Maintenance Facility Optimization Study

(MFOS)
Draft Study
Revised Options
& Information

September 19, 2017
Physical Development Committee

Capital Projects Management and
Hagen Christensen McIlwain Architects
1. Should the County select a new service model for siting maintenance facilities to meet current and future countywide maintenance needs?
   - Update facilities on existing land
   - New shared-use facilities

2. Should the Hastings and Farmington Transportation Shops be closed?

3. Should Parks/Grounds Maintenance Shops be located on park land or on sites outside the parks?
FOUR OPTIONS CONSIDERED

1-Centralized
Longest response times, Not enough flexibility, Loss of redundancy, Concentration risk exposure

2-De-Centralized

3-Localized-
Loss of efficiency, Too many spread out facilities

0-No Acquisitions
Alternate Option 2A

- Empire Changes (existing site)
- South Shop (new site)
- Relocate North Parks Shop in LHRP
- Future potential (joint) North Sheriff, and Transportation (new site)
- Sell Hastings and Farmington, Remove old Grounds @SLP and LH
MFOS : Follow-up

Lebanon Hills Regional Park
Relocate Grounds Shop to location recommended in 2001, 2015 master plans (NE corner of site at Cliff Road)
Option 2A Implementation (to be approved in the CIP)

1. Empire Build Out (sell Hastings)

2. Lebanon Hills Grounds Shop (Demo and restore current shop area)

3. South Shop Build Out (sell Farmington, demo and restore SLP shop area)

4. North Shop—include in future potential (joint) Sheriff, and Transportation building
Option 2A includes a future site for a potential Public Safety Facility (Parks Lakes and Trails, ECU and other partners) in north part of the county.

Only a portion of this facility was not in the study scope. Estimates and other information would be developed if funding is designated in the CIP and Bonding process.
Qualitative and Long-Term Considerations

**Location concerns:** zoning, utilities, use and natural resource protection

**Building Assessment:** even with significant investment to upgrade for code and energy, spaces are not sized for current needs

**Efficiencies** of shared departments include space, ongoing materials building costs and staffing costs. Reduced risk.
**New North Shop** (min. 4 acres, max 10)  
Near LHRP or a county trail/trailhead  
Grounds (Parks) Maintenance (new Staff + support space, Warm vehicle storage, Cold storage)  
Sheriff (new Staff space, Warm vehicle storage)  
Good access to 494 boat launch  
(future possible Transportation Vehicle storage)  

**New South Shop** (4-10 acres)  
Grounds (Parks) Maint: (Staff + support space, Warm vehicle, Cold storage)  
Transportation: (Staff addition, Warm vehicle storage addition)  
Fueling station
OPTION 2/2A: FACILITIES

Empire Site Changes
Transportation (office addition, Warm Vehicle Storage addition)

Sheriff (renovate East Storage Building)

Grounds (Parks)
Maintenance (shop warm and cold storage additions)

Fleet (office addition, Vehicle work bay addition)
## COSTS SUMMARY

### Option Zero

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>New Grounds/Parks</td>
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<tr>
<td>Maintenance Facilities</td>
<td>$10,964,000</td>
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<tr>
<td>Relocated in LHRP and SLPR</td>
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<td>Renovations @ Hastings + Farmington</td>
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<tr>
<td>Empire Facility Changes</td>
<td>$8,938,000</td>
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**Total Estimated Cost** $23,315,000

### Option Two A

<table>
<thead>
<tr>
<th>Description</th>
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<tr>
<td>Land for North &amp; South</td>
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<td>Satellite Shops</td>
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<td>New North Shop</td>
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<td><em>(Grounds in LHRP)</em></td>
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<tr>
<td>New North Shop (Sheriff)</td>
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<td>New South Shop</td>
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<td>Land Disposition</td>
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**Total Estimated Cost** $28,346,000
• Service model option direction
• Implement over 7-10 years
• Begin with land already owned

DISCUSSION

Thank You
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Facility Condition Assessment Letter Grades:

A - 4.0 Excellent; meets County Standards (DC HPBCS)

B - 3.0 Good quality and condition; does not meet County Standards, good renovation potential

C - 2.0 Fair condition; does not meet County Standards, some code compliance issues, renovation possible but costly

