

Fire Station 1



Town Hall



Public Works



Fire Station 2



Century Center

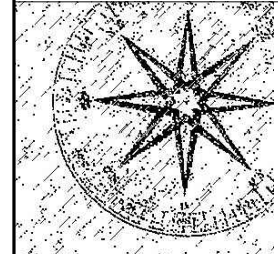


**Police Department
Recreation & Parks**

Community School



203 S Greensboro Lot



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919.960.6680

1



203 S Greensboro Lot

- Orange County Southern Branch Library
- Shared town space
- Parking
- Other/Leasable space

2



Century Center Police Department

- Needs adequate and secured space.

Recreation & Parks

- Needs adequate space for activities and storage.

3



Town Hall

- Needs renovation.

4



Fire Station 1

- Needs adequate space and interior upfit.

5



Public Works

- Needs solution for flood events and bathroom/locker upfit.

6



Fire Station 2

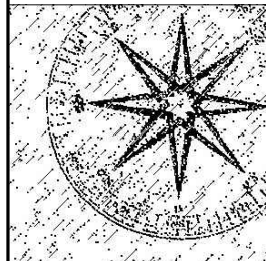
- Built in 2010. In good condition.

7



Community School

- In good condition.



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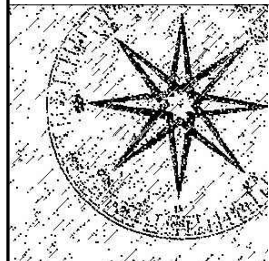


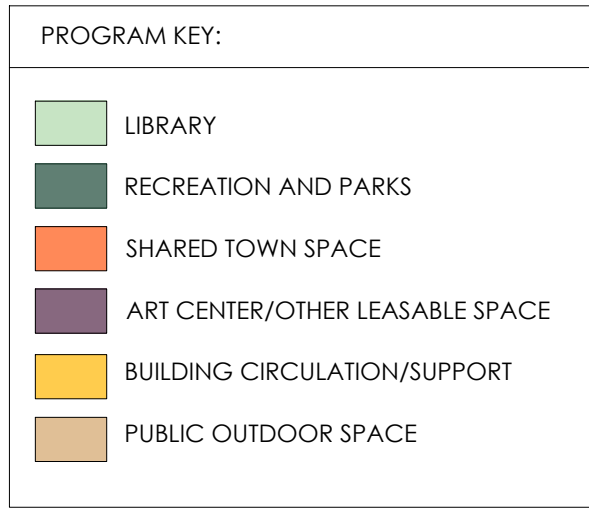
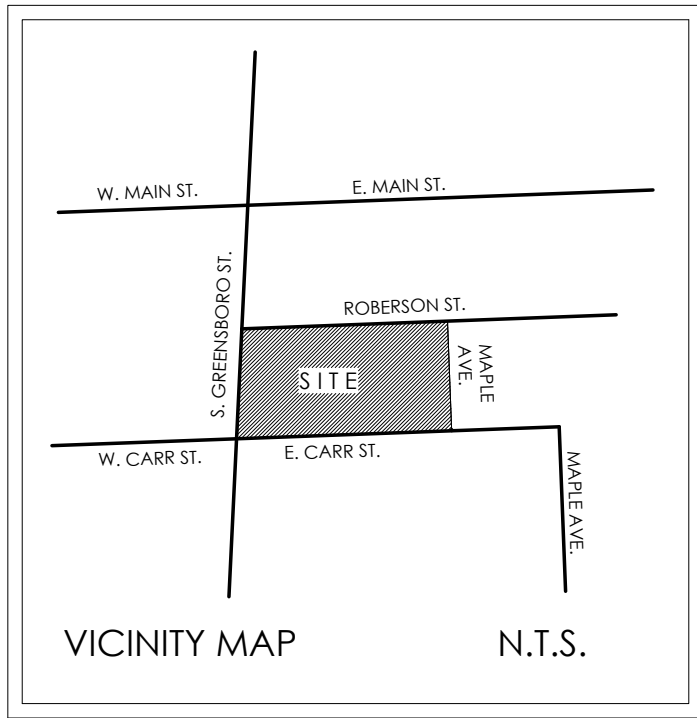
Opportunity at 203 S Greensboro Lot

- Orange County Southern Branch Library
- Additional Space for Town of Carrboro
- Structured Parking
- Potential for Private / Public Venture with Arts Center
- Other

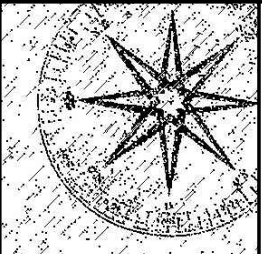
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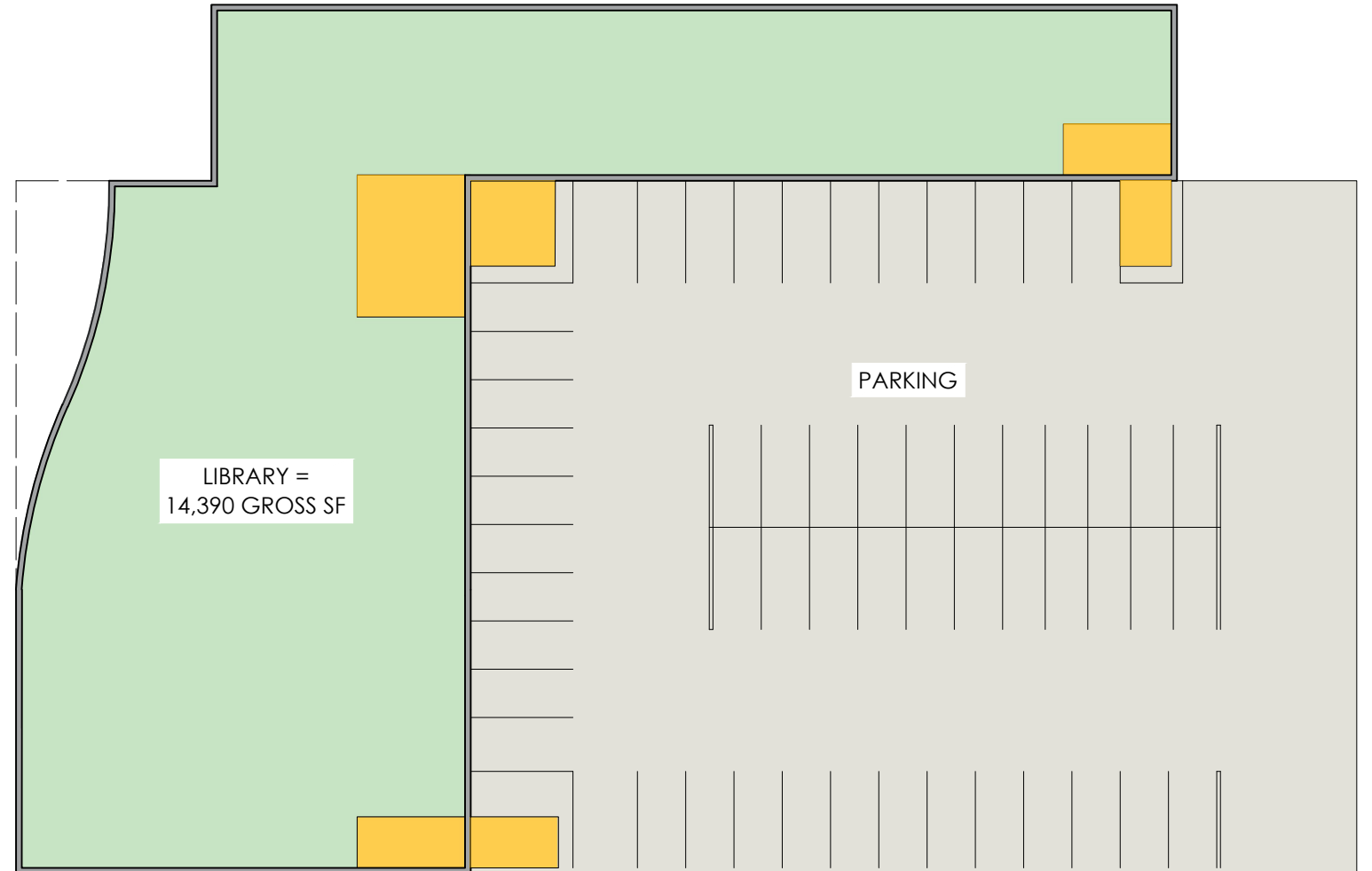
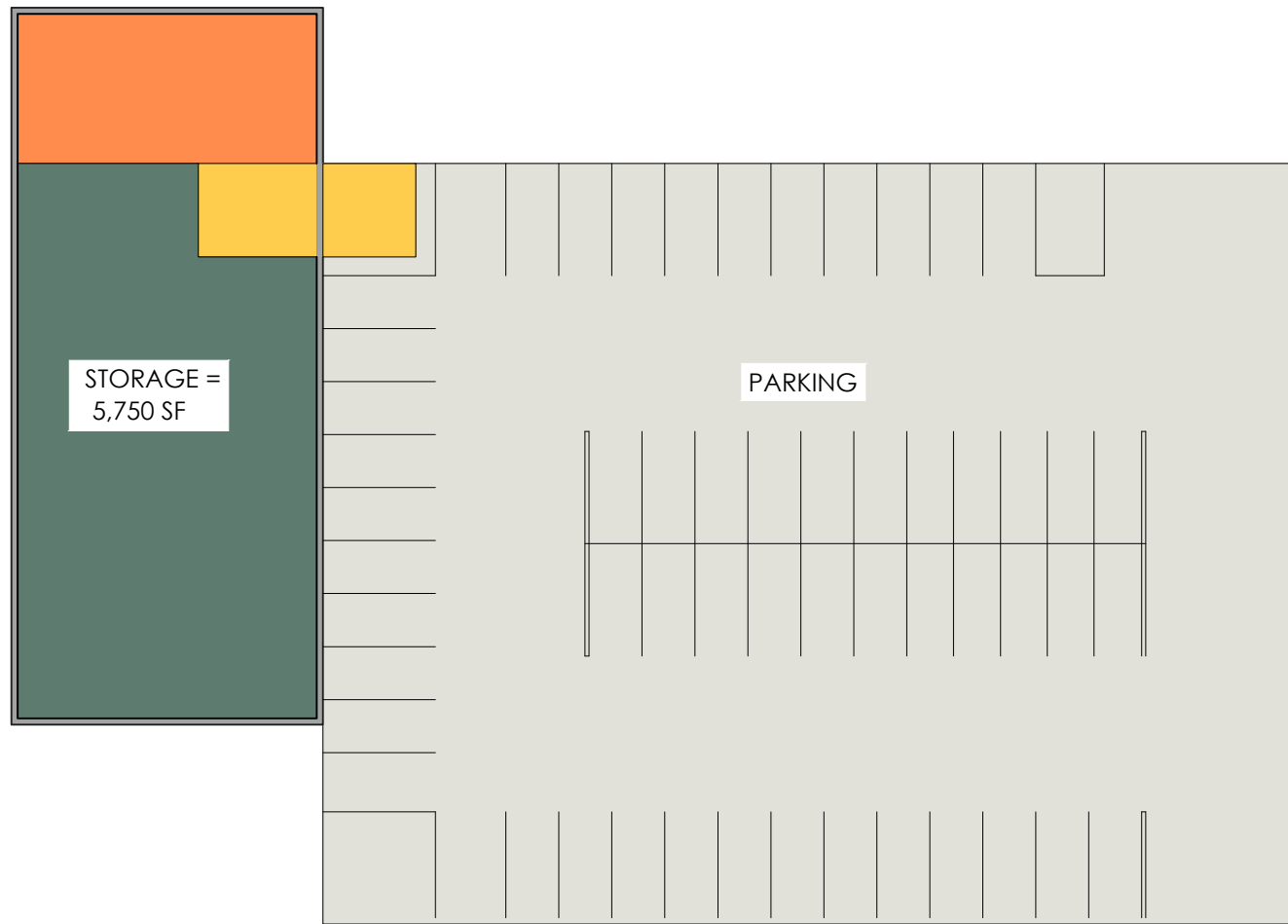
SITE PLAN SCALE: 1" = 40'



