



**FISCAL YEAR 2017-2026
CAPITAL IMPROVEMENT PLAN UPDATE
SUMMARY DOCUMENTS**





Capital Improvement Plan – County Projects

Durham County’s Capital Improvement Plan (CIP) is a living document that captures short and long-term capital needs. The FY 2017 to FY 2026 10-year CIP recommendations reflect requests from Durham County Government, Durham Public Schools, Durham Technical Community College and the NC Museum of Life and Science. The County Manger is recommending General Obligation (GO) bond funded projects totaling \$170 M to support DPS, DTCC, NC Museum of Life and Science and the Main Library. These projects were discussed during the May 4, 2016 budget worksession.

- **Durham Public Schools (DPS)** identified over \$435.2 million in new construction, renovations and repairs over the next ten years and gave highlights of their needs at the joint Board of Education and Board of County Commissioners meeting in March 2016. They have requested \$185 million for the first five years. Due to our fiscal constraints the County is supporting \$90 million for DPS to support its most critical construction needs, with an additional General Obligation bond referendum occurring in FY 2020 to address capital projects not addressed in the proposed 2016 referendum.
- **Durham Technical Community College (DTCC)** requested \$52 million over the 10-year CIP period, with \$20 million requested in the first five years. These funds would support the Newton building expansion, deferred maintenance issues and building renovations. The County is supporting \$20 million be included in the FY 2016 General Obligation bond referendum to support Durham Technical Community College capital project needs.
- **The NC Museum of Life and Science** requested \$34.2 million over the next ten years. Of that amount, \$14.1 million was identified to support projects over the next five years for exhibit and infrastructure maintenance. The County supports \$14.1 million be included in the upcoming General Obligation bond referendum.
- In October 2015, the BOCC received the plan review for the **Durham County Main Library** renovation with the intent of the project being included in the fall 2016 General Obligation bond referendum. The Main Library project was also included in the 2000 Facilities Master Plan update. If approved, \$44.3 million in bond proceeds would support the project.

GO Bond Projects	First 4 Years	GO Bond Referendum*
Durham Public Schools	\$75,119,068	\$90,000,000
Durham Technical Community College	\$15,800,000	\$20,000,000
Main Library Renovations	\$44,297,262	\$44,297,262
NCMLS Deferred Maintenance and Exhibit Refurbishment	\$14,067,705	\$14,067,705
Subtotal	\$149,284,035	\$168,364,967
Bond Issuance Cost	\$1,492,840	\$1,683,650
Total	\$150,776,875	\$170,048,617



The May 26, 2016 budget worksession focused on recommended County projects over the first four (4) years financed by limited obligation bonds (LOBs) and other short-term financing, and finally Pay As You Go (PAYGO) projects. The LOBs and short-term financing projects total \$136.6 million, while PAYGO projects total \$28.2 million over four years.

County Projects

- Over the past two years, the BOCC has committed to support several capital projects included in previous CIPs. In fall 2015 the BOCC received the plan review for the Main Library renovation with the intent of including the project on the fall 2016 GO bond referendum. The Judicial Building Renovations project was also presented to the BOCC with proposed project financing through limited obligation bonds (LOBs). Other major projects supported by the Board include funding for economic development incentives such as \$20M to support the Research Triangle Foundation’s Park Center (Phase I).
- The planned projects are largely directed by BOCC priorities, replacement/renovation cycles, funding ability, and reflected growth of department services and the communities they serve. Some projects, such as the downtown parking deck, DSS building reuse, and future EMS stations, have variable estimated project scopes that will require further project costing research. The proposed downtown parking deck is projected to be a mixed-use space, and the current dollar amount planned is a placeholder, further research is underway to determine the type of parking, keeping in mind community concerns to support affordable housing, which will ultimately change the amount of funding needed. In collaboration with the City of Durham, staff is continuing its due diligence to ensure the proposed deck addresses downtown parking needs for current staff and residents as well as plan for future needs. This project and others would benefit from an external review of need.

