 35 Woodfin: Not identified as a top site for affordable housing; available to house other County offices/departments
- 46 Valley Street: Identified as a top site for 4% LIHTC development and anticipated to move forward after further public engagement; multiple department relocations are required
- Coxe Avenue (50-52): Identified as a top site for 9%/4% LIHTC development and moving forward at present; County storage relocation required



Comprehensive Facilities Plan Update

- Our Comprehensive Facility Plan supports Buncombe County's Strategic Plan, Vision and Goals by improving customer services and utilizing physical resources to meet community needs.





35 Woodfin Forward Facing Facility

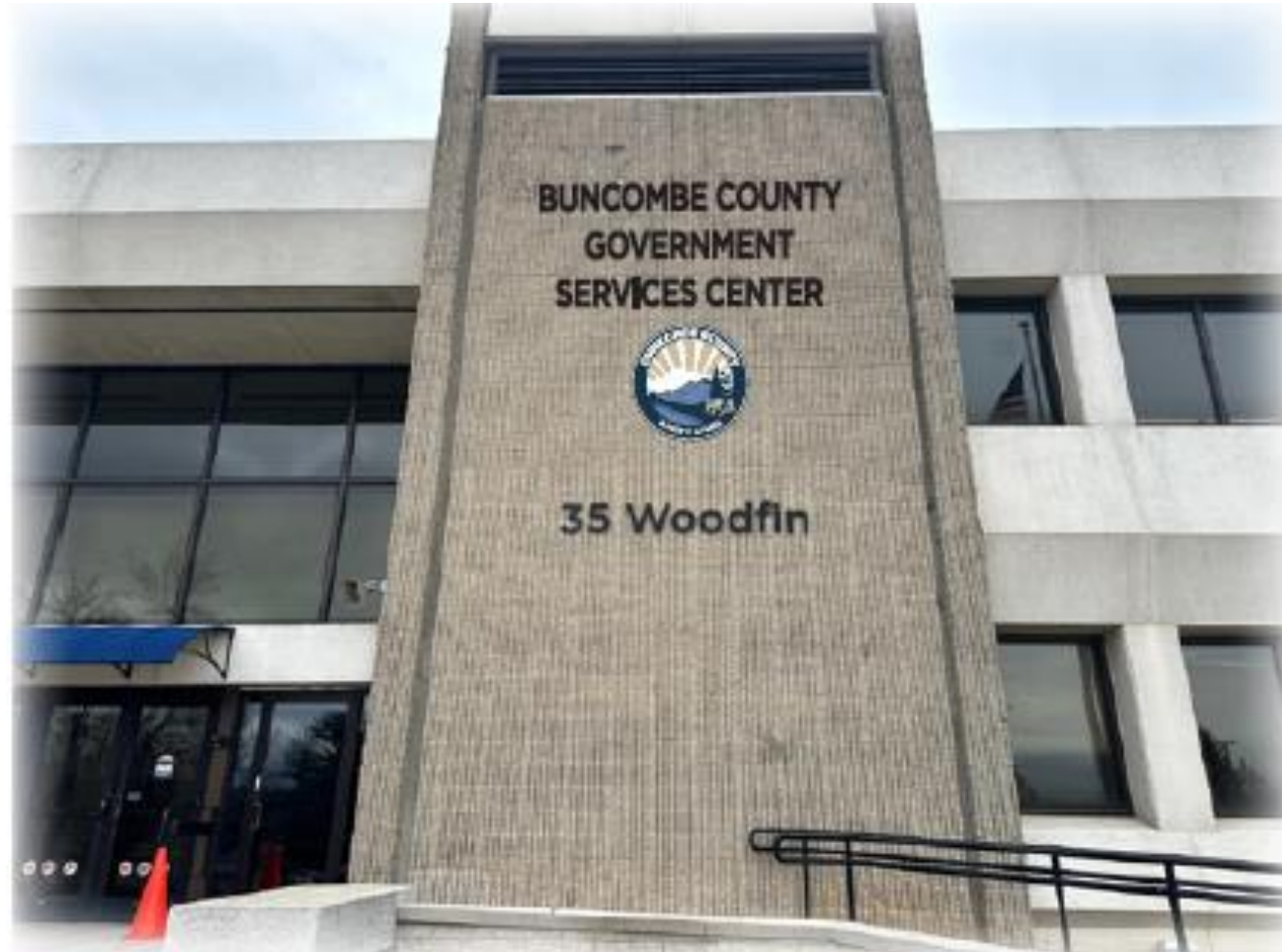
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35 Woodfin Forward Facing Facility & The Family Justice Center



