

Facilities Design and Construction

PROGRAM DESCRIPTION

The Facilities Design and Construction Office has three primary areas of responsibility: 1) planning, design, and construction of capital projects, 2) management of real estate acquisition activities, and 3) surveying and mapping necessary to support the capital program, real estate initiatives and solid waste disposal activities.

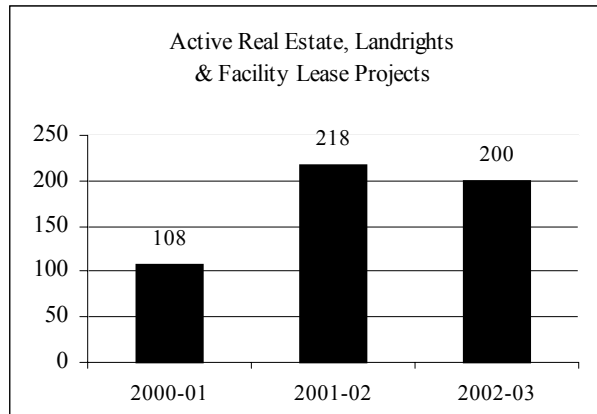
The Facilities Design & Construction Office manages the planning, design and construction of capital improvement projects that typically range in value from \$100,000 to \$20 million.

The duration of these projects ranges from several months to 2-3 years.

Generally, the types of capital projects include public safety facilities, libraries, parks, office buildings, museums, historic building restorations, emergency communications facilities, water and sewer projects, flood control

projects, landfills, site development, building renovations and major deferred maintenance projects. All design services, construction work, materials testing and various other services are outsourced to private firms through competitive procurement methods as allowed by NC General Statutes. Experienced Facilities Design and Construction Project Managers administer the procurement process and assure that consultants and contractors comply with contract terms.

This office also manages real estate acquisition, disposes of surplus real property, negotiates easements, encroachments, land rights and long term (longer than one year) facility leases for the county. This effort involves working with numerous Wake County, municipal and state agencies along with attorneys, commercial realtors and private property owners. Experienced real estate staff is assigned to negotiate and acquire land rights needed for numerous projects. Real property issues encompass such projects as simple cross-country utility easements, complicated multi-party shared easements, urban property acquisition / disposition in areas, conservation easements, and acquisition of property for parks, flood control projects and public reservoirs. Acquisition of land rights associated with the County's Open Space Preservation Program is a key responsibility.



The office of Facilities Design and Construction is responsible for all surveying and mapping necessary to support the County's many capital improvement projects, real estate functions and solid waste management activities. With regard to County landfills, the Office ensures that surveying, mapping and volumetric calculations are conducted on a periodic basis to verify quantities of solid waste deposited by the contractor who operates the County's landfills. This data is essential for accurately predicting long term solid waste disposal facility needs. Other types of surveying services provided include: boundary, topographic, utility, easement, ground control, as-built and wetlands delineation. All surveying and mapping services are provided through numerous contracts with experienced private firms.

GOALS & OBJECTIVES

- Complete planning, design and construction of high quality, energy efficient, user-friendly facilities within the time and budgetary constraints included in the County's capital improvement program.
- Assure compliance with NC General Statutes and adherence to County policies and administrative standards during the planning, design, bidding, and construction of capital projects.
- Manage planning, design and construction of water and sewer projects consistent with County's Water and Sewer Development Policy. Includes coordinating these efforts with municipal staff and representatives of private firms expanding or locating new facilities in Wake County.
- Continue working collaboratively with staff of all municipalities in Wake County, Public School System and nonprofit groups in effectively coordinating and jointly planning public facilities to enhance community use and make the best use of government and community resources.
- Provide cost-effective real estate consulting services to meet real property and long term facility leasing needs of County agencies. Manage all real estate services to support the County's Capital Improvement Program and Open Space Preservation Program. Includes providing sufficient factual information and sound advice to the Board of Commissioners to enable them to make prudent real estate and land rights decisions.
- Solicit and evaluate proposals, negotiate terms and conditions, and manage executed contracts for pre-design phase professional services. These services generally include real estate appraisals, environmental assessments, geotechnical engineering, surveying and mapping, specialized consultant studies, master plan development, and facility programming necessary to successfully implement Board approved initiatives and plans.
- Coordinate contractors' response and verify resolution of all County warranty claims during the standard one-year guarantee period on all capital projects.

