

# New General Services Administration Facility

## Board of Commissioners Work Session Presentation

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# Agenda

- Master Planning Background
- Program confirmation
- Site search & Recommendation
- Budget & Next Steps
- Questions

# Purpose

- Inform the Board of Commissioners on the process and progress in developing a new General Services Administration Facility at the Wake County Office Park.

# Background



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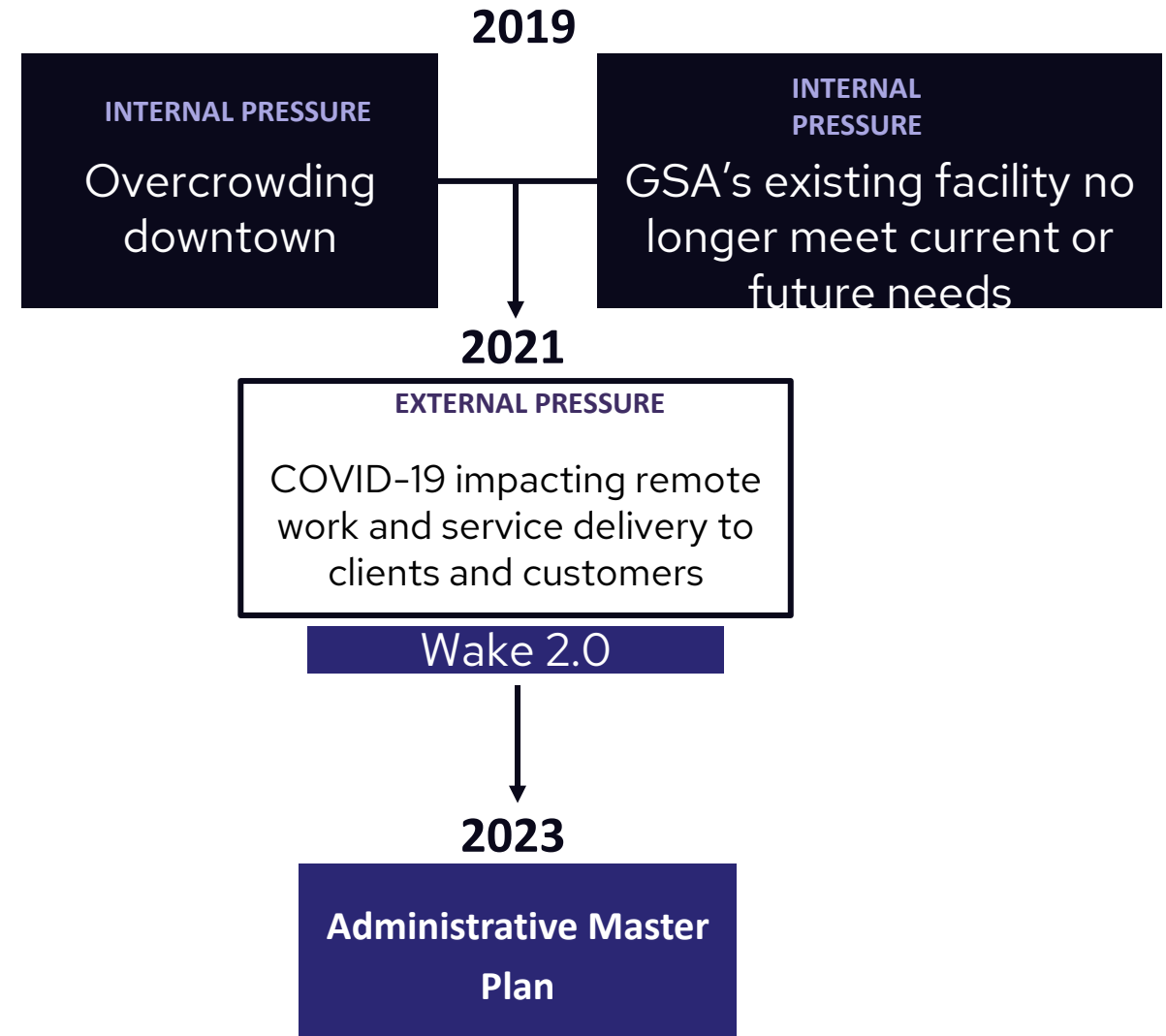
# Wake County Administrative Master Plan

## Objective 1:

Study downtown departments and identify departments or divisions that could relocate outside of downtown.