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Town of Carrboro Space Planning // 203 S Greensboro

203 S Greensboro
 June 20, 2017









BASEMENT LEVEL SCALE: 1" = 30'

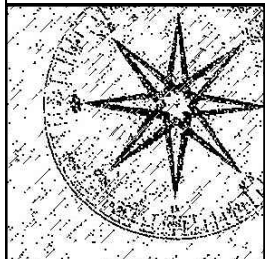


GROUND LEVEL SCALE: 1" = 30'



PROGRAM KEY:

- | | |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  LIBRARY |  ARTS CENTER/OTHER LEASABLE SPACE |
|  RECREATION AND PARKS |  BUILDING CIRCULATION/SUPPORT |
|  SHARED TOWN SPACE |  PUBLIC OUTDOOR SPACE |

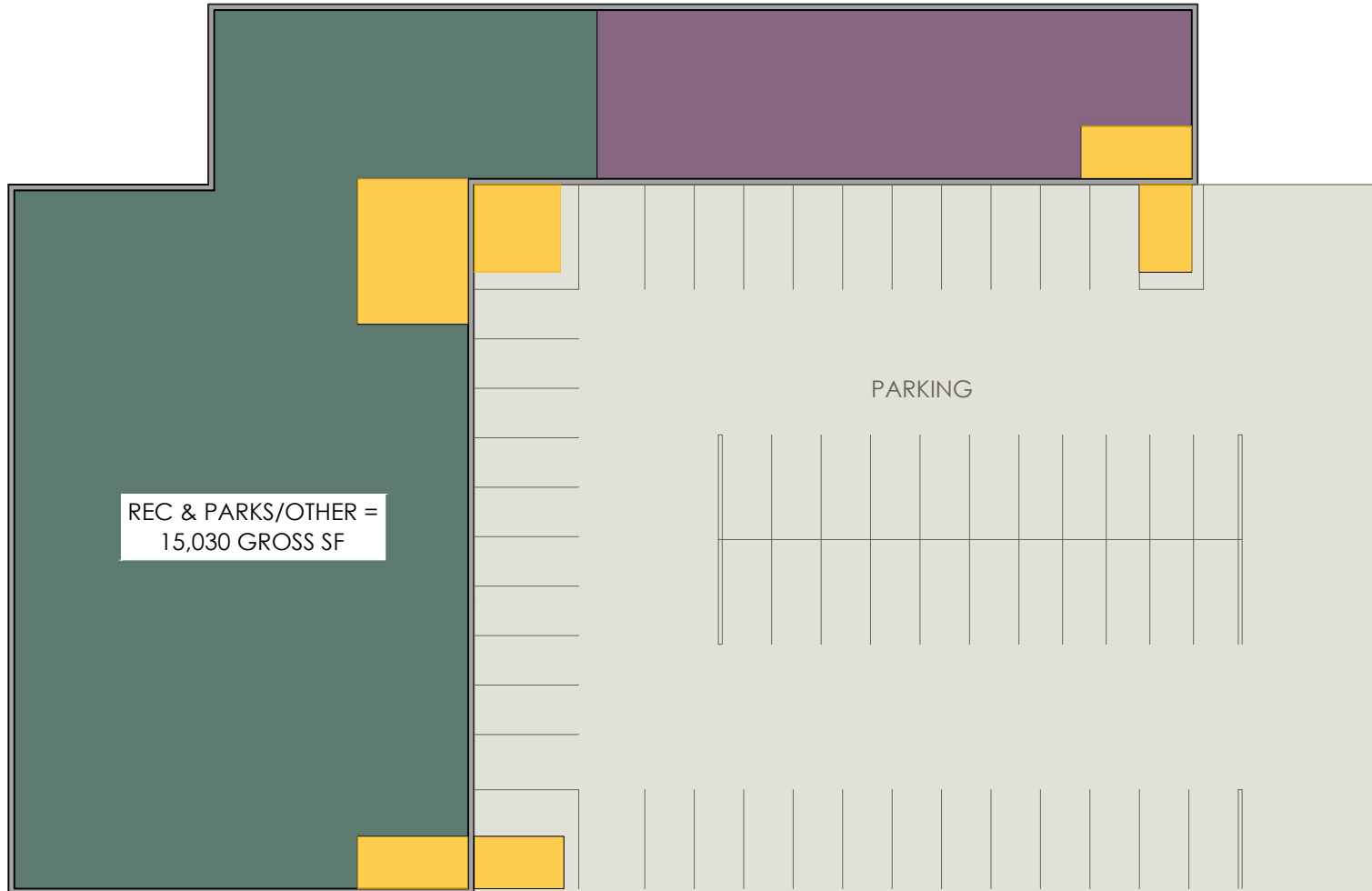


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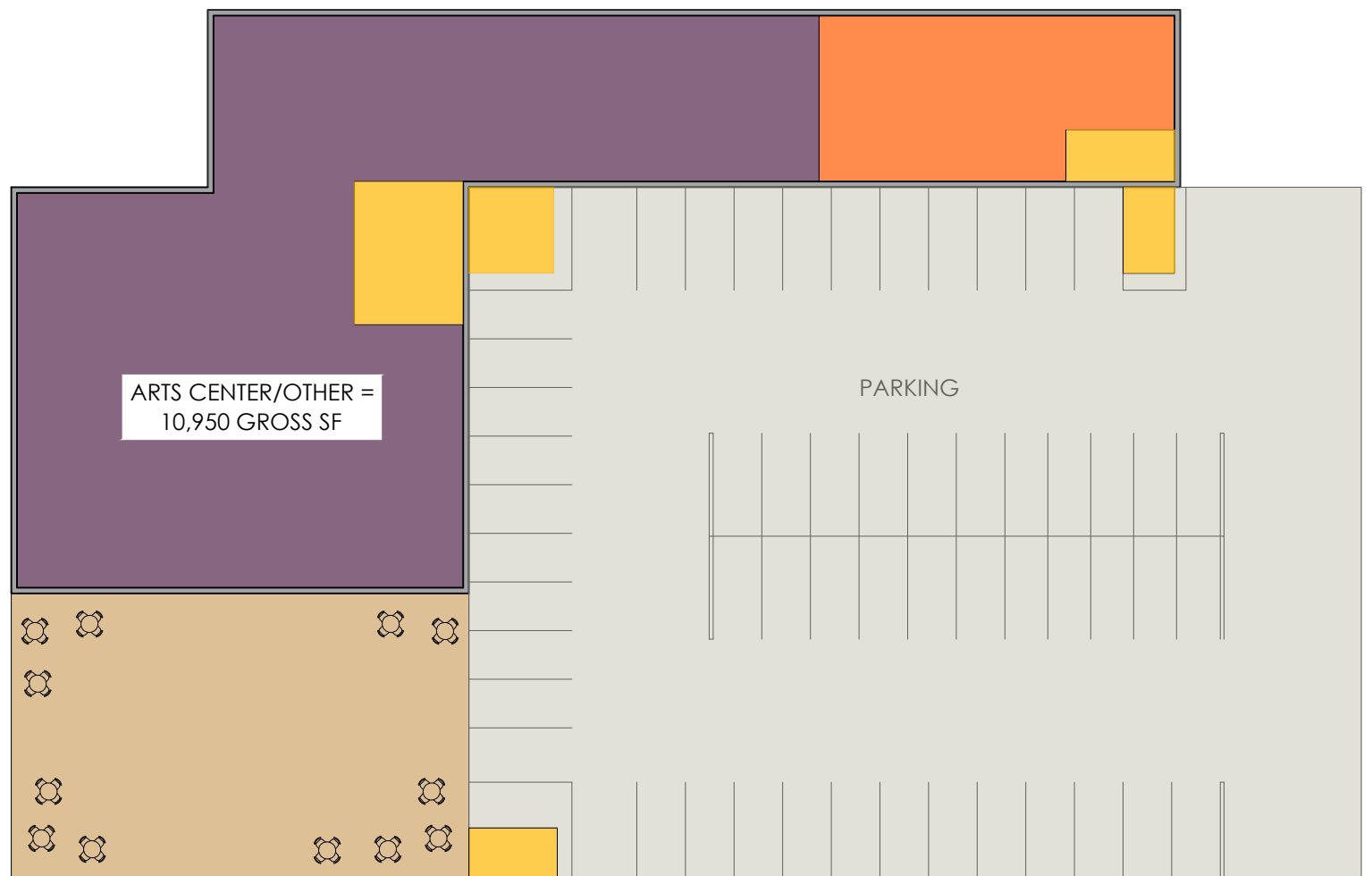