35 Woodfin Project Goals

Customer Service

- Create a streamlined customer experience as a one stop shop atmosphere. Combining these services in one central location allows ease of access for residents seeking services.

Facility Utilization

- Centralizing these services allows us to most efficiently and effectively utilize our space while vacating functionally obsolete buildings to allow for future growth.

Safety and Security

- Maintain the safety and security of survivors at the Family Justice Center including a remodeled lobby with enhanced security measures.
- Constructing a facility that will maintain a secure election process by meeting state requirements



Phases of Design & Construction

- **Advance Planning**
 - Began on 9/21/21, additional details provide on later slide
- **Departments included:** Family Justice Center, Permits, Planning, Air Quality, Environmental Health, Tax Assessment, Tax Collection, Register of Deeds, ID Bureau, and Board of Elections.
 - Conducted programmatic interviews with departments beginning in 2022 with additional rounds in 2023 and 2024
 - Including 4 total charettes and multiple weekly meetings.
- **Construction Drawings**
 - created by May 30th 2024 based off the schematic design produced during advanced planning.



Phases of Design & Construction (continued)

- **Project out to BID**
 - low bidder was RYSE Construction.
- **Schedule**
 - Aggressive schedule to complete construction by end of Jan.
- **Inspections**
 - Temporary Certificate of Occupancy (third floor and the Tax portion of the second floor) received on 1/31/25.
 - Temporary Certificate of Occupancy for the new Family Justice Center Lobby on 2/18/25.
- **Next Steps**
 - We are currently finishing up the ground level and the remaining pieces of the lobby.



Department design feedback

- Maintain Safety & Security of Survivors by creating a separate private lobby nearest to the main entrance.
- Readdress Tax Entrance as 182 College Street
- Maintain secure election process by meeting state requirements
- Space to house and supervise up to 40 Temp Election Workers



Department design feedback (Continued)

- Boardroom with enhanced Audio Visual and Broadcasting Capabilities
- Provide Touchdown Areas for Hybrid Employees
- Provide Collaboration Areas



Security Considerations

- Dual Authentication Access Control Devices on Safety Sensitive Areas
- Security clearance is selectable by department.
 - Ex. FJC staff would be able to select who has access to their space and Election Services would be able to select who has access to Election Services areas.
- 2nd floor is primarily employee only and secured by badge access.
- Security Glazing installed in both the FJC and Tax Lobby
- Camera Surveillance throughout building with Law enforcement presence



