

# Orange County Space Study Work Group Progress Update

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## **BACKGROUND**

At its June 17, 2014 meeting, the Board of County Commissioners (“the Board”) established a Space Study Work Group and adopted a charge for the group (Attachment ‘A’). This Space Study Work Group continues an iterative process of evaluating existing space for its ability to meet County needs, and planning for improved, more efficient use where possible, as well as planning for new or renovated space at appropriate times. This information informs the County’s capital improvement plan (“CIP”) process.

The Space Study Work Group consists of:

Earl McKee, BOCC Vice-chair	James Stanford, Clerk of Courts
Renee Price, BOCC	James Grove, Emergency Services
Nancy Coston, DSS	Colleen Bridger, Health
David Hunt, Commissioners Office	Janice Tyler, Department on Aging
Peter Sandbeck, Department of Environment, Agr, Parks & Recreation	Dave Stancil, Department of Environment, Agriculture, Parks & Recreation
Jim Northrup, Information Technologies	Jeff Thompson, Asset Management Services
Wayne Fenton, Asset Management Services	

Departments without direct representation on the Work Group have been included in related Space Study Sub-groups and report progress to the main group. Several of these Sub-groups related to existing capital improvement projects have been, and will continue to meet. Other groups will begin meeting in December 2014.

The Board adopted study framework, entitled “Board adopted framework for iterative, continuous space study”, is included here as Attachment ‘B’. The framework is founded in the original Board-established 2001 framework and guiding principles, as well as the major space study framework update in 2005 and was further updated and adopted by the Board at its June 18, 2013 meeting.

The Space Study Work Group has met four times, including most recently on November 11. The key focus for the Group’s initial work has been an examination of how well existing buildings meet Board adopted space study criteria, as well as related criteria identified by the Work Group. This interim report presents information and findings primarily related to the County’s existing building inventory and short-term needs. Detailed facility assessment information has been included here as Attachments ‘C’ through ‘E’.

The information in this progress update report will be included as a new section in an update of the May 2013 Orange County Facility Report, available at:

<http://www.co.orange.nc.us/AssetMgmt/documents/OrangeCountyFacilityReport-May2013.pdf>

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## SPACE STUDY WORK GROUP PROCESS

The work group’s iterative process is illustrated in Figure 1. This process is intended to continually review and update the County’s use of existing space, as well as identifying “needs” and “wants” for new or renovated space, which can and does change over time.

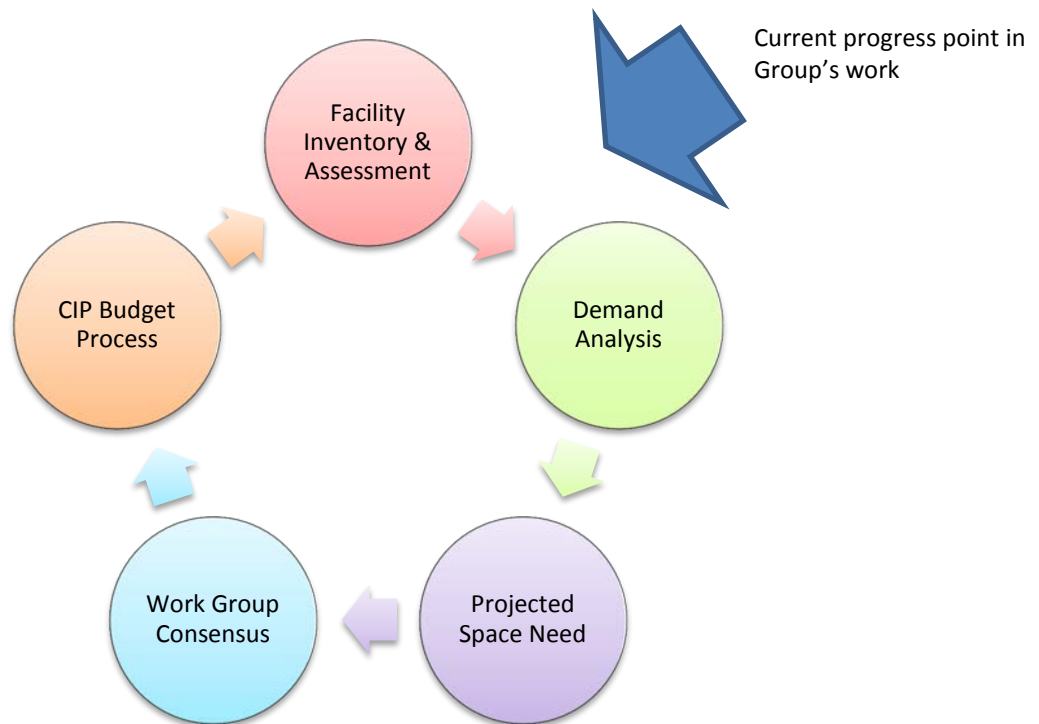


FIGURE 1

## ORANGE COUNTY BUILDINGS

Growth and development of new buildings in Orange County has occurred over time in keeping with County growth and development, and changes in the programs and services provided by the County. In addition to buildings occupied by Orange County employees and facilities used to deliver services to Orange County residents, County governments in North Carolina also provide facilities for judicial system functions. Indeed, one of the oldest and certainly the most recognized buildings in Orange County is the Historic Courthouse, dating to 1845.

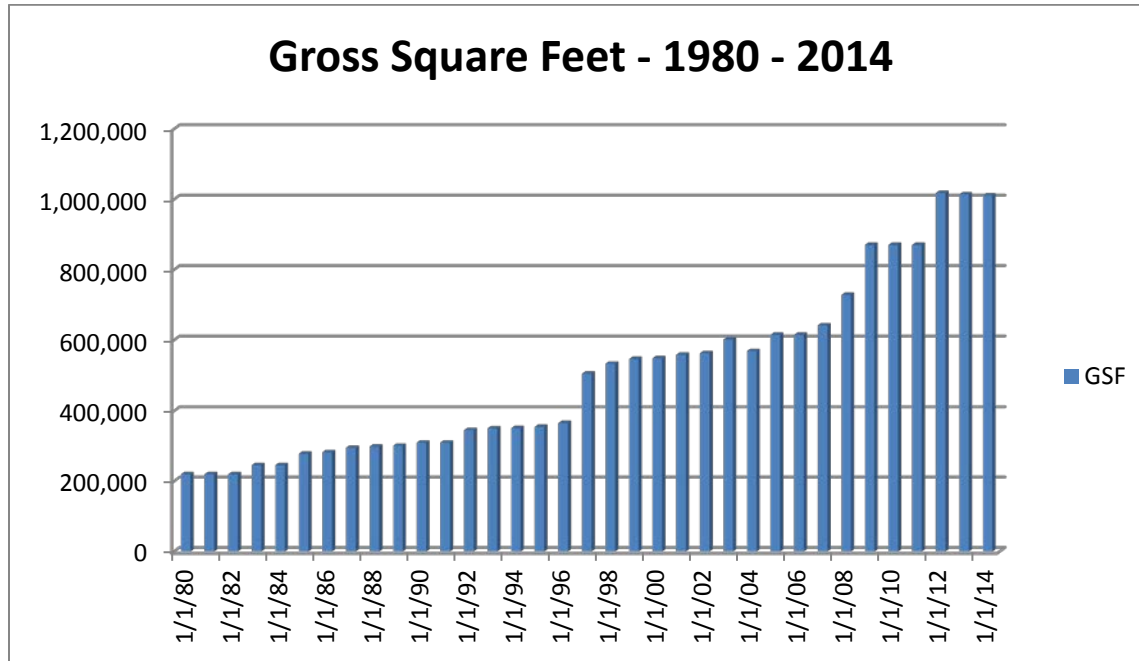
Much development in more recent times has corresponded to previous space studies that were performed when needs were identified. Most recently, this included the addition of several new or expanded facilities during the mid to late 2000s.