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Town of Carrboro Space Planning // 203 S Greensboro

203 S Greensboro
 June 20, 2017









SECOND LEVEL SCALE: 1" = 30'



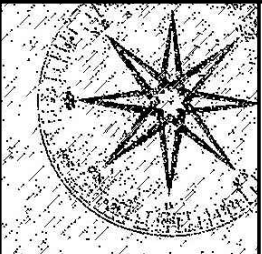
THIRD LEVEL SCALE: 1" = 30'



PROGRAM KEY:

 LIBRARY	 ARTS CENTER/OTHER LEASABLE SPACE
 RECREATION AND PARKS	 BUILDING CIRCULATION/SUPPORT
 SHARED TOWN SPACE	 PUBLIC OUTDOOR SPACE

POTENTIAL OTHER:
 VIRTUAL JUSTICE CENTER
 WCOM
 SEED LIBRARY
 TEEN CENTER

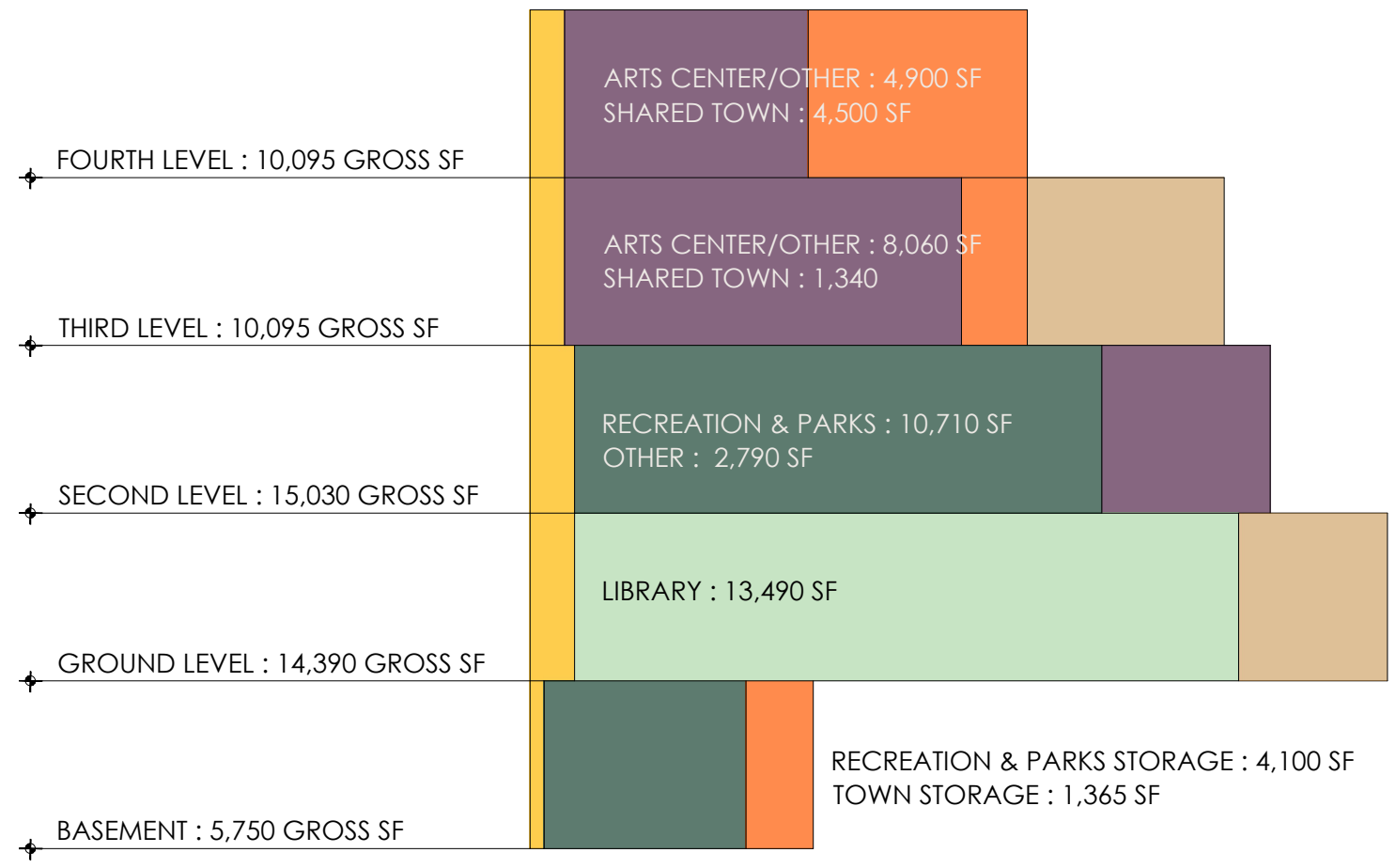
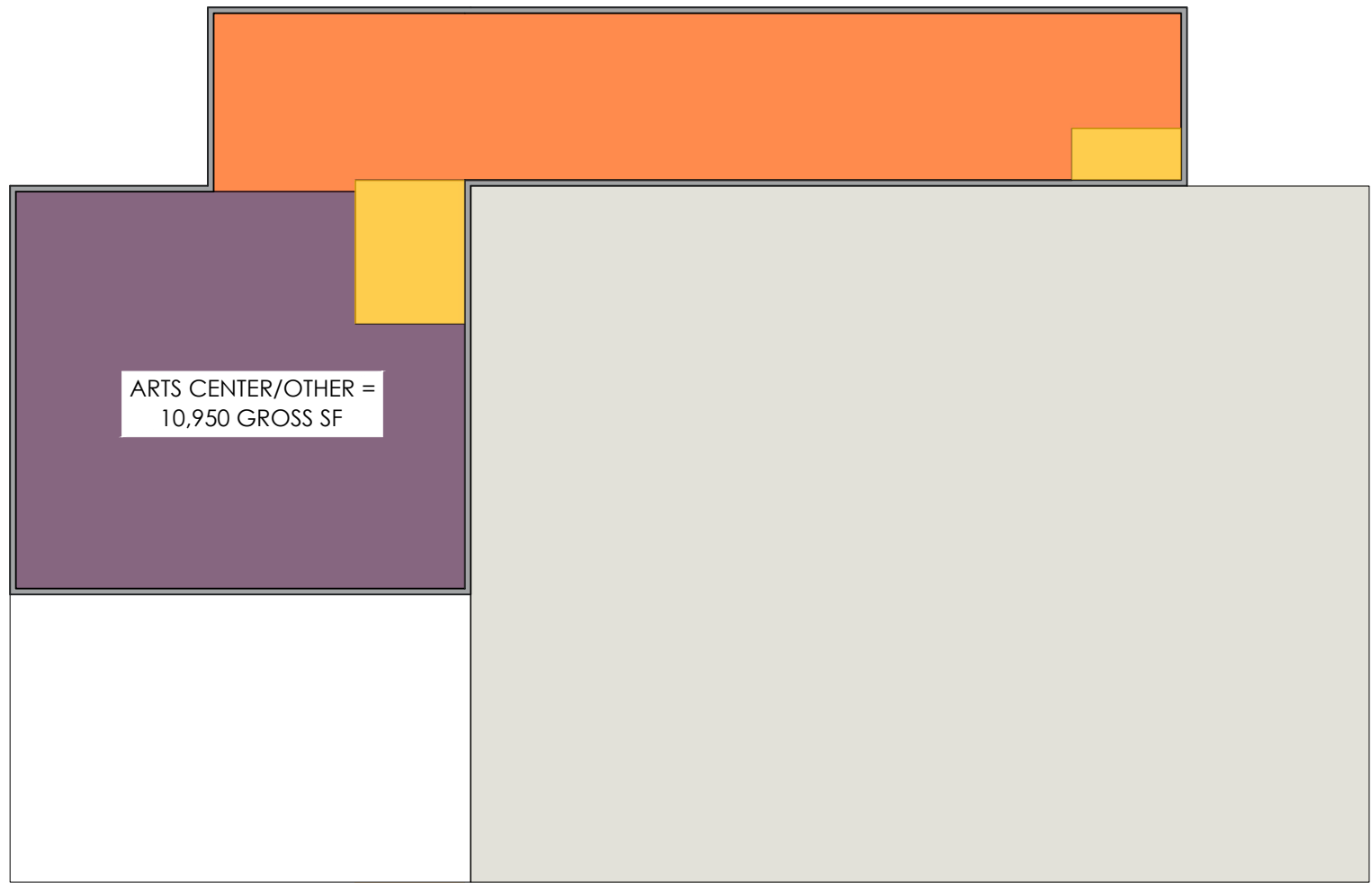