## Objective 2:

Study General Services Administration (GSA)



# Wake County Administrative Master Plan

## Objective 1: Potential Departments / Divisions to relocate from downtown.

Process	Outcome
Space relationships Workflow Operation procedures Adjacencies Communication relationships Future Growth	<u>Wake County Justice Center (WCJC)</u> Tax Administration – 3 <sup>rd</sup> Floor  <u>Wake County Office Building (WCOB)</u> Community Services, Planning and Inspections – 1 <sup>st</sup> , 5 <sup>th</sup> and 10 <sup>th</sup> Floors *Human Services, Environmental Health and Safety – 6 <sup>th</sup> Floor Environmental Services, Water Quality – 7 <sup>th</sup> Floor  <small>*At the time of the study this division was part of Environmental Services.</small>

# Wake County Administrative Master Plan

## Objective 2: GSA Study

Part 1 - General Services Administration (GSA) Site Analysis Study	
Process	Outcome
Existing conditions analysis Developer engagement insight Opinion of value analysis Disposition recommendation	2 step land disposition process

Part 2 – General Services Administration Relocation Study	
Process	Outcome
High level program that includes a 1.8% growth factor over 20-years Site test fits	207,750 square feet 11 to 17 acres

# Existing General Services Administration Facilities

## General Services Administration (401 Capital Blvd)

- Administration and Support Services 123,000 S.F.
- Fleet Operations (5.97-acre site)
- Physical Plant
- Safety and Security

Maintain &  
Operate

191 Buildings

5,038,885  
Square Feet

## General Services (9000 Deponie Drive)

- Facility & Field Services 15,819 S.F.  
(5.00-acre site - approx.)

1208 Fleet  
Vehicles

**TOTAL EXISTING AREA                      138,819 S.F.**



# New General Services Administration Combine Program

## General Services Administration (Single Facility)

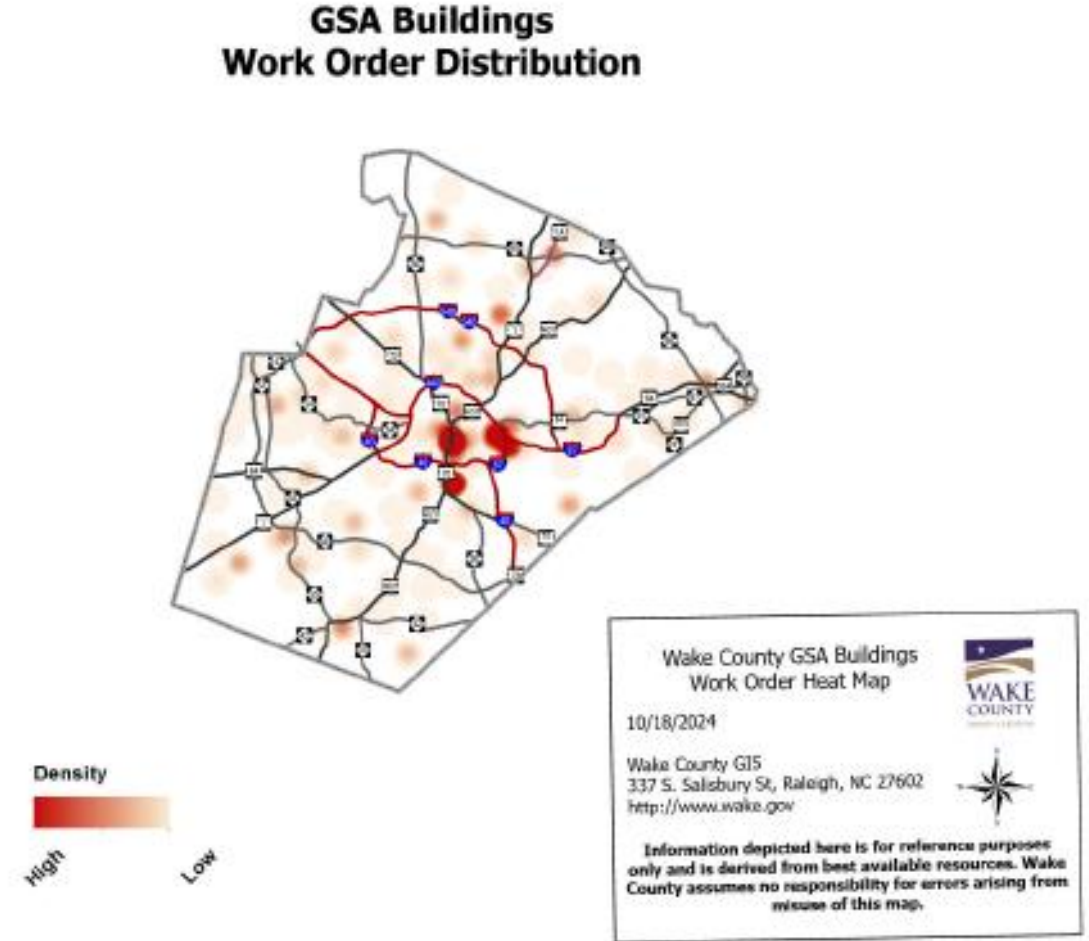
- Administration and Support Services
- Fleet Operations
- Physical Plant
- Safety and Security
- Facility & Field Services