Figure 2 shows the growth from 1980 through 2014 in gross square footage of County buildings. While a number of County and Court system buildings were added or expanded during this time period, two key impacts on the increase in gross square footage were the addition of the

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Builder's First Source property at 401 Valley Forge Rd in 1997 (105,000 gross square feet) and the Eno River Parking Deck in 2012 (147,122 gross square feet).

FIGURE 2



## SPACE MEASUREMENT DEFINITIONS

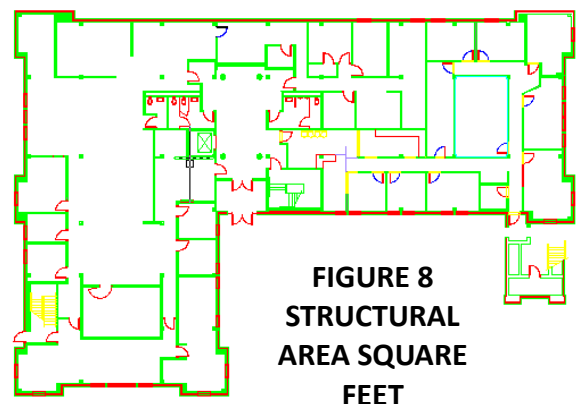
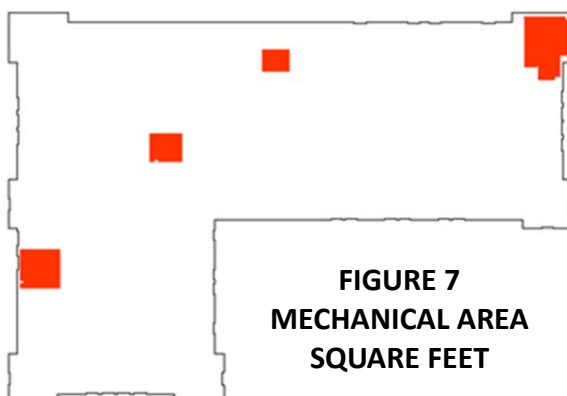
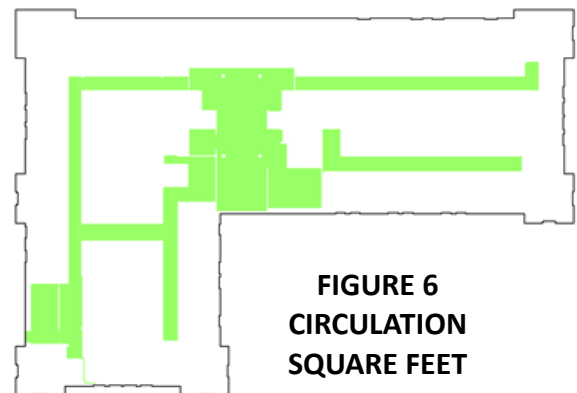
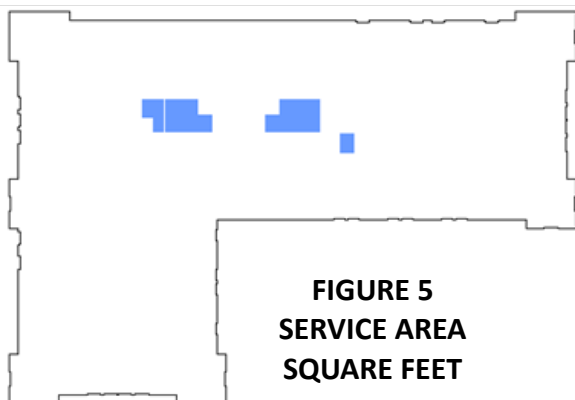
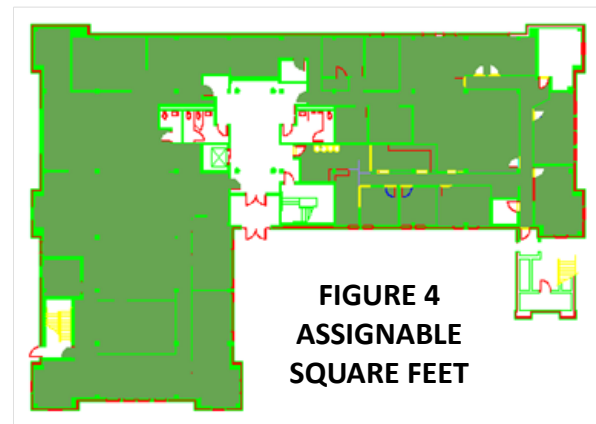
All commercial and institutional buildings include a number of different space types. Two industry associations for facility management – the Building Owners and Managers Association (BOMA) and the International Facility Management Association (IFMA) – provide industry standard techniques and definitions for the measurement and evaluation of space within buildings. The figures that follow, using the ground floor of the Link Government Services Center as an example, present an overview of some of the key space types and measurements used when comparing and evaluating space within buildings. These include:

- **Gross area:** measured from the outside face of exterior walls, this represents the building “footprint” times the number of floors, excluding an voids, such as two story atriums (Figure 3);
- **Assignable area:** includes all office space, storage space, meeting space, and circulation space that is directly assigned to, and exclusively available to, an individual department, measured inner wall surface to inner wall surface (Figure 4);
- **Service areas:** includes restrooms and custodial storage spaces (Figure 5);
- **Circulation areas:** includes entry vestibules, lobbies, corridors, stairwells and other means of travel within a building, both those areas assigned to departments and those

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shared areas on individual floors (floor lobby areas) and those shared across all building occupants (building entrances, lobbies) (Figure 6);

- Mechanical/electrical/plumbing/voice/data: includes building equipment spaces (Figure 7);
- Structural space: The difference between the Gross Area and the Net Useable Area of the building. This is space that cannot be occupied or used because of building structural features ((Figure 8);
- Net Usable Area: The aggregate interior area of the building that can be occupied, measured from inner wall to inner wall. This number is the sum of Assignable and Non-Assignable Space.



