



Public Buildings Capital Improvement Plan



Aging Facilities...

- Range of age of 3 years to 102 years
Average age is 37 years
- Maintenance issues are increasing
- Costs are always increasing
- More difficult to find replacement parts (i.e., elevators, HVAC)
- Energy costs increasing as facilities age



Five Year Plan

- Courthouse Renovations
- Senior Center Canopy
- Administration Building Renovations
- Brock Auditorium and Gymnasium



County Courthouse





A closer look...





Courthouse Project History

- Parts of the building were built in the early 1900's
- Additions were done in the 1970's and 1990's
- Since then only one phased renovation project has been done. In the early 2000's the roof was worked on, windows replaced, interior carpeting, painting, exterior painting and other minor remodeling was done.
- The Sheriff's Department was remodeled in 2006-2007.



Courthouse Renovations

Five Year Plan

- Year One (2015/16):
Exterior painting and repairs





Courthouse Renovations

- Major repairs to the clock tower (Preserve copper dome)





Courthouse Renovations





Courthouse Renovations

- Year one:
 - Current Handicap ramp replaced with ADA compliant ramp





Courthouse Renovations

- Year one:
 - Asbestos removal in crawlspace and basement





Courthouse Renovation Costs – Year One

Exterior repair and paint	\$ 103,000
Clock tower/dome repair	\$ 146,000
Ramp Replacement	\$ 8,000
Lighting Upgrades	\$ 43,000
Asbestos Removal	\$ 26,500
Contingency	<u>\$ 25,000</u>
Total:	\$ 351,500



Courthouse Renovations

- Year two (2016/17):
 - Magistrates suite paint and carpet
 - Top floor offices wallpaper removed and painted
 - Asbestos tile removal and replacement
 - Clock movements replaced



Courthouse Renovation Costs – Year Two

Magistrates Suite	\$ 7,000
Top Floor Offices	\$ 20,000
Asbestos Tile Removal	\$ 14,000
Tile Replacement	\$ 11,000
Contingency	<u>\$ 8,000</u>
Total:	\$ 60,000



Courthouse Renovations

- Year three(2017/18):
 - Replacement of 30+ year old boiler
 - Asbestos tile removal and replacement





Courthouse Renovation Costs – Year Three

Boiler Replacement	\$ 37,000
Asbestos tile removal	\$ 17,000
Tile replacement	\$ 12,500
Contingency	<u>\$ 4,500</u>
Total:	\$ 75,500



Courthouse Renovations

- Year four (2018/19):
 - Asbestos tile removal and replacement

Costs:

Asbestos tile removal	\$ 31,500
Tile replacement	\$ 10,000
Contingency	<u>\$ 3,000</u>
Total: \$ 44,500	



Courthouse Renovations

- Year five (2019/2020):
 - Replacement of HVAC system for 1970's addition

Costs:

HVAC Engineering	\$ 6,000
HVAC Replacement	\$ 120,000
Contingency	<u>\$ 10,000</u>

Total: \$ 136,000



Courthouse Renovations Projected Savings

- Over the first five years we are projecting a total of **\$ 33,200** based on a reduction in maintenance and energy costs



Davie County Senior Center





Senior Center Canopy

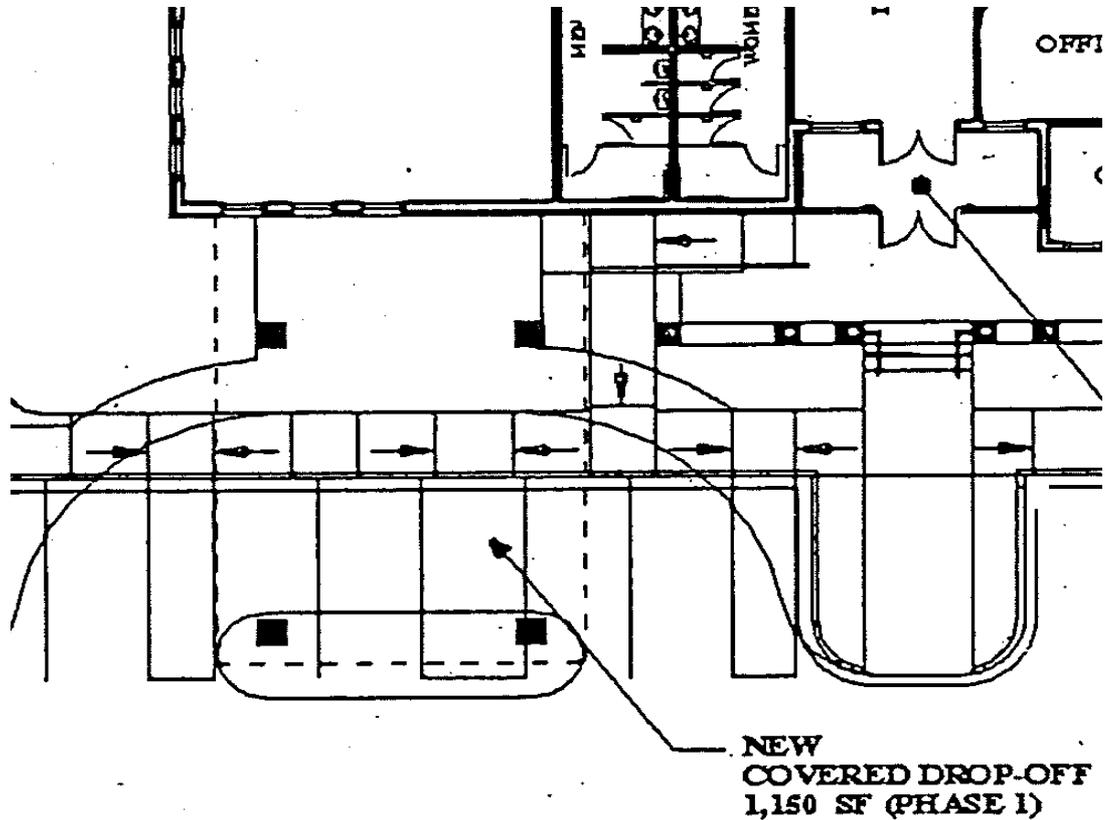
This project includes the construction of a drive-thru canopy.