\*Proposed Total Area 207,750 S.F.

# General Service's Work Order Heat Map

## Highest Number of Work Orders

- Downtown Campus
- Wake County Detention Center
- Public Health Campus



# Wake County Administrative Master Plan

## Site Test Fits

- 1-Story and 2-Story Options
- Various Building Geometry
- Building considerations
- Cost analysis
- Optimal to less desirable ratings
- Range of property sizes: **(11 – over 17 acres)**

SCENARIO	KEY	DEVELOPABLE LAND AREA REQUIRED	BLDG. FOOTPRINT OPTIMIZATION	LAND USE OPTIMIZATION	BLDG. DAYLIGHT ACCESS	LIKELY CONSTRUCTION COST
SCENARIO 1 (Linear)		16.81				
SCENARIO 2 (Rectangular)		17.36				
SCENARIO 3 (Stacked)		13.20				
SCENARIO 4 (Single Building)		10.91				

KEY	
	Least Desirable
	Neutral
	Most Desirable

# Program Confirmation



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# New General Services Administration Program

## Program Confirmation Process:

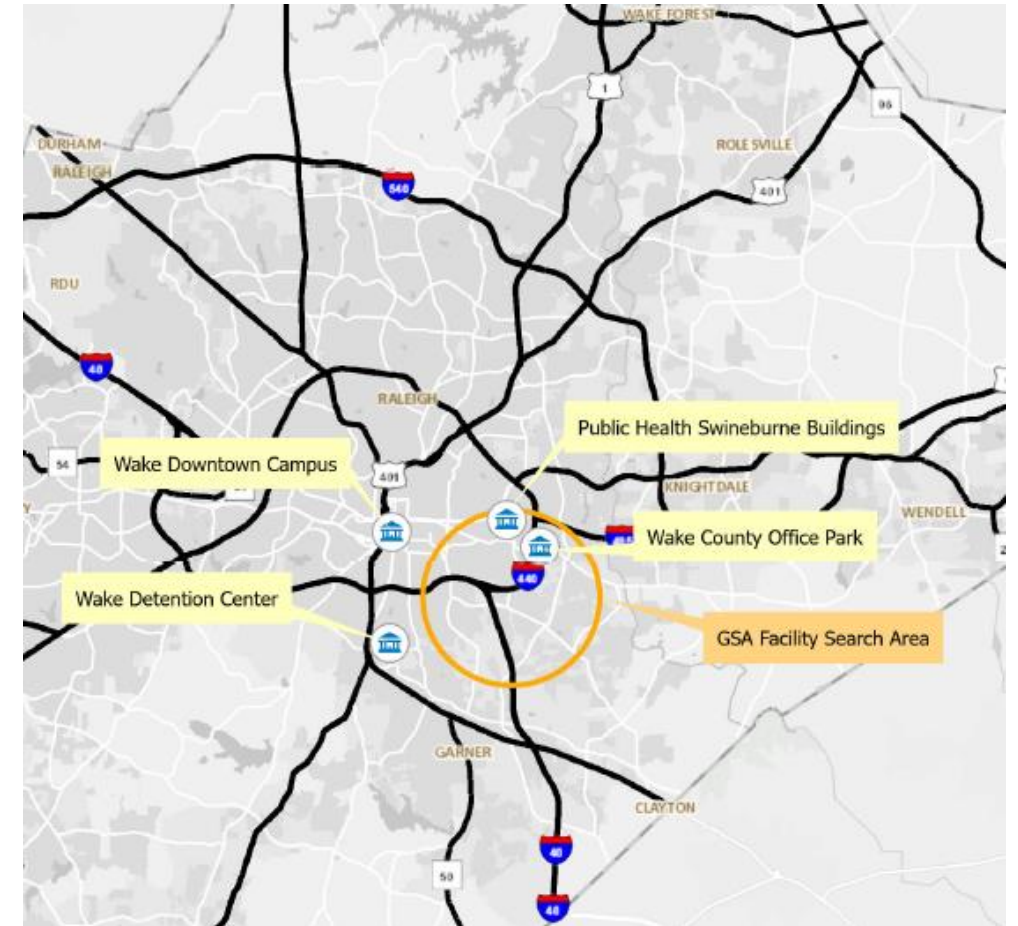
- Review of Administrative Master Plan
- Stakeholder questionnaires
- Immersion
- FTE confirmation:
  - Current state.
  - Master plan high-growth at 1.8%.
  - Future state - 2045.