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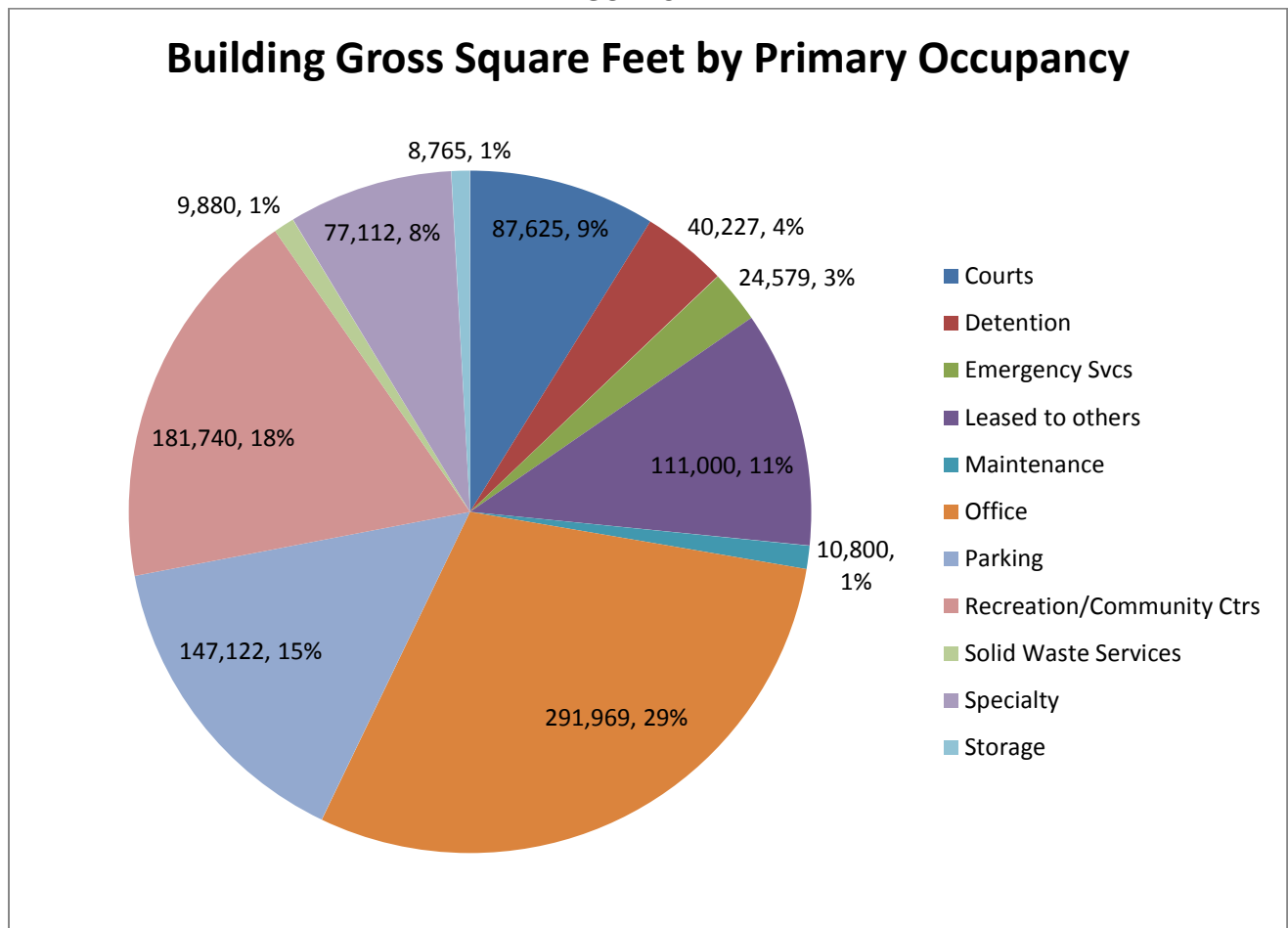
## **BUILDING INFORMATION**

The information that follows presents key background information about County owned and leased buildings.

### ***Gross Square Footage by primary building occupancy***

While a number of buildings include a variety of space use functions, each building has a primary occupancy type. For example, the Central Recreation Center contains offices, but its primary function is “Recreation/Community Centers”. Information related to the percentage of gross square footage by primary occupancy for each building is present in Figure 9. The largest category is “Office” at approximately 29%, with “Recreation and Community Centers” second at approximately 18%. The general category “Recreation and Community Centers” also includes senior centers due to the activities provided at these locations. The category of “Office” here includes only County occupied buildings. While many of the buildings included in the “Courts” category also contain offices, they have been rolled up in the single Courts category.

