



DURHAM COUNTY NC
Live. Grow. Thrive.

MASTER PLAN
UPDATE
2021

October 20, 2021



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BY COUNTY STAFF.

01

SUMMARY

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Master Plan Update Summary:

O'Brien Atkins Associates has conducted an update to the 2018 Durham County Facility Master Plan. This latest study focused on seven specific departments with the aim of documenting Capital Improvement Projects that have been implemented since 2018, along with future facility needs identified by each department. Information was compiled by referencing multiple sources and utilizing various information gathering methods in order to effectively capture the updates detailed within this document. The summaries of the departmental needs are outlined in the paragraphs below.

The Emergency Operation Center and Animal Shelter programs were each developed in separate detailed studies and have been summarized in this document.

Since 2018, some departments have implemented projects identified in the 2016 and 2018 Facility Master Plan Updates. Human Services underwent a renovation and space reassignment related to Alliance Health's relocation that addressed the expansion needs of some of the existing groups within the building. Administration 1 is also in the process of a significant interior renovation

departments located there. The Administration 1 renovation will be completed in September 2021.

As a part of this update, the design team held a series of meetings with staff from the Office of Emergency Services and EMS. These meetings identified the strategic plans for EMS station locations throughout the County and outlines both new station locations and the replacement of existing, aging stations. These determinations were made based on historical call data generated and analyzed by OES staff.

The Public Safety Service Center was first identified and programmed in 2016. Over the last 5 years, the program has evolved and certain original components, such as the EOC, are now planned to be addressed as separate projects. The latest version of the PSSC program is reflected in this document and includes the most up-to-date amendments and cost estimates.

Additionally, Durham County adopted the Renewable Energy Initiative that set the goal for all Durham County facilities to be energy self-sufficient by 2050. The effort is guided by the Duke Energy Green Building Advantage Program and the Durham County Renewable Energy Implementation Plan.

DEPARTMENT	FUTURE NEEDS
Emergency Operations Center (EOC)	<p>Location: Existing 1.2-Acre Site at 2422 Broad St, Durham, NC Project Type: Demolition & New Build Building Size: 24,000 SF Growth Projections: Size Accommodates Projections Through Year 2040 Construction Costs: \$13,701,000 – 15,306,000</p>
Animal Shelter	<p>Location: 6.2 Acres of Junction Road 60-Acre Site, Durham NC (to be shared with Future Public Safety Service Center) Building Size: 47,300 SF Single-story Facility Project Type: New Build Growth Projections: Size Accommodates Projections through Year 2050 Construction Costs: \$30,587,748 Site Construction: \$4,973,680 Schedule: 40-Week Design, 16-Week Bidding/Awarding, 56-Week Construction</p>
Human Services	<p>Alliance Healthcare Backfill Renovation Project:</p> <ul style="list-style-type: none"> Existing directional building signage located in the Public corridors and at elevators, associated with DSS offices, Veteran’s Services and Alliance Healthcare, will require updating. <p>Human Services Future Needs:</p> <ul style="list-style-type: none"> Lack of meeting spaces for the department Lack of parking to handle future growth projections (Parking Deck Project will mitigate needs slightly) <p>CIP Costs: TBD</p>
EMS Operations	<p>Future Locations:</p> <p>Priority 1: MLK Area (Approx. Fayetteville Rd & NC-54) Reasoning: Current Drive Times and Volume Possible Collocation with Fire (Analysis Underway)</p> <p>Priority 2: Duke West Area (Approx. US 15/501 & NC-751) Reasoning: Current Drive Times and Volume Type: Stand-Alone EMS</p> <p>Priority 3: Kemp Road Area (Approx. NC-98 and Kemp Rd) Reasoning: Drive Times and Anticipated Growth in Eastern Durham Type: Possible Collocation with Fire (Analysis Underway)</p> <p>Existing Facilities Improvements: Station 3 – 4200 Farrington Rd (Relocate/New Build at a Main Thoroughfare)</p>
Admin 1 Building	<p>The renovations to Administration Building 1 are underway and scheduled to be complete in 2021.</p>

DEPARTMENT	FUTURE NEEDS
Public Safety Service Center	<p>Location: New joint location at Junction Road 60-Acre Site (to be shared with Future Animal Shelter) Project Type: Multiple New Builds Building Size: Multiple Buildings Totaling 194,386 SF Growth Projections: 2035 Site Development Construction Costs: \$16,374,650 Building Construction Costs: \$79,307,600 Schedule: Completion by 2029 to align with expiration of Presidential Park lease.</p>
2050 Building Performance Mandate	<p>Refer to: Renewable Energy Implementation Plan</p>
Board of Elections	<p>Location: Not yet identified Project Type: New facility, new leased facility, or phased project. Building Size: 43,450 SF Property Size: 7.6 acres Growth Projections: 10% Factor included in Building Size Project Budget Estimates: Option 1 - New Facility: \$30,960,000 Option 2 - New Leased Facility: \$21,100,000 Option 3 - Phased Approach: \$19,610,000 Schedule: Option 1 - New Facility: January 2025 Option 2 - New Leased Facility: August 2023 Option 3 - Phased Approach: July 2023/July 2024</p>
DSS Main	<p>TBD</p>

02

EMERGENCY OPERATIONS CENTER

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EOC Schemes 1-3.....	10-11

EXISTING	CURRENTLY PLANNED & FUNDED	FUTURE NEEDS
<p>Location: 2422 Broad Street, Durham NC (Site shared with Durham County Youth Home)</p> <p>Existing Building Size: 5,892 SF Single-story Facility for EOC and Emergency Management Staff</p> <p>Additional Locations: Leased Space at 120 East Parrish Street for Fire Marshal Staff</p>	N/A	<p>Location: Existing 1.2-Acre Site at 2422 Broad St, Durham, NC</p> <p>Project Type: Demolition & New Build</p> <p>Building Size: 24,000 SF</p> <p>Growth Projections: Size Accommodates Projections Through Year 2040</p> <p>Construction Costs: \$13,701,000 – 15,306,000</p> <p>Schedule: 12-Month Design, 18-Month Construction</p> <p>Related Documents: Refer to 12/18/2020 EOC Programming Evaluation Study by O'Brien Atkins</p>

EOC Narrative:

O'Brien Atkins Associates was commissioned by Durham County to evaluate the existing Durham County/City Emergency Operations Center (EOC) and determine the feasibility of the facility remaining on the existing property at 2422 Broad Street. The study was performed in three parts: An existing building and site evaluation, an EOC program projected to the year 2040, and recommendations for continued use of the property.

The project will be a 50/50 cost share between Durham County and the City of Durham.

The EOC facility shares the 2422 Broad Street property with the Durham County Youth Home. A new Youth Home is currently in design and projected to be complete in early 2022. This study reflects both the current Youth Home phase, and the future Phase II expansion of that project. There are approximately 1.5 acres of land available on the property for use by the EOC. The property is appropriately zoned for the intended uses and the site is suitable for an expanded EOC.

adaptations including its conversion to the EOC in the 1980s, and an addition and renovation in 2004. The existing facility is sound and with some improvements, can continue to serve Durham County for many years. A detailed description can found in the Facility Evaluation section of this document.

A detailed space program was developed for the facility considering the needs of the EOC through the year 2040. Two program options were developed and determined a need for an approximately 24,000 GSF facility for the EOC itself and the Office of Emergency Services (OES) staff that would be assigned to this location. The programming effort determined the building is undersized for the current and future needs of the Emergency Operations Center.

Three conceptual options were developed for locating the EOC program on the existing site, with parking, while also adhering to the site constraints. The options consider variations in the OES staff on-site, renovation versus new construction, and placement of the building on the site.

EOC Narrative Continued:

Scheme 3 was determined to be the ideal option moving forward. The primary advantages is the location of the new building allows for continued use of the existing facility during the construction phase of the project, and not requiring the EOC and staff to be relocated to a temporary space.

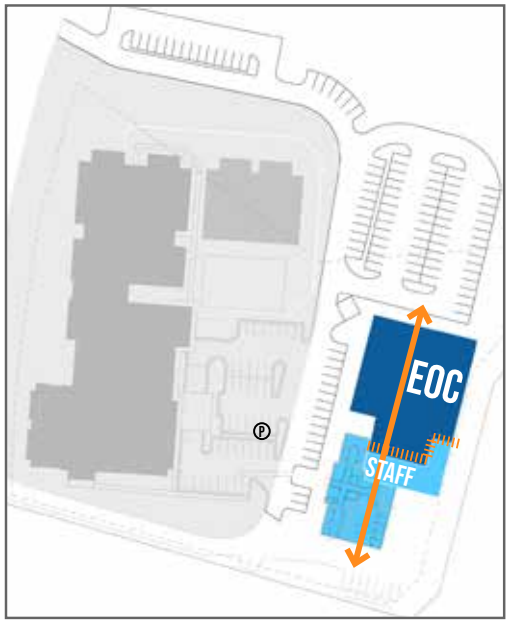
Durham County adopted a High-Performance Building Policy in 2008. This policy states that new facilities of greater than 10,000 SF should achieve LEED Gold. Durham County Emergency Management provided the design team with a draft document published by FEMA in 2009 titled "Design and Management of Emergency Operations Centers." While never adopted, the document does provide guidelines followed by the design team and should be considered in any future expansion decisions.

