

**THE BOARD OF COUNTY COMMISSIONERS
DURHAM, NORTH CAROLINA**

Monday, April 3, 2000

11:00 A.M. CIP Worksession

MINUTES

Place: Commissioners' Room, second floor, Durham County Government Administrative Complex, 200 E. Main Street, Durham, NC

Present: Chairman MaryAnn E. Black, Vice-Chairman Ellen W. Reckhow, and Commissioners William V. Bell, Joe W. Bowser, and Becky M. Heron

Absent: None

Presider: Chairman Black

Interim County Manager Carolyn P. Titus opened the CIP Worksession with an introduction about the Capital Improvement Program. This worksession was a question and answer session for the Commissioners.

Ms. Titus said a time had not been established to hear from the Durham Public Schools Board of Education CIP. She said alternative times should be scheduled to hear the CIP for the schools.

Chairman Black called on Claudia Odom, Budget and Management Services Director, to give the CIP schedule update.

Ms. Odom presented a revised CIP calendar. She asked that Frank Davis, President/Head Coach, Durham Striders Track Club, be permitted to speak after Brian Letourneau due to Mr. Davis' time constraints.

The second community conversation meeting would be held at the Cooperative Extension Service office on April 18, 2000.

Health Department Renovations—Brian Letourneau

This project proposes to:

- Provide major renovations to the existing clinic areas of the Health Department.

The project intends to renovate the existing clinic facilities including new restrooms, parking areas, and work spaces and the replacement of the HVAC and electrical systems.

Due to the age of the building, present facilities are congested and inadequate for personal work space and storage areas.

Projected Budget: \$280,000 as follows:

Front desk:	\$ 60,000
Furniture:	\$100,000
Floors Ceilings, and Walls:	\$ 90,000
Bathrooms:	\$ 30,000

The funding is in the Pay-As-You-Go CIP for FY 2000-01.

Proposed New Track and Soccer Field at Durham County Memorial Stadium—Frank W. Davis Jr.

This project proposes to:

- Renovate the Durham County Stadium; and
- Provide a new track and field facility (with soccer fields).

The project will provide a high-quality track and field facility for County residents and the region. The new facility would be the best in the area and could eventually host international track meets.

The project cost is expected to exceed \$1.7 million.

NC Museum of Life and Science—Thomas Krakauer, Museum Director, and Jim Robinson, Vice Chairman, Board of Directors

Mr. Robinson made the introduction for the CIP budget request.

Mr. Krakauer discussed the BioQuest Phase II project and made the following comments:

Project Description: BioQuest Phase II, the second phase of the North Carolina Museum of Life and Science's most innovative exhibit project, will transport hands-on science education into the out-of-doors with exhibits entitled, *Catch the Wind*, *Down to Earth*, and a dinosaur trail and dinosaur dig. The result of a partnership with another of Durham's treasures, the Duke University Primate Center, BioQuest will become the nation's first comprehensive center linking animals and plants with interactive exhibits.

Project Justification: BioQuest, an international model for interactive exhibits in the outdoor environment, will cement the Museum's leadership position in an increasingly crowded and competitive Triangle cultural community.

Outside Funding Raised To-Date: The Museum has raised \$1 million from the state of North Carolina and has received a National Science Foundation grant of \$1.85 million of which \$1.2 million represents exhibits and construction costs. The NSF requires that amount be matched in 2000. Upon completion, BioQuest will become a national model for the nation's most innovative zoos, botanical gardens and museums, and a grand new resource in the Durham tourism repertoire.

BioQuest Phase II will require an additional \$10.9 million. The Museum is committed to raise an additional \$1 million from individuals, corporations, and foundations. Durham County was asked to give \$7.7 million to complete the project. The total request in the FY 2000-01 CIP budget is \$1,101,000 in the Pay-As-You-Go budget.

Vice-Chairman Reckhow requested that staff revisit the prepared food tax to see how much money it would generate.

Commissioner Bell commented that the prepared food tax must be considered an additional revenue source.

Mr. Krakauer stated he would support the prepared food tax as a new revenue source.

Commissioner Bowser said he would support the prepared food tax as a revenue source.