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Town of Carrboro Space Planning // 203 S Greensboro

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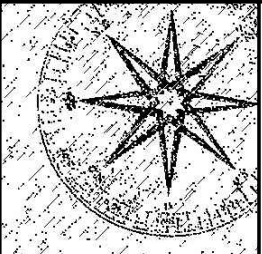
FOURTH LEVEL SCALE: 1" = 30'



TOTAL BUILDING SQUARE FOOTAGE : 55,300SF
TOTAL PARKING : 280 - 300 SPACES

PROGRAM KEY:

 LIBRARY	 ARTS CENTER/OTHER LEASABLE SPACE
 RECREATION AND PARKS	 BUILDING CIRCULATION/SUPPORT
 SHARED TOWN SPACE	 PUBLIC OUTDOOR SPACE

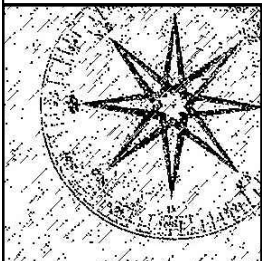
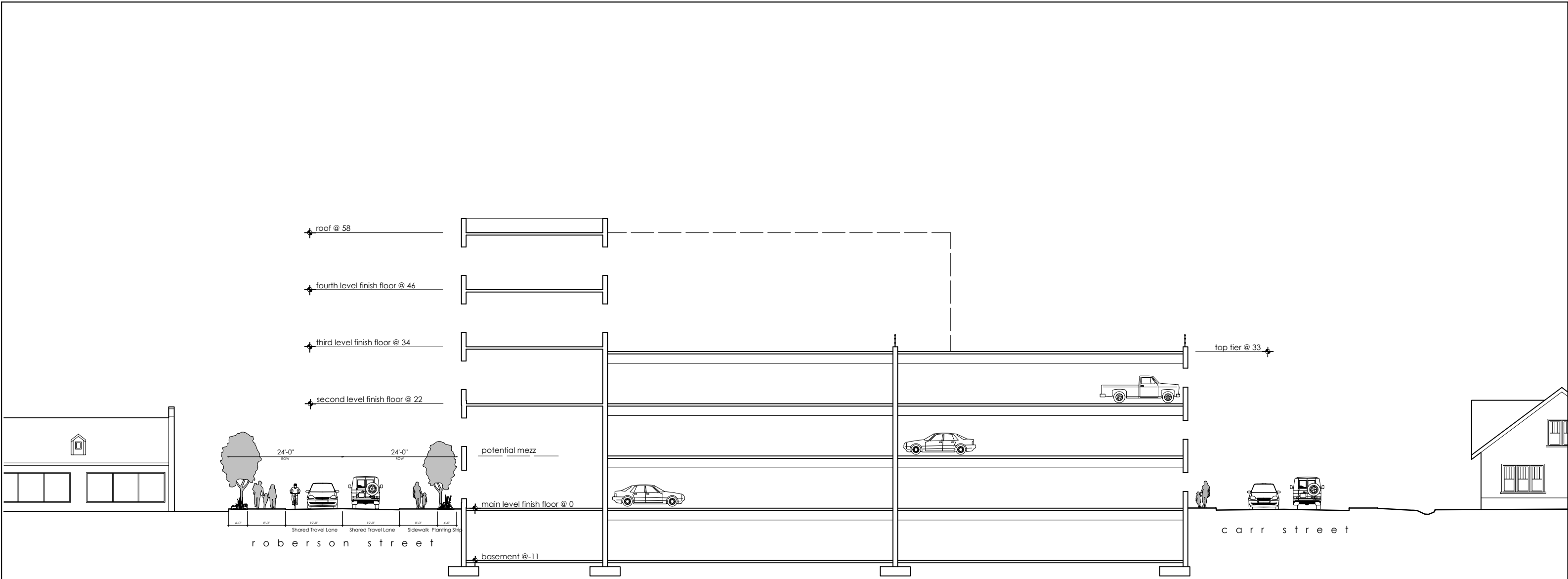


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Town of Carrboro Space Planning // 203 S Greensboro

203 S Greensboro
June 20, 2017

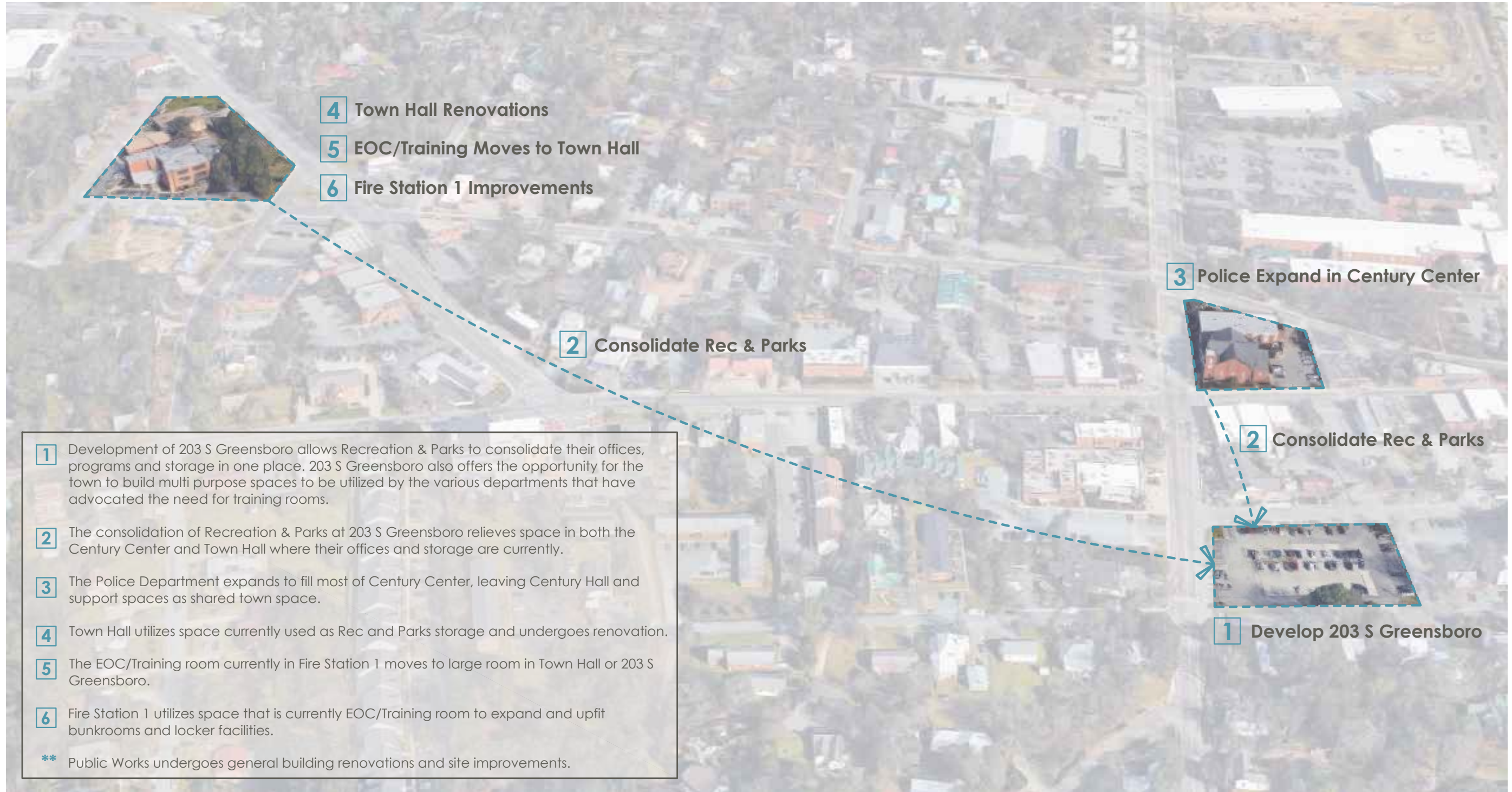


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Town of Carrboro Space Planning // Roberson Street