A Rough Order of Magnitude (ROM) cost estimate was performed on each of the three concept options. The ROM estimate assumes the project will be a Construction Manager at Risk delivery and carry 18 months escalation from January 2021. The high-range estimates for the options ranged from \$13,781,000 - \$15,306,000. The Cost Estimate Executive Summary is included in the Appendix of this document.

This study did not evaluate the disruption of use or identify the temporary accommodations needed for both the EOC and OES staff, however, any alterations on the site will disrupt the facility operations for a period of time.

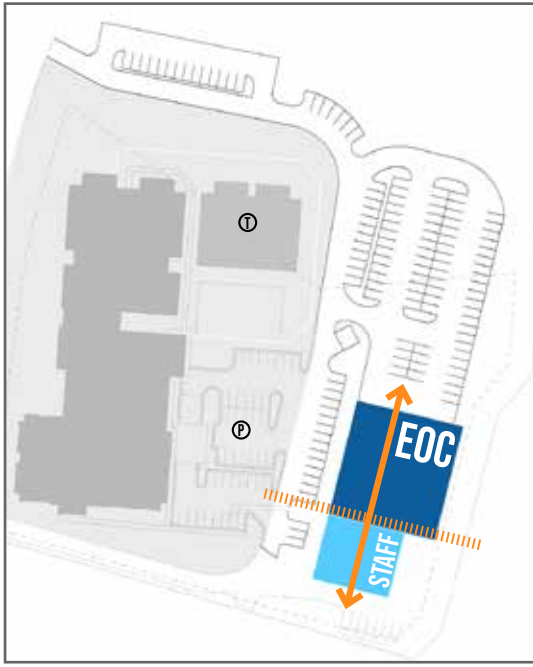
In conclusion, an expanded Emergency Operations Center is feasible on the 2422 Broad Street property. Continued use would require either a renovation of the existing facility or demolition of the existing facility and construction of a new building. Once complete, this property will have effectively reached its capacity and would not support any future expansions.

The recommendation is to address the needs of the future EOC as described in Scheme 3. The cost variations between a renovation and a new facility are negligible to the overall project costs, a renovation would not have sufficient space to address all the program requests, and a renovation would require taking the existing EOC offline during construction. Identifying a temporary EOC location or additional project cost was not determined in this study. Constructing a new EOC as shown in Scheme 3 allows the existing EOC to remain operational until the new facility is complete.



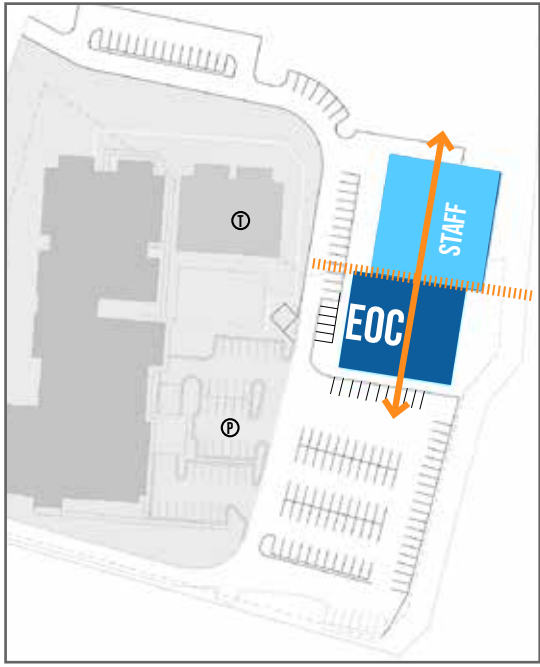
Scheme 1:

- Addition of a new EOC wing, accommodating the EOC, emergency management and additional support spaces.
- Office size and support spaces are reduced.
- Service and Utilities remain in the same location.



Scheme 2:

- Existing EOC building is demolished and a new facility is built.
- The EOC and its support spaces are located on the first floor with direct connection to the Emergency Management Division, which resides in the same floor.
- The Fire Marshal division is located in the second floor with additional support space.
- Estimated Construction Cost of \$12,504,000 - \$15,306,000



Scheme 3:

- Existing EOC building is demolished and a new facility is built.
- All programmatic elements can be accommodated within the same facility and level.
- Scheme is interchangeable and can be accommodated to the south or north of the site.
- Estimated Construction Cost of \$12,301,000 - \$15,057,000

*** REFER TO THE 12/18/2020 EOC PROGRAMMING EVALUATION STUDY BY O'BRIEN ATKINS ASSOCIATES FOR ADDITIONAL INFORMATION**

03

ANIMAL SHELTER

SECTION CONTENT

Overview and Narrative.....13-14
 Ideal Site Plan Diagram..... 15

EXISTING	CURRENTLY PLANNED & FUNDED	FUTURE NEEDS
<p>Location: 2117 East Club Boulevard, Durham NC</p> <p>Existing Building Size: 24,000 SF Single-story Facility, an Accessory Office Building and Several Small Support Structures</p> <p>Building History: 3,306 SF Building Constructed in 1974, Expanded in 1991 and 2002. Currently Maxed out at 22,968 SF (not including small metal support structures)</p>	N/A	<p>Location: 6.2 Acres of Junction Road 60-Acre Site, Durham NC (to be shared with Future Public Safety Service Center)</p> <p>Building Size: 47,300 SF Single-story Facility</p> <p>Project Type: New Build</p> <p>Growth Projections: Size Accommodates Projections through Year 2050</p> <p>Construction Costs: \$30,587,748 Site Construction: \$4,973,680</p> <p>Schedule: 40-Week Design, 16-Week Bidding/Awarding, 56-Week Construction</p> <p>Related Documents: Refer to 4/27/2020 Durham County Animal Facilities Report by RND Architects</p>

Animal Shelter Narrative:

In mid-December 2019 members from Animal Arts and RND Architects hosted a Needs Assessment Workshop with the Animal Service Division of the Sheriff of Durham County and the Animal Protection Society of Durham (APS) to evaluate the existing animal shelter facility and make recommendations regarding new, improved, expanded and/or renovated facilities to serve Durham County now and into the future. The workshop also included tours of the existing Durham County buildings, as well as the Orange County Animal Services Facility in Chapel Hill, the latter serving as an example of best practice facilities.

APS of Durham is the operator for the Durham County Animal Shelter. The existing animal shelter facilities include an approximately 24,000 SF building with an accessory office building and several small support

the county’s needs. It is undersized, at the end of its useful life, and is unwelcoming for visitors. Facilities need significant improvements or replacement and the site poses many challenges to expansion/reconfiguration, including:

- East Club Boulevard is a very busy road, with heavy truck traffic. This can create safety concerns for visitors and loose animals.
- The proximity to the Waste Disposal Center is very undesirable because it creates offensive odors. Animal shelters are customer service facilities. We observed visitors complaining about the odors while on site. Odors and their negative associations discourage people from visiting.
- The site is small and constrained, and buildings are placed in the center. This will make expansions more difficult.
- There is no separation of animal control/employee vehicular circulation from public traffic as there is a single

Animal Shelter Narrative Continued:

entrance and drive pattern. This creates congestion.
- Guest parking is limited during normal business hours and problematic during events. Staff parking is located behind the building within the fenced area.

While these challenges make the site very difficult to work with, the site has one major positive feature that should be noted:

- The site has a walking trail and play yard for the volunteers and staff to work with dogs. These are positive features, although odors from the animal shelter incinerator and the adjacent landfill make the use of these features far less pleasant.

The existing and adjacent sites that were analyzed for this feasibility study are surrounded by industrial uses primarily, and also include Durham County uses. The problem with these uses is that they are not frequented by the public. It is best for animal shelters to be close to public uses such as parks, shopping areas, recreation areas, etc., to encourage both casual and purposeful visits.

As a part of the evaluation, three program options were developed and considered:

- Option 1 evaluated the feasibility of a replacement of the facility on the existing site.
- Option 2 evaluated the feasibility of a replacement of the facility on an adjacent parcel to the south (Club Blvd Site)
- Option 3 evaluated the feasibility of a replacement of the facility on a new site in a different location

After assessing the positives and negatives associated with each approach, stakeholders ultimately settled on the recommended Option 3.

Option 3 provides many potential short and long-term benefits to Durham County and APS and can be summarized by:

- Decreased Site Development Costs
- Decreased Building Construction Costs
- Improved Access to the Building
- Improved Adoptions Due to Increased Visitor Traffic
- Better Opportunities for Future Expansion

- Features of Option 3 Design Include:
- 6.2-Acre project site (this would be a minimum, more would allow for future expansion).
 - Much better building shape (rectangular but not long and thin).
 - Space to separate vehicular flow for incoming and outgoing vehicles.
 - Space for entry drop off and maintenance yards.
 - Room for the 11,000 square feet of additional exterior covered kennel square feet, as well as yards.
 - Space for all required parking per zoning.
 - Space to accommodate a one-story design, which is better for the project budget.