Commissioner Heron said we need additional sources of revenue. As we go to our legislators, we need community support for the additional revenue sources.

Facility and Maintenance Capital Requests—Glen Whisler, Engineering Services, and Michael Turner, General Services

Mr. Whisler presented the following:

New County Courthouse

Project Justification: The Judicial Building is no longer able to house all court-related functions. The County has purchased a building which provides a short-term solution to the space problem. The configuration of the Judicial Building does not meet current court needs particularly in the area of security. This facility was recommended in the Justice Center Master Plan completed in 1990 and is also a high priority in the Facility Master Plan which will be completed in 2000.

The total cost of the project is estimated at \$60,282,208. In the FY 2000-01 CIP budget, \$4,545,181 is budgeted for the project for planning, land, and contingencies.

Judicial Building Parking Deck

Project Description: This project is a parking deck to support the needs of a new courthouse and the existing Detention Facility.

The estimated total cost of the parking deck is \$19,154,437. There is no funding request for FY 2000-01.

Vice-Chairman Reckhow asked staff to review the cost figures and the size of the proposed courthouse to determine if the size is adequate.

The Commissioners asked questions and made comments about the two related projects to which Mr. Whisler responded.

Asphalt Paving for County Convenience Center—Michael Turner, General Services Director

Project Description: This project consists of the grading and asphalt paving of Durham County's convenience centers located in the Parkwood Community on NC Highway 55, in Bahama on Quail Roost Road, in Redwood on Redwood Road, and in Rougement on Bill Poole Road. The work includes contracted grading of all driveways, the establishment of a solid compacted base to support asphalt, and several inches of tamped asphalt paving.

Project Justification: The asphalt paving of convenience centers would reduce the General Services annual cost of maintenance of the existing roadways and provide quicker and easier access by County residents.

The total estimated cost of the project is \$100,000. The FY 2000-01 budget has \$10,000 budgeted in the Pay-As-You-Go CIP budget.

Resurfacing of Parking Lots—Michael Turner, General Services Director

Project Description: The scope of this project is to resurface the entire parking lot at the following County facilities: (1) Community Shelter; (2) Health Services Building; (3) Sara Barker Center; and (4) Main Street Employee Parking Lots.

Project Justification: This project is necessary to maintain the integrity of these paved parking lots. Failure to resurface will result in the need to do extensive base repairs.

The total estimated cost of the project is \$319,884. No funds are budgeted in the FY 2000-01 CIP budget.

New Durham County Track and Field Stadium—Michael Turner, General Services Director

Project Description: On Thursday, November 18, 1998, Frank Davis, President of the Durham Striders, and Don Paige, President of Paige Design Group, made a presentation for a new track and soccer field to the Durham County Stadium Authority. The Authority received a very full and interesting presentation by Mr. Paige who has designed track and field facilities throughout the country and believes that the Durham County Stadium would be an excellent venue for a 400-meter oval and a soccer field. Mr. Davis spoke on behalf of the Striders with his contention that this could be one of the best facilities in the area and could attract athletes and events from a wide area around Durham and eventually host International track meets. Mr. Davis and Mr. Paige were informed that only the BOCC has the authority to approve such a project. The project cost is estimated to exceed \$1.5 million.

Mr. Turner said he is unaware of any drainage problems on the stadium field. I need to get back with Mr. Davis to revisit his numbers relative to any drainage problems. I believe the estimated numbers can be reduced.

White Cross Community Building Renovation—Michael Turner, General Services Director

Project Description: Renovate the White Cross Community Building to generate revenues on a rental basis.

Project Justification: The White Cross Community Building has the potential, after renovation, to be a revenue-producing facility for the County. The building has not been used in many years, and is in need of major renovations. The estimated cost to renovate would be approximately \$100,000.

The funding is in the FY 2000-01 Pay-As-You-Go CIP budget.

The square footage of the building is 1,648 square feet. Parking is in the back of the building.

Renovations to the Whitted School Building—Glen Whisler, Engineering

Charles Chapman, Director of Operation Breakthrough Inc., discussed with the Commissioners the building renovations that are necessary to operate a school for preschool children and to conduct other programs and services.