# New General Services Administration Program

	Existing	Proposed 2045
• Business Administration	45,415 S.F.	30,442 S.F.
• Fleet Operations	46,661 S.F.	103,967 S.F.
• Physical Plant	28,024 S.F.	39,567 S.F.
• Safety and Security	2,900 S.F.	3,319 S.F.
• Facility and Field Services	15,819 S.F.	16,273 S.F.
• Systems and Technology	<i>Included in BA</i>	1,934 S.F.
<b>Total Square Footage</b>	138,819 S.F.	<b>195,502 S.F.</b>
<b>Total FTEs</b>	155	<b>251</b>

# New General Services Administration Site

- Target acreage for new site = 14 to 20 acres
- Site evaluation criteria and weighting, in order of importance:
  1. Location / Response Time (15 minutes).
  2. Development Consideration (cost).
  3. Multiple points of access (resiliency).
  4. Stormwater.
  5. Close to people services / amenities.
  6. Zoning.
  7. Floodplain.
  8. Impacts to construction timeline.
  9. Utilities.



# Site Search



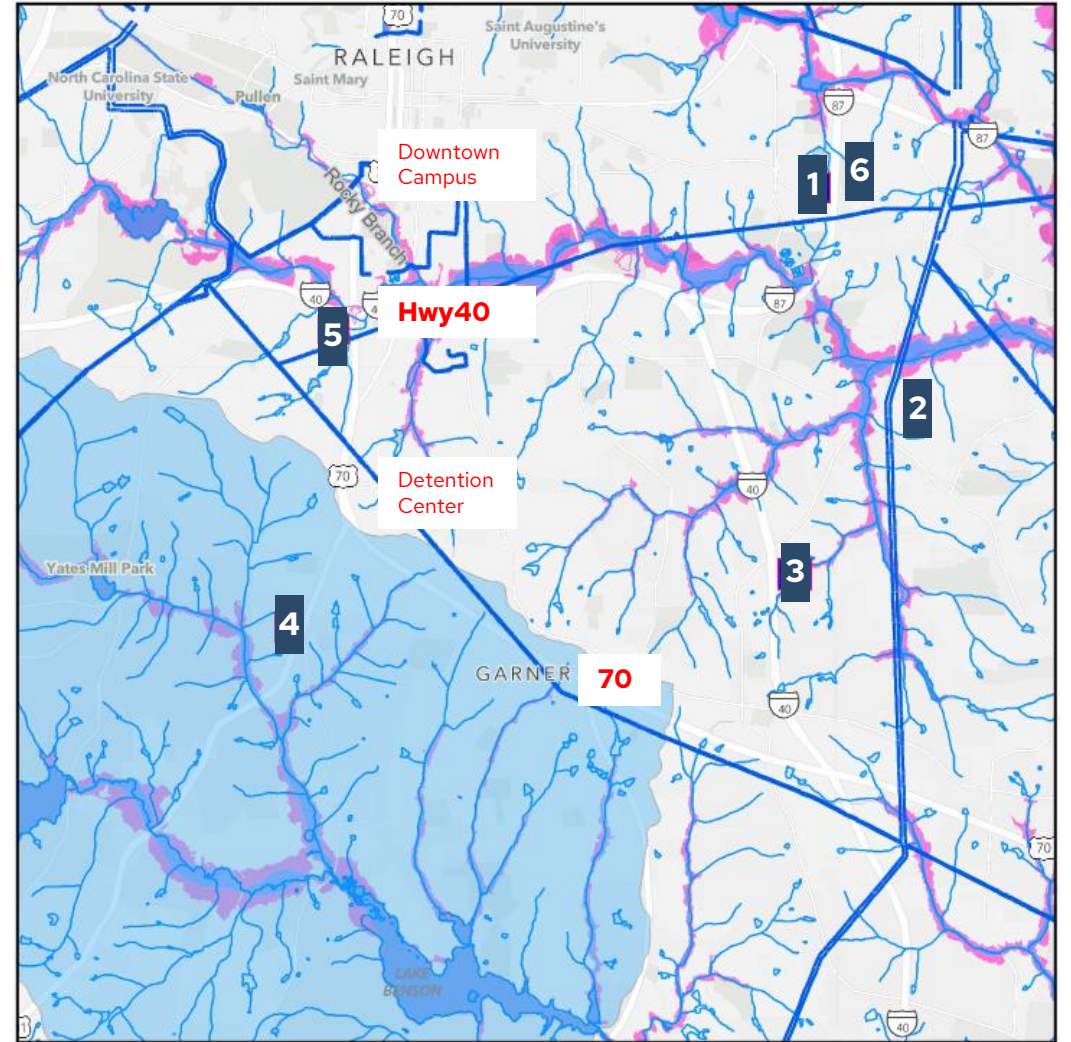
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# Site Search