A new, larger, more flexible and more suitable building site will also allow for a more sustainable and environmentally-friendly design.

The recommended budget for Option 3 is \$30,587,748 utilizing comparable data from current animal shelter construction costs, as well as a full range of anticipated soft costs. This was the least expensive of the potential options, as it is based on a one-story building on a developable site. Site acquisition costs are not included. In conclusion, a better building will help the Animal Services Division of the Sheriff of Durham County and APS of Durham reduce animal homelessness in the community over time and improve animal life-saving goals, by providing more capacity for all animals, providing best practice housing and medical care, and providing well-designed and flexible spaces to support current and future programs.

The Junction Road property has been identified as a potential location for the new Animal Shelter and would share the site with the future Public Safety Service Center. The Animal Shelter project should also include funding for the initial site preparation and utilities infrastructure to support the long term development of the property. The site work estimate for the initial phase is \$4,973,680.

Option 3 Site Plan Diagram:

Illustrates a potential configuration for a new, more ideal site for this project



* REFER TO THE 4/27/2020 DURHAM COUNTY ANIMAL FACILITIES REPORT BY RND ARCHITECTS FOR ADDITIONAL INFORMATION

04

HUMAN SERVICES

SECTION CONTENT

Overview and Narrative.....17-18
 Human Services Renovation Plans....18-19

EXISTING	CURRENTLY PLANNED & FUNDED	FUTURE NEEDS
N/A	N/A	<p>Human Services Future Needs:</p> <ul style="list-style-type: none"> Lack of meeting spaces for the department Lack of parking to handle future growth projections (Parking Deck Project will mitigate needs slightly) <p>CIP Costs: TBD</p>

Human Services Narrative:

Backfill Renovation (Alliance Project):

In January 2020, Alliance Healthcare vacated the space it was leasing from Durham County in the Durham County Human Services Complex. The space they relinquished was approximately 12,000 SF and was located on the building’s 2nd floor in Quadrant B.

As a result, the 12,000 SF newly unoccupied space was allocated for Environmental Health overflow, DSS overflow and Veteran Services. All three groups had experienced staff growth and their existing spaces were no longer deemed adequate.

Environmental Health had inadvertently expanded into

Alliance’s old space, so one private office and three workstations were added for their department during the renovation.

Veteran Services vacated its existing 1st Floor space and achieved adequate space for current staff, access to windows and private space for clients.

Consequently the vacated Veteran Services space on the 1st floor was renovated into an intake area for DSS.

In order for Alliance Healthcare to maintain a presence within the building, Conference 1410 on the 1st floor was converted into Alliance space for meeting with clients and conducting small business on the premises. Their new space to be leased is approximately 900 SF.

Human Services Narrative Continued:

As an additional part of the renovations, the Security Office on the 1st floor was also renovated and converted into a risk room for high risk individuals.

Areas across from the 1st floor elevators were also converted into an office for Public Health.

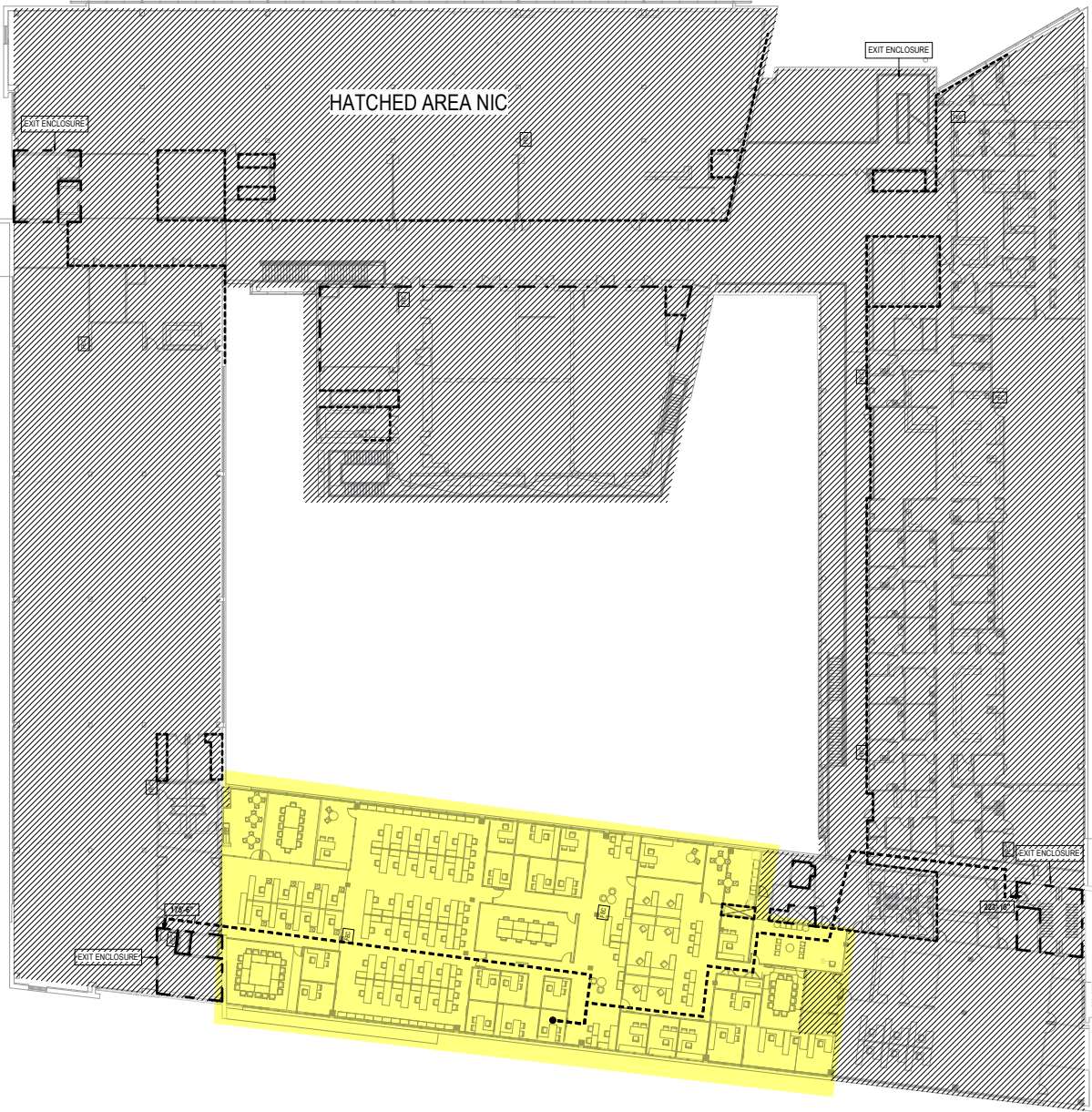
Human Services Projections:

The 2018 Durham County Facilities Master Plan Update projected additional capital space needs for Health and Human Services of 91,435 SF by the year 2035, which represented a 49% increase in the total amount of space occupied by that department. These projections were based on an anticipated increase in service demands generated by population growth and legislative mandates in health care services. These scenarios are continually evolving and are currently influenced by the COVID-19 Pandemic response. A complete reevaluation of Health and Human Services needs is recommended in order to accurately plan for their future needs.

Human Services Complex - Backfill Renovation Area of Work - 1st Floor



Human Services Complex - Backfill Renovation Area of Work - 2nd Floor



05

EMS OPERATIONS

SECTION CONTENT

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EMS Call Volume Maps.....	22-23

EXISTING	CURRENTLY PLANNED & FUNDED	FUTURE NEEDS
<p>Existing Locations:</p> <p>Station 1 – 402 Stadium Dr. (Stand-alone EMS)</p> <p>Station 2 – 615 Old Fayetteville St. (Stand-alone EMS)</p> <p>Station 3 – 4200 Farrington Rd. (Stand-alone EMS)</p> <p>Station 4 – 2725 Holloway St. (Stand-alone EMS)</p> <p>Station 6 – 226 Milton Rd. (Collocated with Lebanon Fire)</p> <p>Station 8 – 4901 Cheek Rd. (Collocated with Redwood Fire)</p> <p>Station 10 - 1814 Bahama Rd (Collocated with Bahama Fire)</p> <p>Station 17 – 5503 Leesville Rd. (Collocated Durham Fire)</p> <p>Station 82 (Bethesda) – 1724 S. Miami Rd (Stand-alone EMS)</p>	<p>New Build Locations:</p> <p>Station 18 – 6919 Herndon Rd (Collocated Durham Fire)</p> <p>Size: 3,4000 SF (EMS portion)</p> <p>Schedule: Construction Commencing November 2021</p> <p>Station 19 – SW Corner of Hwy 54 & Davis Dr. (Collocated Durham Fire)</p> <p>Size: 3,4000 SF (EMS portion)</p> <p>Schedule: Construction Commencing in 2025</p>	<p>Future Locations:</p> <p>Priority 1: MLK Area (Approx. Fayetteville Rd & NC-54) Reasoning: Current Drive Times and Volume Type: Possible Collocation with Fire (Analysis Underway)</p> <p>Priority 2: Duke West Area/ Station 5 (Approx. US 15/501 & NC-751) Reasoning: Current Drive Times and Volume Type: Stand-Alone EMS</p> <p>Priority 3: Kemp Road Area (Approx. NC-98 and Kemp Rd) Reasoning: Drive Times and Anticipated Growth in Eastern Durham Type: Possible Collocation with Fire (Analysis Underway)</p> <p>Existing Facilities Improvements: Conduct a facility assessment of all existing EMS facilities, prioritizing Station 3 and Station 4.</p>

EMS Operations Narrative:

Durham County EMS has identified the need for three new stations and recommends building assessments on its current stations with a focus on Stations 3 (4200 Farrington Road) and 4 (2725 Holloway Street). The collocated Station 18 project with the Durham Fire Department will start construction in fall 2021 with collocated Station 19 scheduled for construction in 2025. The needs were determined through data collection and analysis of actual emergency call data from 2017 through 2019. The 2020 call data was considered skewed due to the COVID-19 Pandemic and was not included in this study.