203 S Greensboro
 June 20, 2017



- 4** Town Hall Renovations
- 5** EOC/Training Moves to Town Hall
- 6** Fire Station 1 Improvements

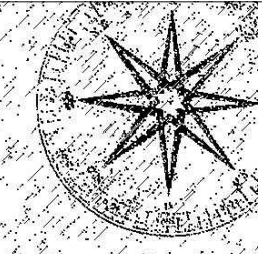
3 Police Expand in Century Center

2 Consolidate Rec & Parks

2 Consolidate Rec & Parks

- 1** Development of 203 S Greensboro allows Recreation & Parks to consolidate their offices, programs and storage in one place. 203 S Greensboro also offers the opportunity for the town to build multi purpose spaces to be utilized by the various departments that have advocated the need for training rooms.
 - 2** The consolidation of Recreation & Parks at 203 S Greensboro relieves space in both the Century Center and Town Hall where their offices and storage are currently.
 - 3** The Police Department expands to fill most of Century Center, leaving Century Hall and support spaces as shared town space.
 - 4** Town Hall utilizes space currently used as Rec and Parks storage and undergoes renovation.
 - 5** The EOC/Training room currently in Fire Station 1 moves to large room in Town Hall or 203 S Greensboro.
 - 6** Fire Station 1 utilizes space that is currently EOC/Training room to expand and upfit bunkrooms and locker facilities.
- ** Public Works undergoes general building renovations and site improvements.

1 Develop 203 S Greensboro



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Town of Carrboro Space Planning // Sequencing

Sequencing
 June 20, 2017



Existing Program

Existing

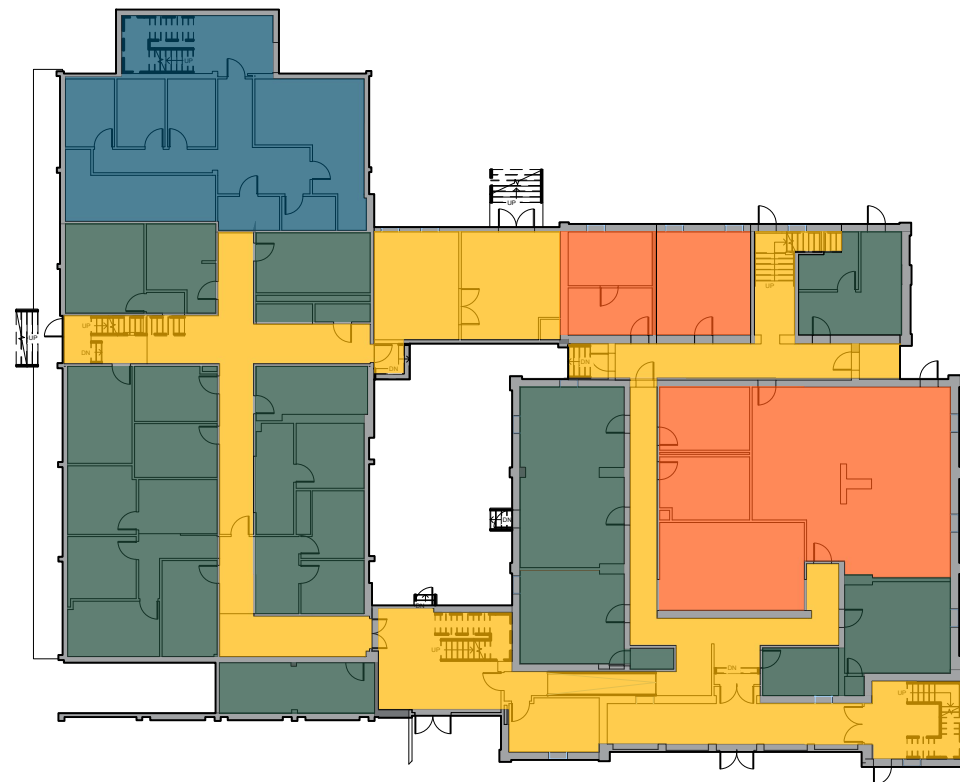
Recreation & Parks : **4,104 SF**
 Police Department : **6,156 SF**
 Shared Town : **6,825 SF**

Proposed

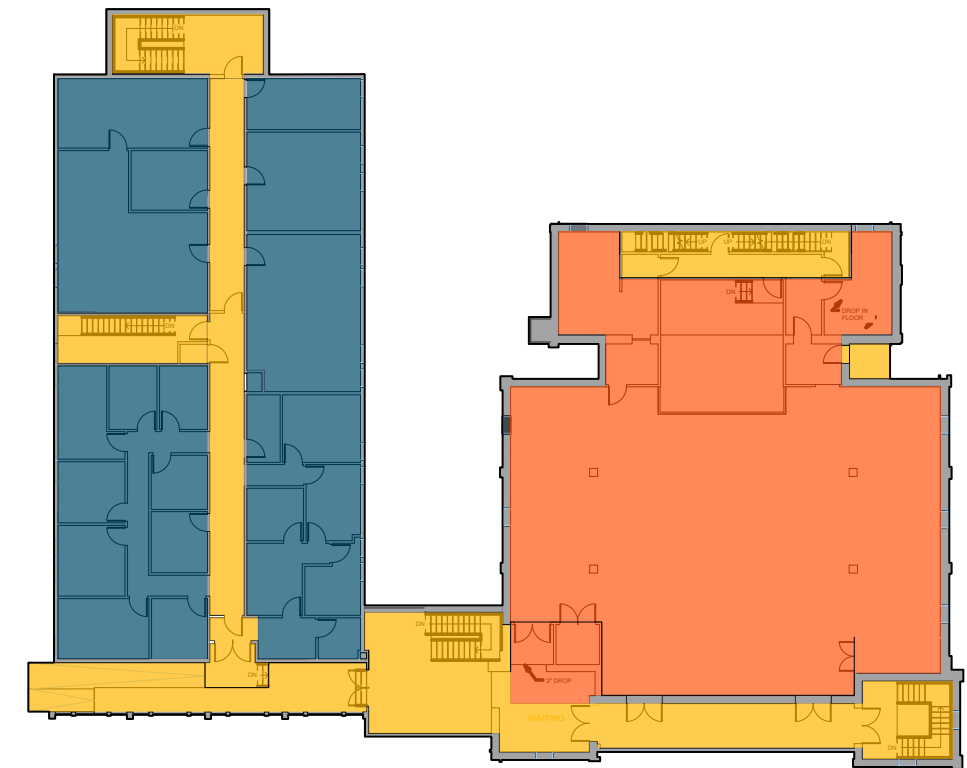
Police Department : **9,179 SF**
 Shared Town : **8,323 SF**
 - Upfit Men's Locker

PROGRAM KEY:

- POLICE DEPARTMENT
- RECREATION & PARKS
- SHARED TOWN SPACE
- FIRE DEPARTMENT
- TOWN GOVT, STAFF & MEETING
- ORANGE COUNTY EMS
- BUILDING CIRCULATION/SUPPORT



