

Item Title: Approve Land Acquisition of +/- 4.76 Acres at 7001 Apex Barbecue Road, Apex, NC for a New EMS Station

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute a contract to acquire +/- 4.76 acres at 7001 Apex Barbecue Road, Apex, NC, for a new EMS Station, along with any other necessary documentation, subject to the terms and conditions acceptable to the County Attorney.

Item Summary:

Purpose: The Board of Commissioners must approve all County real estate acquisitions.

Background: The Wake County EMS System is a unified dispatch and medical control system that is operated from 37 locations throughout Wake County. These facilities range from full-service headquarters stations to standard substations and to EMS quarters co-located within fire stations.

In 2018, Apex EMS, which had been operated by the Town of Apex, became part of Wake County EMS. The Apex unit currently operates out of a station on W. Williams St. However, the County was made aware that NCDOT plans to widen Hwy 55 through the center of Apex. This road widening will result in the loss of this EMS Station. Therefore, a new station will have to be built on a new site. Due to population shifts over time, the EMS call response area is farther west than the current site. As a result, a property located on Apex Barbeque Road has been identified and recommended for acquisition.

Board Goal: This action supports Public Safety Goal 3: Provide high-quality and sustainable public safety services to meet the community's current and future needs.

Fiscal Impact: The proposed purchase price for this site is \$950,000. Funds for the purchase are currently appropriated in the Public Safety Element within the County Capital Fund. No additional appropriation is required for the property acquisition.

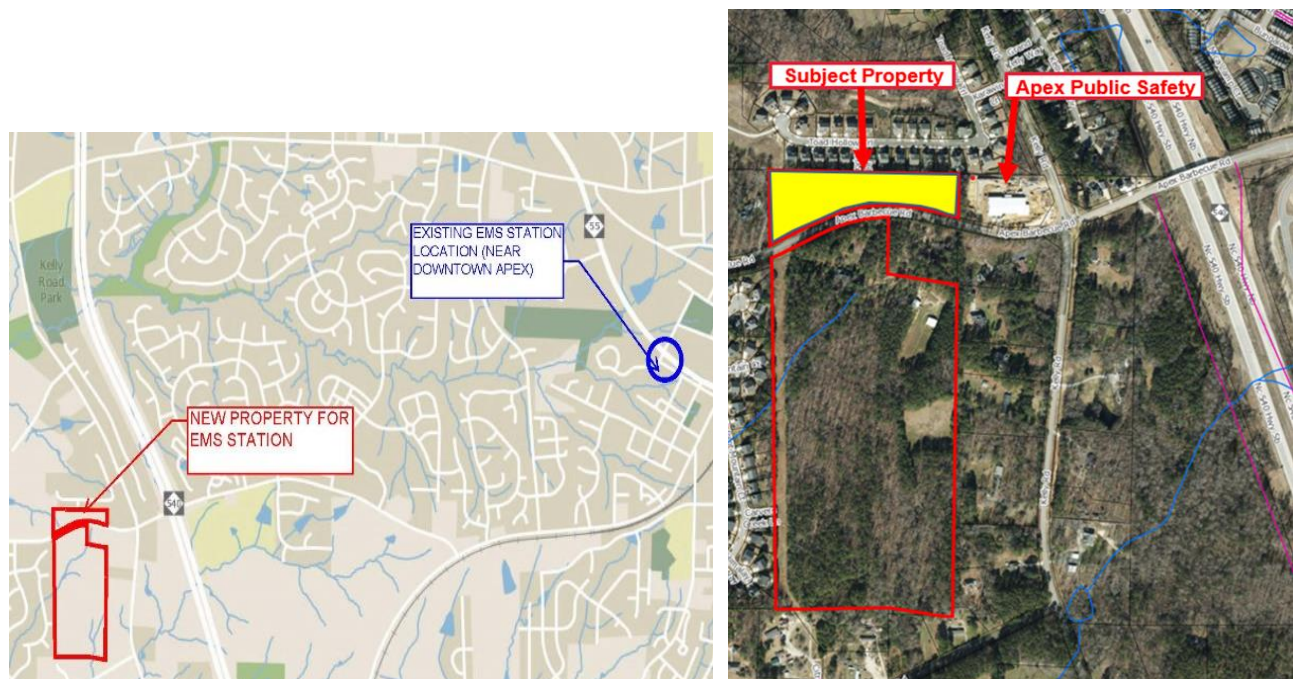
Additional Information:

In December 2019, the EMS Station Master Plan, originally developed in 2008, was updated 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. As stated above, the existing Apex EMS station is set to be demolished when W. Williams Street is widened, thus establishing a high priority for relocating this EMS station.

County staff conducted a search of available properties in the identified target area. Based on this search, no other sites were found listed for sale that met the requirements of appropriate acreage, response times, access to available utilities such as water, sewer, power, and gas, zoning, topography, and overall cost. Attached is an area map with the Apex EMS search area defined. The site is located at 7001 Apex Barbecue Rd, adjacent to the Apex Public Safety Station, approximately 500 feet west of the intersection with Kelly Rd. The location of the property is shown on the map below. This location is approximately two miles west of the existing EMS station. This particular site is within the search area and its location provides excellent access to the Town of Apex and County citizens.

The property is part of a larger 42 acre parcel which is divided by Apex Barbecue Rd. The approximate +/- 4.76 acre tract the County is proposing to purchase will need to be subdivided from the larger parcel. The proposed purchase price for the site is \$950,000.00. The attached appraisal by Integra Realty Resources supports the purchase price.



Wake County EMS staff was involved with the search process and supports this location. At a "Due Diligence meeting" with the Town of Apex Planning Department, County staff

received a favorable response on the proposed development of this parcel as an EMS Station.

The proposed new EMS Station is currently anticipated to be approximately 4,300 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 have the ability to house two ambulances and a single responder unit, based upon the unique demand needs of the community.

Funding for the land purchase, as well as for design and construction are included in the current Capital Improvement Program. Staff will return to the Board for approval of schematic design once completed later this year. Staff recommends approval of this acquisition in order to continue to provide high quality and sustainable public safety services to meet the community's current and future needs.

Attachments:

1. Search Area Map
2. Appraisal
3. Purchase Contract