Project Description: This project includes major renovations to Whitted School such as reroofing, HVAC equipment, window replacement, asbestos and lead paint abatement, plaster repairs, interior painting, exterior painting, plumbing upgrades, ADA compliance,

and site improvements. The next phase of the project is to conduct a building survey to determine renovation priorities, costs, and schedule. It is expected that roof replacement will occur next.

Project Status/Update: A project is currently underway to provide a new electrical system for the areas of the building used by Operation Breakthrough.

Relationship to Other Projects: The electrical project is the highest priority because of operational and safety concerns. The next priority is roof replacement. The remainder of the projects will follow.

Mr. Whisler said the staff is going through a proposal process to have someone to take a look at the building, both from the architectural and engineering standpoint to see what it would take to bring it up to current standards. When the process is complete, we will have a better picture of the cost involved in getting it to that point and what options we have as far as renovations or looking at other buildings.

The estimated project cost in FY 2000-01 budget is \$469,960 for planning, construction, and contingencies. The total estimated project cost is \$748,257. The funding cost is in the FY 2000-01 Pay-As-You-Go funding source.

Judicial Building HVAC Controls—Glen Whisler

This project will provide digital controls for the heating and cooling systems throughout the Judicial Building. The Judicial Building currently has pneumatic controls that were installed during the original construction in 1976. The controls are obsolete and no longer function properly, resulting in manual adjustment to the heating and cooling system for temperature control. The project will improve temperature control and reduce energy costs for the building.

The project cost is estimated to be \$310,262. Planning in the amount of \$31,830 is in the Pay-As-You-Go CIP budget for FY 2000-01.

Renovation/Expansion of Animal Shelter—Michael Turner, Director of General Services

This project proposes to:

- Renovate and expand the existing shelter facilities
- Expand the level of animal shelter services.

To keep up with continued population growth and the increase in animal shelter workload, the animal shelter needs to expand capacity. The expansion will allow the animal shelter to better manage, secure, and confine more animals in separate kennels. In addition, the expanded area will provide support space for Animal Control Officers.

Estimated project cost is \$800,000. The Pay-As-You-Go project for FY 2000-01 has \$75,000 for planning.

Cindy Bailey, Animal Control Administrator, told of the many problems at the Animal Shelter due to over population of animals, ventilation problems, and lack of space in quarantine areas.

Durham County Jail Annex Roof Replacement—Ademola Shobande

Project Description: The scope of this project is to replace the entire roof at the Durham County Jail Annex Building, 326 East Main Street. Several leaks have been repaired and more are expected unless the main roof is replaced.

Project Justification: The existing roof has reached the end of its useful life and needs to be replaced. Failure to do so will result in structural damage and damage to interior finishes and mechanical equipment.

Total estimated cost of project--\$155,388. There is no funding in FY 2000-01 for this project.

Human Services Complex—Glen Whisler

Project Description: This project includes facilities for Mental Health, Public Health, and Social Services in the 300 Block of East Main Street.

Project Justification: This project consolidates delivery of Human Services. Service delivery will be improved by providing adequate facilities for each agency.

Total estimated project cost--\$64,716,381. There is no funding in the FY 2000-01 CIP budget.

Human Services Parking Deck—Glen Whisler

Project Description: This project is a parking structure to support the Human Services Complex and County Administrative Offices.

Project Justification: This project is required to provide adequate visitor and employee parking.

Total estimated project cost--\$19,777,812. There is no funding in the FY 2000-01 CIP budget.

Vice-Chairman Reckhow asked staff to look at reducing the total project cost.

Carmichael Building Renovations—Glen Whisler

The renovations to the Carmichael Building will provide the potential to consolidate all Social Services operations in one location. The renovated building will also improve service delivery and allow the Social Services building to be used for other Durham County Government functions. The upgraded building will also meet building codes, ADA requirements, and Social Services operational requirements.

Total project cost--\$6,329,004 includes planning, construction, and contingencies. The project cost of \$6,329,004 is in the FY 2000-01 Pay-As-You-Go CIP budget.

If the Commissioners approve the Human Services Complex project, the Facilities Master Plan recommends that the Carmichael Building be sold.

Carmichael Building HVAC Equipment—Glen Whisler

This project proposes to:

- Replace the HVAC equipment in the Carmichael building.