The call data focuses on two key areas, the first being

actual incoming call locations. The maps on the following pages indicate “hot spots” where the call volumes trend highest. These areas are consistent in each of the years studied, but not all high-volume areas are served by an EMS station in close proximity.

The second set of data collected analyzes response times to actual calls. Durham County EMS has set of a goal of a 9-minute response time to all emergency calls. This period begins at the time of dispatch. Tracking actual response times to the call locations revealed trends of specific areas where the response times are longest. The combination of the high-volume areas and call response times determined the need for new stations in MLK Area and the Duke West Area.

EMS also tracks areas where new water and sewer infrastructure projects are planned. With these improvements come population increases to those areas and increased potential for emergency calls. Overlaying planned development against the current EMS station locations revealed areas that would be underserved in the future. Currently this study has identified the need for a future station in the Kemp Road Area to address anticipated future growth.

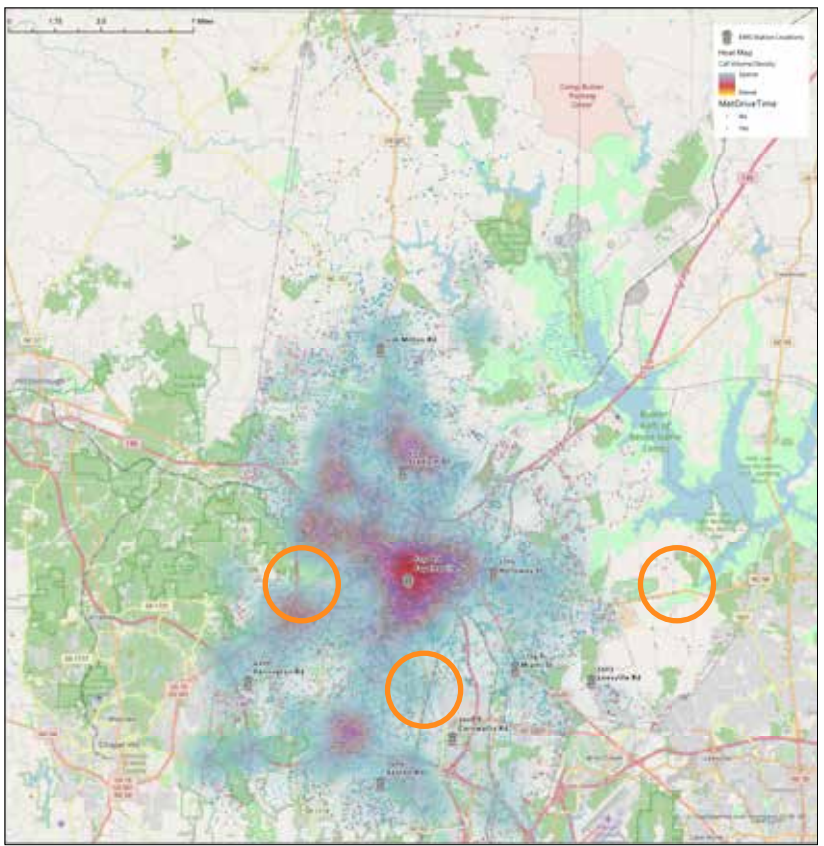
Facility assessments are needed on all existing EMS stations to determine renovation and maintenance needs. EMS Stations 3 and 4 have been prioritized due to the considerable age of the stations and are in need of evaluation to determine long term viability. Once building assessments are completed, the County can program these projects in the CIP.

Durham County EMS has a successful history with collocating EMS and Fire units in the same facilities with three combined stations with County fire departments in operation. Most recently, the Durham Fire Department Station 17 was completed and opened as a collocation

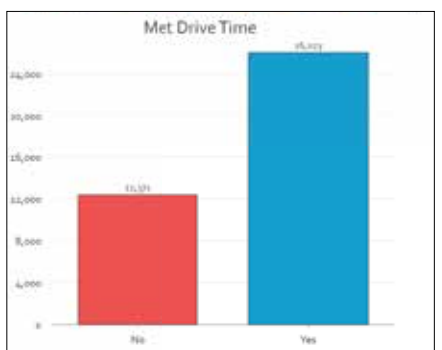
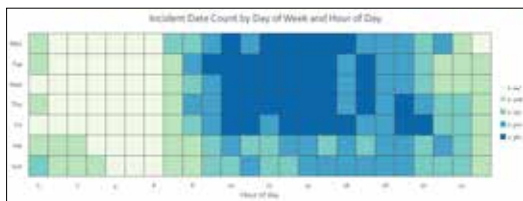
that includes shared space between the two agencies. A significant benefit of collocations is the capital investment is shared by the two agencies. This has proven to result in reduced cost of land, design services, construction costs, utility expenses, and maintenance for each group. These efforts contribute greatly to the County's goal of fiscal responsibility.

DFD/EMS Station 18 collocation begins construction in April of 2021 and Station 19 collocation is planned for 2025. Durham County should continue this collaboration with the City of Durham and align expansions to address the underserved areas identified here together.

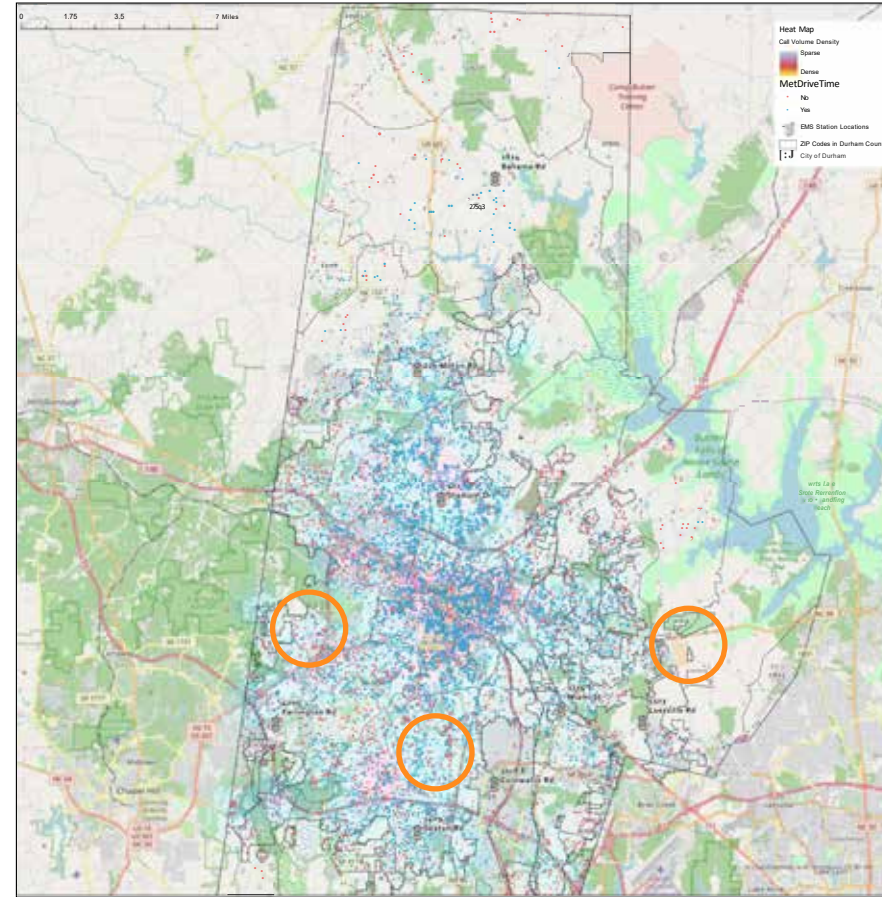
2017 - EMS Call Volume



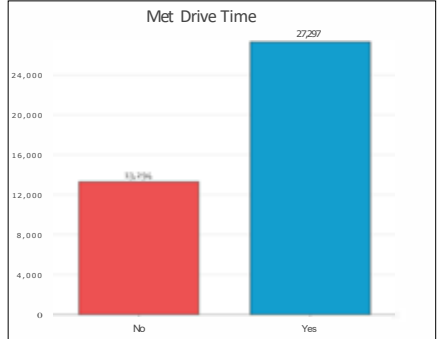
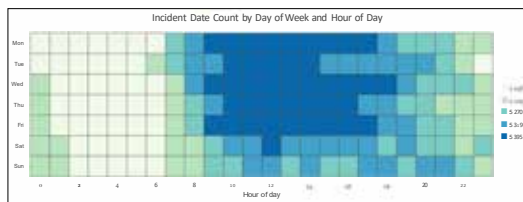
INDICATES AREAS FOR FUTURE LOCATIONS