Ground Level



Second Level

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Proposed Program

Existing

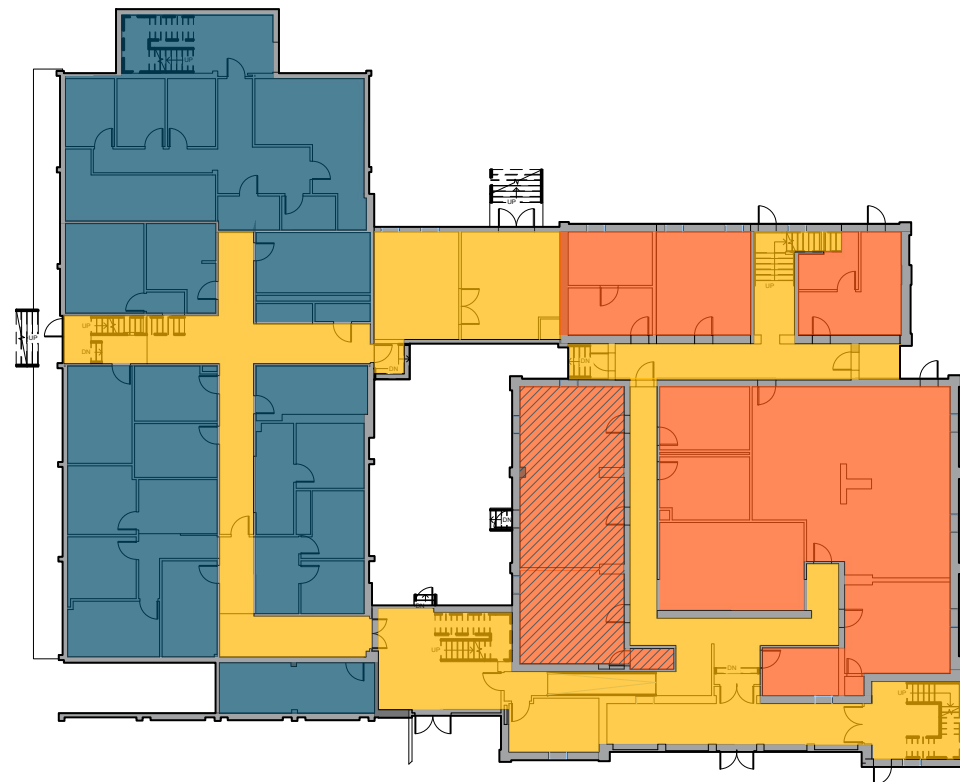
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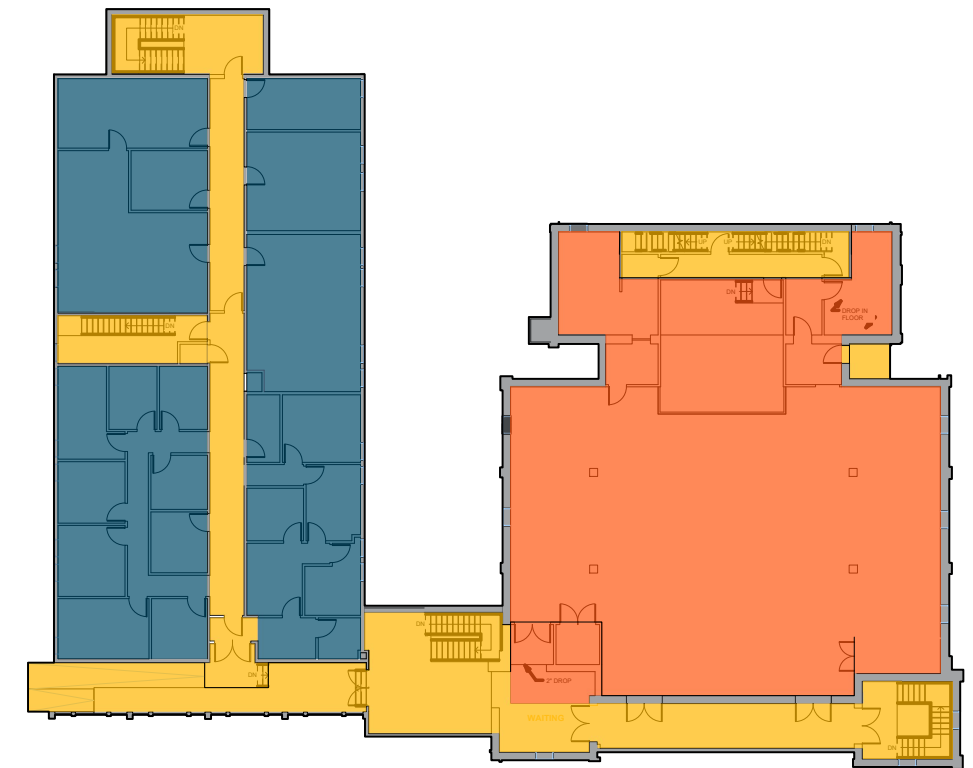
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Ground Level



Second Level

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Existing

Government & Staff : **11,901 SF**
 Recreation & Parks : **3,670 SF**
 Police Department : **269 SF**

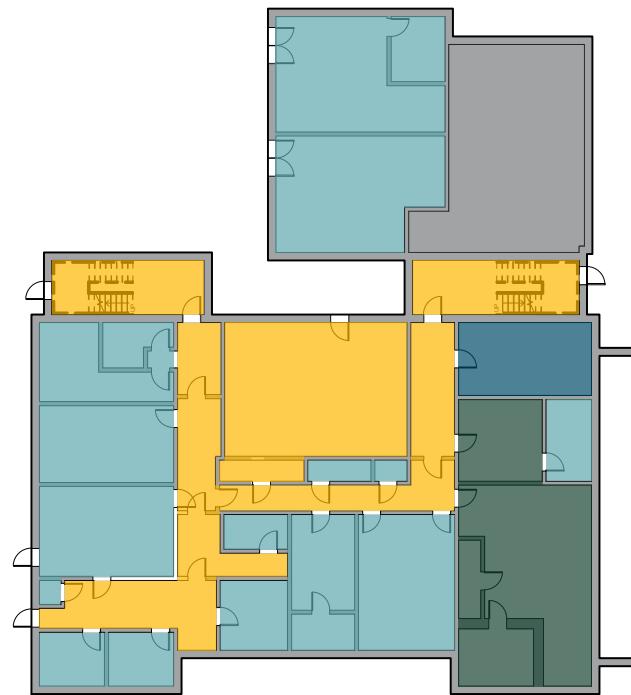
Proposed

Government & Staff : **12,621 SF**
 Shared Town : **2,729 SF**
 - Renovation
 - New EOC/Multipurpose/Training

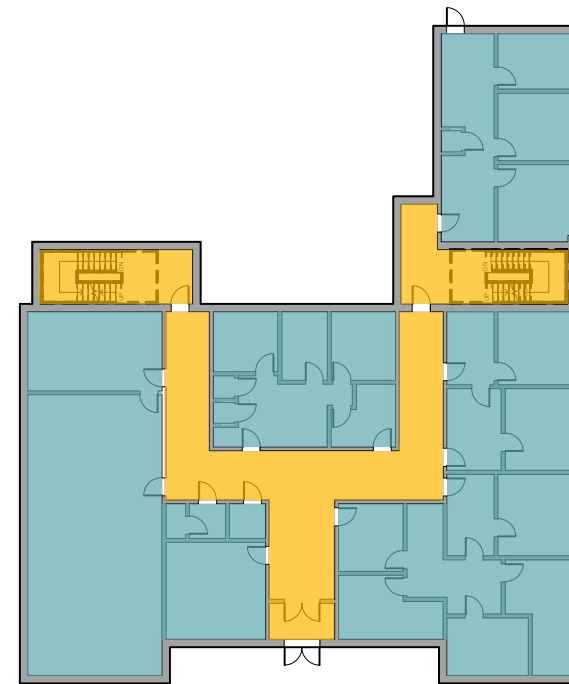
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- RECREATION & PARKS
- SHARED TOWN SPACE
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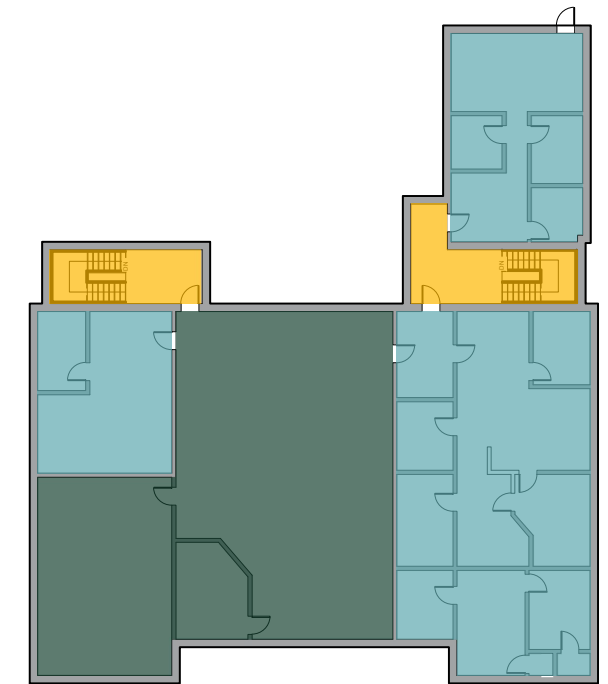
Existing Program