**FIGURE 9**

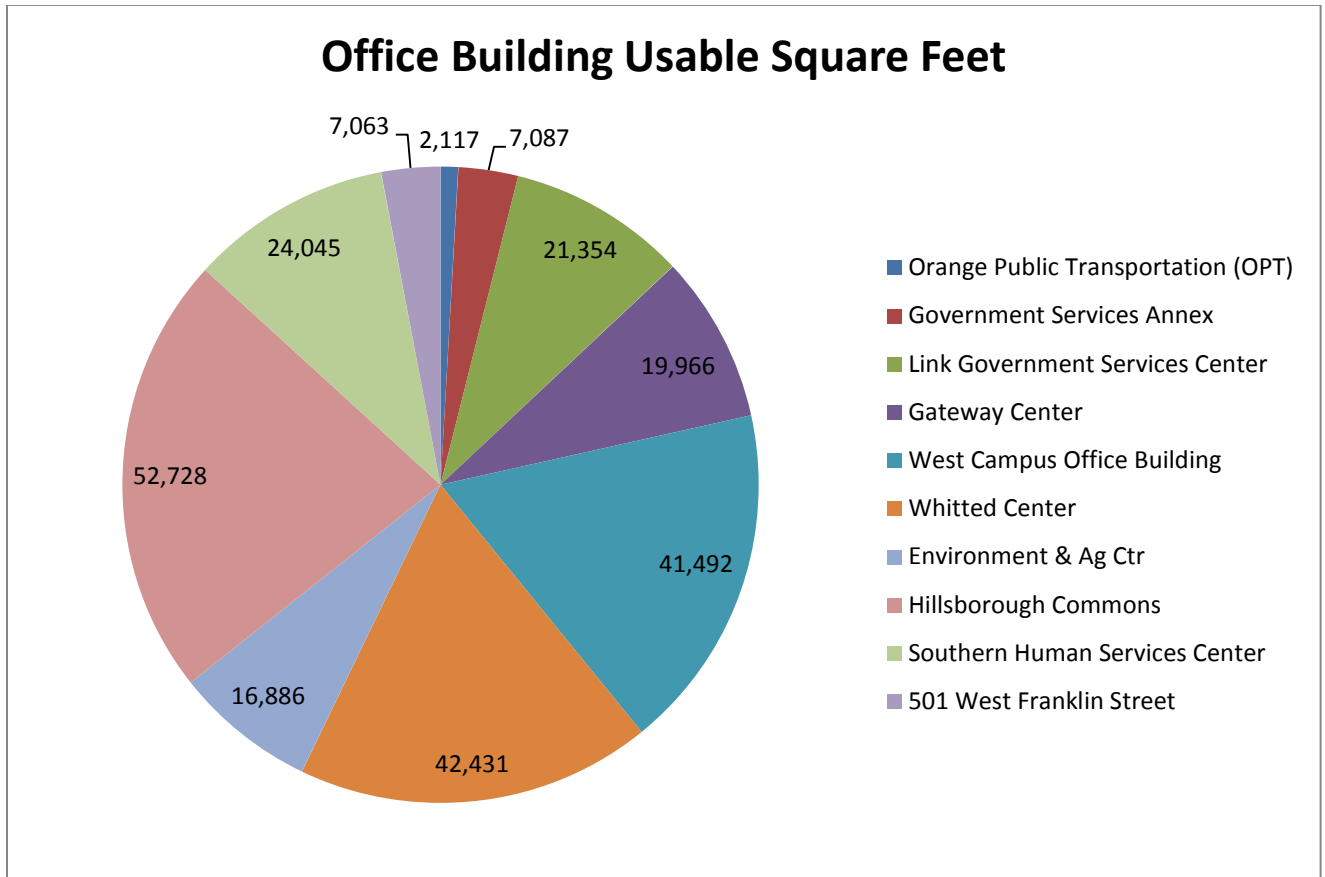


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## County Occupied Usable Square Footage by Office Building Location

Figure 10 presents a breakdown of the usable square footage in County buildings that are identified as primarily Office use buildings.

FIGURE 10



### Usable Square Footage - Office Buildings

Table 1 presents the usable square footage in each building where the primary occupancy is identified as “Office” for County occupied buildings (does not include Court system related buildings) as well as the percentage of gross square footage that is identified as “usable” square footage in each. The Whitted Center has the lowest ratio of gross to usable square footage, primarily due to the heavy masonry construction of the facility (eighteen inch exterior and corridor walls).

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**TABLE 1**

**Usable Square Footage – Office Buildings**

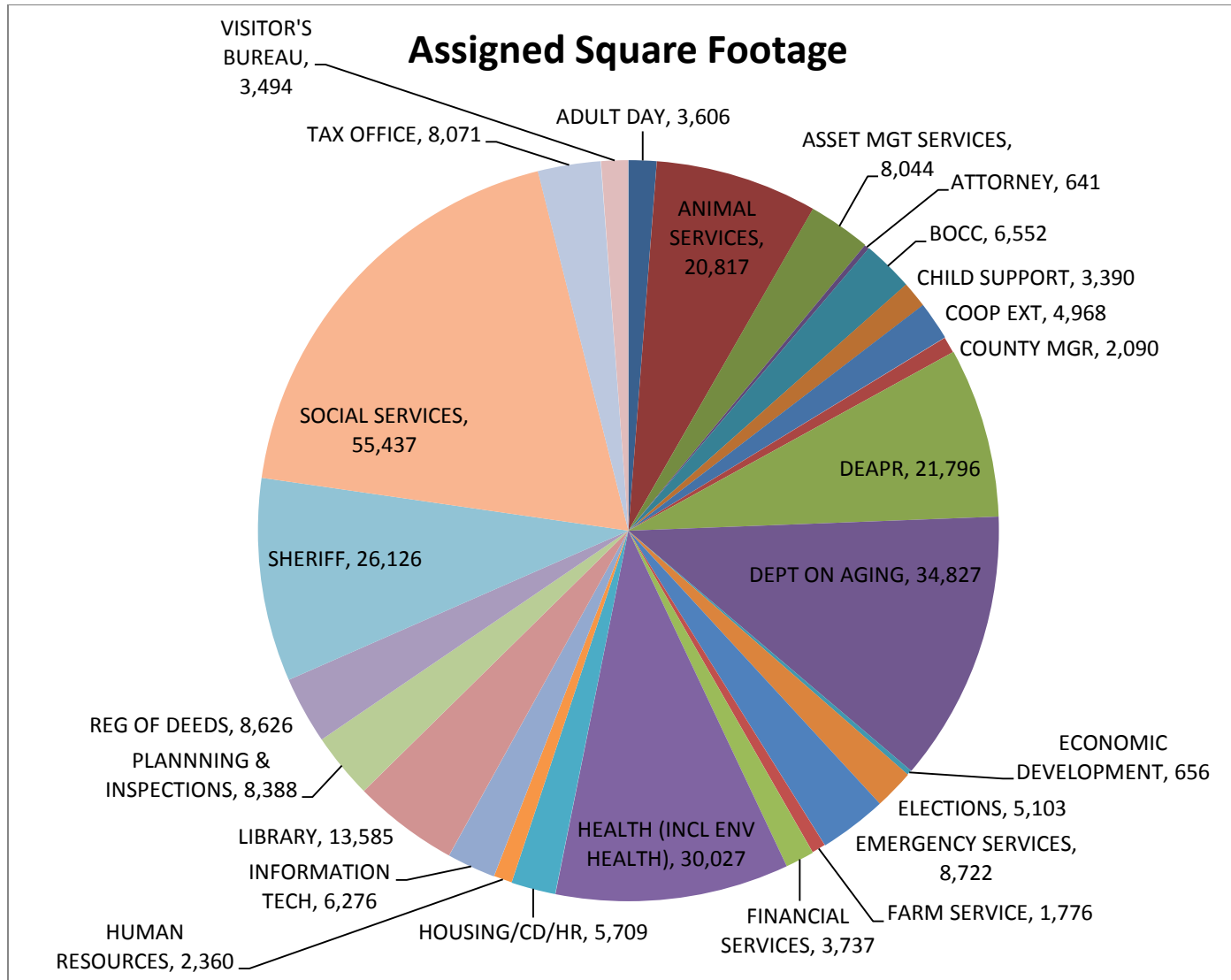
Buildings	Usable Square Feet	Percentage of gross square footage that is usable
Orange Public Transportation (OPT)	2,117	88.21%
Government Services Annex	7,087	74.24%
Link Government Services Center	21,354	82.16%
Gateway Center	19,966	87.39%
West Campus Office Building	41,492	88.82%
Whitted Center	42,431	67.24%
Environment & Ag Ctr	16,886	88.47%
Hillsborough Commons	52,728	94.16%
Southern Human Services Center	24,045	84.04%
501 West Franklin Street	7,063	95.34%
<b>TOTAL:</b>	<b>235,169</b>	