PERFORMANCE MEASUREMENT	FY2000-2001 Actual	FY2001-2002 Estimated	FY2002-2003 Objective
Facilities Design and Construction Measures			
Percent of projects completed in accordance with County's CIP schedule	80%	80%	85%
Percentage of real estate/landrights issues resolved within planned time period	90%	90%	90%
Active capital improvement projects managed	42	45	45
Active surveying and mapping projects managed	118	120	80
Active real estate, landrights & facility lease projects	108	218	200

DEPARTMENT HIGHLIGHTS

ACCOMPLISHMENTS IN FY2001-2002

- Worked with Public School System on the key elements of the "Strategies to Optimize the Planning, Design, Construction, Repair, and Maintenance of School and County Facilities" report.
- Completed construction of the Exploris/IMAX Theater facility.
- Completed Phases 1A (\$9.5 million) and 1B (\$5 million) of the State Capital Soccer Park through a joint venture with the Capital Area Soccer League, the State of North Carolina and Wake County. Completed design and permitting of Phase 1C.
- Finalized agreement with the State Highway Patrol to use emergency radio communications equipment owned separately by the State and Wake County.
- Explored alternative sites with Cary and Raleigh and completed preliminary design studies for a back-up 911 Emergency Communications Center (back-up for Raleigh and Cary Communications Centers).
- Finalized 248 bed expansion of Detention Annex on Hammond Road, completed renovations to the existing kitchen and laundry in the Public Safety Center. Continued to monitor inmate population trends in County's detention facilities (average population fluctuated from a low of 712 to a high of 875 inmates) to enable the Board to be given reasonable advance notice of the need to begin construction of the next phase of detention facility improvements.
- Completed demolition and asbestos abatement for judicial services renovations planned on 2nd and 10th floors of the Courthouse; began renovations on these floors, consistent with the 1999 Justice Facility Master Plan.

General Administration

- Developed prototype design for Fire/Ems facilities to be constructed in County jurisdictional areas. Completed and documented a detailed facility assessment of 55 existing Fire/Ems stations in areas where the County provides these emergency services.
- Successfully negotiated a lease extension of one year for the Cameron Village Library (now ends June 2005) to enable the County to postpone capital expenditures and explore various options for regional library service in that area.
- Finished construction drawings for wooden bridges crossing streams along the proposed American Tobacco Trail; Evaluated various alternatives for water and sewer services to Yates Mill County Park; demolished all old structures designated to be removed in Phase 1 and began various site improvements.
- Completed improvements to the homeless services facility, known as the South Wilmington Street Center.
- Completed construction associated with re-use of an abandoned elementary school in Fuquay-Varina to serve as an Early Learning Center.
- Construction associated with replacement and expansion of solid waste Convenience Center #1 and #4 were completed.
- Continued implementation of 1998 Water and Sewer Plan including utility merger studies and activities for Wake Forest/Raleigh, Morrisville/Cary, Morrisville/Raleigh, Knightdale/Raleigh alternatives, preliminary feasibility studies of a potential water supply reservoir in the Middle Creek basin at the Johnston/Wake line, and finalized Interlocal Agreement between the County, Apex, Cary, Fuquay-Varina, Holly Springs and Morrisville to jointly fund and collaborate in preliminary engineering studies for wastewater treatment plant alternatives for western Wake County.
- Acquired 24 parcels of land totaling 261 acres and 9 dwelling units, for the future Little River Reservoir in eastern Wake County.
- Acquired 89 acres of old Hartsfield, Price, Perry farm adjacent to Mitchell Mill State Park/future Little River Reservoir lands already in public ownership. Acquired conservation easement on 19 acre tract along 2,200 feet of Neuse River, just south of Poole Road as part of Phase 1 of the Open Space Land Acquisition Plan.
- Acquired additional school park lands to enhance and expand the Community Use School Park program; nine new school park projects were under land acquisition, design or construction phases.
- Construction began late Fall on the new Eastern Regional Governmental Center in Zebulon.

- A number of County building renovation projects were designed and construction was initiated including security improvements, Board of Elections renovations, renovations to 6th and 7th Floors of Wake County Office Building, Mall Level Development Services area renovations for customer service improvements and other renovations and life safety improvements.