182 College Street Tax Collections & Assessment

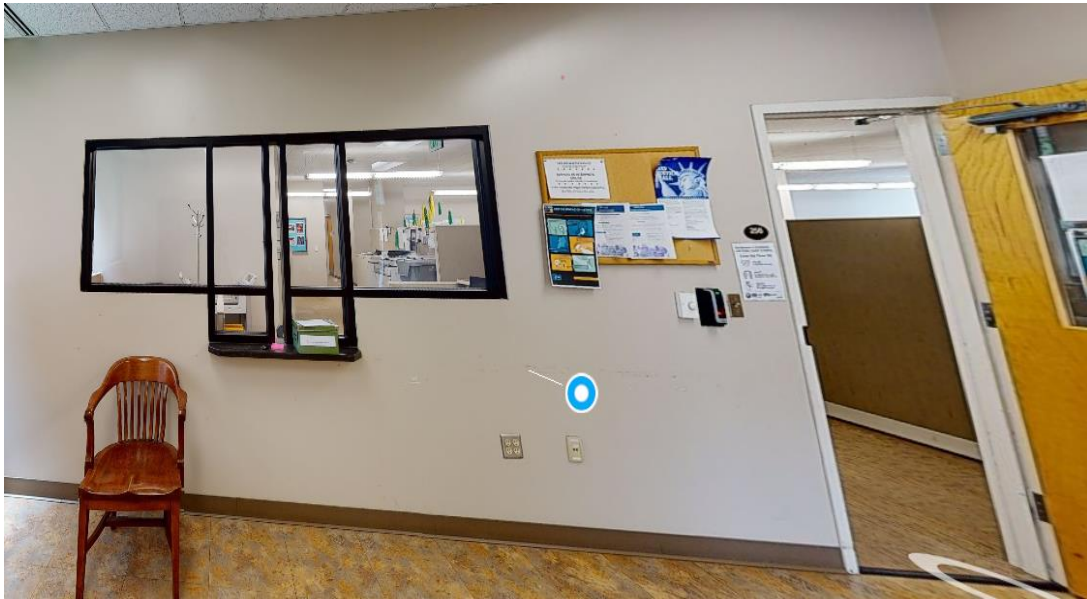


New Address Same Building



182 College Before and after images

Before



After



Amenities of the Building

- Enhanced Security by system and design
- Public Floors and Employee only Floors
- Modern Boardroom
- Multiple Large Conference Rooms
- Touch down Space for Hybrid work force
- Collaboration areas throughout second floor
- Exercise Area
- Breakrooms
- Respite and lactation Areas on each floor



Ground Floor

- Shared Modern Boardroom
- Securable Touchdown Space for Hybrid Workers & Temp Elections Employees
- Board of Elections Ballot Counting Area
- 5 Shared Conference Rooms
- Production Studio for CAPE
- Shared Mailroom
- Air Quality Lab



First Floor

- Public Forward Facing Floor creating a “one stop shop”
- New FJC Lobby
- New Forward Facing Lobby serving Permits, Planning, Air Quality, Environmental Health, and Election Services.
- New Tax Collections Lobby addressed as 182 College Street
- Two Shared Conference Rooms



Second Floor

- New Secure Tax Assessment Lobby addressed as 182 College
- Secure Area Protected by Access Control System (Buncombe County Employee only floor)
- Planning, Tax Assessment, Air Quality, Environmental Health, Sanitation, and Election Services.
- Four Conference Rooms
- Multiple Collaboration Areas



Move Manager

Division 12 Design Studios inc.

Basic Services:

- Responsible for the coordination of the move and to provide a seamless transition from the current location to new location.
- Visit all existing locations and meet with all parties involved for timeline creation and coordination
- Determine the existing items to be moved with department heads. Inventory all existing furniture, equipment, and etc. to be used in the new location.
- Confirm the furniture listed from existing location to be moved, verify where the furniture is to be moved to at the new location, Tag Spaces in New Building to identify what & who goes where.



Tentative Move Dates

- **Tax Collections & Tax Assessment:** week of March 17, 2025 through the week of March 24th
- **Permits and Inspections/Environmental Health/Air Quality:** week of April 7th through April 14th
- **Planning:** week of April 21st
- **Board of Elections:** week of April 28th



Outstanding/Open items

- Construction Delays (none expected at this time)
- Signage Installation (Temp Signs will be required)
- Furniture Delivery (Currently scheduled for March 10th)
- Boardroom AV equipment will have lead times of up to 13 weeks. Various Boards may need to keep utilizing current boardrooms.
- Workload of moving department (Permit activity can often pickup during this time of year in preparation for summer construction)



Communication Strategy

- We will be communicating these moves both internally and externally including:
- Creating a Social Media Packet announcing the moves
- Providing an update during Avril's One Buncombe One Answer
- Updating the County Website
- Updating the Google business listings

**WE'RE MOVING!
TO 182 COLLEGE ST.
STARTING MARCH 17**

Your Tax Collections Office is moving to 182 College St. as of March 17, 2025. Free parking is available next door at the Buncombe County-owned parking garage at 164 College St. This is where you will park for access to our new office. Bring your parking validation in with you to be validated. The Coxe Avenue office will remain open and accept payments until March 16, 2025.