Basement Level



Ground Level



Second Level

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Proposed Program

Existing

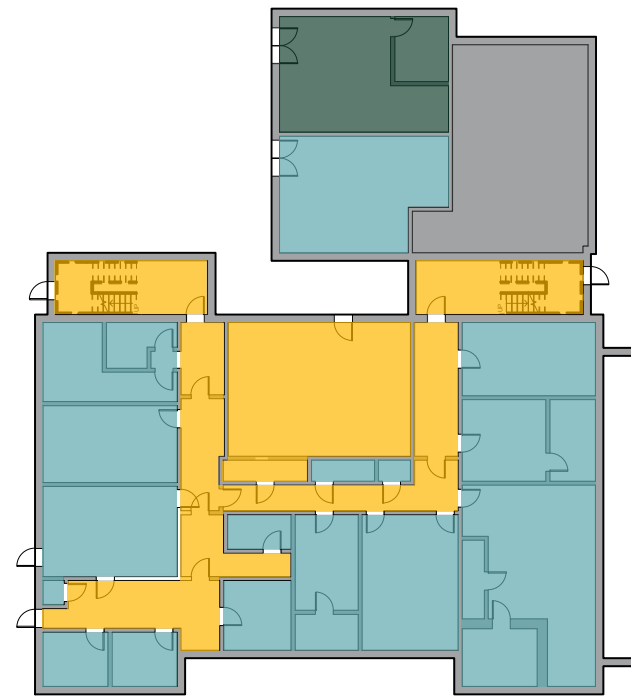
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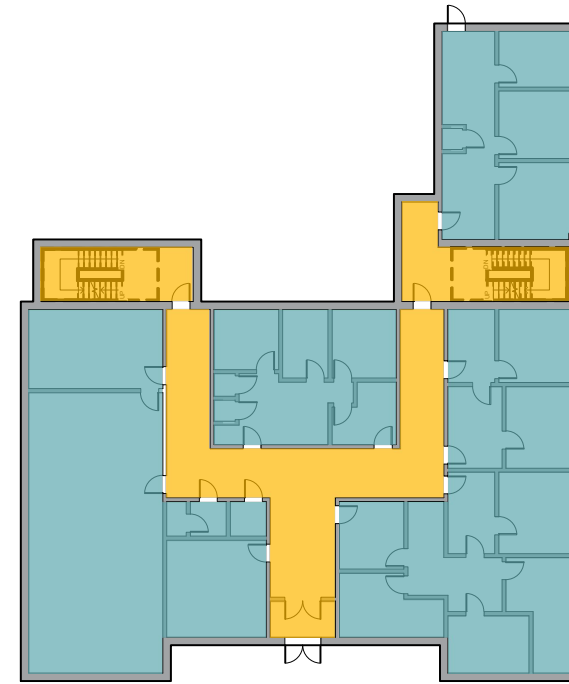
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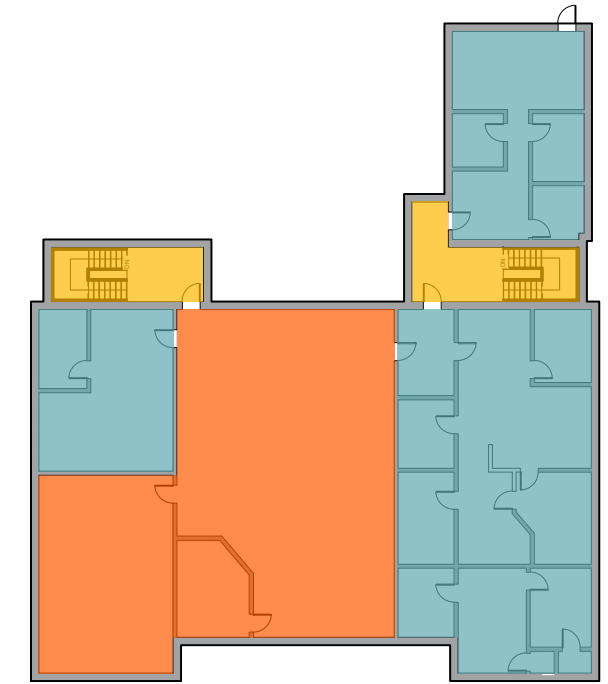
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- RECREATION & PARKS
- SHARED TOWN SPACE
- FIRE DEPARTMENT
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- ORANGE COUNTY EMS
- BUILDING CIRCULATION/SUPPORT



Basement Level



Ground Level



Second Level








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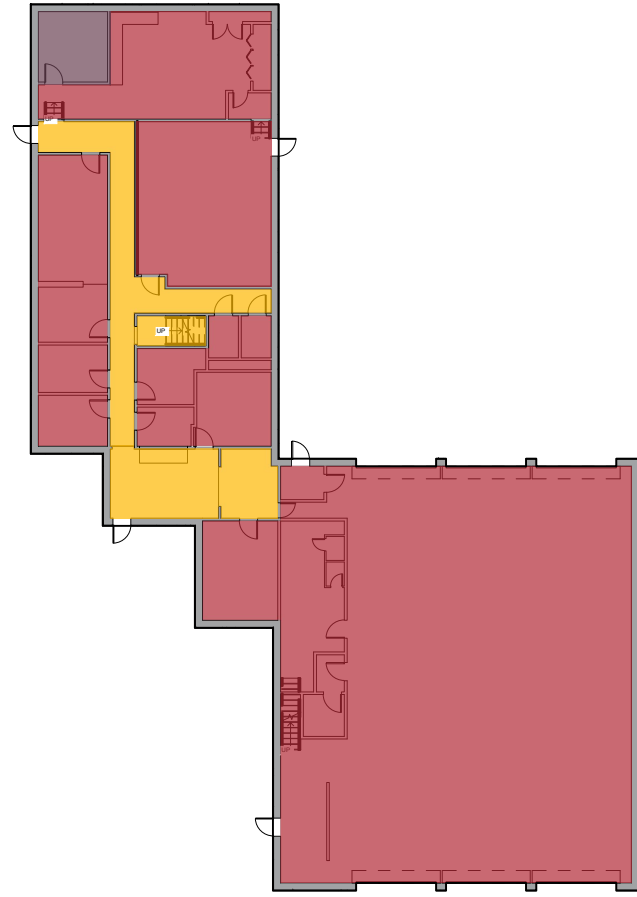
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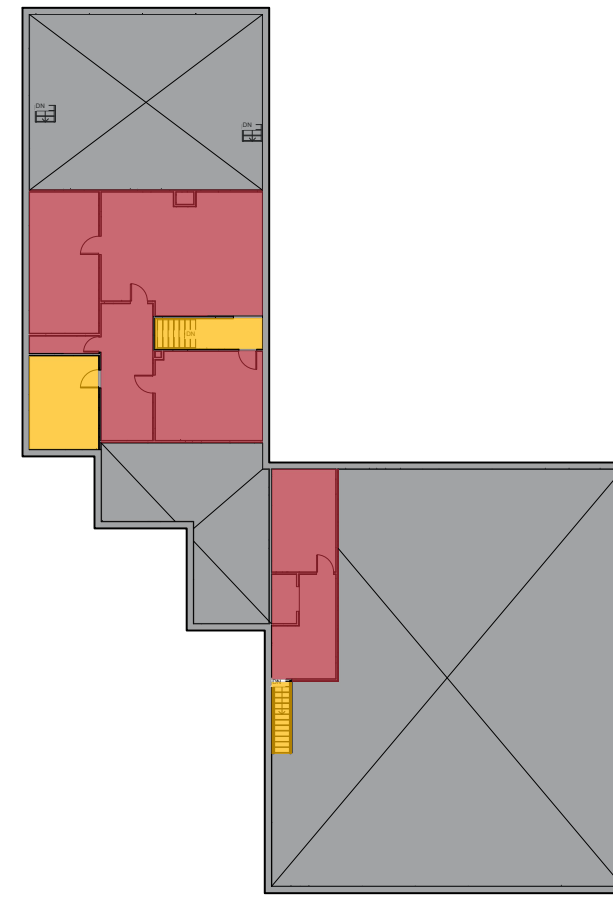
Existing Program

<u>Existing</u>	
Fire Department :	8,148 SF
OC EMS :	145 SF
<u>Proposed</u>	
Fire Department :	8,148 SF
OC EMS :	145 SF
- EOC/Training Room Relocated	
- Upfit Bunkroom, Locker Rooms and Offices	

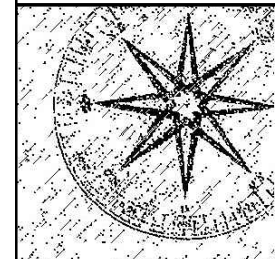
PROGRAM KEY:	
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	RECREATION & PARKS
	SHARED TOWN SPACE
	FIRE DEPARTMENT
	TOWN GOVT, STAFF & MEETING
	ORANGE COUNTY EMS
	BUILDING CIRCULATION/SUPPORT



