



## Legislation Text

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**File #:** 19-333, **Version:** 2

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### **TITLE:**

Presentation of Public Work's Facilities Condition Assessment and Consideration of a Town Facilities Rehabilitation Fund

**PURPOSE:** The purpose of this agenda item is for the Board of Aldermen to receive the Town of Carrboro's October 2019 Facilities Condition Assessment Report; and consider and approve the establishment of a Facilities Rehabilitation Fund to repair and renovate existing Town facilities.

**DEPARTMENT:** Public Works, Finance, Town Manager's Office

**CONTACT INFORMATION:** Joe Guckavan, Public Works Director, Ben Schmadeke, Capital Projects Manager, Arche McAdoo, Finance Director, David Andrews, Town Manager and Rebecca Buzzard, Project Manager

**INFORMATION:** Facilities Condition Assessment: The Town of Carrboro Public Works Department developed a comprehensive picture of the physical condition and functional performance of Town buildings and infrastructure. Opportunities were also identified to improve the functionality and sustainability of Town facilities. This information will be used to develop budgets, prioritize resources, and plan for future improvements.

See Attachment A - Town of Carrboro Facilities Condition Assessment

Town Rehabilitation Fund: The Town is in the process of developing a facilities master plan that will propose renovations to existing Town facilities including Town Hall, the Century Center, Fire Station One, and the Public Works facility. The Town also anticipates the development of new facility space for Recreation and Parks as part of the 203 Project. There is a high probability that funding for comprehensive renovations to Town facilities will not be available for at least another three years.

The purpose of the Facilities Rehabilitation Fund is to make interim improvements and restorations that are necessary to maintain our investment in the existing facilities until preparations have been made for major renovations. It is anticipated that the activities under the Facilities Rehabilitation Fund will address deficiencies reported in the Facilities Condition Assessment and complement future major renovations.

To develop the rehabilitation plan, all Town departments were asked to inventory the condition of their facilities and compile a list of needs that should not be deferred as well as those identified in the Facilities Condition Assessment. Addressing the items on the inventory will prevent further degradation of Town facilities and stabilize the functionality and aesthetics of Town assets.

All projects will incorporate and give high priority to energy efficient and environmentally responsible components as well as maintain the historical integrity of the structures.

**FISCAL & STAFF IMPACT:** Facilities Condition Assessment: Expenditures have been recommended in the current and following fiscal years (FY 2021 and FY 2022+) to correct deficiencies and prevent further degradation of Town Facilities.

Town Rehabilitation Fund: To initially fund the Facilities Rehabilitation Fund, a transfer of \$1,000,000 is proposed to be moved from unassigned fund balance in the general fund to the Facilities Rehabilitation Fund. Additional safe guards have also been proposed, such as a limit on the amount that may be awarded for a particular project, and requiring projects to be “job ready” before funding.

**RECOMMENDATION:** It is recommended that the Board receive the Town of Carrboro Facilities Condition Assessment and approve the establishment of a Facilities Rehabilitation Fund and the appropriation of funding as provided for in Attachment B - Budget Ordinance Amendment Establishing a Facilities Rehabilitation Fund.