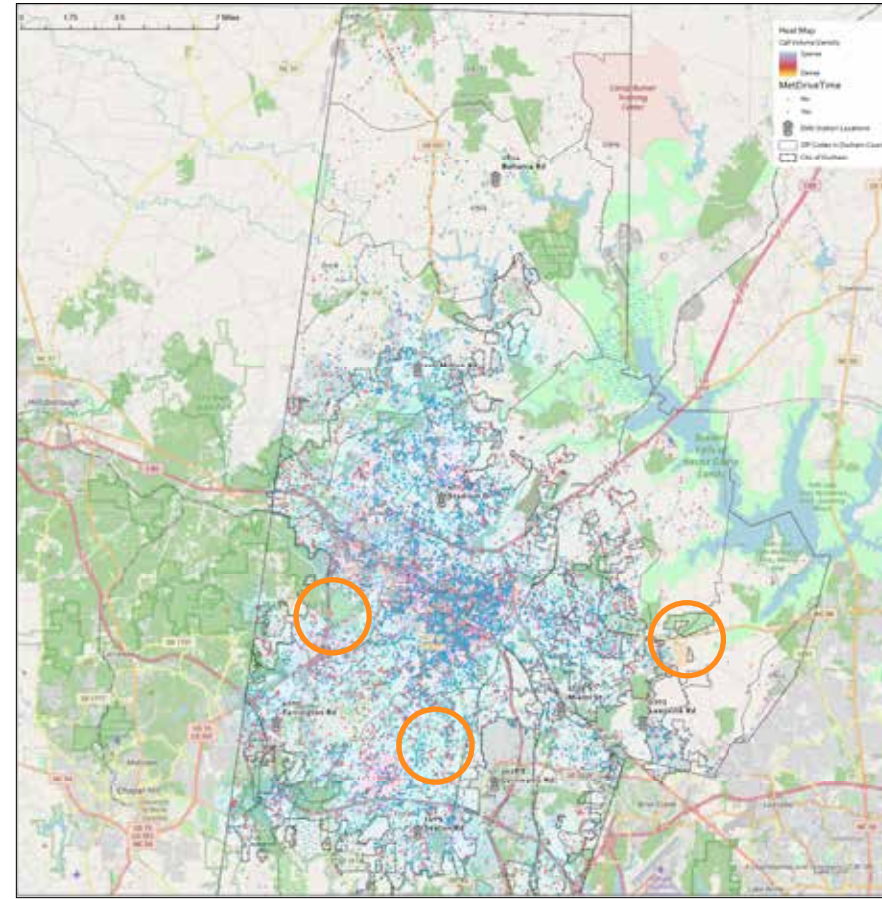
2018 - EMS Call Volume



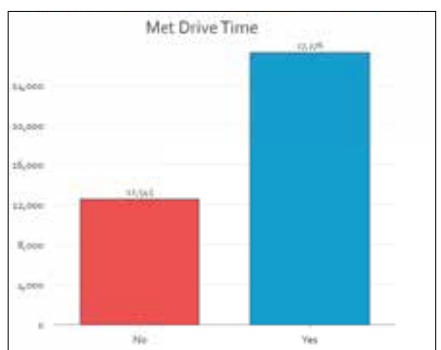
INDICATES AREAS FOR FUTURE LOCATIONS



2019 - EMS Call Volume



INDICATES AREAS FOR FUTURE LOCATIONS



06

ADMINISTRATION 1 BUILDING

SECTION CONTENT

Overview and Narrative.....	25-26
Admin 1 Programs & Plans.....	26-29

EXISTING	CURRENTLY PLANNED & FUNDED	FUTURE NEEDS
N/A	<p>Location: Administration 1 Building at 200 E. Main Street, Durham NC</p> <p>Project Type: Renovations</p> <p>Project Size: Renovations of 87,623 SF</p> <p>Growth Projections: Size Accommodates Projections through Year 2038</p> <p>Construction Costs: \$15,332,072</p> <p>Schedule: Phase 1: Complete (Ground and 1st Floors (Except Wellness Center)) Phase 2: Complete (4th Floor and 4th Mezzanine) Phases 3 – 5: August 2021 Completion (2nd and 3rd Floors, 5th Floor Restrooms, 1st Floor Wellness Center)</p> <p>Related Documents: Refer to 05/29/2019 Permit Set</p>	N/A

Renovations Breakdown:

Partial Ground Floor Renovations: 12,353 SF

- Budget & Management Services
- Internal Audit
- Information Technology Storage Closet
- Conference Room and Storage Areas for all Departments

Full 1st Floor Renovations: 18,187 SF

- Human Resources
- HR Training Room (Accessed by all Departments)

Full 2nd Floor Renovations: 18,187 SF

- Board of County Commissioners
- Clerk to the Board
- Innovation Center

Full 3rd Floor Renovations: 18,187 SF

- County Manager

Full 4th Floor Renovations: 11,232 SF

- County Attorney

Full 4th Floor Mezzanine Renovations: 11,232 SF

- Information Technology

Partial 5th Floor Renovations: 1,294 SF

- Information Technology

Admin 1 Narrative:

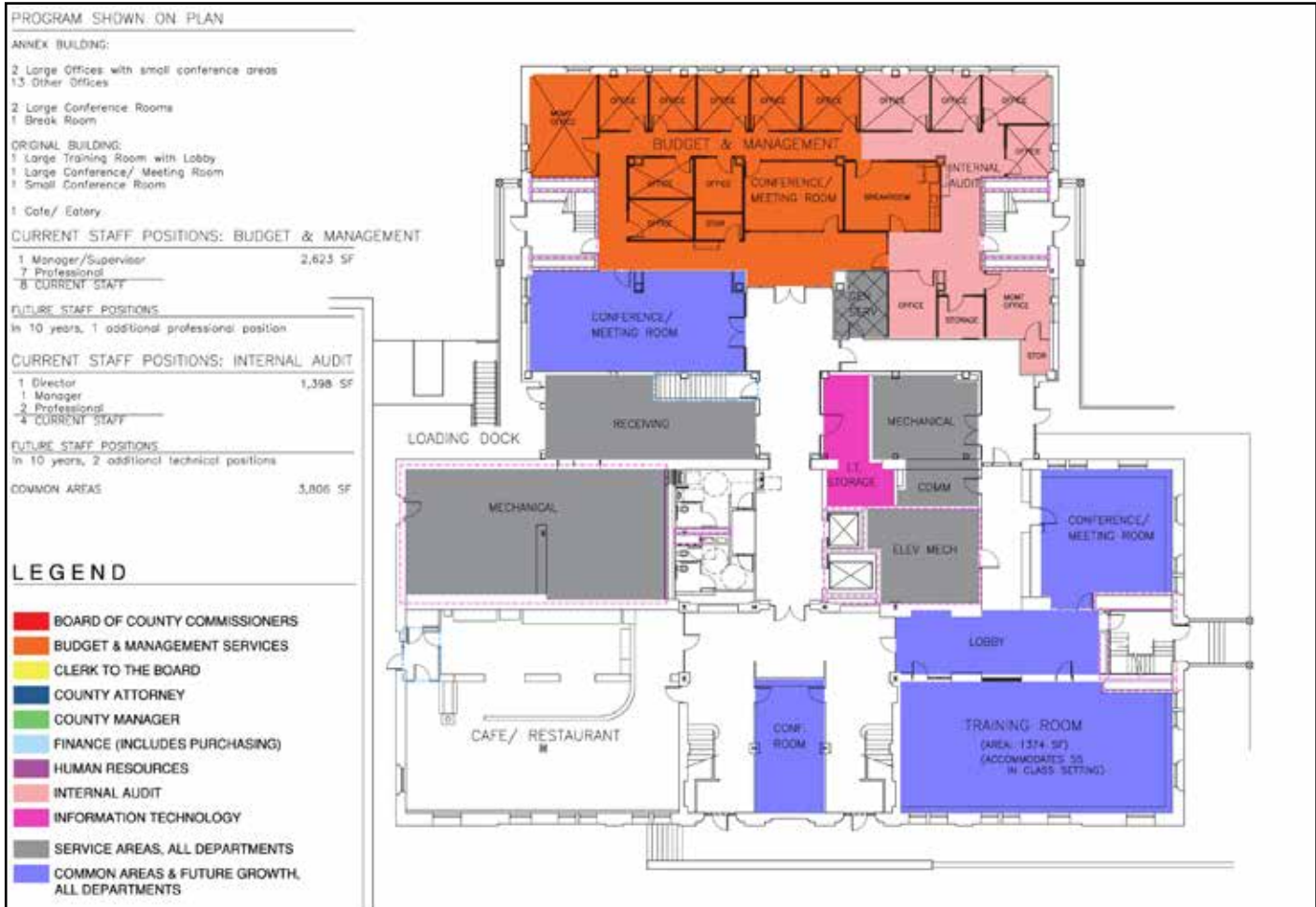
When Administration II opened in 2018, Register of Deeds, Tax Administration, and Finance vacated Administration I. The remaining departments had experienced growth and operational changes since originally occupying the building and now provided the opportunity to address these space needs.