***Assigned Square Footage by department***

Asset Management Services identifies the space within County buildings in keeping with the BOMA/IFMA standards demonstrated above. Figure 11 provides an overview of the assigned space within County-occupied buildings. Common areas, service areas, shared use spaces, etc. are not included in this chart.

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FIGURE 11





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## **STUDY GROUP FINDINGS**

A summary of key building information is presented in Attachment ‘C’ (building name, address, gross and usable square footage, etc.) Existing County buildings were evaluated using the “Board adopted framework for iterative, continuous space study”. These criteria included:

- Adequacy of existing space to meet future needs;
- Accessibility (ability of customers to travel to, and park at facilities where services they are seeking are provided). Accessibility as it relates to compliance with the Americans with Disabilities Act will be reviewed in conjunction with the Inspections department and reported in the final report in March 2015;
- Facility condition (projected year of next replacement of major infrastructure components) is identified in Attachment ‘D’;
- Potential for growth (within buildings, as well as expansion on site) is identified in Attachment ‘E’;
- Other intangible values (historic value, social value, etc.) were discussed by the Study Group but determined to be too difficult to identify in an objective evaluation format.

### ***Gross Square Footage by building age***

Information regarding building age (count and gross square footage are presented in Table 2. This information relates to the date of original construction of buildings and so does not take into account subsequent renovations or equipment replacement.

**Table 2**  
**Building Age – Count and Gross Square Footage**

<b>Age</b>	<b>Count</b>	<b>Gross Square Feet</b>
0-5 years old	6	106,070
6-10 years old	6	284,138
11+ years old	44	616,632

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## ***Technology***

Technology offers the potential for greater space efficiency in the future. Work environments have changed and continue to change significantly due to the use of laptops, tablets, smartphones and wide-spread availability of wifi service, offering opportunities for more collaborative, less structured work environments that do not require being “tethered” to individual offices. This also provides the opportunity to increase the use of private offices that may currently be in use for only part of the day, by allowing shared use. Meeting spaces can also be used more efficiently by allowing collaborative work to be performed on a routine basis in the spaces.

Technology also offers the potential for far greater use of electronic record and document storage and retrieval. The Information Technology department has worked with several departments already, and continues to work with others to digitize and make searchable records, allowing some physical space to be repurposed from records storage to more valuable office, meeting, or other space uses.

## ***New Construction***

There is no identified need for new construction beyond current projects (Cedar Grove Community Center, Environment and Agriculture Center, Southern Branch Library, Orange County Jail, and the Southern Campus Master Plan). Unused and/or unassigned space, and space not being used for its intended purpose (i.e., office space being used for storage) remains available in several County buildings. A complete summary of unused and/or unassigned space and space not being used for its intended purpose will be included in the final report.

Real estate costs are the second highest expense for most companies and organizations, after personnel costs. While the County owns the majority of the space that is occupied by County staff, the properties that it owns represent a huge investment of County dollars. As such, it is critical to ensure space is being used at its highest and best purpose. A detailed analysis of current use of space in County building will be included as one of the “Next Steps” (see next section) for the Work Group

## **NEXT STEPS**

The Work Group will next focus its attention on identification of short and long-term space utilization and priority, which will provide routine input to the capital investment planning process. Work will include:

- Current space use analysis
- Current practices for records and other storage
- Opportunities for improved efficiency
- Underutilization of existing space
- Sub-group input to Space Group

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- Long-term needs analysis - program and service delivery (*“needs” versus “wants”*)
- Capital investment plan process

The findings and outcomes from this work will be included in the final report in March 2015.

## **ATTACHMENTS**

### ATTACHMENT 'A'

**Space Study Work Group Charge  
(BOCC adopted on June 17, 2014)**

1. Work with County staff to provide recommendations to the Board on the utilization of space within existing County facilities as well as the need for new or renovated space, to include but not be limited to, approved master planned County campus sites, and;
2. Consider record retention regulations and recommend longer retention periods for select records, if desired, and;
3. Develop a records retention policy to be managed by Asset Management Services as part of an annual records destruction event, and;
4. Develop a comprehensive policy for storage of non-record items, and
5. Assess and recommend structural or procedural mechanisms in support of these goals.

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## ATTACHMENT 'B'

### Space Study Framework (BOCC adopted on June 18, 2013)

#### 1. Purpose:

The purpose of this space study framework is to provide staff a Board adopted set of guidelines to systematically inventory, assess, and manage County facility needs on a continuous basis. Specifically, the framework addresses:

- a. Space inventory (facility report updated May 2013)
- b. Projected space requirements through 2020 (*short term; extended from original target of meeting needs up to 2010 in 2005 space study update*)
- c. Projected space needs that may fall beyond 2020 time frame (long term; extended from original target of meeting needs up to 2010 in 2005 space study update)
- d. Identified space issues that may affect quality of service to County customers
- e. The systematic gathering, review and management of departmental space needs that impact services (i.e. service trends, locational needs, technology, growth and/or contraction)
- f. The presentation of options and recommendations to the Board that prioritize, optimize, manage, and ultimately meet County space needs in a reasonable and useful manner

#### 2. Guiding Principles:

- a. Board Adopted in 2001:
  - Co-location of departments with similar functions and/or those that serve the same customer base
  - Consolidation of County operations to as few sites as may be practicable in an attempt to gain operational efficiency and customer access
  - Owning facilities in which County operations are located, as opposed to leasing, except where there exists a compelling business reason to do so
- b. Additional Guiding Principle Board Adopted in 2005:
  - Building and maintaining facilities and spaces according to sustainable practices and high performance building standards (Board adopted Environmental Responsibility Goals)
- c. Additional Guiding Principle Board Adopted in 2013:

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- Evaluation of the relative cost and benefit of facilities use where those facilities are stressed –“fully and/or practically depreciated”. This principle is necessary in order to manage the facility to its highest and best use while planning and providing for the potentially displaced space need.