DURHAM COUNTY LONG TERM DEBT PROJECTS (LOBs FUNDING)

1. Judicial Building Renovations	\$39,529,673
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The goal of the Judicial Building Renovation is to modernize and re-purpose a building that was originally constructed in 1978. It is seven floors, plus a basement, with a total area of approximately 170,000 SF. Once complete, it will house various Durham County administrative offices, multiple meeting rooms, and leasable retail space on the First Floor. The scope includes a total reconfiguration of the building interior, replacement of all the major building systems, adding a fire protection system, exterior signage and wayfinding and completely rearranging the elevator core. The exterior envelope will be replaced with a system that meets current energy performance standards, and will reimage the overall building. Minor alterations will be needed to the building’s structure. Along Main St., the existing planters will be removed and the entry steps broadened to open the building to the street. The existing plaza will remain with selective alterations to materials and plantings.

2. Judicial Building Annex Renovations	\$3,800,000
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The purpose of this renovation is to get Orange St. Probation and Parole out of its current lease situation. This project will allow the backfill of floors 2 and 3 of the Judicial Building Annex (Old First Union) by Probation and Parole (Orange St. location) following the completion of the Judicial Building Renovation. Currently, the NC Department of Juvenile Justice and Delinquency Prevention and the Emergency Medical Services (administrative staff) occupy these floors and will be relocating to the Judicial Building as part of



the renovation. These floors will be modified to meet the functional requirements for Probation and Parole along with necessary improvements to the building systems.

3. Administration Building Renovations **\$7,280,975**

This renovation will allow the backfill of the ground and first floor of the Administrative Building following the completion of the Judicial Building Renovation. Currently, Register of Deeds and Tax Administration, which will be relocating as part of the Judicial Building Renovation, occupy these floors. Various departments require expansion due to service needs as many of the departments currently occupy multiple floors. This project will improve department consolidation and adjacencies along with addressing other building issues as identified during the programming/evaluation phase.

4. RTP Economic Development Incentives **\$18,000,000**

In FY 2015-16 the County negotiated Public-Private Project (PPP) Agreement with Research Triangle Foundation of North Carolina (RTF) in an amount of Twenty Million (\$20,000,000.00) Dollars over 10 years for the development of the Park Center Project Phase I. Park Center is the 98-acre area of RTP that will serve as the cornerstone of the Master Plan. Park Center is designed to attract and support businesses and to drive growth in Durham, the Triangle and across the state. RTF is committed to spending at least another \$20M from the Foundation’s assets in the coming years and has asked the County to partner with it for Phase I of the development by matching RTF’s \$20M investment. The Durham-Wake Counties Research and Production Service District will also collaborate to invest \$10M in Phase I of Park Center for open and park space.

5. Detention Center Elevator Upgrade **\$1,409,098**

Replace two major elevator systems that have reached their useful life and are scheduled for replacement, which would be the Detention Center’s six 1994 Kone traction elevators and the Judicial Annex’s 1974 hydraulic elevator. The elevators are performing consistent with their age and engineered limitations of the equipment; they have reached their life expectancy. An accepted life span for elevators would be 20 years of normal use (Monday – Friday 8 am – 6 pm). There are four elevators on the secure side of the Detention Center; these elevators operate every day all day moving staff and inmates. We have had multiple elevators down for months because of motors going bad and computer software malfunctioning. Project also includes \$262,048 in PAYGO.

6. Downtown Parking Deck **\$35,000,000**

This funding has been identified as a general placeholder amount for a downtown parking deck. A downtown deck was identified in previous Capital Improvement Plans as parking for County employees, but needs to be expanded to address projected utilization and growth. A Joint City/County Parking Committee has been established and is charged with bringing this joint partnership project to fruition. Information gathering continues as the group looks to address downtown parking and other issues that are being identified.