Admin 1 Narrative Continued:

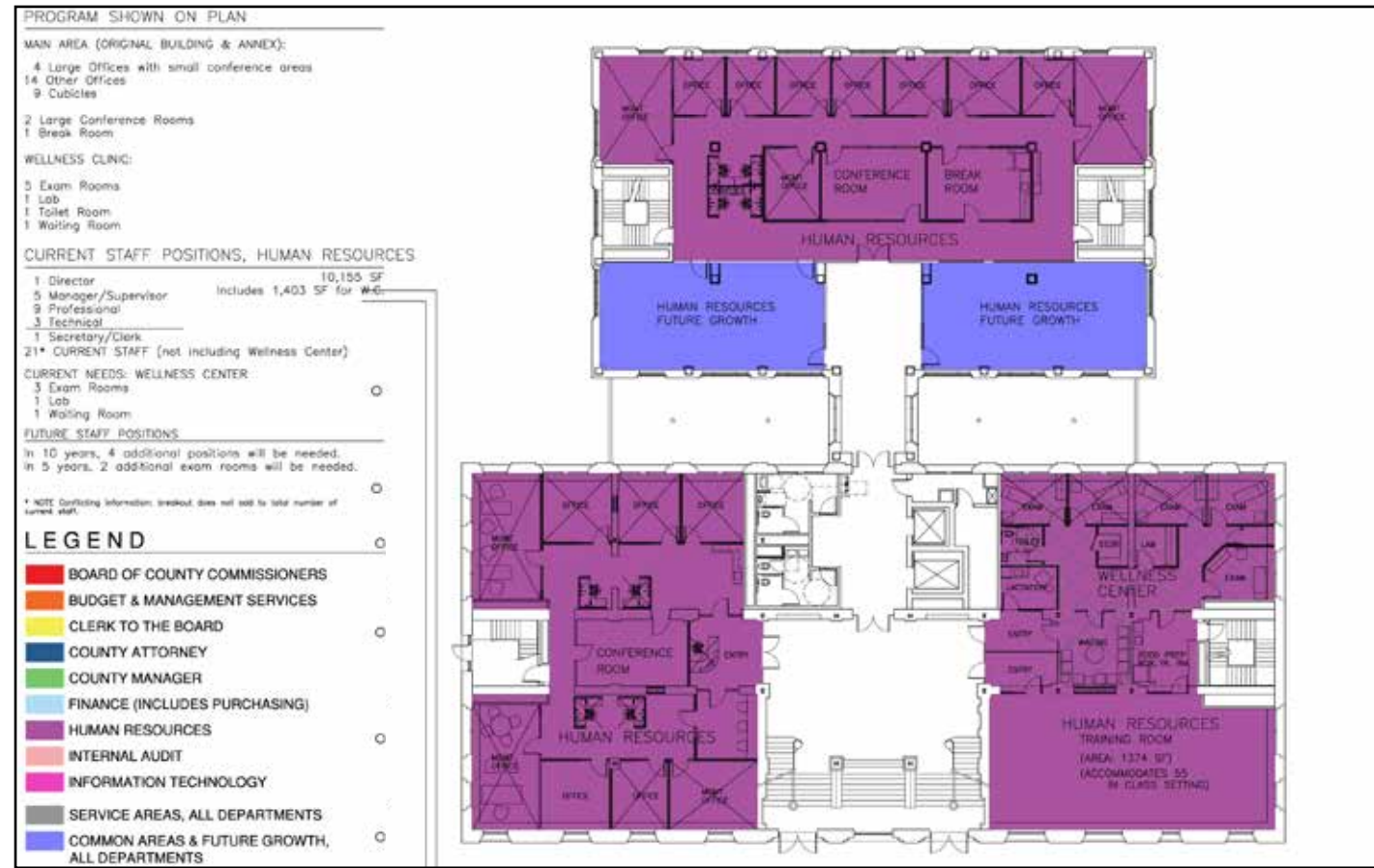
The County took on the project in a phased approach by renovation portions of the building and specific departments at a time. This has allowed the building to remain operational while also providing new workspace.

In August 2021, renovations were completed and the projected 20-year needs of the departments located in Administration Building I have been met.