WHY ARE WE MOVING?

- ✓ Save taxpayer money
- ✓ One-stop shop for forward facing services

ONLINE BILL PAY IS AVAILABLE

- ✓ Head to tax.buncombecounty.org and type in your address to see your bill, make a payment, update your property record, and more.

 **BUNCOMBE COUNTY**
PEOPLE TO MATCH OUR MOUNTAINS
NORTH CAROLINA

 **BUNCOMBE COUNTY**
TAX COLLECTIONS



Project Completion

- Project is currently operating within initial approved budget with no additional funding required.
- Project Scheduled for 100% Completion June 1,2025



Questions ?



Appendix

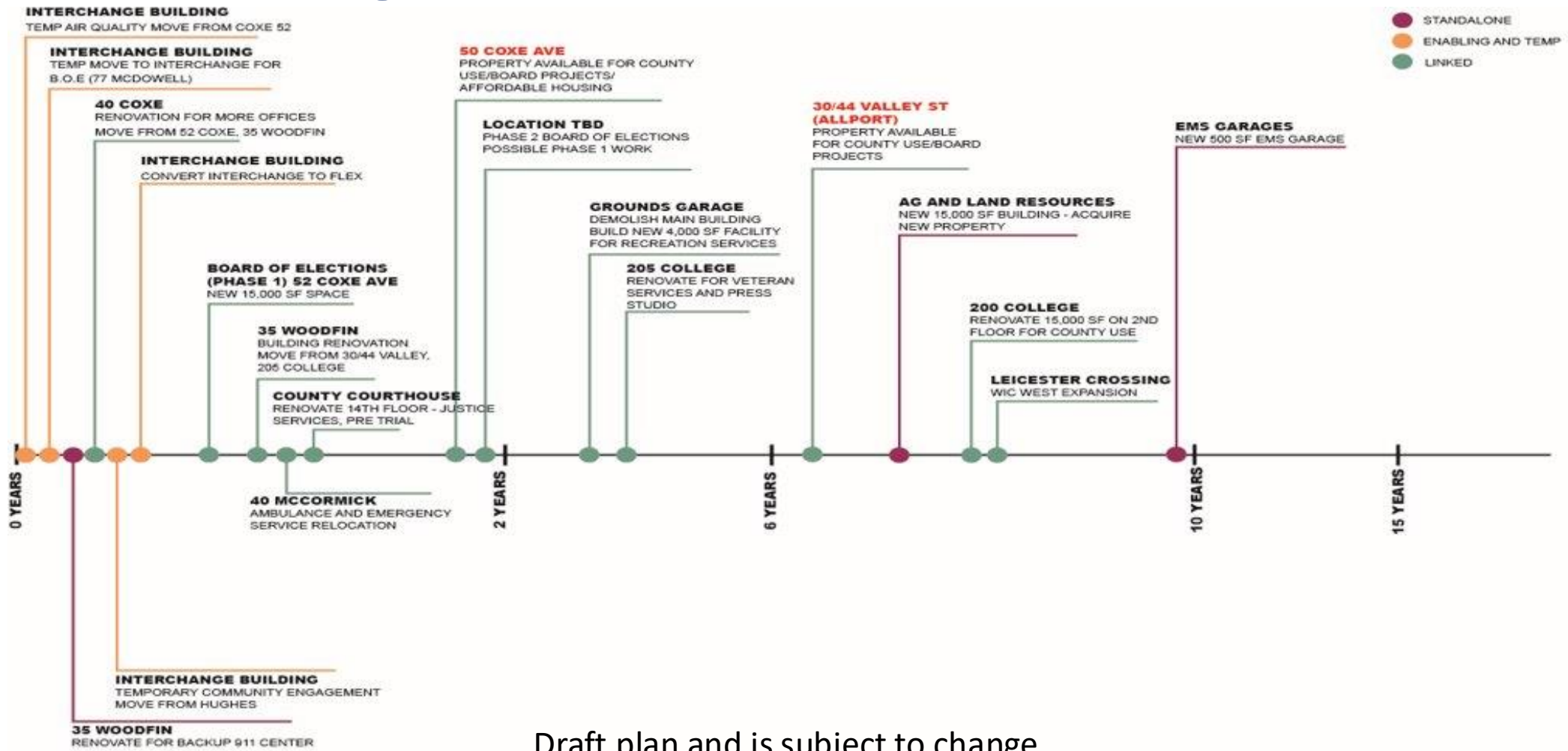


Comprehensive Facilities Plan Update

- The Comprehensive Facility Study has been developed from a maintenance and space needs perspective only. Many variables can impact the study over time.
- This is a living document and could be impacted by any of the following:
 - 1.Funding availability
 - 2.Staff capacity
 - 3.Community input
 - 4.Land availability
 - 5.Changes in service delivery



Original Timeline as of 2021



Draft plan and is subject to change



35 Woodfin Timeline

- Advance Planning began in Sept. 2021 and Completed March 2024
- Construction Drawings were distributed for review May 30, 2024
- Project BID on June 25, 2024
- Construction Start Date of 8/12/24
- We received our Temporary Certificate off Occupancy on the entire third floor and the tax portion of the second floor on 1/31/25
- We received our temporary Certificate of Occupancy on the new Family Justice Center Lobby on 2/18/25
- 100% Completion Date of 6/1/25



Department design feedback

- Maintain Safety & Security of Survivors by creating a separate private lobby nearest to the main entrance.
- Provide Safety glazing on lobby glass.
- Readdress Tax Entrance as 182 College Street
- Maintain secure election process by meeting state requirements
- Secured Elections ballot counting area with mirrored windows.
- Elections Viewing area from Boardroom.
- Space to house up to 40 Temp Election Workers



Department design feedback (Continued)

- Boardroom with enhanced Audio Visual and Broadcasting Capabilities
- Provide Touchdown Areas for Hybrid Employees
- Provide Collaboration Areas
- Scoops in countertops so people can't reach through pay areas in tax collections .
- Need for a Laboratory for Air Quality
- Environmental Health Water supply test area
- Shower for Environmental Health Inspectors
- Provide ample Breakrooms so staff can fellowship together





