

Item Title: Approval of Site Acquisition for Wendell Main EMS Station

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to sign a land acquisition contract with Battle LaRue Property, LLC in the amount of \$150,000 for a 0.95 acre site in Wendell, NC for construction of a new EMS station, subject to terms and conditions acceptable to the County Attorney.

Item Summary:

The Wake County EMS System is comprised of four agencies which operate under a unified dispatch and medical control system from 34 locations throughout the 850 square miles of Wake County. These facilities range from full-service headquarters stations to standard substations and to EMS quarters co-located within fire stations.

In March 2008, a Master Plan was completed to define and address current and projected needs for EMS in Wake County for the following 7-10 years. EMS demand data and planning projections provided by the Wake County Planning Department and the Capital Area Metropolitan Planning Organization (CAMPO) were used to establish standards for when and where new and existing EMS ambulances would be deployed. The outcome of this process was the proposed location of future EMS stations throughout the County, and the development of several modular prototype station plans for future construction. Each year, during the budget planning process, the Master Plan is re-evaluated and updated to reflect any priorities that may have changed.

Based on data generated from the County's unified dispatch system on response time analysis, projected population growth and staff unit hour utilization standards, demand indicates a continued need for a 24-hour response unit in the "Wendell Main" area.

Currently, EMS is operating an ambulance and a supervisor response unit out of an existing facility located at 401 East Third Street in Wendell. This station is situated on a lot that does not include the right of way to access the driveway to the station.

The current facility was built in 1971 and consists of steel frame construction with sheet metal covering. The property and building are owned by Eastern Wake EMS with no restrictions, but the parking lot associated with the building is owned by the Wenco Group which has recorded rights to Eastern Wake EMS for the use of the lot. The inside of the building was rebuilt after a fire in 1996. The building is in fair condition, but is outdated and does not support the size or number of ambulances required, nor other current programmatic requirements.

The location of the current facility is based on an old response district that no longer reflects the response needs of that area. Previously, Eastern Wake EMS provided primary response service into a portion of Johnston County so the location of the current station was centered within that response area. Eastern Wake EMS no longer provides primary response into Johnston County and therefore, the facility location is positioned toward the edge of the response area. The subject site location will move the

station back toward the center of the response area maximizing coverage and providing quicker access to major highways.

The site is located on Wendell Boulevard, adjacent to a grocery store, approximately one mile north of downtown Wendell. The proposed purchase price for this 0.95 acre site is \$150,000. The price is comparable to several recent sales and current listings along Wendell Boulevard in the immediate area. An appraisal by Carter Kennemur, CCIM, supports the sales price.

For verification, County staff conducted a search of alternative available properties in the identified target area comprised of a 1 mile radius from the intersection of Wendell Blvd., and Hanor Road. The search criteria included sites of approximately 1 to 2 acres, in close proximity to available water and sewer service, and good access to Wendell Blvd., Hanor Road, and Marshburn Road. This search included several available publicly owned sites.

Based on the search, no other site was found that meets the requirements of appropriate acreage, response time access, topography or overall cost. A search map showing these alternative properties is attached. Staff has concluded that the sales price is fair and consistent with market prices of nearby properties. This particular site is within the search area and its location provides excellent access to the Town of Wendell and to call areas north of town including the Lizard Lick community.

The proposed new EMS Station is currently anticipated to be 4,084 SF. The building plan is a prototype substation plan that was developed as part of the EMS Master Plan. This particular prototype has three single length ambulance bays and will house a peak load unit, 24-hour response unit and Advance Practice Paramedic vehicle. The building will have a masonry façade and sloped metal roof, and will be very similar to the recently completed RDU EMS station near the Raleigh-Durham airport.

Funding for the land purchase is in the current Capital Improvement Program for FY 2016. The CIP plan calls for project design in FY 2017 and construction in FY 2018.

Attachments:

1. Area Map with Search Area Defined
2. Map of Property
3. Draft Land Acquisition Contract