



# Department of Water Management Facility Expansion

Presented to City Council  
October 22, 2015



# Current Conditions

- Department of Water Management (DWM) functions are currently located in multiple locations.
  - ❖ Mist Lake – DWM Admin.; Utility Engineering; Plant, Engineering & Maintenance; Regulatory Compliance.
  - ❖ PWOC – Water & Sewer Maintenance Division
- Public Works Operation Center (PWOC) houses Department of Public Works (PW) and DWM.
- Mist Lake Facility Master Plan was approved 2012 to consolidate Mist Lake and PWOC divisions into one location.



# PWOC Limitations

- Site was originally a Wastewater Treatment Plant
- Some of the buildings being utilized by DWM were not designed for current use and occupancy levels.
- The old plant administration building and vehicle parking areas are located within the Third Fork Creek Flood Plain
- Limited growth on existing site for DWM or PW.
- Relocating WSM provides opportunities for PW to expand operations on their site.



# PWOC – FLOOD PLAIN AREA



*There are number of ways to save water, and they all start with you.*

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# PWOC - DWM Occupancy





# PWOC – Future Planning

A 10 year Master Plan for PWOC (which included an option for the Sign and Signal Shop) was completed in 2013 by GSD.

Some of the still relevant findings are as follows:

- Facility assessment indicated deteriorating conditions across site.
- Flood Plain regulated spending limits constrain options for facilities to be adapted to future needs.
- 19 additional FTEs, including consolidation of PW Inspections and Surveying, are expected by 2023.



# PWOC – Future Planning

Recommendation from Master Plan for renovations and improvements:

- Demolition of Pump House/Water Meter Shop
- Incorporate Storm Water Management and other site improvements
- Renovation of 4 buildings in flood plain within regulated spending constraints
- Build new truck wash, brining area, and bulk material storage shed outside of flood plain



# DWM – Opportunities

- Allowable space for required & expected growth
- Better utilization of existing personnel and equipment
- Better utilization of parts/tools warehousing and non-duplication of housing parts and tools
- Provide better internal communication within divisions
- Protection of parked vehicles and outdoor equipment during flooding situation now experienced at PWOC
- Provide more acceptable storage and in-house work area conditions for field personnel



# DWM Requirements

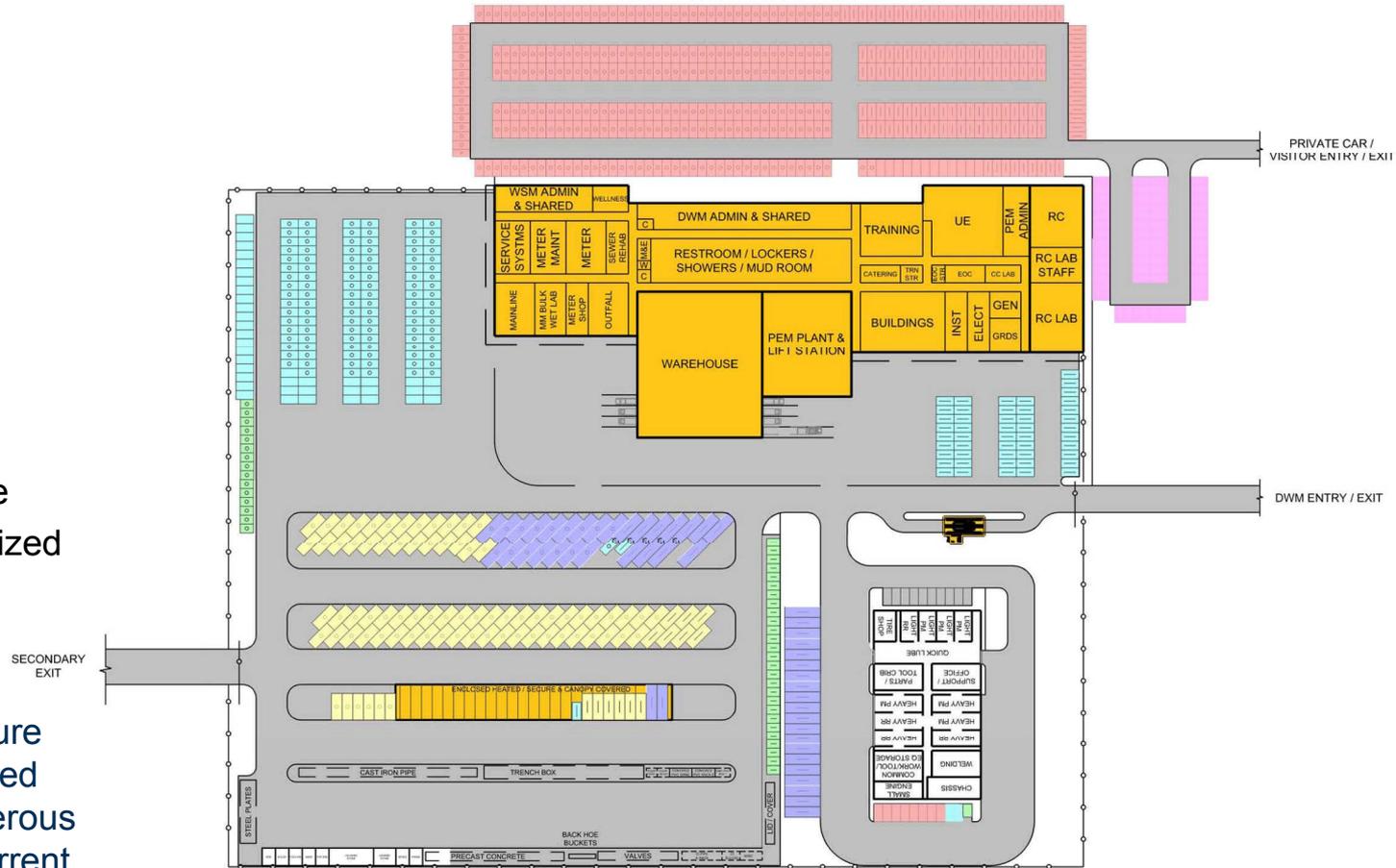
- DWM Facility Master Plan completed
- DWM expected growth over next 20-30 years
  - Plant Engineering & Maintenance - 35 employees
  - Water, Sewer Maintenance - 90 employees
  - Additional personal and work vehicle parking
- Minimum of 27 acres of buildable area.
- Site flexibility for potential growth beyond the 20 yr. projection.
- Single story facility.
- Adjacent roadway infrastructure for heavy truck use