7. Public Safety/Service Facility **\$4,000,000**

This funding has been allocated for land acquisition for a potential Public Safety/Service Facility. This will secure a facility to be renovated in the future for the purpose of co-locating various County program elements including an Emergency Management Services Central Administrative Headquarters, Fleet maintenance, Emergency Operations Center, Vehicle and capital storage, and the Fire Marshall’s office. Currently, vehicles and storage for several departments, including the Sheriff, General Services, EMS and



the Fire Marshal/Emergency Services, are distributed at several locations. All of these agencies have indicated a need for a permanent storage location and to have their own, non-outsourced, fleet maintenance. It is recommended that a large industrial facility that can house these requirements be acquired and constructed/renovated in the future to meet the current usage and growth.

8. Owned Convenience Sites Upgrades **\$1,110,003**

Construct and upgrade the existing site attendant buildings located at the Redwood and Parkwood Solid Waste and Recycling Convenience Sites at an estimated cost of \$1.1 million dollars and acquire adjoining properties to the Redwood Convenience Site in order to eliminate site restrictions and the ability to expand services at an estimated cost of \$120,000.00.

9. Economic Development **\$4,000,000**

Durham County is considering acquiring land to facilitate new economic development and job growth for eastern Durham County, which has been lagging in new economic opportunities. The project would include land acquisition, site entitlement process, subdivision of the property, and infrastructure to make the property ready for new companies, including water and sewer and road improvements.

10. Stormwater Retrofit **\$1,500,000**

Durham County is subject to three separate watershed rules for nutrient reduction and stormwater management: the Neuse Stormwater Rule, the Falls Lake Rules, and the Jordan Lake Rules. Durham County has already implemented nutrient reduction requirements associated with new development in the watersheds. However, in order to meet the existing development components of the Rules, Durham County may need to construct stormwater retrofits, among other activities, to reduce nutrient inputs from present infrastructure in these watersheds. This funding has been identified as a placeholder for those types of projects.

11. Timberlake Railtrail **\$2,000,000**

The Durham to Timberlake rail trail is a 19.5-mile inactive rail corridor stretching from downtown Durham into Person County that is proposed to be converted to a rail trail project. Acquisition of this corridor is seen as a unique opportunity to secure and preserve a strategic corridor to provide rail- trail recreational opportunities. The proposed rail-trail is envisioned as a city county partnership with county participation proposed for the portion of the corridor from the Urban Services Boundary northward to the County line, totaling 8.3 miles. The corridor is not currently available for purchase; the acquisition funding is a placeholder estimate in order to have some funding planned in future years since there may only be a short time frame for purchasing the rail corridor if it becomes available.

12. EMS Station Recommendation **\$3,760,900**

EMS conducted a study of the current level of services and future needs analysis. This study concluded that the population growth and demographics of the county will require the purchase of additional land and the construction of eighteen (18) new stations, renovation of two (2) existing stations and the construction of a new headquarters building in order to meet the growing needs for services. The needs will be addressed in two phases with the first phase to include the purchase of additional land, construction of nine (9) new stations, renovation of two (2) stations, and the construction of a new headquarters building. The proposed second phase will include the construction of the remaining nine (9) stations. Planning began for the expansion in the fourth quarter of 2015 and the entire project is expected to conclude at the end of the second quarter of 2026.



SHORT TERM DEBT PROJECTS (BANK FINANCINGS)

1. Multi-Department Radio Update \$11,498,573

A collaborative effort by Durham County Sherriff, Fire Marshal, EMS, and Public School System (School's radios are accounted under the FM) to replace the current Motorola XTS radios systems with Motorola APX radio systems before 2018 under the Capital Improvement Project (CIP). The current Motorola XTS systems were first purchased in the early 2000 and have been maintained and upgraded by the individual departments. The current Motorola radios used by emergency responders within Durham County are no longer in production as of November 2013. Motorola will continue to service these radios through November 2018 as long as parts are available. EMS is already facing upgrades with the current radio control heads for medic trucks because of absence of replacement parts. The closer Durham gets to November 2018, the harder it will be to repair the current radios used by the emergency responders.