The current HVAC system has reached the end of its useful life and no longer adequately controls the temperature in the building. New HVAC equipment would reduce energy and maintenance costs for the building.

Total estimated project cost--\$871,792 includes planning, construction, and contingencies. The funding is in the FY 2000-01 CIP budget as a Pay-As-You-Go budget item.

If the Carmichael Building is sold, this project will be deleted.

Duke Street Fire Alarm Improvement—Glen Whisler

This project proposes to:

- Upgrade the Carmichael Building's fire alarm system.

The project provides for the installation and integration of an early warning system with battery-operated detectors in the fire alarm system. The current fire alarm system has battery-operated smoke detectors that are not integrated into the building's fire alarm system; therefore, the system does not meet code according to the Fire Marshall.

Total estimated project cost--\$150,000. The funding source is in the FY 2000-01 CIP budget request. The Pay-As-You-Go will fund \$90,000 and intergovernmental funds will provide \$60,000.

Social Services Building Renovations—Glen Whisler

This project proposes to:

- Renovate the interior of the Social Services Building on Main Street.

The current building does not meet Social Services needs. Renovation of the building's interior would address some of the current operating deficiencies such as the lack of storage space and confidential interview areas. In addition, the current building does not meet building codes or ADA requirements. Through a more efficiently designed office space, the delivery of services would be enhanced.

Total estimated project cost is \$3,342,150. There is no funding in FY 2000-01 for this project.

Renovations of Community Shelter—Glen Whisler

This project proposes to:

- Renovate and expand the Homeless Shelter.

The expanded shelter will consist of roughly 16,000 square feet, which will accommodate roughly 126 persons. The present building is in very poor condition and is not adequate to house current residents. Bathrooms are far below accepted standards in quality and numbers. Families are crowded in one large sleeping room with bunk beds and no privacy. The redesign and expansion of the facility will result in improved delivery of homeless services.

Total estimated project cost is \$1,442,471. The funding sources in FY 2000-01 will be the following:

Pay-As-You-Go	\$ 113,278
Other Financing	380,000
Misc. Revenue	<u>874,193</u>
TOTAL	<u>\$1,367,471</u>

Miscellaneous revenue will fund \$75,000 in FY 2001-02.

Youth Home Construction—Glen Whisler

Current capacity of the Youth Home is inadequate. Durham County residents are sent out of county for detention due to space shortages. Out-of-county placement of youth results in increased expenses on the operating budget. The new facility will also address design issues of housing male and female residents.

The total estimated cost is \$4,974,230. There is no funding allocated in FY 2000-01. The funding will be in FYs 2004-05 and 2005-06.

Vice-Chairman Reckhow requested that staff get to her the issues at the Youth Home so she can track them.

Agriculture Building Renovations—Ademola Shobande

This project proposes to:

- Renovate the Agriculture building to meet ADA requirements
- Install central air and thermal windows.

The renovations will allow the building to meet ADA requirements and will provide the potential to meet the needs of the current occupants. Currently, the building does not have central air conditioning or thermal windows.

Total estimated project cost--\$1,130,000. The project will be funded out of Pay-As-You-Go fund in FY 2001-02 (\$80,000) and FY 2002-03 (\$1,050,000).

Wastewater Treatment Plant Improvements—Chuck Hill

This project proposes to:

- Redesign and renovate the influent and effluent pump stations
- Add ultraviolet disinfecting units
- Improve the safety conditions for plant employees.

The project will allow the plant to meet OSHA worker safety conditions, provide an increased level of water quality required by new law (HB 515), and increase the treatment capacity needed for new and expanding industrial users.

Total estimated project cost--\$36,143,000. Funding will be provided through a bond referendum in FY 2000-01.

Collection System Rehabilitation—Chuck Hill

Several sections of the County's collection system are approximately 30 years old and are in need of repair. This project will begin the systematic maintenance of these sections and will also benefit the system through the reduction of I/I flow (inflow and infiltration). Successful reduction of I/I results in a more effective and efficient operation at the County's wastewater treatment plant.

The estimated project cost--\$2,650,000. The funding source will be provided through the Enterprise Fund for a five-year period from FY 2000-01 through FY 2004-05.