D - 1.0 Poor condition; does not meet County Standards multiple code compliance issues, and poor condition overall indicate replacement recommended

Existing Facility Grades:
Hastings Shop overall grade: D
Farmington Shop overall grade: C
Lebanon Hills Yard overall grade: D
Spring Lake Park Yard overall grade: D
### Part 1: ASSESS EXISTING FACILITIES

#### GRADE EXAMPLE: LEBANON HILLS MAINTENANCE FACILITY

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<tr>
<th>Building</th>
<th>ARCH</th>
<th>MECH</th>
<th>ELEC</th>
<th>ADA</th>
<th>SECURITy/RISK MGMT</th>
<th>POINTS</th>
<th>GRADE AVG</th>
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**Notes:**
- **ARCH** - Architecture
- **MECH** - Mechanical
- **ELEC** - Electrical
- **ADA** - Accessibility
- **SECURITY/RISK MGMT** - Security/Risk Management
- **POINTS** - Total Points
- **GRADE** - Overall Grade

*GRADE EXAMPLE: LEBANON HILLS MAINTENANCE FACILITY*

- **CARPENTRY SHOP / MAIN BUILDING**
- **EQUIPMENT SHED**
- **TRUCK SHED, BUILDING 7**
- **BUILDINGS 4, 8, 5**
Facility Assessment: Hastings Shop

Overall Facility: D
Built in 1964, 7.4 acre site
Office area 2,300 sf
Large Vehicle storage 7,200 sf
Std. Vehicle storage 3,600 sf
Cold storage 4,200 sf
Envelope masonry, efficiency, floor
slab degeneration, ventilation,
electrical, egress lighting, no
sprinklers ADA, no women’s
restroom or locker, underutilized
space.

Zoning: R-1 (SF res adjacent),
floodplain, 3 Party Fuel JPA (ends
July 2018)
Overall Facility: C
Built in 1973, 10 Ac.
Office area 1,500 sf
Vehicle storage 10,400 sf
Salt storage 16,000 sf
Energy efficiency, no wash bay, egress lighting, salt shed structural corrosion and electrical, ADA, no women’s restroom or locker. Close to Empire.
Updated kitchenette, work stations.

Zoning: “SPRUCE STREET COMMERCIAL”
Overall Facility: D

9 buildings
Maint. bldg: 6600 sf-insulated, built (1920, 1943)
Carpentry Shop: 5200 sf-insulated (1990)
2-Cold Vehicle storage 6,000 sf ea (1980, 1997)
4-Misc farm bldgs (9,900 sf, 1920-55)

Deficiencies: Envelope condition, floor ramps not to code, ramps, undersized heated bays, wash bay in work space, electrical, egress lighting, CO and ventilation, no sprinklers, not enclosed farm buildings, no sanitary sewer, visible from park facilities. Stairs, shared mech.-break-office, no CO detection, Egress lighting
Overall Facility: D
7 buildings
Maint. bldg (6,200 sf-insulated, built 1986, 2000)
2- Cold Vehicle Storage (6,600 sf, built 1990, 1995)
4- Misc Sheds (built 1951-1991)

Deficiencies: limited heated vehicle storage, no dedicated wash bay, no sanitary sewer, no storm water mgmt., 1.5 mi gravel access road/not close to park facilities, code compliance: building envelopes, energy, ADA, electrical, mech. Stairs to break/office, undersized mech.-break-office not to code, no CO detection.
Option 2 Implementation (to be approved in the CIP)

1. Empire Build Out (sell Hastings)
2. South Shop Build Out (sell Farmington)
3. North Shop Build out
**OPTION 2: FACILITIES**

**New North Shop** (min. 4 acres, max 10) 
Near LHRP or a county trail/trailhead 
Grounds (Parks) Maintenance (new Staff + support space, Warm vehicle storage, Cold storage) 
Sheriff (new Staff space, Warm vehicle storage) 
Good access to 494 boat launch 
(future possible Transportation Vehicle storage)

**New South Shop** (4-10 acres) 
Grounds (Parks) Maint: (Staff + support space, Warm vehicle, Cold storage) 
Transportation: (Staff addition, Warm vehicle storage addition) 
Fueling station