2. IT-Audio/Video Replacement \$2,168,000

In the past several years, the county has installed audio visual equipment in buildings across the county. Audio visual equipment includes monitors in over 75 conference rooms, digital signage in many county buildings, the equipment used in the county commissioner's chambers, and cameras and televisions in the conference rooms of the new justice center. This technology needs to be replaced on a six-year cycle in order to maintain viability and stability of the resources.

3. Durham Fire & Rescue District Vehicles \$1,500,000

Vehicle replacement Fire Engines, Tanker Trucks, and Rescue vehicles. Initial replacement of vehicles over 30 years old.

Pay as You Go Projects

1. Judicial Annex Refurbishment Planning \$300,000

Planning dollars allocated to support Judicial Building Renovations. The total project cost is \$4,100,000, with the remaining amount financed through limited obligation bonds. The renovation moves Probation and Parole out of its current leased space. This project allows the backfill of floors 2 and 3 of the Judicial Building Annex (Old First Union) by Probation and Parole (Orange St. location) following the completion of the Judicial Building Renovation. Currently, the NC Department of Juvenile Justice and Delinquency Prevention and the Emergency Medical Services (administrative staff) occupy these floors and will be relocating to the Judicial Building as part of the renovation. These floors will be modified to meet the functional requirements for Probation and Parole along with necessary improvements to the building systems.

2. Administration Building Renovations Planning \$600,000

The total project cost is \$7,880,975, with the remaining amount financed through limited obligation bonds. This renovation will allow the backfill of the ground and 1st floor of the Administrative Building following the completion of the Judicial Building Renovation. Currently, Register of Deeds and Tax Administration, which will be relocating as part of the Judicial Building Renovation, occupy these floors. Various departments require expansion due to service needs as many of the departments currently occupy multiple floors. This project will improve department consolidation and adjacencies along with addressing other building issues as identified during the programming/evaluation phase



3. Ongoing County Building Support **\$5,706,539**

This is a grouping of CIP projects that include annual upgrades and renovations to County buildings and parking surfaces, and encompasses HVAC replacement, roof replacement, building envelope upkeep, parking resurfacing, and minor upgrades to the Durham County Detention Center rear entrance, elevators, and central command posts within each pod.

4. New Elections Equipment **\$860,000**

Current equipment was purchased in 2005 after the NC State Board of Elections decertified all voting equipment used in the state. New equipment was purchased using federal HAVA (Help America Vote Act) grant funds. No county funds were required. Funding supports replacement equipment.

5. IT-Four Year Replacement Schedule **\$7,751,000**

Durham County has approximately 2,000 desktop computers, hundreds of switches, routers, servers, printers, and test equipment, as part of its Information Technology (IT) needs to support its business operations. The schedule is modified as new equipment is purchased through outside projects, and as legacy equipment is removed.

6. IT-Telecommunications System **\$428,000**

Durham County improved communications services to increase applications, quicker turnaround on services and accessibility to information to prevent taxing of our telecommunications infrastructure. Version upgrade of Call Manager, Call Center Express and Emergency Responder systems in 2018-19. End-of-life phones will also be replaced in order to meet minimum requirements of the upgraded phone system.

7. IT-Laserfische Upgrade **\$300,000**

Document Imaging and Management is an enterprise resource, converting paper documents into easy-to-find electronic documents. It will be used by most County departments. This plan includes the periodic major version and functionality upgrades for the document management system. Over 750 employees in Social Services, Public Health, Environmental Health, Human Resources, Legal and other departments currently use document Imaging and Management. The county document imaging system currently contains over 650,000 documents comprised of 45 million images, and occupying over five terabytes of storage on the county's storage area network (SAN). These documents previously occupied environmentally controlled storage full of paper records in filing cabinets and required dedicated staff to control and manage.