### **3. Basis of Study:**

The study will include a review of the use of all County buildings, along with a description of the space needs of each County department and other users of County buildings (e.g. District Attorney).

These assessments will serve as a fundamental work product and will form the basis for the scope of the study:

- a. Management and Staff Assessment and Input. The Metrics of this Assessment are as follows:
  - i. Management evaluation and comment
  - ii. Staff evaluation, collected and documented by the user questionnaire established in 2001
- b. Physical Assessment and Inventory. The Metrics of this Assessment are as follows:
  - i. Physical report (staff and consultant)
  - ii. Maintenance and utility report (staff)
  - iii. Identification of stressed and under-utilized assets
  - iv. Valuation of stressed and under-utilized assets through a Net Present Value Calculation (staff)
- c. Departmental Space Needs Programming housed within stressed or under-utilized assets (staff and consultant)

### **4. Scope of Study:**

The scope of the study will be based upon the before-mentioned Basis of Study data, analysis, and conclusions and will be framed by:

- a. Space needs required no later than 2020; as well as beyond 2020 – based upon:
  - i. management and staff assessments,
  - ii. facility assessments,
  - iii. identified stressed or underutilized assets,
  - iv. identified Board, management, and departmental needs;
- b. Board adopted strategic planning initiatives

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## **5. Options and Recommendations:**

The criteria and decision factors for recommended space study action that are suggested for Board adoption are as follows:

- a. Making decisions based upon the before-mentioned guiding principles:
  - Consolidation
  - Centralization
  - Ownership
  - Sustainable building operation and programming
  - Cost and benefit analysis
- b. Minimizing under-utilized spaces
- c. Formulating reasonable, defensible courses of action for stressed facilities
- d. Providing exceptional facilities for County service delivery
- e. Meeting longstanding, publicly supported needs
- f. Recognizing, anticipating, and planning for growth (and contraction) trends

## **6. Timeline and Horizon:**

Staff will recommend space need prioritization, scheduling and funding sources to the Board for comment and adoption each fall prior to the annual Capital Investment Planning process.

This space study framework is recommended to be fully updated every 5<sup>th</sup> year, with annual status reports to be presented to the Board each fall before the budget season. These updates may serve as a vehicle to recognize and address the trends and strategic directions and receive Board guidance outside of the budget process.

This space study framework will be used for a systematic study of County facility space needs in 2013.



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## ATTACHMENT 'C'

Facility	Address	Town/ Community	Use Category	Gross Square Footage	Usable Square Feet	Year constructed	Insured value
<b>HILLSBOROUGH</b>							
<b>ASSET MANAGEMENT NORTH CAMPUS</b>							
Orange Public Transportation (OPT)	600 Highway 86 North	Hillsborough	Office	2,400	2,117	1989	\$291,760
AMS North small storage building	600 Highway 86 North	Hillsborough	Specialty	2,400	TBD	1976	\$74,900
Motor Pool	600 Highway 86 North	Hillsborough	Specialty	10,800	TBD	1996	\$893,800
Asset Management Services Inventory Facility	600 Highway 86 North	Hillsborough	Specialty	4,663	TBD	1976	\$368,740
<b>DOWNTOWN EAST CAMPUS</b>							
Court Street Annex	109 Court Street	Hillsborough	Office	8,500	5,605	1936/1962	\$1,186,890
Dickson House	150 East King Street	Hillsborough	Specialty	2,713	TBD	1790	\$236,970
District Attorney Building	144 East Margaret Lane	Hillsborough	Office	7,359	4,605	1967	\$1,020,660
Cadwallader Jones Law Office	131 Court Street	Hillsborough	Specialty	360	TBD	1939	\$67,500
Farmers' Market Pavilion	140 East Margaret Lane	Hillsborough	Specialty	3,453	3,453	2007	TBD
Government Services Annex	208 South Cameron Street	Hillsborough	Office	12,450	7,087	1968	\$1,656,020
Historic Courthouse	100 East King Street	Hillsborough	Specialty	7,128	4,662	1845	\$1,757,740
Justice Center	106 East Margaret Lane	Hillsborough	Specialty	64,937	34,977	2008	\$11,270,350
Link Government Services Center	200 South Cameron Street	Hillsborough	Office	25,991	21,354	1992	\$4,008,030
Orange County Jail	125 Court Street	Hillsborough	Specialty	40,227	TBD	1925/1981/1997	\$9,360,950
Public Defender building	129 East King Street	Hillsborough	Office	7,060	5,958	1947	\$827,450
<b>DOWNTOWN WEST CAMPUS</b>							
Gateway Center	228 South Churton Street	Hillsborough	Office	22,846	19,966	2008	\$4,443,610
Orange County Library	137 West Margaret Lane	Hillsborough	Specialty	23,454	16,932	2009	\$4,876,780
West Campus Office Building	131 West Margaret Lane	Hillsborough	Office	46,716	41,492	2009	\$7,991,520
Eno River Parking Deck	Nash & Kollock Street	Hillsborough	Specialty	147,122	TBD	2008	TBD
<b>WHITTED CENTER CAMPUS</b>							
Central Recreation Center	302 West Tryon Street	Hillsborough	Specialty	19,000	17,351	1957	\$2,707,870
Whitted Center	300 West Tryon Street	Hillsborough	Office	63,100	42,431	1922/1936/1957	\$8,404,430
<b>REVERE ROAD CAMPUS</b>							
Emergency Services Sub-station #1 (Revere Rd)	306 Revere Road	Hillsborough	Specialty	1,310	1,094	1960	\$157,430
Environment & Ag Ctr	306 Revere Road	Hillsborough	Office	19,087	16,886	1960	\$2,581,720
Revere Road storage building	306 Revere Road	Hillsborough	Specialty	1,702	TBD	1960	\$2,700
<b>SPORTSPLEX CAMPUS</b>							
Central Orange Senior Center	103 Meadowlands Drive	Hillsborough	Specialty	19,000	16,876	2008	Incl. w/ SportsPlex
SportsPlex	101 Meadowlands Drive	Hillsborough	Specialty	80,903	TBD	1995	\$15,006,850
<b>OTHER</b>							
1914 New Hope Church Road	1914 New Hope Church Road	Hillsborough	Office	6,000	5,545	1983/1992	\$930,090
401 Valley Forge Road	401 Valley Forge Road	Hillsborough	Specialty	105,000	TBD	TBD	\$282,192
Emergency Services Center	510 Meadowlands Drive	Hillsborough	Specialty	22,069	21,212	1989	\$4,558,030
Hillsborough Commons	113 Mayo Street	Hillsborough	Office	56,000	52,728	1988	TBD
Piedmont Food & Agriculture Processing Center	500 Valley Forge Road	Hillsborough	Specialty	10,400	TBD	1985	\$601,830
<b>CEDAR GROVE</b>							
Cedar Grove Community Center	5800 Highway 86 North	Cedar Grove	Specialty	30,782	TBD	1951/1957	\$5,005,180
<b>EFLAND</b>							
Efland Cheeks Community Center	117 Richmond Road	Efland	Specialty	2,755	TBD	1992	\$322,130
Emergency Services Sub-station #4 (Mt. Willing Rd)	1120 Mount Willing Road	Efland	Specialty	1,200	TBD	1992	\$91,400
Eurosport Soccer Center building	4701 West Ten Road	Efland	Specialty	2,520	TBD	2009	TBD
<b>CHAPEL HILL</b>							
<b>SOUTHERN CAMPUS</b>							
Seymour Senior Center	2551 Homestead Road	Chapel Hill	Specialty	26,780	22,741	2007	\$3,489,830
Southern Human Services Center	2501 Homestead Road	Chapel Hill	Office	28,612	24,045	1997	\$4,631,530
<b>FRANKLIN STREET</b>							
501 West Franklin Street	501 West Franklin Street	Chapel Hill	Office	7,408	7,063	1930's	incl w/ SDC
Skills Development Center	503 West Franklin Street	Chapel Hill	Specialty	13,232	11,885	1930's	\$2,794,050
<b>OTHER</b>							
Animal Services Center	1601 Eubanks Road	Chapel Hill	Specialty	23,500	21,212	2009	\$3,883,000
Solid Waste Administration building	1207 Eubanks Road	Chapel Hill	Office	9,880	TBD	2009	TBD