General Services Fleet Complex

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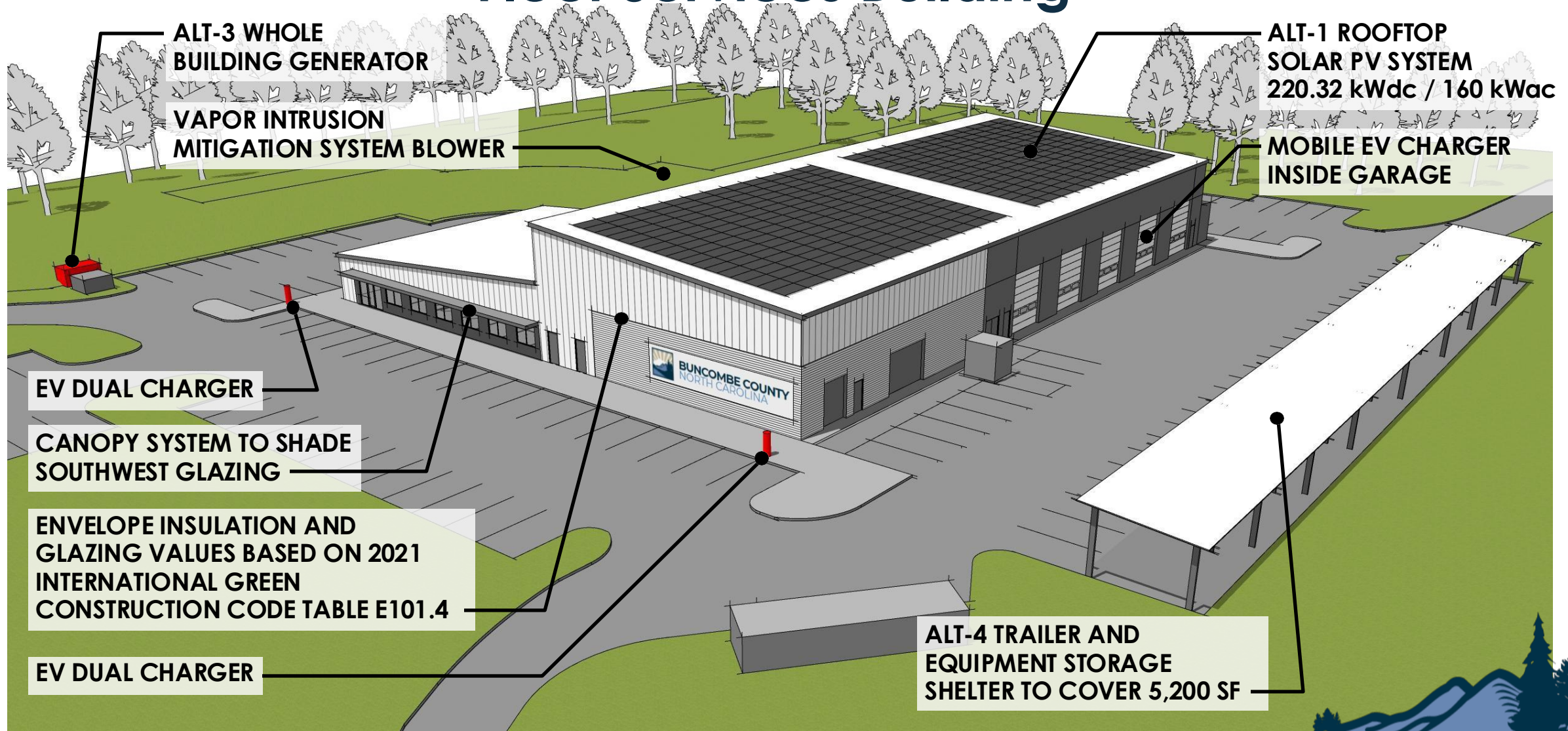
General Services Department