8. EMS Cardiac Monitors and Defib. Replacement **\$2,700,000**

In FY 2014-15, Durham EMS replaced all of the existing cardiac monitors currently owned by the County. The monitors were purchased with a five-year warranty that last for the life cycle of the monitor. In FY 2020, the new monitors will need to be replaced with a onetime purchase in a CIP project. Complete replacement of the County fleet of monitors would cost approximately 30% less than replacing the entire fleet at retail cost over the next five years (no discounts on small purchases).

9. Open Space and Farmland Protection **\$2,000,000**

Funds will be used towards the acquisition and development of strategic county open spaces. The funds will be used to acquire lands to implement adopted open space plans (New Hope, Little River and Eastern Durham), and to provide public recreation and trails when compatible. Lands acquired will help to protect



the county's water quality and significant natural habitats. Lands will be protected with conservation easements or other instruments. Funds will also be used towards the acquisition of permanent farmland conservation easements as part of the County's farmland preservation program. Farmland easements are acquired from willing sellers and are typically purchased with assistance from matching state and federal farmland preservation grant programs.

10. County Stadium Upgrades **\$287,214**

Stadium acquisition of LED video scoreboard to allow full fan participation and view of field events and field signage.

11. Leased Convenience Site Upgrades **\$386,082**

Land acquisition and development of a Northern Durham consolidated solid waste and recycling convenience site. Approximately 56% of the users of the County's four solid waste and recycling convenience sites use the Bahama and Rougemont Convenience Sites located in Northern Durham. Both sites are leased to the County. The leaseholders are Durham Public School's for the Bahama Convenience Site and a private landowner for the Rougemont Convenience Site. Consequences to the County for not owning either of the convenience sites are restrictions that limit the County's site usage and the ability to expand the sites in the future, as well as lack of permanent ownership control of the properties.

12. Owned Convenience Site Upgrades **\$214,91**

Construct and upgrade the existing site attendant buildings located at the Redwood and Parkwood Solid Waste and Recycling Convenience Sites at an estimated cost of \$1.1 Million Dollars and acquire adjoining properties to the Redwood Convenience Site in order to eliminate site restrictions and the ability to expand services at an estimated cost of \$120,000.

13. Durham County Fire and Rescue Building Renovations **\$1,451,120**

Major replacement of concrete driveways to each fire station and building envelope replacements of bay doors, windows and pedestrian doors as well as epoxying apparatus floors.

14. Storm Water Retrofit Enhancements **\$200,000**

The total project cost is \$1,700,000, with the remaining amount financed through limited obligation bonds. Durham County is subject to three separate watershed rules for nutrient reduction and stormwater management: the Neuse Stormwater Rule, the Falls Lake Rules, and the Jordan Lake Rules. Durham County has already implemented nutrient reduction requirements associated with new development in the watersheds. However, in order to meet the existing development components of the Rules, Durham County may need to construct stormwater retrofits, among other activities, to reduce nutrient inputs from present infrastructure in these watersheds. This funding has been identified as a placeholder for those types of projects.

15. Bragtown Branch Library Upgrade **\$55,125**

Bragtown Library opened in 1962 and has not received any significant renovations other than routine maintenance. The .062 acre site owned by Durham County could potentially allow for an expansion of the library and parking lot. The library staff would like to perform a feasibility study and preliminary activities to confirm if this is viable. Due to the age of the structure, a building assessment and feasibility study could determine if the site and facility could accommodate an expansion of the facility and parking area.



16. Stanford L. Warren Library Parking Upgrade **\$942,500**

This project would allow the expansion of the Stanford L. Warren Library parking lot. The historic Stanford L. Warren Library originally constructed in 1940 and recently renovated in 2006 is a community based branch library that receives significant utilization. This project would address the inadequate parking noted by the library staff. The project would require land acquisition of at least (2) properties adjacent to the facility in order for the expansion to be viable.