- Zero listed sites within search area.
- Five unlisted sites identified:
  1. 3601 Poole Road – 72.6 acres
  2. 2221 S New Hope Road – 22.5 acres
  3. 4111 Auburn Church Road – 35.7 acres
  4. 5100 Fayetteville Road – 36.9 acres
  5. 2400 S Saunders Street – 77.6 acres
- Wake County Office Park



# Site Ranking

KEY	
	Least Desirable
	Neutral
	Most Desirable

Site		Acres	Location	Develop Costs	Access	Storm water	Amenity	Zoning	Flood plain	Timeline	Utilities	Site Score
1	3601 Poole Rd	72.6										25
2	2221 S New Hope Rd	22.5	Did Not Rank – Surrounded by New Residential									
3	4111 Auburn Church Rd	35.7										26
4	5100 Fayetteville Rd	36.9										23
5	2400 S Saunders St	77.6										22
6	Wake County Office Park	13.7										24
7	Wake County Office Park Redevelopment	20.5 to 32.7										+/- 30

# Site Test Fit Conclusion

- Redevelop the Wake County Office Park
  - Highest site score with redevelopment.
- Checks all the boxes for site criteria
  - Response time – prime location within the heat map.
  - Development consideration – ownership.
  - Multiple points of access – resiliency.
- Higher and better use of County owned property
  - Future opportunities

**Recommended Site:**

# **Redevelopment of the Wake County Office Park**



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# Site Context





# Reimagined Office Park





# Development Phase-1

- Dedicated access drive and new buffer for the Park.
- Realigns + straightens Civic Blvd.
- New GSA + Library Administration + Corporate Training facility moves to more favorable topography and access.
- New three-tier parking deck w/ 540 spaces.
- Site development prepares pads for future office buildings.
- Favorable zoning with warehouse and fleet uses adjacent to industrial.





# Future Development

- Potential for three County Office Buildings, each with two stories and 56,000 SF total.
- Parking deck expansion to serve the County Office Buildings w/ 426 spaces.
- Affordable housing development south of the realigned park access.





# Affordable Housing Opportunity

- +/- 5.5 acre parcel south of the realigned park access road.
- +/- 90 units with 93 parking spaces.
- Three-story buildings.
- Amenity building with playground and access to park trails.
- Access to bus line.
- Grocery store less than 1 mile away.





# Office Park Opportunities

- Future office building development with park views:
  - Multiple building options.
  - Flexible floor plate to accommodate a variety of uses.
  - Acts as a smaller scale buffer to deck and GSA from park side.
- New buffer and trail would be an amenity for both the office buildings and potential housing development.