# Mist Lake Facility Master Plan

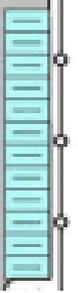
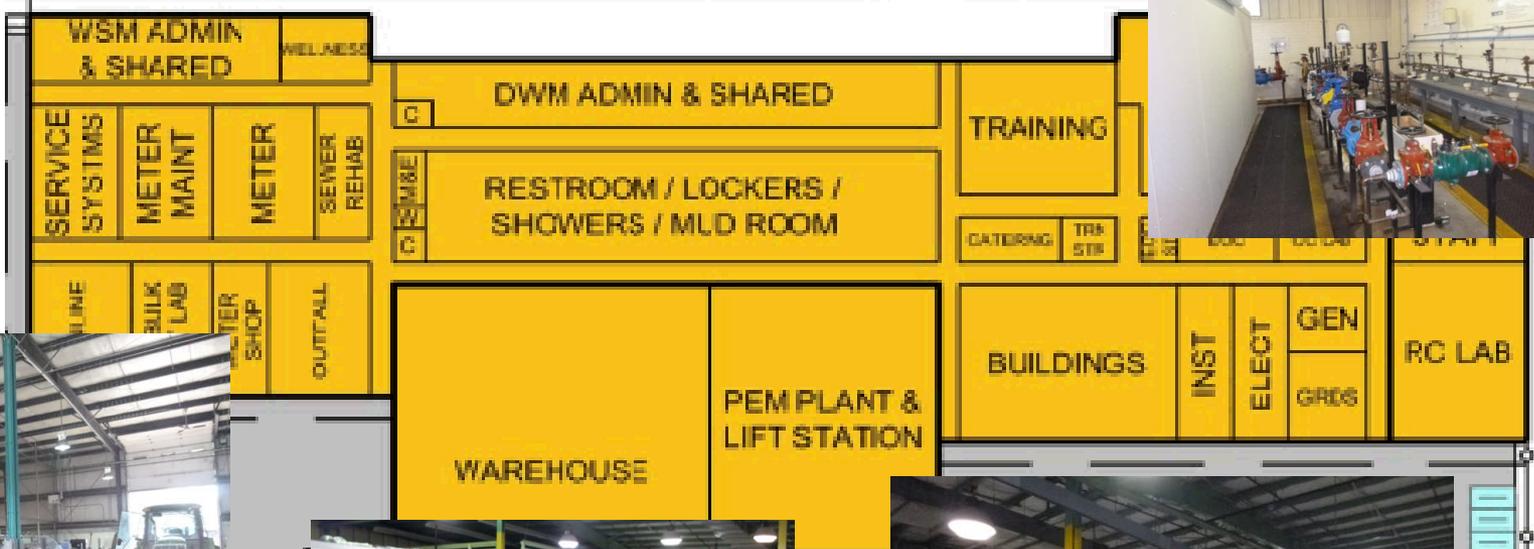
- 27 acres
- Buildings – 164,000 sq. ft.
- 5 options
  - 4 for Mist Lake
  - 1 Greenfield sized site

Note - Existing ML structure was evaluated and deemed not reusable due to numerous code deficiencies with current standards





# Proposed Building





# DWM Relocation Options / Decisions

- GSD provided 13 sites
- GSD and DWM rejected 10 sites due to:
  - Parcel Size
  - Access
  - Site topography
  - Proximity
  - Other feasibility issues
- Evaluated 2 sites, 3<sup>rd</sup> site was already under contract
- All parcels zoned RR, require spot rezoning
- Sites have forestry conservation requirements
- Sites contain waterways and stream buffer restrictions
- Sites require sanitary sewer extensions
- No existing facility sites were found of adequate size



