DURHAM
1869
CITY OF MEDICINE

Sign and Signal Shop

Project Planning Summary

- Recommendation
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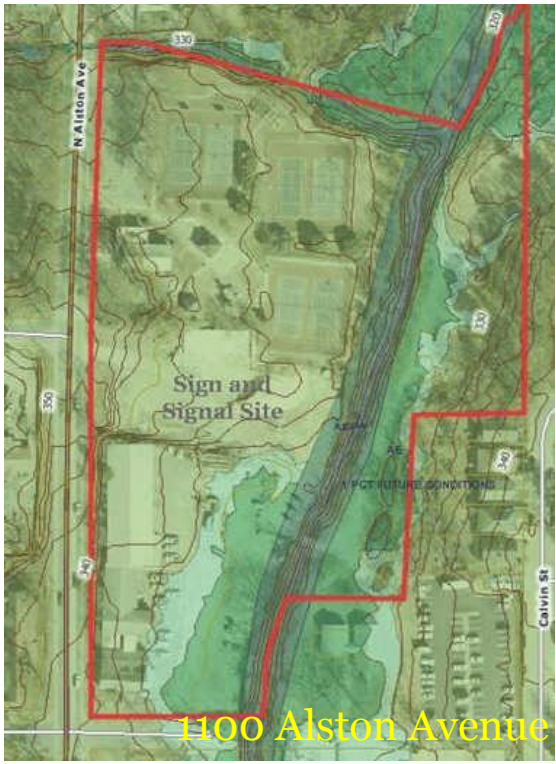
Recommendation

1. The General Services Department recommends that City Council adopt an ordinance amending the Capital Improvements Project Ordinance, Fiscal Year 2014-2015, as amended, the same being Ordinance #14623 for the purpose of adding funding in the amount of $3,000,000.00 to the New Sign and Signal Shop Project (CL001).

2. The General Services Department and Transportation Department, recommend that City Council approve the fee simple acquisition of 2.23 acres of land and improvements from Muldee Limited Partnership at 320 Muldee Street (parcel #159525) for $1,000,000.00.

Background

- The current Alston Avenue site is located in floodplain
- The aged former 1950's residential dwelling converted to industrial use is no longer suitable for operation.
- Partial dwellings facilities are not heated and cooled. Structures are not energy efficient. No fire suppression systems in place
- Sizes of disjointed dwellings are not adequate relative to the number of staff. The gravel service yard is not large enough to accommodate vehicle parking and storage.
- In 2005, the General Obligation Bond portfolio budgeted $1,130,000.00 to develop a Sign and Signal Shop program as part of the proposed Public Works Operations Center North.
- In 2010, a portion of that funding ($543,000.00) was used to fund design and construction of a salt dome at Fleet Maintenance.



Process

- Williard Ferm Architects (WFA) was contracted to develop a space needs program for a co-location of Sign and Signal Shop (SASS) operations at PWOC. The study's findings identified that co-locating Sign and Signal Shop Operations was cost and schedule prohibitive and would incrementally increase staffing, transportation vehicles and equipment.

- Using the program study, the following site options were evaluated to determine the best possible destination for the Sign and Signal Shop.
  - **Option #1 – Green Site Option (Fay Street)**
  - **Option #2 - The Existing Site (Alston Ave)**
  - **Option #3 –Renovation Site (Muldee)**

- Sites were evaluated based on the following criteria:
  - **Program**
  - **Schedule**
  - **Budget**

Option #1 – Green Site

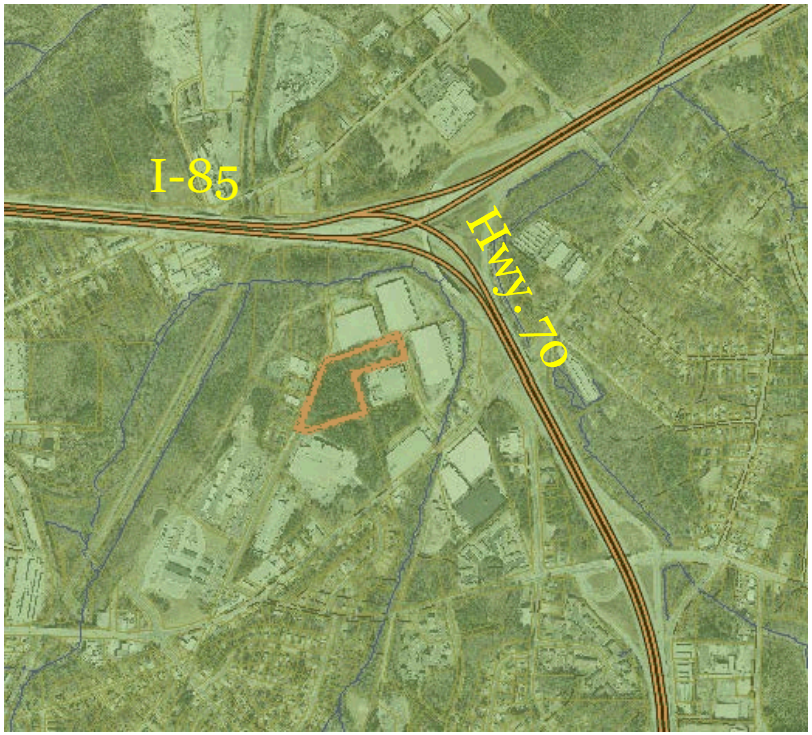
Fay Street

Key Site Characteristics

- 6.99 Acre Site in North Durham
- Zoned – IL (light industrial)
- Close Proximity to Major Circulation
- Major infrastructure required
- Additional environmental measures required (stormwater, clearing)