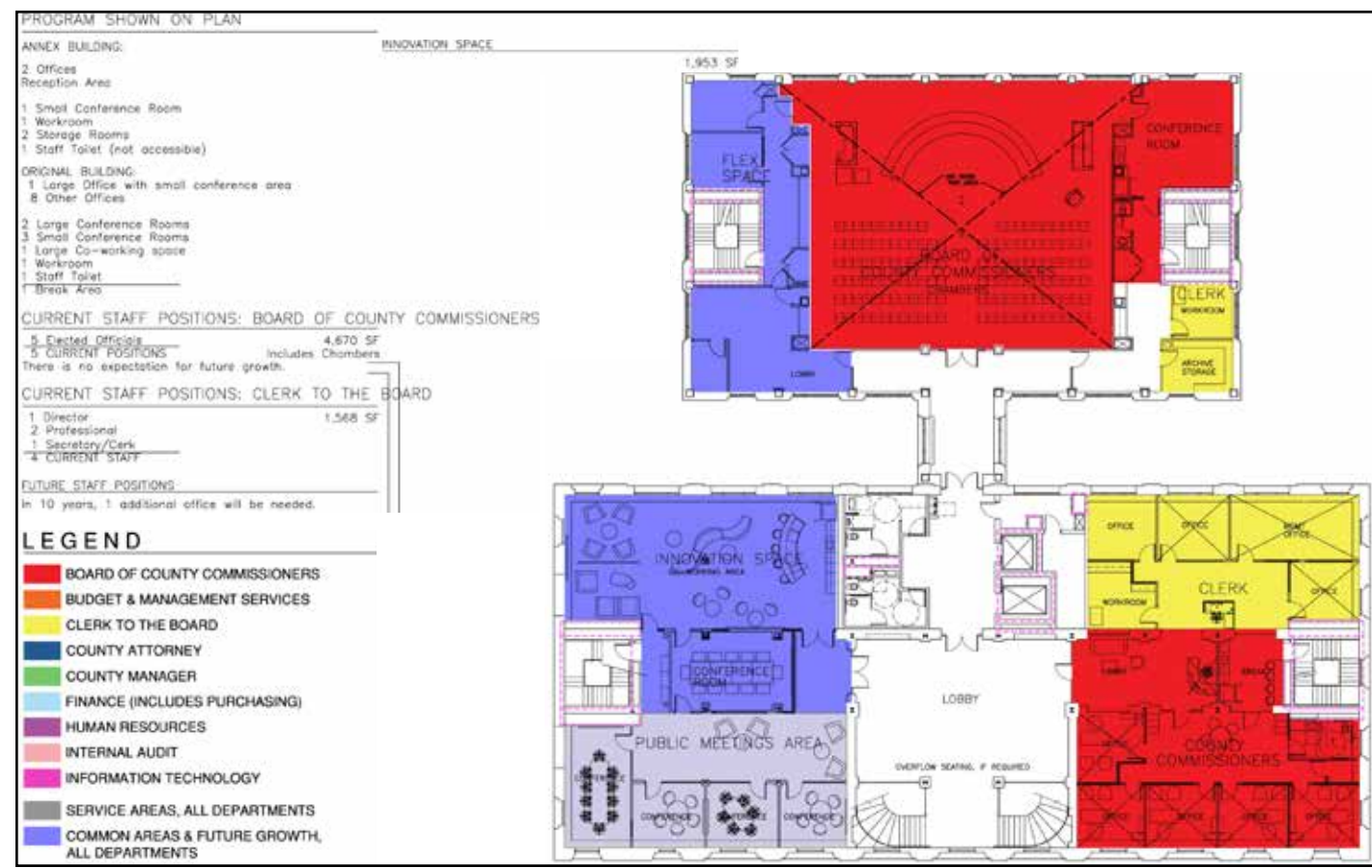
Admin 1 - Ground Floor Plan



Admin 1 - 1st Floor Plan



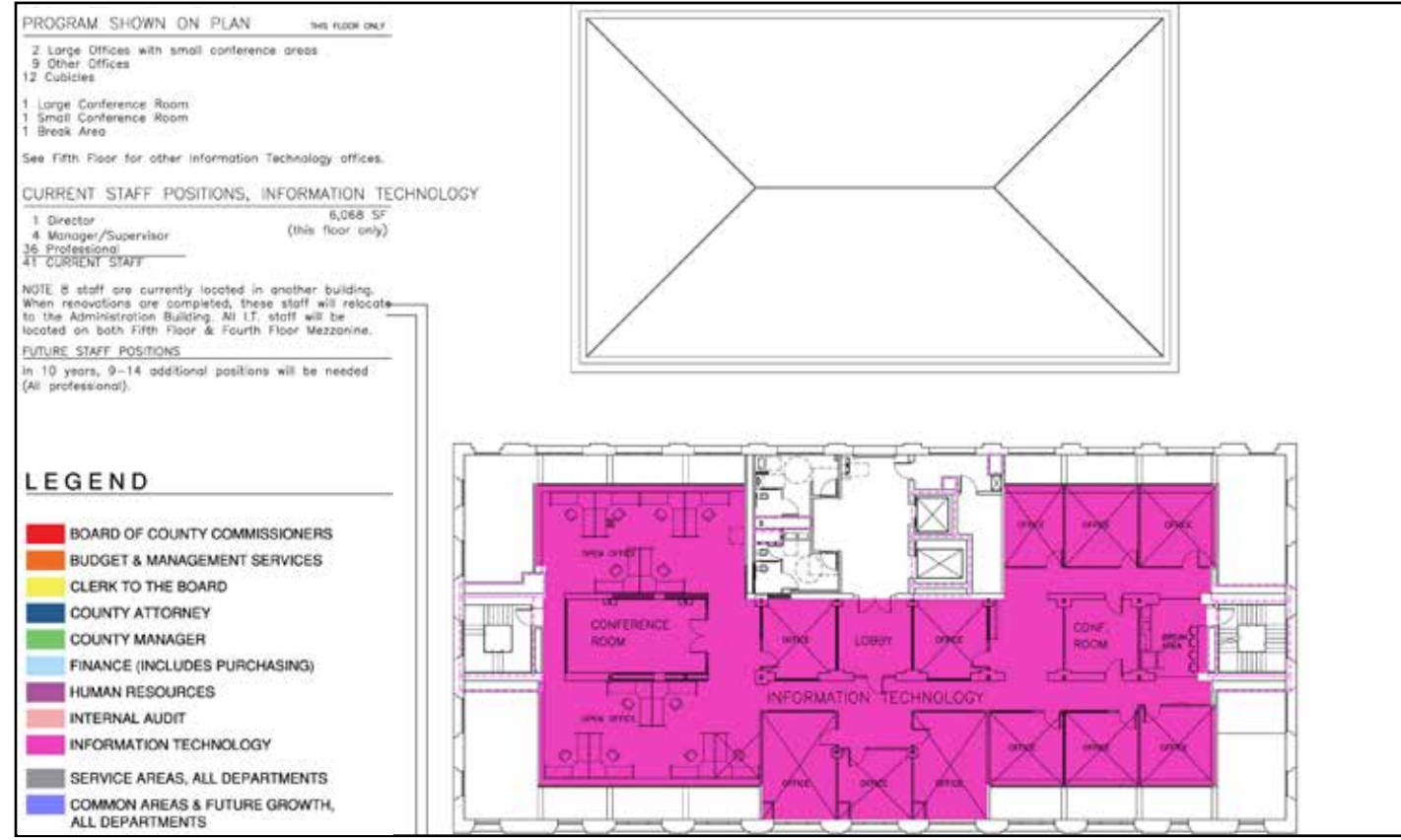
Admin 1 - 2nd Floor Plan



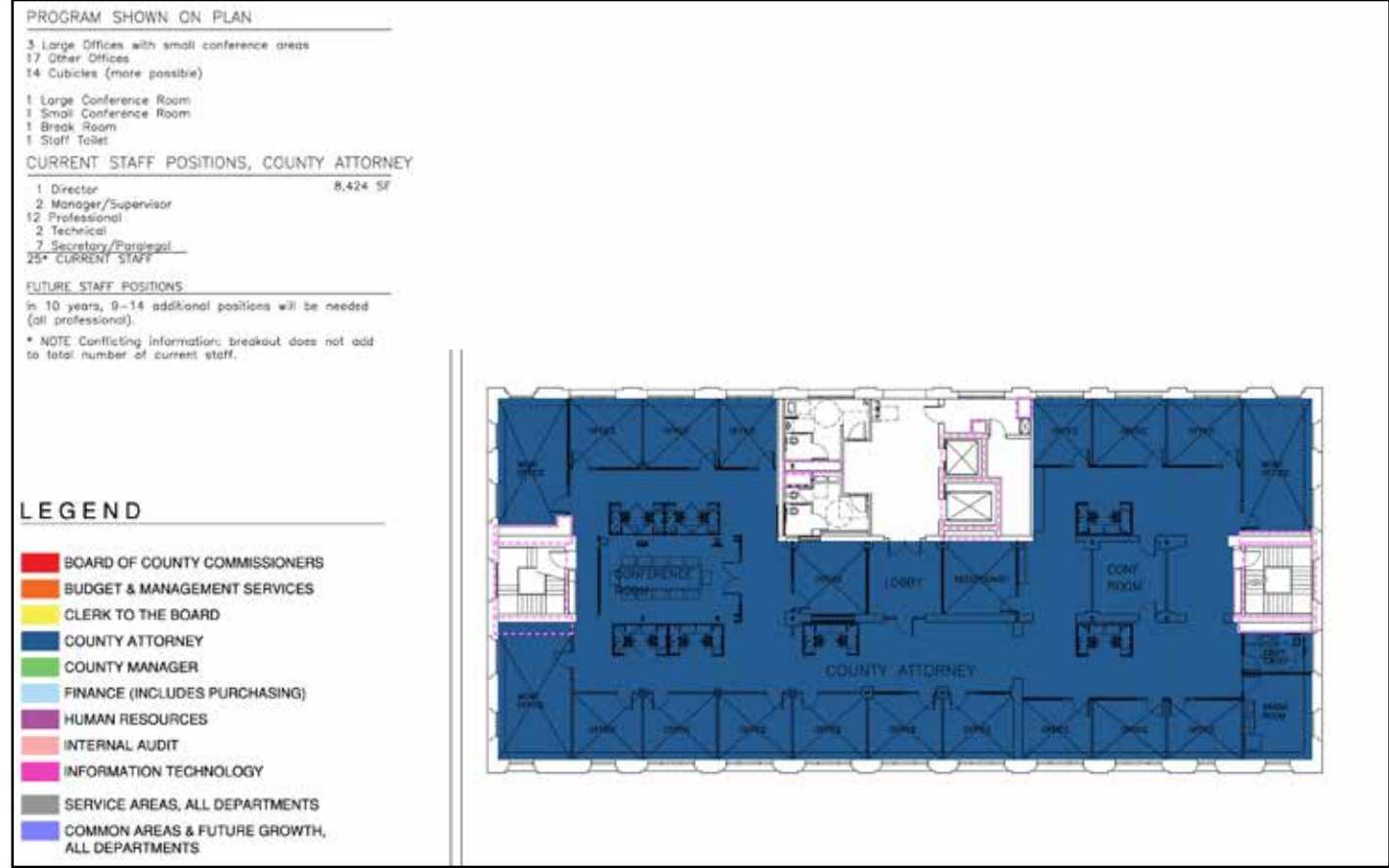
Admin 1 - 3rd Floor Plan



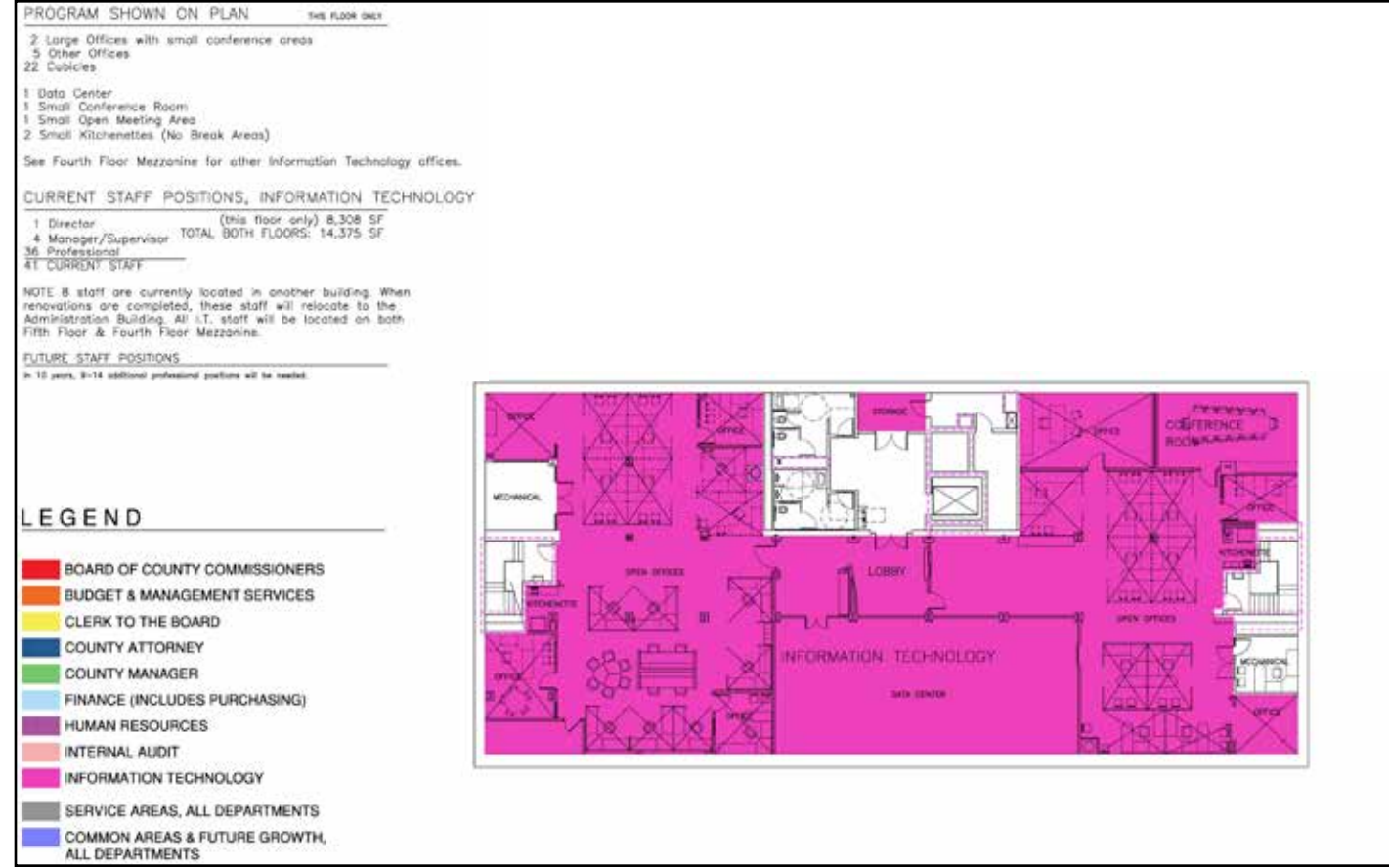
Admin 1 - 4th Floor Mezzanine Plan



Admin 1 - 4th Floor Plan



Admin 1 - 5th Floor Plan



07

PUBLIC SAFETY SERVICE CENTER

SECTION CONTENT

Overview and Narrative.....	31-32
PSSC Space Needs Program.....	32-33

EXISTING	CURRENTLY PLANNED & FUNDED	FUTURE NEEDS
N/A	<p>Location: Presidential Park Warehouse Lease</p> <p>Building Size: 35,000 SF</p> <p>Lease Duration: Until 2029</p>	<p>Location: New joint location at Junction Road 60-Acre Site (to be shared with Future Animal Shelter)</p> <p>Project Type: Multiple New Builds</p> <p>Building Size: Multiple Buildings Totaling 194,386 SF</p> <p>Growth Projections: 2035</p> <p>Site Development Construction Costs: \$16,374,650</p> <p>Building Construction Costs: \$79,307,600</p> <p>Schedule: Completion by 2029 to align with expiration of Presidential Park lease expiration</p> <p>Related Documents: Refer to 2021 CIP Update Documents and 12/22/2016 Durham County Public Safety Service Center</p>

PSSC Joint Facility Includes:

- OES/Vehicle and Logistics Storage
- Office of the Sheriff Vehicle Storage and Sheriff's Training
- EMS Administration, EMS Training, EMS Logistics and EMS Fleet
- Shared Space
- Fleet Maintenance
- Building Maintenance

PSSC Narrative:

The PSSC is a future facility that consolidates many of the County's public safety service, logistics, and training needs, along with fleet maintenance operated by General Services. The space allocations in this program represent both an expansion of undersized existing facilities and new space for functional needs not currently provided. Office of Emergency Services and Sheriff's Office is currently occupying the Presidential Park facility on a lease that expires in 2029. This location supports the vehicle and logistics storage for OES and the Sheriff's Office. The long terms needs for PSSC should be addressed by that deadline.

The programmed space for EMS Administration and Training accommodates the long-term growth needs of the group that required square footages above what they

currently occupy at Admin II.

The Sheriff's Office does not currently have dedicated training facilities and uses shared facilities owned by other agencies and community organizations. This program will serve both new law enforcement officers and continuing educations for the current force.

Another major component of the PSSC is the Fleet Maintenance facility. Currently Durham County contracts with private contractors for all vehicle maintenance. The future vision is for fleet maintenance to be operated by General Services to service the entire general fleet as well as EMS, fire, and law enforcement fleet vehicles owned by Durham County.

The Junction Road property has been designated as the potential location for the PSSC and will share the site with the future Animal Shelter.

CONSOLIDATED PUBLIC SAFETY SERVICE CENTER - 2021 CIP

The program below consolidates all departments on one property.

Property 1 Department	Office Space		Training Space		Storage Space	
	Staff	Area (GSF)	Staff	Area (GSF)	Staff	Area (GSF)
OES/ Vehicle and Logistics Storage						35,000
Office of the Sheriff Sheriff's Training	15	4,878		11,950		
EMS Administration EMS Training EMS Logistics (in OES) EMS Fleet	20	9,659	3	16,294		27,301
Shared Space				8,281		
Fleet Maintenance TOTAL	17	1,967	0	0	0	76,852
Building Maintenance	9	2,204	0	0	0	0
Animal Shelter						
TOTALS	Total Staff 61	Total Office 18,707	Total Staff 3	Total Training 36,525	Total Staff 0	Total Storage 139,153

Total Building Area (Acres)

Office & Training Grossing Factor	30%
Storage Grossing Factor	15%

* TABLE CONTINUES ON THE FOLLOWING PAGE

* REFER TO 2021 CIP UPDATE DOCUMENTS BY O'BRIEN ATKINS FOR ADDITIONAL INFORMATION