E. Club Blvd.

Floodplain Fringe

Floodway

Mist Lake Facility

Highway Set-back



# Mist Lake Adjacent Land Buildable Area

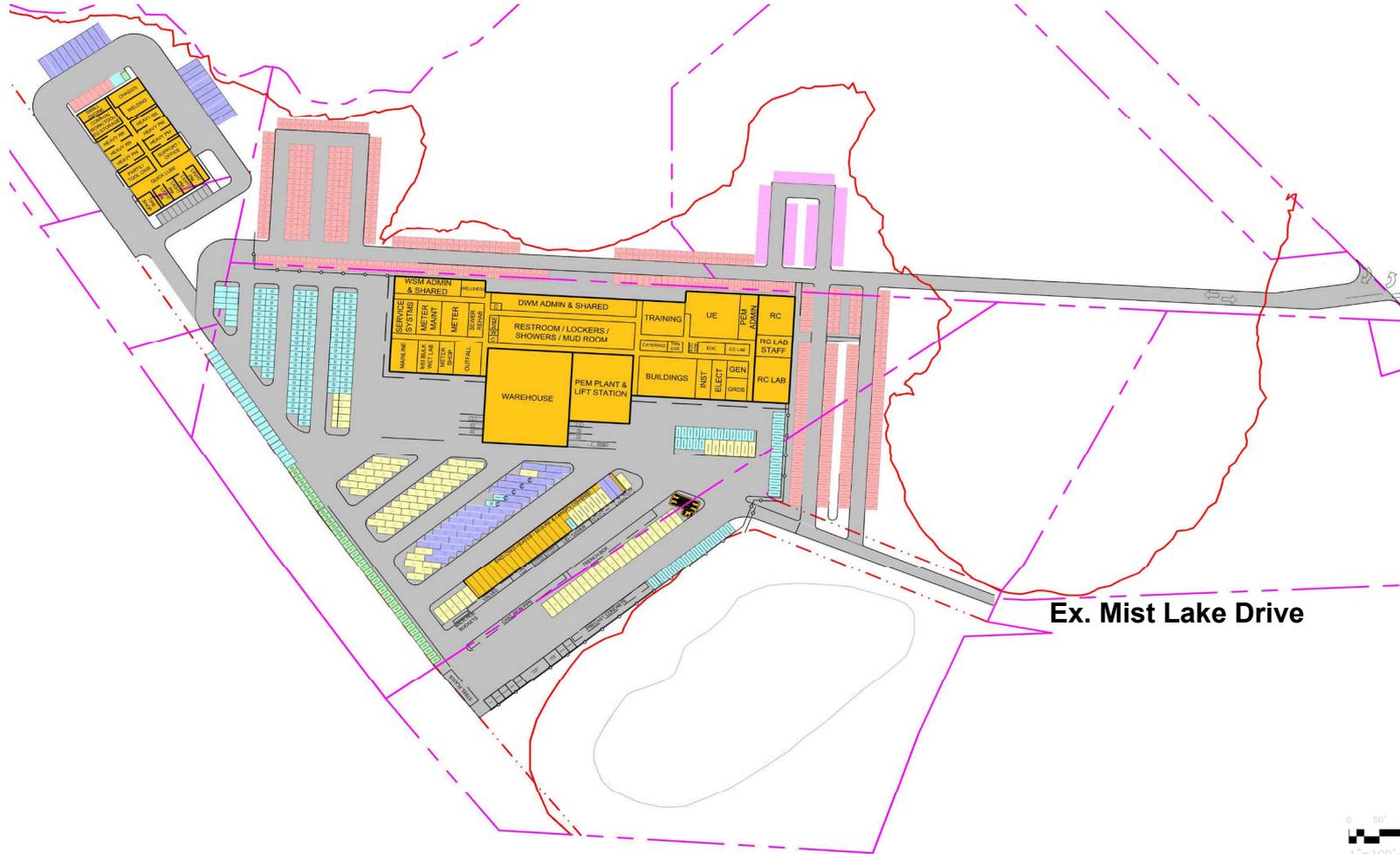


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# Expanded Mist Lake Site



Ex. Mist Lake Drive

0 50' 1  
1"=100'

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# Project Cost Estimate

- **Construction Cost** **\$ 41,677,100**
  - Soft costs (Design, Permitting, Testing, Etc.) \$ 7,085,100
  - Land Acquisition (estimated) \$ 225,000
  - **Total Project Cost** **\$ 48,987,200**
- 
- Funding for project has been included in the financial rate model



# Project Time Line

- Program Management Approval 4 Mo.
- Architect / CMAR Selection Process 6 Mo.
- Design / Permits 12 Mo.
- Bid/ Award 4 Mo.
- Construction 22 Mo.
- Total 48 Mo.



# Questions