17. County Buildings Security Improvements **\$1,034,567**

This project will enhance our current security systems by replacing antiquated security cameras, installing new cameras where we have gaps in coverage of critical infrastructure locations, re-keying locks to bring all county facilities under a centralized key control system, improving building security by installing barriers, and providing emergency phone stations at county parking locations. Additional improvements will add command and control software that will allow the security-monitoring center to employ video analytics and blue force tracking as well as an improved video management system that will be scalable as security continues to grow in capabilities, and software to track visitors at County facilities.

18. Public Safety/Service Facility **\$700,000**

This funding has been allocated for land acquisition for a potential Public Safety/Service Facility. This will secure a facility to be renovated in the future for the purpose of co-locating various County program elements including an Emergency Management Services Central Administrative Headquarters, Fleet maintenance, Emergency Operations Center, Vehicle and capital storage, and the Fire Marshall's office. Currently, vehicles and storage for several departments, including the Sheriff, General Services, EMS and the Fire Marshal/Emergency Services, are distributed at several locations. All of these agencies have indicated a need for a permanent storage location and to have their own, non-outsourced, fleet maintenance. It is recommended that a large industrial facility that can house these requirements be acquired and constructed/renovated in the future to meet the current usage and growth.

19. New EMS Expansion **\$600,000**

Supports project cost associated with proposed EMS expansion. Additional funding allocated in the limited obligation bonds category. EMS conducted a study of the current level of services and future needs analysis. This study concluded that the population growth and demographics of the county will require the purchase of additional land and the construction of eighteen (18) new stations, renovation of two (2) existing stations and the construction of a new headquarters building in order to meet the growing needs for services. Additional dollars allocated in proposed limited obligation bonds budget.



Durham County Government
BOCC Capital Improvement Plan Update

Other Long Term Debt Projects	First 4 Years
Judicial Building Renovations	\$39,529,673
Judicial Building Annex Renovations	\$3,800,000
Administration Building Renovations	\$7,280,975
RTP Economic Development Incentive	\$18,000,000
Detention Center Elevator Upgrade	\$1,409,098
Downtown Parking Deck	\$35,000,000
Public Safety/Service Facility	\$4,000,000
Owned Convenience Sites Upgrades	\$1,110,003
Junction Road Industrial Development	\$4,000,000
Stormwater Retrofit	\$1,500,000
Timberlake Rail Trail	\$2,000,000
EMS Station Expansion	\$3,760,900
Total	\$121,390,648
Short Term Debt Projects	First 4 Years
Multi-Department Radio Upgrade	\$11,498,573
IT-Audio/Video Replacement	\$2,168,000
Durham F&R District Vehicles	\$1,500,000
Total	\$15,166,573
County Contribution Projects	First 4 Years
Judicial Annex Refurbishment	\$300,000
Administration Building Renovations	\$600,000
Ongoing County Building Support	\$5,706,539
New Elections Equipment	\$860,000
IT-Four Year Replacement Schedule	\$7,751,000
IT-Telecommunications System (Voice Over IP)	\$428,000
IT-Major Laserfisher Upgrade	\$300,000
EMS Cardiac Monitors and Defib. Replacement	\$2,700,000
Open Space Land Acquisition	\$2,000,000
County Stadium Upgrades	\$287,214
Leased Convenience Sites Upgrades	\$386,082
Owned Convenience Sites Upgrades	\$214,947
Parkwood VFD Renovations	\$337,643
Bethesda VFD Building Support	\$1,113,477
Stormwater Retrofit Enhancements	\$200,000
Bragtown Branch Library Upgrade	\$55,125
Stanford L Warren Library Parking Upgrade	\$942,500
County Building(s) Security Improvements	\$1,034,567
Public Safety/Service Facility	\$700,000
New EMS Expansion	\$660,000
Total	\$26,577,094