Total Building Area Area (GSF)	Parking Area (Usable Acres)	Exterior Program Area (Usable Acres)	Exterior Total Usable Acres	
35,000	0.35	0.13	0.48	
16,828	0.24	3.90	4.14	0.4
53,254	0.39	0.08	0.47	
8,281	0.00	0.00	0.00	
78,819	0.16	0.90	1.07	1.8
2,204	0.13	0.00	0.13	
0			6.20	
194,386	Total Parking 1.28	Total Exterior Space 5.01	12.49	
4.46				
Program Area (Total Building Area + Exterior Total)			16.95	
Open Space Factor			75%	100%
TOTAL Buildable Acreage			29.67	33.90

08

BOARD OF ELECTIONS

SECTION CONTENT

Overview and Narrative.....34-36

EXISTING	FUTURE NEEDS
<p>Current Location: 201 N. Roxboro Street Durham, NC 27701</p>	<p>Location: Not yet identified Project Type: New facility, new leased facility, or phased project. Building Size: 43,450 SF Property Size: 7.6 acres Growth Projections: 10% Factor included in Building Size Project Budget Estimates: Option 1 - New Facility: \$30,960,000 Option 2 - New Leased Facility: \$21,100,000 Option 3 - Phased Approach: \$19,610,000 Schedule: Option 1 - New Facility: January 2025 Option 2 - New Leased Facility: August 2023 Option 3 - Phased Approach: July 2023/July 2024</p>

Board of Elections Narrative:

Executive Summary from Board of Elections - Space Programming Needs Report by RND Architects dated September 9th, 2021.

Fair and free elections are a hallmark of democracy. Citizens' confidence in the value of their vote is principally reliant on the security and resilience of the infrastructure that makes elections possible.

The Durham County Board of Elections (BOE) is responsible for conducting all elections held in the county and administers Federal and State election laws. Principal functions include establishing election precincts and voting sites; appointing and training precinct officials; preparing and distributing ballots and voting equipment; canvassing and certifying the ballots cast in elections; and investigating any voting irregularities. BOE also

maintains voter registration, voting records, and provides public information on voters and elections.

BOE is currently located in two locations and temporarily utilizes multiple off-site locations. BOE Administrative Offices are in downtown Durham at 201 N. Roxboro Street.

The BOE Operations Center is located ~4 miles from their downtown offices at 2445 S.

Alston Ave. The combined usable floor area of these two facilities is 14,768 square feet.

Within their existing facilities, BOE does not have adequate space to properly conduct their responsibilities. New State and Federal mandates, as well as recent political and social events, have greatly expanded BOE responsibilities and, that,

coupled with projected regulatory and demographic changes, underscores there is an immediate need to improve and expand BOE facilities.

The lack of adequate facilities hampers BOE ability to safely conduct free and fair elections. BOE has identified multiple space deficiencies and security issues related to their current facilities. See Attachment 01-2021 Space Request Letter dated May 13, 2021. In addition to the issues outlined in the 2021 Space Request Letter, this study has identified several building code/life safety violations at the BOE Operations Center.

In addition to the need for expanded facilities, safety for election officials and staff has become a real concern. Following the 2020 presidential election, violent threats against election workers reached alarming levels and have continued this year. A study by the Brennan Center released in June 2021 found that one in three election officials feels unsafe because of their jobs, and nearly one in five listed threats to their lives as a jobrelated concern.

The expansion of the election official's responsibilities and the need for larger facilities is widespread in America. Several counties in North Carolina have recently expanded, or are in the process of expanding, their election administration facilities. This includes Buncombe, Catawba, New Hanover, Union, and Wake counties in North Carolina.