Ground Level



Second Level










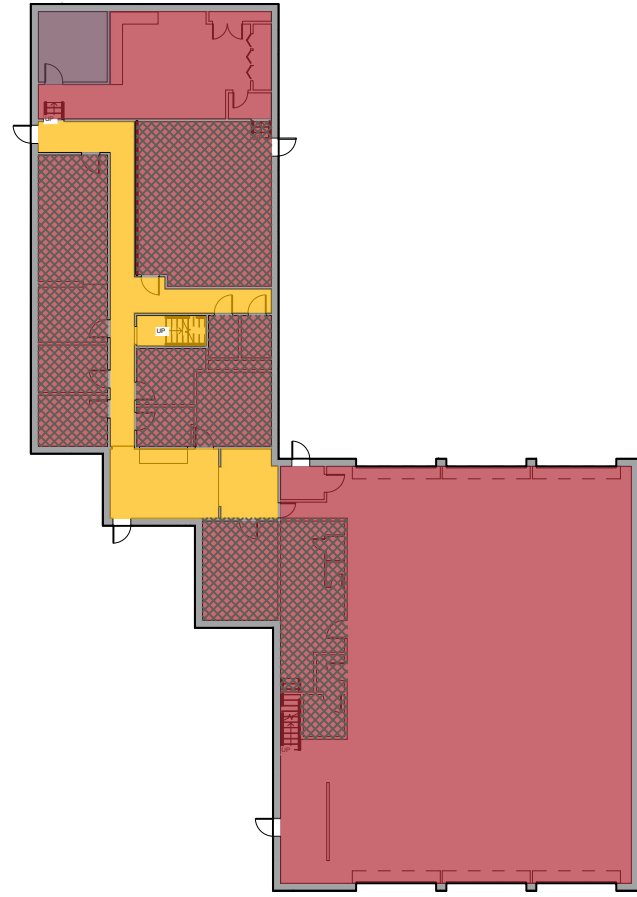
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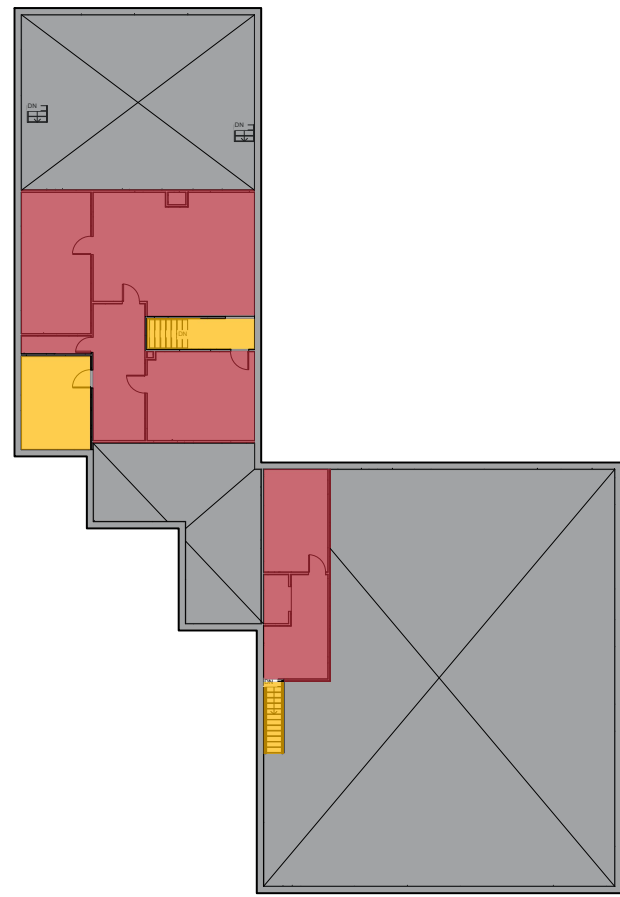
Proposed Program

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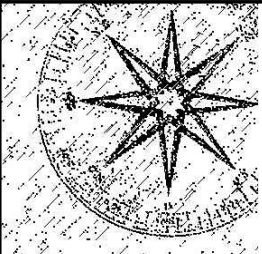
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	TOWN GOVT, STAFF & MEETING
	ORANGE COUNTY EMS
	BUILDING CIRCULATION/SUPPORT



Ground Level
 RENOVATION



Second Level



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Existing Issues:

- Access during flooding events
- Fleet parking during flooding
- Bathroom/Locker facilities

Proposed:

- Grading and Site Improvements
- New ADA Bathroom
- Locker room upfit

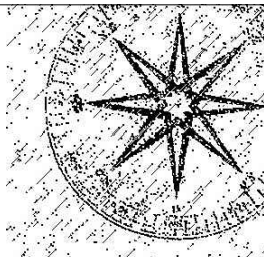
New Butler Building
for Sign Shop

New Employee
Parking

New Parking Area
for Municipal Fleet



Proposed Site Upgrades



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Town of Carrboro Architectural Space Planning and Prioritization Project

Task D: Preliminary Opinion of Construction Costs

203 South Greensboro Building Project

General Building Costs ~ 55,000 square feet @ \$ 250/square foot = **\$ 13,750,000**

Note: General Building Costs include Professional Architecture/Engineering Fees (of approximately 7-9% and Construction Contingency of 3-5%)

Breakdown by Use:

- Orange County Southern Branch Library ~ 15,000 Gross square feet = \$ 3,750,000
- Town of Carrboro Recreation & Parks ~ 15,000 Gross square feet = \$ 3,750,000
- Town of Carrboro – Basement storage ~ 5,750 square feet = \$ 1,250,000
- Other Town of Carrboro Space/Lease Space ~ 20,000 gross square feet = \$ 5,000,000

Parking – Structured parking – 280-300 spaces goal
Use \$ 14,000/space for precast deck/\$ 17,250 for cast in place (lower level) = **\$ 4,200,000**

Breakdown by Use:

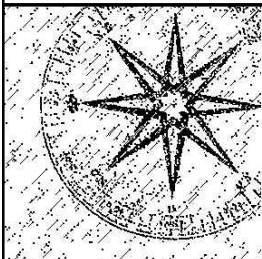
- Orange County Southern Branch Library = 50 spaces ~ \$ 700,000
- Town of Carrboro Recreation & Parks = 30 spaces ~ \$ 517,500
- Other Town Use = 50 spaces ~ \$ 700,000
- Public parking = 150 spaces ~ \$ 2,100,000 OR
- Other project use – 150 spaces ~ \$ 2,100,000

Site Improvements/Utilities – placeholder = \$ 500,000
Includes site demolition, grading, storm water treatment, sidewalks and flatwork, paving, landscaping

Total 203 South Greensboro Project Costs (exclusive of FFE) - \$ 18,450,000

Other Costs – FFE (Furniture, Fixtures, Equipment) –

- Orange County ~ \$ 750,000
- Town of Carrboro ~ \$ 250,000
- Other Use FFE – unknown at this time



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Other Town of Carrboro Facilities:

Century Center Renovations – Existing Total 23,276 square feet

- General Building Renovations
 - Accessibility upgrades
 - Roofing upgrades
 - Painting/exterior maintenance
- Police Department Renovations
 - Scope of Work:
 - Re-work existing floor plan including Recreation & Parks space and Police Space to accommodate police functions.
 - Project Goals –
 - Build larger and more functional training room
 - Separate public entries/check-in/waiting from secure police functions
 - Upgrade shower/locker facilities – more toilets/shower stalls
 - Secure storage for evidence, weapons, etc.
 - More secure parking area
- Upgrades to Century Hall and Other Town of Carrboro Spaces
 - Renovate existing spaces (perhaps Cybrary or other) into better pre-function spaces

Century Center Renovations – Estimated Renovation Costs - \$ 1,000,000 - \$ 1,500,000

Carrboro Town Hall – Existing Total 19,328 square feet

- General Building Renovations – Two Tiers of Renovation
 1. Baseline Life Safety Renovation
 - Sprinkler entire building
 - Accessibility upgrades (elevator tower, etc)
 - Roof and other building maintenance essentials (façade)
 2. Full Historic Renovation – above work + below
 - Structural upgrades required to use old auditorium as assembly space
 - Rework existing windows/doors – return building to historic – US Department of Interior Standards
 - Electrical, Mechanical, Plumbing and Energy Efficiency Upgrades
 - Lead Paint and Other Hazardous Materials Testing and Removal (upstairs primarily)
- Relocate Recreation & Parks Storage
 - Remove storage, with exception of things used for Town Commons events

Carrboro Town Hall Renovations – Estimated Renovation Costs - \$ 1,500,000 - \$ 4,000,000

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Town of Carrboro Fire Station 1 – Existing Total 9,710 square feet

- General Building Renovations
 - Accessibility (in conjunction with Town Hall project)
 - Add storage everywhere possible

- Renovate/move existing bunkrooms
 - Potential use of existing training room for bunkroom or other use

- Move/renovation Training/EOC room
 - Move to 203 South Greensboro Street site or use newly renovated auditorium room

- Renovation of Locker Rooms
 - Renovate/expand locker rooms for added security and privacy

- Renovation of Office Areas
 - Renovate office areas to add privacy capability

Town of Carrboro Fire Station 1 – Estimated Renovation Costs - \$ 400,000 - \$ 700,000

Town of Carrboro Public Works – Existing Total 8,300 square feet + 8,100 square feet support

- General Building Renovations
 - Finishes upgrades, paint, new flooring, lighting upgrades

- Renovate Toilet Rooms/Locker Rooms
 - Accessible toilets/showers and accessible public toilet facilities

- Outdoor Large Vehicle Parking/Storm Water Mitigation
 - This needs further study, but moving large vehicle parking to existing area of sign shop is a potential idea.
 - New small metal building adjacent to existing building could house larger sign shop and storage areas, plus accessible toilet facilities.
This would free space for truck/large vehicle parking

Town of Carrboro Public Works – Estimated Renovation Costs - \$ 400,000 - \$ 500,000