The Commissioners asked Glen Whisler several questions about the Enterprise Fund.

Water Extensions—Chuck Hill

This project proposes to:

- Extend water lines to three residential areas over the next five years.

The three residential areas include:

- Brightwood
- Woodlands
- Santee Road

The water lines will address health hazards associated with failing wells which currently pose health hazards to the affected residents.

The estimated project cost is \$3,618,707 over the next five years. The funding sources will be Pay-As-You-Go and Miscellaneous Revenue in FY 2000-01 in the amount of \$666,300. The remaining funding will come from Pay-As-You-Go fund in FY 2005-06 in the amount of \$2,952,407.

Sewer Extensions—Chuck Hill

This project proposes to:

- Extend sewer lines to 11 residential areas over the next five years.

The new sewer lines would assist existing residents in:

- Jones Circle, Willow Hill, Colonial Acres, North Willowhaven, Heatherglenn, Shaw Hills, Suitt Street, Lazywood, Kentigton, Eden Lakes, and Mineral Springs.

The installation of new sewer lines is necessary to avoid health hazards where septic systems are currently failing.

The estimated project cost--\$18,375,155 over a five-year period. The funding sources will be through a bond referendum and miscellaneous revenues over a six-year period from FY 2000-01 through FY 2005-06.

The Commissioners asked questions and made comments to which Mr. Whisler responded.

Information Technology CIP Projects—Joe Whittemore

AS/400 Upgrade

This project proposes to:

- Upgrade the AS/400 primary server computer system.

The upgraded system will meet capacity needs for the growth of current applications and new applications. Specifically, the new server would help improve Social Services, Tax, Finance, and Human Resources operations through larger, more powerful central processor, disk drives, and faster tape backups.

Total project cost--\$750,000. The funding will be from the Pay-As-You-Go fund in FY 2001-02.

Client Server AMS Upgrade

This project proposes to:

- Upgrade the AMS software to new client server version.

The AMS software was originally purchased in 1992 and the last upgrade was in 1998 to meet Year 2000 requirements. The warranty on the ES 9000 expires in August 2001 and, without further upgrades, maintenance costs will increase an estimated \$150,000 a year. The upgraded AMS technology will result in a more productive solution as well as eliminate the costs associated with the ES9000.

The estimated project cost is \$750,000. The funding will come from the Pay-As-You-Go fund in FY 2001-02.

Database Warehouse

This project proposes to:

- Implement a new data warehousing technology within Durham County.

The new database warehouse will support the collection, analysis, and retrieval of historic data. Database warehousing will functionally support data access requirements for public information and for management decision-making support across multiple County databases. In addition, Database warehousing will increase access speed and reduce the overall personnel and computer resource costs needed to study and improve service delivery.

Total estimated project cost--\$100,000. The funding will be in the Pay-As-You-Go fund in FY 2001-02 and FY 2002-03.

Replacement of Halon Fire Protection System

This project proposes to:

- Replace the old Halon fire protection system in the Information Technology computer center.

Halon fire protection systems are considered too hazardous to remain in service today. The old system needs to be replaced with a newer, safer system to protect the computer center in the event of a fire. The removal of the Halon system would also help eliminate the potential hazard to computer room employees and operations staff.

The estimated project cost--\$275,000. The funding will be in the Pay-As-You-Go fund in FY 2001-02.

Replacement of Obsolete Network Equipment

This project proposes to:

- Replace the network equipment and desktop workstations on a three- to four-year cycle.

While Durham County has made significant progress in the past three years, within three years, most hardware systems including network routers, hubs, and servers will be obsolete and must be replaced. Rather than waiting for emergency replacements, the County is now in the position to provide cyclic replacement of hardware and software upgrades to maintain its current technological status.

Total estimated project cost--\$2,775,000. Funding will be provided for in the Pay-As-You-Go fund for five years beginning in FY 2001-02 through FY 2005-06.

Document Imaging

This project proposes to:

- Purchase technology that allows document imaging for data retrieval and storage.

The proposal would begin with a pilot project that would be selected from the Department of Social Services, Department of Public Health, or the Legal Department. As the County proceeds toward a paperless direction, this project will support the filing of documents by scanning and through a computer database.