# Development Issues

- Rezoning – property is currently zoned Office Mixed Use (OX-3)
  - Fleet Operations portion of GSA requires Industrial zoning
  - Future zoning for GSA, LAB, and Future Offices
  - Future housing property – subdivided and rezoned
- Subsurface – potential impacts to excavation and foundations
  - Site history – potential for rock below the surface
  - Unsuitable soils – new geotechnical investigation
- Tenant Relocations – 5 Tenant Groups

# Tenant / Occupant Logistics

Building	Tenant
Commons Building Year active 1989 18,522 SF	Meeting Space
Agricultural Services Building Year active 1989 28,149 SF	County Soil and Water Conservation District (Wake County Staff)
	USDA – Farm Service Agency (FSA)
	Co-operative Extension (State employees)
Rural Economic Development Center Year active 1994 18,000 SF	Wake County executed a 50-year lease in 1995  Wake County executed an agreement and mortgage in 2007 with the EDA (federal agency)

# Budget & Next Steps



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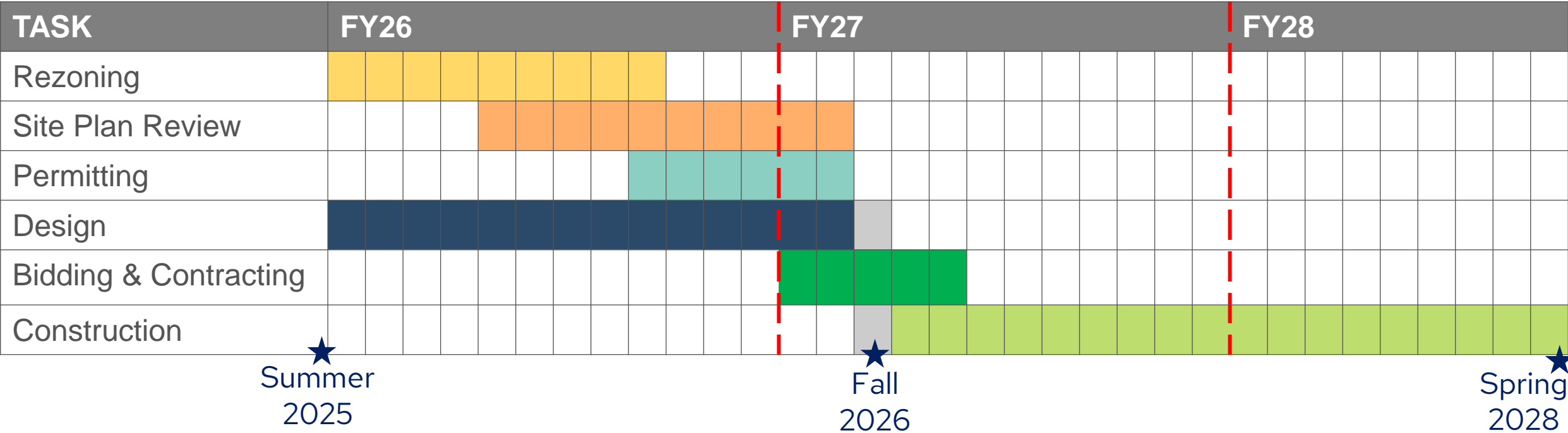
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# Planned Funding and Future Capital Request

Scope	CIP
General Services Administration	\$91,000,000
Library Administration Building	\$ 26,500,000
Total Planned Project Budgets	\$117,500,000

Additional GSA Program Scope	
Additional Parking	FY27
Training Space (15K S.F.)	FY27
Data Center	FY27
Future Buildings	
Building 1 (56K S.F.)	FY27
Building 2 (56K S.F.)	TBD
Building 3 (56K S.F.)	TBD

# Timeline



- Rezoning and Site Plan Review are the critical path.
- Rezoning and site review task durations are estimates and have run as long as 40 weeks looking at recent review data.
- Some construction tasks could run concurrent with design.



# Next Steps

## 3-4 Months:

- Complete program refinement and schematic design
- Continue tenant relocation discussions
- Start rezoning process
- Schematic Design Presentation to the Energy Commission and Board of Commissioners (Fall 2025)





# Questions?



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