KEY ISSUES FOR FY2002-2003

- Decrease various line items to reduce operating expenses.
- Implement the County's Capital Improvement Program, consistent with project schedules approved by the County Manager or Board of Commissioners.
- Continue work to build infrastructure for 800 MHz radio communications system and other emergency communications projects which will facilitate long term use by all public emergency service providers in Wake County
- Finalize long term master plan for Fire and Emergency Medical Services capital and facility needs; complete construction of Willow Springs Fire Station; complete design and begin construction of Stony Hill Fire Headquarters/EMS facility.
- Conduct study of downtown County facility parking needs, evaluate benefits of video first appearance and visitation technology in Public Safety Center and Courthouse; Evaluate potential site and conceptual plans for a Courthouse Annex; demolish old jail on 5th Floor of Courthouse and prepare preliminary design for future courtrooms on this floor.
- Closely monitor jail bedspace needs and average daily inmate population; modify long term detention facility capital plans accordingly.
- Monitor progress of active Community Capital Projects to assure compliance with terms and conditions of approved capital funding agreement.
- Complete construction, furnishing and equipping of Eastern Regional Center in Zebulon.
- In partnership with Capital Area Soccer League and Time Warner, complete construction of Phase 1C (\$1.7 million) of the State Capital Soccer Park.
- Continue implementing key elements of "Strategies to Optimize the Planning, Design, Construction, Repair, and Maintenance of School and County Facilities" report.
- Acquire landrights and pursue partnering opportunities for properties, which are designated as critical or high priority, under the County's Open Space Preservation Program.
- Continue pursuing acquisition of remaining property for future Little River Reservoir in eastern Wake County; present Board with list of "unwilling sellers" and develop strategy to complete acquisition of these parcels.
- Work with new owners of Cameron Village Shopping Center to explore renovation/lease extension alternatives for the Cameron Village Library; compare this option with County-owned regional library alternative.

General Administration

- Complete construction additional trail improvements for the American Tobacco Trail.
- Complete design work for Yates Mill County Park and secure bids for construction of infrastructure and environmental research building.
- Continue to jointly develop community use school parks and other public use facilities at new school sites.
- Partner with municipalities to continue implementation of the County Water & Sewer Plan; continue working closely with Research Triangle Foundation to provide water and sewer to the Wake section of Research Triangle Park.

ISSUES ON THE HORIZON

- Update the County's Comprehensive Seven-Year Capital Improvement Program and present to Board for approval.
- Review long term judicial services and County facility parking needs in downtown Raleigh; Develop conceptual plans and present to Board for consideration.
- Working with the Sheriff and County Public Safety staff, update historical and projected average daily inmate population data; Prepare revised bed-space needs forecast, modify detention facility master plan accordingly and present to Board in Spring 2003.
- Help initiate and manage a process to complete an analysis of potential options for long term disposal of solid waste.
- Board approval of long term facility master plan and funding schedule for capital improvements for libraries, parks, Fire and Ems facilities.
- Board approval of long term Open Space Preservation Program in Fall 2003.
- Presentation of findings to Board on the following water and sewer studies: alternative utility merger studies for Morrisville/Cary and Morrisville/Raleigh, utility merger study for Wake Forest and Raleigh, utility merger study for Knightdale and Raleigh, Middle Creek Reservoir study.
- Board of Commissioners consideration of alternative locations for a renovated or new facility to house the regional library currently serving the Cameron Village area.

General Administration

Budget Summary

Fac. Design & Construction	FY 2000-2001 Actuals	FY 2001-2002 Current Budget	FY2002-2003 Recommended	FY2002-2003 Adopted
Personal Services	\$518,509	\$599,187	\$610,278	\$610,278
Operating Expenses	\$278,001	\$109,725	\$84,725	\$84,725
Capital Outlay	\$6,833	\$8,500	\$7,500	\$7,500
EXPENDITURE TOTALS	\$803,343	\$717,412	\$702,503	\$702,503
Intergovernmental Revenue	\$0	\$0	\$0	\$0
Fees & Other Revenues	\$0	\$0	\$0	\$0
REVENUE TOTALS	\$0	\$0	\$0	\$0

Position Count

	FY2001 Actual	FY2002 Actual	Changes	FY2003 Adopted
Number of FTE's	8.0	9.0	0.0	9.0