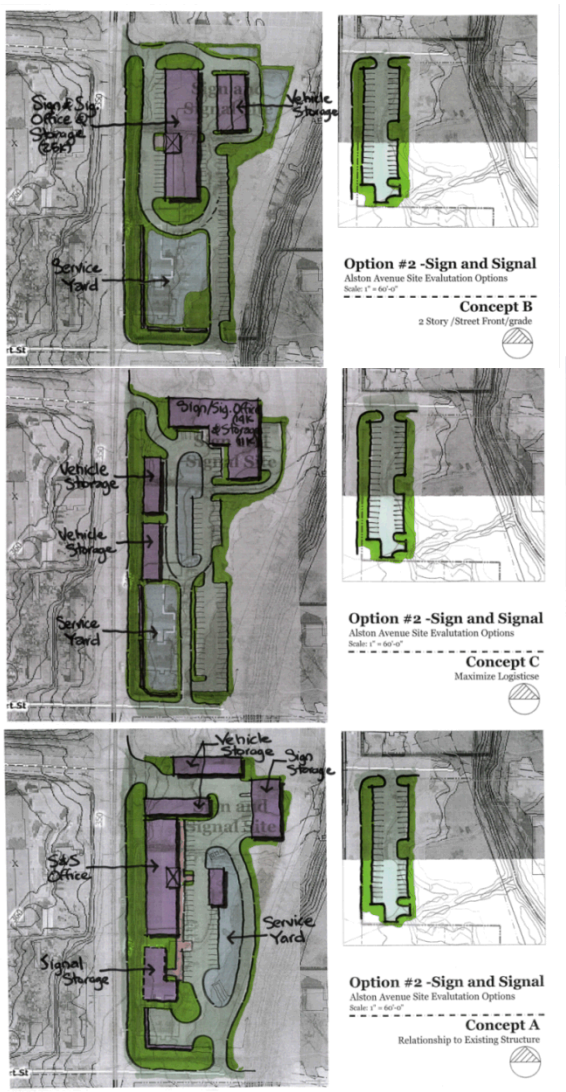
Analysis

- Budget estimate - +/-$10,456,563
- Schedule Estimated - +/-40 Months



Option #2 – Existing Site

Alston Avenue



Key Site Characteristics

- Access – The program requires two access points for large vehicles circulation.
- Circulation – Site will make provisions for: Material drop off, large bin and dumpster pick ups and large paint run-off
- Unattractive views – Unsightly equipment storage yard visible from street and adjacent properties.
- Environmental – The proposed development CANNOT propose any fill in the flood area or Stream buffer.

Analysis

- Budget Estimate (average) - $9,053,772
- Schedule Estimate - (+/-36 Months)

Option #3 – Renovation Site

Muldee Street

320 Muldee Street

Key Site Characteristics

- This 2.23 acre site is located in North Durham off Hwy 70 and Hwy 98.
- The site has visitor parking, parking in the service yard and vehicular storage capacity inside the warehouse.
- The building also includes 5,000 sf of office (ac/heat) and 15,000sf of heated warehouse space
- In addition, there is a secondary warehouse area in the rear with an upper level storage mezzanine

Analysis

- *Budget Estimate* - $3,536,000
- Schedule Estimate - (+/-20 Months)

Sites Compared

Schedule Comparison

Option #1- Green Site.

- *Budget Estimate*
- +/-$10,456,563

- *Schedule Estimate*
- *(+/-40 Months)*

Option #2- Ex. Site

- *Budget Estimate*
- $9,053,772

- *Schedule Estimate*
- *(+/-36 Months)*

Option #3 – Renovation

- *Budget Estimate*
- $3,536,000

- *Schedule Estimate*
- *(+/-20 Months)*

Conclusion: Based on best value of budget estimates and the best potential schedule outcome, we recommend Option # 3 (Renovation site) as the best options for the Sign and Signal Site.

Renovation Sites Comparison

- The 320 Muldee site was compared with the following Renovation Sites to determined the best site to accommodate the Sign and Signal Shop program.
  - Site A - *1230 Avondale*
  - Site B - *1309 Geer*
  - Site C - *2700 Angier*
  - Site D - *1010 Harvest*
  - Site E - *4620 Industry*
  - Site F - *1301 Person*
  - Site G - *320 Muldee*
- After evaluating the sites listed above with the following criteria: building square footage, service yard (size and access), existing building configuration, parking availability, cost and existing infrastructure availability it was determined that Site G (320 Muldee) is the best site to accommodate the SASS Program.

Plan - *Budget*

Current Project Estimate - $3,536,000

- Property/Building Purchase - $1,000,000
- Preliminary Estimate for Design, Construction & Contingencies – $2,536,000

Plan - *Schedule*

• Contract with Property Owner (90-120 day option)	Current
• Building Assessment	November 2014
• Review Report	December 2014
• Property Closing	December 2014
• RFQ to Solicit Design Team	December 2014
• Select Design Team	January 2015
• Contract Execution	February 2015
• Design	Feb – July 2015
• Permitting	July-August 2015
• Advertise for bidding	September 2015
• Bids Due	October 2015
• Contract Execution	December 2015
• Construction Period	January - April 2016
• Furnishings and Equipment	May 2016
• Relocation/Move In	Summer 2016