

Summary Information Related to Capital Project Amendment No. 21CPA000001 – FY 2020-21
Appropriation of Approved County Contribution (PAYGO) Funds (\$4,708,155) for Multiple
Capital Projects

Project	Current Budget	Increase/ Decrease	Revised Budget
Ongoing HVAC Replacement (4190DC076)	\$2,297,990	\$387,205	\$2,685,195
County Security Improvements (4190DC081)	\$1,173,038	\$474,809	\$1,647,847
EMS Equipment Replacement (4410DC001)	\$2,700,000	\$1,650,000	\$4,350,000
Stanford L. Warren Library Upgrade (6110DC097)	\$1,392,500	\$500,000	\$1,892,500
Detention Center Windows Replacement (4190DC084)	\$0	\$1,696,141	\$1,696,141

** See below for more detail about each of these projects*

Capital projects receiving County Contribution funds are generally projects that support ongoing maintenance, repair, and upgrade needs of various important county assets. County contribution funds used to be called “Pay-As-You-Go” funding and are considered “non-borrowed” cash. When applied to a project there are no time limits to when or what County Contribution funds can be used. It is essentially a cash transaction, analogous to a homeowner paying for a new air conditioning system out of a savings account...rather than taking on a long-term loan. What makes the funds particularly flexible as a funding source is that they can easily be moved from one capital project to another, if necessary, as decided by the Board of County Commissioners.

County administration has long used County Contribution funds to support ongoing projects, such as most of the ones listed above, specifically because such funding is ultimately less expensive to use (no interest payments), and also because the nature of the ongoing project is somewhat fluid. An example might be that a County owned building that was budgeted to have its heating and ventilations system updates with County Contribution dollars in the official “Ongoing HVAC Replacement (4190DC076)” project may no longer need those funds because other more pressing items may have arisen or the condition is more stable than projected. The specific County Contribution funds allotted for that now defunct HVAC project can easily be applied to another County building HVAC project, or possibly transferred to support a completely different project (with BOCC approval).

With 40 plus facilities to oversee, the need to have available cash on hand to deal with planned maintenance and repair projects, as well as unplanned maintenance necessitates a prudent application of annual funding for such needs.

Ongoing HVAC Replacement

The County owns 42 facilities in which General Services is responsible for maintaining the heating and air conditioning systems and building automation controls (BAS). Systems maintenance records are analyzed, manufacturer specifications, and repair parts availability are taken into consideration for system replacements or refurbishment. County BAS system Andover is reaching its useful life and will have to be replaced incrementally through out our system. This allows remote control of building HVAC systems and utility analytics.

County Security Improvements

This project will enhance our current security systems by replacing antiquated security cameras, installing new cameras where we have gaps in coverage of critical infrastructure locations, re-keying locks to bring all county facilities under a centralized key control system, improving building security by installing barriers, and providing emergency phone stations at county parking locations. Additional improvements will add command and control software that will allow the security monitoring center to employ video analytics and blue force tracking as well as an improved video management system that will be scalable as security needs continue to expand.

Standard L. Warren Library Water Intrusion Repair

Funding for this project is being requested to address longstanding water intrusion issues within the facility. Geotechnical evaluations and indoor air quality assessments are being performed to identify the depth and source of the groundwater infiltrating the facility and to ensure the safety of the staff and citizens occupying/using the facility. Reports and assessments will confirm the level of construction required to mitigate this issue. Despite that, it is anticipated that a waterproofing engineer/consultant will be engaged to prepare plans and specifications suitable for bidding the project in order to get the appropriate contractors/experts on board to address this issue.

EMS Equipment Replacement

FY 15 Durham EMS replaced all of the existing cardiac monitors currently owned by the County. The monitors were purchased with a five-year warranty that last for the life cycle of the monitor. In Fiscal Year 2019-20 the current monitors will need to be replaced with a onetime purchase in a CIP project. Complete replacement of the County fleet of monitors would cost approximately 30% less than replacing the entire fleet at retail cost over the next five years (no discounts on small purchases).

The request amends the previously budgeted project to replace cardiac monitors and defibrillators within emergency medical services every five years. Due to the complexity of these systems and the fact that they are life safety equipment that has no tolerance for failure, the expected lifespan of these systems are five years. This is an industry standard and a replacement cycle that is consistent across manufactures.

This request amends the scope of the previous request by also requesting the regular, planned replacement of EMS stretchers. Likewise, the anticipated lifespan of stretchers is approximately seven years. This is consistent with field experience and observations, since we have seen many more stretchers out of services and requiring additional repairs as they age. Additionally, all agency stretchers would require replacement at the same time, to ensure consistency with model and the interoperability of the fleet. While this part of the request expands the scope of the prior project, our ability to properly maintain equipment and keep units in service is dependent on ensuring that equipment is well maintained and serviceable.

Detention Center Window Replacement

The Detention Center, with 4 towers containing 12 pods and 48 cells in each pod, has a security window in each cell that will be replaced on a gradual schedule. This will allow transfers of occupants and operational control. Also included in the project is the refurbishing of the rear vehicle entrance to maximize security.