"Use Category": identifies if primary use is office or specialty

"Year constructed": identifies the year of construction of a building, or individual sectors, over time (i.e., Whitted - 1922, 1936, 1957).

"Insured Value": includes only structure - property not included

1 Growth opportunity limited as long as facility remains as special use.

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### ATTACHMENT 'D'

Facility	Year constructed	Recent improvements (prior five years)	Infrastructure - Projected Replacement/Major Upgrade Next Due (Based on standard projected useful life)			
			Roof	HVAC	Electrical	Plumbing
<b>HILLSBOROUGH</b>						
<b>ASSET MANAGEMENT NORTH CAMPUS</b>						
Orange Public Transportation (OPT)	1989	Minor reno's for OPT occupancy	2033	To be verified	2019	2029
AMS North small storage building	1976		2015	N/A	N/A	N/A
Motor Pool	1996		2016	1996	2026	2036
Asset Management Services Inventory Facility	1976		2015	N/A	N/A	N/A
<b>DOWNTOWN EAST CAMPUS</b>						
Court Street Annex	1936/1962	Geo-thermal, roof replacement	2034	2029	2015	
Dickson House	1790		2020	To be verified	2022	2032
District Attorney Building	1967	Geo-thermal, roof replacement	2031	2029	2025	2035
Cadwallader Jones Law Office	1839		2018	N/A	N/A	N/A
Farmers' Market Pavilion	2007		2027	N/A	2037	2047
Government Services Annex	1968	Roof replacement	2031	2020	To be verified	2018
Historic Courthouse	1845	Geo-thermal				
Justice Center	2008		2015/2018/2023	2038	2038	2048
Link Government Services Center	1992	Geo-thermal	2017	2042	2022	2032
Orange County Jail	1925/1981/1997	Geo-thermal	2015/2018	2029		
Public Defender building	1947		2026	2016	2031	2041
<b>DOWNTOWN WEST CAMPUS</b>						
Gateway Center	2008		2023 (condo)	2023	2038	2048
Orange County Library	2009		2029	2024	2039	2049
West Campus Office Building	2009		2029	2024	2039	2049
Eno River Parking Deck	2008		N/A	N/A	2038	2048
<b>WHITTED CENTER CAMPUS</b>						
Central Recreation Center	1957	Restroom upgrades	2015	2018	2033	2045
Whitted Center	1922/1936/1957	BOCC space, Health reno's	2023	2019	2042	2052
<b>REVERE ROAD CAMPUS</b>						
Emergency Services Sub-station #1 (Revere Rd)	1960	Reno's for ES occupancy	To be verified	To be verified	2042	2042
Environment & Ag Ctr	1960		As part of building renovation/replacement			
Revere Road storage building	1960		To be verified	N/A	N/A	N/A
<b>SPORTSPLEX CAMPUS</b>						
Central Orange Senior Center	2008		2028	2023	2038	2048
SportsPlex	1995		To be verified	To be verified	2025	2035
<b>OTHER</b>						
1914 New Hope Church Road	1983/1992	leased to OC Schools	To be verified	To be verified	2022	2032
401 Valley Forge Road	1972	leased to Blders First Source	Leased to Builder's First Source. BFS pays all maintenance costs.			
Emergency Services Center	1989		To be verified	2020	2035	2045
Hillsborough Commons	1988		2008 (leased bld)	2015 (partial)	2038	2048
Piedmont Food & Agriculture Processing Center	1985	Renovated for PFAP occupancy	2035	To be verified	To be verified	To be verified
<b>CEDAR GROVE</b>						
Cedar Grove Community Center	1951/1957	complete reno - 2015	2015	2015	2015	2015
<b>EFLAND</b>						
Efland Cheeks Community Center	1992	Roof replacement	2033	2015	2022	2032
Emergency Services Sub-station #4 (Mt. Willing Rd)	1992		To be verified	To be verified	To be verified	To be verified
Eurosport Soccer Center building	2009		2029	2024	2039	2049
<b>CHAPEL HILL</b>						
<b>SOUTHERN CAMPUS</b>						
Seymour Senior Center	2007		2027	2022	2037	2047
Southern Human Services Center	1997		2017	2017	2027	2037
<b>FRANKLIN STREET</b>						
501 West Franklin Street	1930's		2020	2020	2027	2037
Skills Development Center	1930's		2015/2019	2015	2027	2037
<b>OTHER</b>						
Animal Services Center	2009		2029	2024	2039	2049
Solid Waste Administration building	2009		2029	2024	2039	2049

"Year constructed": identifies the year of construction of a building, or individual sectors, over time (i.e., Whitted sectors - 1922, 1936, 1957).

"Infrastructure": identifies the projected year of installation or replacement of system/major components, based on standard projected useful life, not individual assets that may have been replaced, or minor additions made to the original system. Actual date of replacement will vary based on observed conditions, and may be shorter or longer than industry standards.