General Services Fleet Complex



Fleet Services Building



ALT-3 WHOLE BUILDING GENERATOR

VAPOR INTRUSION MITIGATION SYSTEM BLOWER

**ALT-1 ROOFTOP SOLAR PV SYSTEM
220.32 kWdc / 160 kWac**

MOBILE EV CHARGER INSIDE GARAGE

EV DUAL CHARGER

CANOPY SYSTEM TO SHADE SOUTHWEST GLAZING

ENVELOPE INSULATION AND GLAZING VALUES BASED ON 2021 INTERNATIONAL GREEN CONSTRUCTION CODE TABLE E101.4

EV DUAL CHARGER

ALT-4 TRAILER AND EQUIPMENT STORAGE SHELTER TO COVER 5,200 SF



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

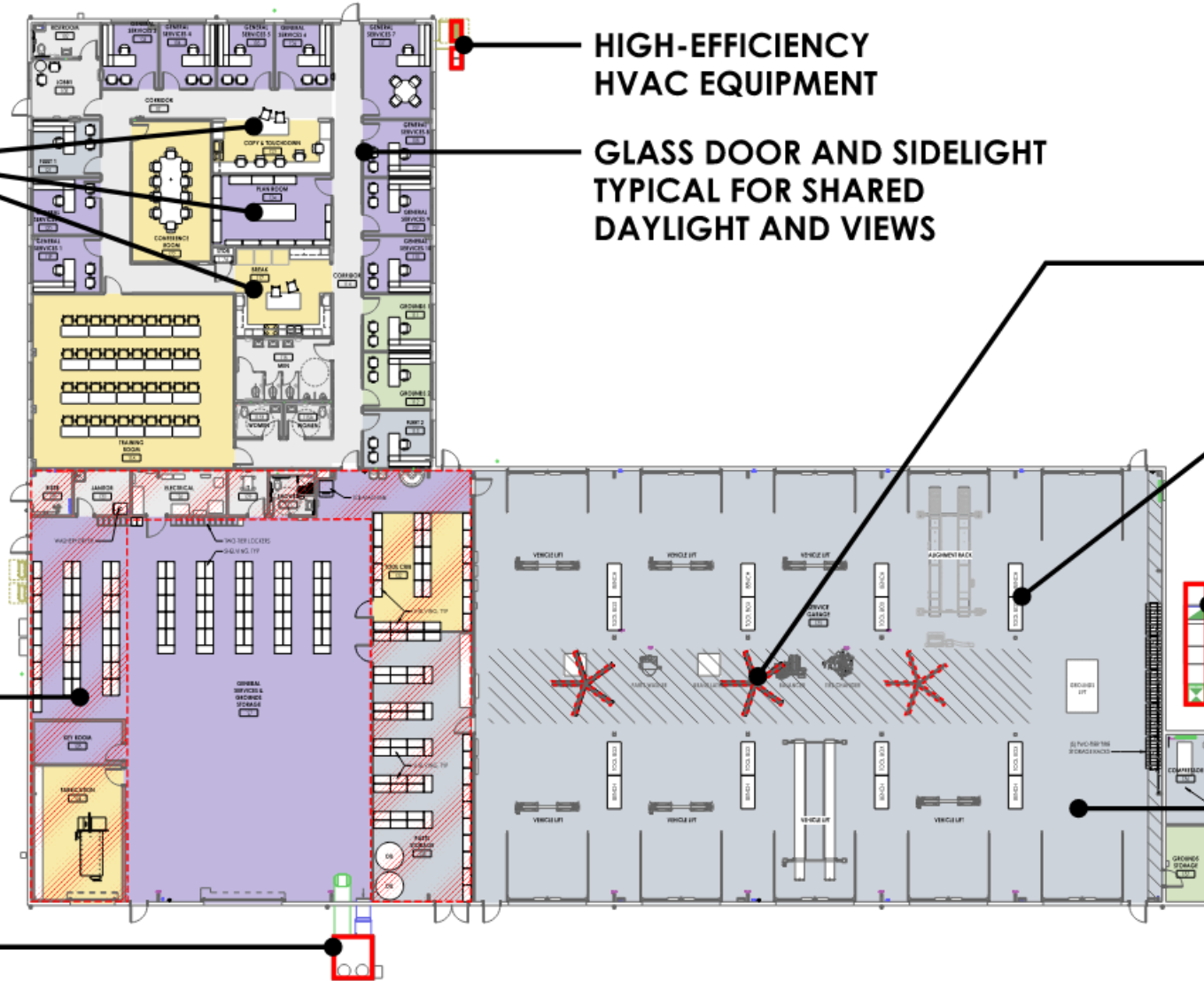
STANDARDIZED
WORK BENCHES
AND TOOL BOXES

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



Project Delays

Multiple setbacks:

- Unidentified Underground Duke Electrical feed that crossed the property.
- Weather Delays
- Supply Chain Issues with the insulated metal panels
- Available Workforce Issues
- Storm Related Delays



Project Completion

Project is currently operating within initial approved budget with no additional funding required.

Estimated Completion May 2025