Costs include modifications to existing curbing, parking spaces and side walks

Design based on 1154 sq.ft. size



Senior Center Canopy





Senior Center Canopy Projected Costs

Soil Evaluation	\$ 1,200
Design Schematics	\$ 2,500
Architecture/Structure Drawings	\$ 11,200
Construction of Structure	\$ 109,250
Parking Lot Modifications	\$ 8,000
Contingencies	<u>\$ 20,000</u>
Total:	\$ 152,000



Administration Building





Administration Building Renovations

- This building is roughly 24 years old
- No major renovations have been done
- This building is the first impression people have of Davie County Government



Administration Building Renovations





Administration Building

- Year one (2015/16):
 - Tax and Register Deeds Offices
Remove wallpaper, paint and replace carpet
 - First floor main hallway painting

Costs:

Register of Deeds	\$ 8,800
Tax Office	\$ 13,200
Hallway	\$ 1,000
Contingency	\$ <u>2,300</u>
Total:	\$ 25,300



Administration Building

Year two (2016/2017):

- Finance Office wallpaper and paint
- Carpet in Commissioners room
- Hallway/Breakroom/Bathrooms wallpaper and paint
- Repair Terrazzo floor in hallways





Administration Building Costs – Year two

Finance Office	\$ 5,000
Commissioners Room	\$ 5,000
Halls, Breakroom, etc.	\$ 8,000
Terrazzo Floors	\$ 15,000
Contingency	<u>\$ 3,300</u>
Total:	\$ 36,300



Administration Building

Year three (2017/18):

- Third Floor Renovations (Paint, carpet, tile)
- Replace HVAC system for full building

Costs:

Third floor renovations	\$ 16,000
Engineering (HVAC)	\$ 6,000
HVAC replacement	\$ 164,000
Contingency	<u>\$ 10,000</u>
Total:	\$ 196,000



Brock Auditorium and Gymnasium





Brock

Auditorium and Gymnasium

Gymnasium:

- Replace hardwood floor
- Replace damaged exterior door
- Replace all door hardware in gym
- Lighting upgrades



Brock Auditorium and Gymnasium

Gym Flooring





Brock

Auditorium and Gymnasium

- **Lighting in gym has Mercury Vapor bulbs**
 - Bulbs have to be recycled because of the mercury
- **Lighting in all other locations has outdated T-12 fixtures**
 - T-12 bulbs are no longer produced. Supply is limited
- **Panic hardware on exit doors are damaged**
 - Constitutes a possible safety issue in an emergency
- **Grading along exterior wall is flat**
 - Proper drainage keeps moisture away from the building



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Auditorium and Gymnasium

Gymnasium Costs:

Remove and store bleachers	\$ 4,000
Demolition and slab construction	\$ 56,000
Hardwood floor installation	\$ 85,000
Cleanup (debris, dust, etc)	\$ 2,000
Exterior Door replacement	\$ 1,000
Panic Hardware Replacement	\$ 10,000
Exterior re-grading	\$ 2,000
Lighting upgrades	\$ 25,000
Contingency	<u>\$ 15,000</u>
Total:	\$ 200,000



Brock

Auditorium and Gymnasium

Auditorium:

- HVAC systems for the auditorium are 20+ years old.
- Asbestos has been found in floor tiles and textured ceilings
- Carpet in the auditorium, hallways and lower level are 20+ years old



Brock Auditorium and Gymnasium

2018/2019:

-Replace HVAC & controls for auditorium

** Could see up to a 20-25% reduction in energy consumption



As an example

Replaced the 40 year old air conditioning unit for the office/daycare wing of the building in 2011.

Energy costs in 2010/2011: **\$54,016**

Energy costs in 2011/2012: **\$42,207**

22% Cost Savings



Brock

Auditorium and Gymnasium

Costs:

Engineering	\$ 6,500
HVAC and Controls	\$ 50,000
Contingency	<u>\$ 4,500</u>
Total:	\$ 61,000



Brock

Auditorium and Gymnasium

2019/2020:

- Asbestos tile and textured ceiling removal/ replacement
- Carpet replacement





Brock

Auditorium and Gymnasium

2019/2020 Costs:

Asbestos Removal	\$ 84,500
Tile replacement	\$ 17,000
Ceiling Repairs	\$ 10,000
Carpet replacement	\$ 32,500
Contingency	<u>\$ 11,500</u>
Total:	\$ 155,500



Questions???