Total estimated project cost--\$900,000. Funding will be provided for in the Pay-As-You-Go fund in FYs 2000-01 and 2001-02.

Legacy Application Software

This project proposes to:

- Provide the capital to replace the current legacy software.

The new software would better meet user department needs in the future. The systems would be implemented at a rate of two systems per year. The demand for new

applications includes Foster Care, Daycare, Adult Services, Program Integrity, Crisis Intervention Payments, Emergency Energy Fund, Parking, Business Privilege License, Sewer Assessment, and Special Street.

Total estimated project cost--\$900,000. Funding will be provided for in the Pay-As-You-Go fund for five years beginning in FY 2000-01 through FY 2004-05.

Network Software Upgrade

This project proposes to:

- Provide new software for managing the Durham County wide area network.

While the focus of the past two years has been implementation of the network, now the focus is shifting to formalizing the network management. The benefit of formalizing the network management strategies will be evident in the improved reliability and serviceability of the system.

Total estimated project cost--\$300,000. Funding will be provided for in the Pay-As-You-Go fund for three FYs as follows: 2000-01, 2001-02, and 2003-04.

Wireless Remote Access

This project proposes to:

- Provide wireless remote terminal for network applications.

The proposal would provide the Departments of Social Services, Public Health, and Tax with a wireless remote terminal that allows field access to network applications. This project will improve the timeliness of service delivery as well as the efficiency and accuracy of information provided by field staff.

Total estimated project cost--\$150,000. Funding will be provided for in the Pay-As-You-Go fund in FY 2000-01.

The Commissioners asked questions and made comments to which Joe Whittemore responded.

“One Stop Shopping”—Gene Bradham, Inspections Director

Claudia Odom, Budget and Management Services Director, made introductory remarks about “One Stop Shopping” or the Development Services Initiative Task Force.

This program is a joint effort of many City and County government departments. The Inspections Department was charged, during the budget process in FY 1999-2000, to look at a comprehensive, single system that addressed the needs of the Inspections

Department, Public Health Department, Planning Department, GIS Department, and many other departments. The committee's work looked at technology needs as well as infrastructure needs.

Mr. Bradham talked about the technology needs. Funding for the technology needs will proceed the funding for the infrastructure components.

Mr. Bradham used the following outline to discuss the work of the Development Services Initiative Task Force and the model the City and County should use.

- a) Background
- b) Departments Actively Involved
- c) Subcommittees
- d) User Group Committee
- e) Technology Committee
- f) Priority Elements
- g) Other Key Elements
- h) Advantages
- i) Time Line
- j) Physical Space Committee
- k) Findings

The estimated cost figures are as follows:

<u>Item</u>	<u>Amount</u>
Full featured package	\$ 400,000 - \$ 500,000
High-end server	\$ 40,000
Upgrade networks	\$ 200,000
Annual maintenance	\$ 35,000 - \$ 40,000
Hand-held computers	\$ 380,000
TOTAL	\$1,055,000 - \$1,160,000

The Commissioners asked questions and made remarks about the presentation to which Mr. Bradham responded.

Open Space Land Acquisition—Jane Korest, Planning Department

The funds will be used towards the acquisition and preservation of important open spaces, including designated trail corridors, farmland conservation easements and significant lands identified in the Durham County Inventory of Important Natural Areas, Plants, and Wildlife. Many of these lands will be associated with Durham's most important river and stream corridors such as the Little River, Flat River, and Lick Creek Corridors. The funds will be used to acquire lands in both fee-simple and easements

where appropriate. The open space funds may also be used to support the County's new farmland preservation program.

The total estimated project cost--\$6,000,000. Funding for the open space land acquisition will be provided for in the Pay-As-You-Go fund for six years beginning FY 2000-01 through FY 2005-006. One million dollars will be provided each year.

The Commissioners asked several questions and made comments about this program to which Ms. Korest responded.

No official action was taken on this agenda item.

Adjournment

Vice-Chairman Reckhow adjourned the meeting at approximately 4:00 p.m.

Respectfully submitted,

Garry E. Umstead, CMC
Clerk to the Board