# Orange County Space Study Work Group Progress Update

## ATTACHMENT 'E'

Facility	Gross Square Footage	Usable Square Feet	Efficiency of Space Use	Growth opportunity (building)	Growth opportunity (site)	Historically significant	Strategic location	Interior flexibility	Access to facility	ADA compliant
<b>HILLSBOROUGH</b>										
<b>ASSET MANAGEMENT NORTH CAMPUS</b>										
Orange Public Transportation (OPT)	2,400	2,117	TBD	No	Yes	No	TBD	Medium	TBD	To be verified
AMS North small storage building	2,400	TBD	TBD	Yes	Yes	No	TBD	High	TBD	To be verified
Motor Pool	10,800	TBD	TBD	Yes	Yes	No	TBD	N/A	TBD	To be verified
Asset Mgt Svcs Inventory Facility	4,663	TBD	TBD	Yes	Yes	No	TBD	High	TBD	To be verified
<b>DOWNTOWN EAST CAMPUS</b>										
Court Street Annex	8,500	5,605	TBD	No	No	Yes	TBD	Low	TBD	To be verified
Dickson House	2,713	TBD	TBD	No	Yes	Yes	TBD	Low	TBD	To be verified
District Attorney Building	7,359	4,605	TBD	No	No	Yes	TBD	Medium	TBD	To be verified
Cadwallader Jones Law Office	360	N/A	TBD	N/A	N/A	Yes	TBD	N/A	TBD	To be verified
Farmers' Market Pavilion	3,453	TBD	TBD	Yes	Yes	No	TBD	N/A	TBD	To be verified
Government Services Annex	12,450	7,087	TBD	Yes	No	Yes	TBD	Medium	TBD	To be verified
Historic Courthouse	7,128	4,662	TBD	No	No	Yes	TBD	Low	TBD	To be verified
Justice Center	64,937	34,977	TBD	Yes	Yes	No	TBD	Medium	TBD	Yes
Link Government Services Center	25,991	21,354	TBD	Yes	Yes	No	TBD	High	TBD	To be verified
Orange County Jail	40,227	TBD	TBD	Yes	No	Yes (partial)	TBD	N/A	TBD	To be verified
Public Defender building	7,060	5,958	TBD	Yes	No	TBD	TBD	Medium	TBD	To be verified
<b>DOWNTOWN WEST CAMPUS</b>										
Gateway Center	22,846	19,966	TBD	No	No	No	TBD	Medium	TBD	Yes
Orange County Library	23,454	16,932	TBD	Yes	No	No	TBD	TBD	TBD	Yes
West Campus Office Building	46,716	41,492	TBD	Yes	No	No	TBD	Medium	TBD	Yes
Eno River Parking Deck	147,122	TBD	TBD	TBD (2)	No	No	TBD	N/A	TBD	Yes
<b>WHITTED CENTER CAMPUS</b>										
Central Recreation Center	19,000	17,351	TBD	Yes (footnote)	No	Yes	TBD	Medium	TBD	To be verified
Whitted Center	63,100	42,431	TBD	Yes	Yes	Yes	TBD	Low	TBD	To be verified
<b>REVERE ROAD CAMPUS</b>										
Emergency Svcs STn #1 (Revere Rd)	1,310	1,094	TBD	Yes	Yes	No	TBD	Medium	TBD	To be verified
Environment & Ag Ctr	19,087	16,886	TBD	Yes	Yes	No	TBD	Medium	TBD	To be verified
Revere Road storage building	1,702	TBD	TBD	Yes	Yes	No	TBD	High	TBD	To be verified
<b>SPORTSPLEX CAMPUS</b>										
Central Orange Senior Center	19,000	16,876	TBD	Special use	Yes	No	TBD	TBD	TBD	Yes
SportsPlex	80,903	TBD	TBD	Yes	Yes	No	TBD	Low	TBD	To be verified
<b>OTHER</b>										
1914 New Hope Church Road	6,000	5,545	TBD	Yes	Yes	No	TBD	Medium	TBD	To be verified
401 Valley Forge Road	105,000	TBD	TBD	Yes	Yes	No	TBD	TBD	TBD	To be verified
Emergency Services Center	22,069	21,212	TBD	Yes	Yes	No	TBD	Medium	TBD	Yes
Hillsborough Commons	56,000	52,728	TBD	Yes (leased)	Yes (leased)	No	TBD	Medium	TBD	Yes
Piedmont Food & Ag Process Center	10,400	TBD	TBD	Special use	No	No	TBD	Low	TBD	To be verified
<b>TBD</b>										
Cedar Grove Community Center	30,782	TBD	TBD	Yes (footnote)	Yes	Yes	TBD	Low	TBD	To be verified
<b>EFLAND</b>										
Efland Cheeks Community Center	2,755	TBD	TBD	Special use	Yes	No	TBD	Medium	TBD	To be verified
Emergency Svcs Stn #4 (Mt. Willing Rd)	1,200	TBD	TBD	No	leased	No	TBD	Low	TBD	To be verified
Eurosport Soccer Center building	2,520	TBD	TBD			No	TBD	Low	TBD	To be verified
<b>CHAPEL HILL</b>										
<b>SOUTHERN CAMPUS</b>										
Seymour Senior Center	26,780	22,741	TBD	Special use	Yes	No	TBD	TBD	TBD	To be verified
Southern Human Services Center	28,612	24,045	TBD	Yes	Yes	No	TBD	Medium	TBD	To be verified
<b>FRANKLIN STREET</b>										
501 West Franklin Street	7,408	7,063	TBD	No	No	Yes	TBD	Medium	TBD	To be verified
Skills Development Center	13,232	11,885	TBD	Yes	No	Yes	TBD	Medium	TBD	To be verified
<b>OTHER</b>										
Animal Services Center	23,500	21,212	TBD	No	No	No	TBD	Medium	TBD	Yes
Solid Waste Administration building	9,880	TBD	TBD	Yes	Yes	No	TBD	Medium	TBD	Yes

"Growth opportunity (building)": indicates if growth can be achieved within the existing building, based on industry standards for square feet per occupant and circulation space.

"Growth opportunity (site)": indicates if growth can be achieved on the site of the existing building.

"Historically significant": indicates that a building that is 50 or more years of age.

"Strategic Location": relative to main transportation systems (public and private), population density, emergency services accessibility, and function of facility.

"Interior flexibility": relates to the ease of modifying interior spaces to respond to evolving workplace environments.

"Access to facility": relates to the ease with which patrons who visit facilities are accommodated at the location (i.e., a patron of the EAC building who may be hauling a trailer)

Asset Management Services will be working with Inspections staff to verify ADA compliant facilities.

1. Growth opportunity limited as long as facility remains as special use.
2. Engineering assessment required to confirm feasibility of vertical expansion.