



BRUNSWICK COUNTY GOVERNMENT COMPLEX

MASTER PLAN 2021-2026

Prepared July 2021



Acknowledgements

County Management Team

Randell Woodruff, County Manager
David Stanley, Deputy County Manager
Haynes Brigman, Deputy County Manager
Steve Stone, Deputy County Manager

County Commissioners

Randy Thompson, District 1 – Chairman
J. Martin (Marty) Cooke, District 2
Pat Sykes, District 3
Mike Forte, District 4 – Vice Chairman
Frank Williams, District 5

Project Advisory Committee

Randell Woodruff, County Manager
Steve Stone, Deputy County Manager
David Stanley, Deputy County Manager
Haynes Brigman, Deputy County Manager
Stephanie Lewis, Operations Services Department Director
Julie Miller, Fiscal Operations Director
William Pinnix, Director of Engineering Services

Project Consultant Team

ARCHITECTS/MASTER PLANNERS



LS3P Associates LTD.
Charles Boney, Jr., Principal Architect
Lisa Pinyan, Principal and Programming Specialist
Tessa Romanowski, Project Manager
Matt Bramstedt, Project Architect
Tevin Boone, Architectural Designer

LANDSCAPE & CIVIL DESIGN



Cole Jenest & Stone
Michael Cole, Principal
Robert Beale, Project Landscape Architect
Andrew Harrell, EI

MEP ENGINEERING



Cheatham & Associates P.A.
Kay Lynch, PE (Mechanical)
Ken Lynch, PE (Mechanical)
Mark Ciarocca, PE (Electrical)
Casey Gilman, PE (Plumbing)

COST ESTIMATING



MBP Cost Consultants
Mike Burriss, Estimator

ROOF ENGINEERS



REI Engineers
Stuart Driscoll, Senior Project Manager

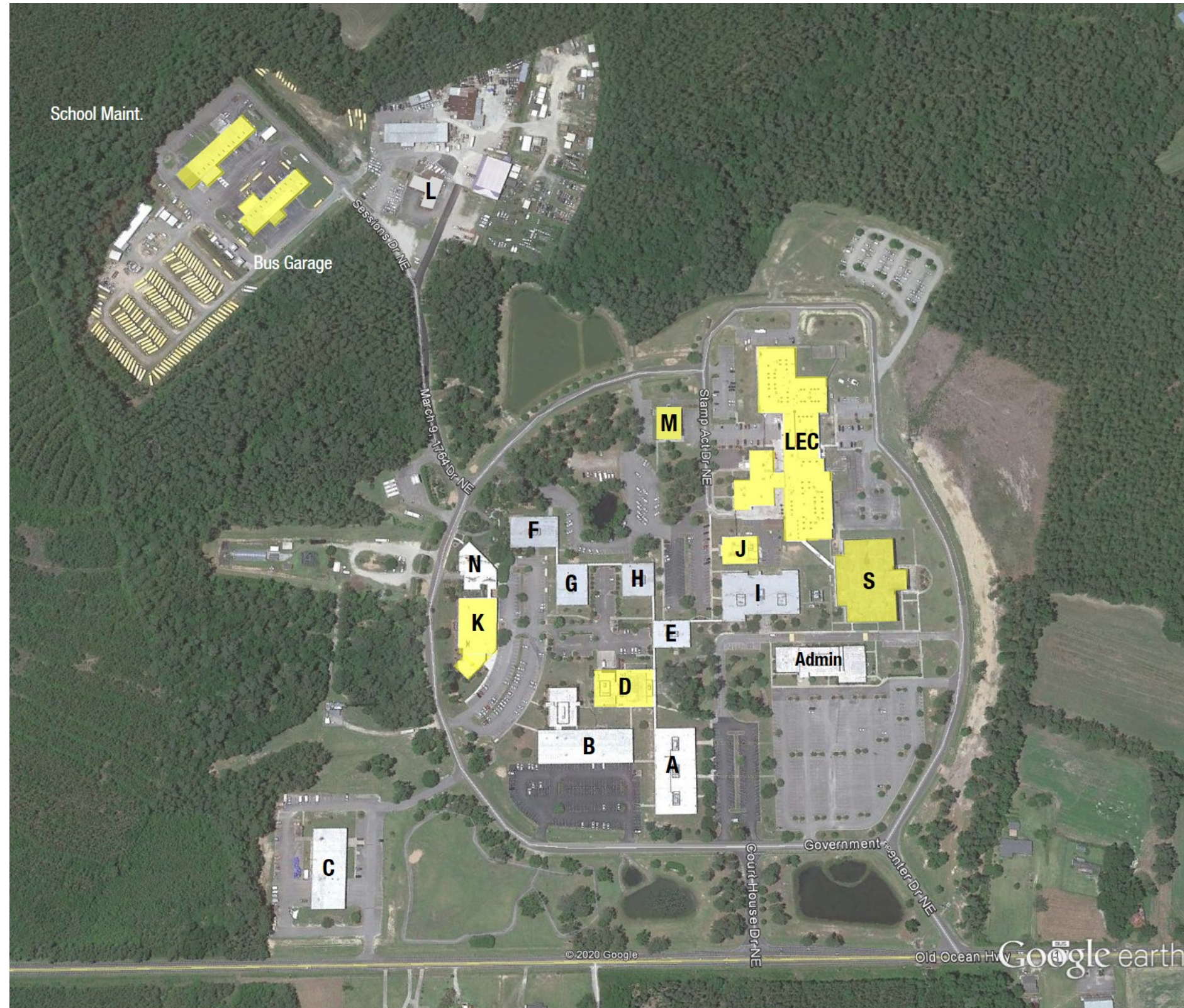
DOCUMENT SCANNING SUPPORT



McGee Reprographics



Existing Campus Map

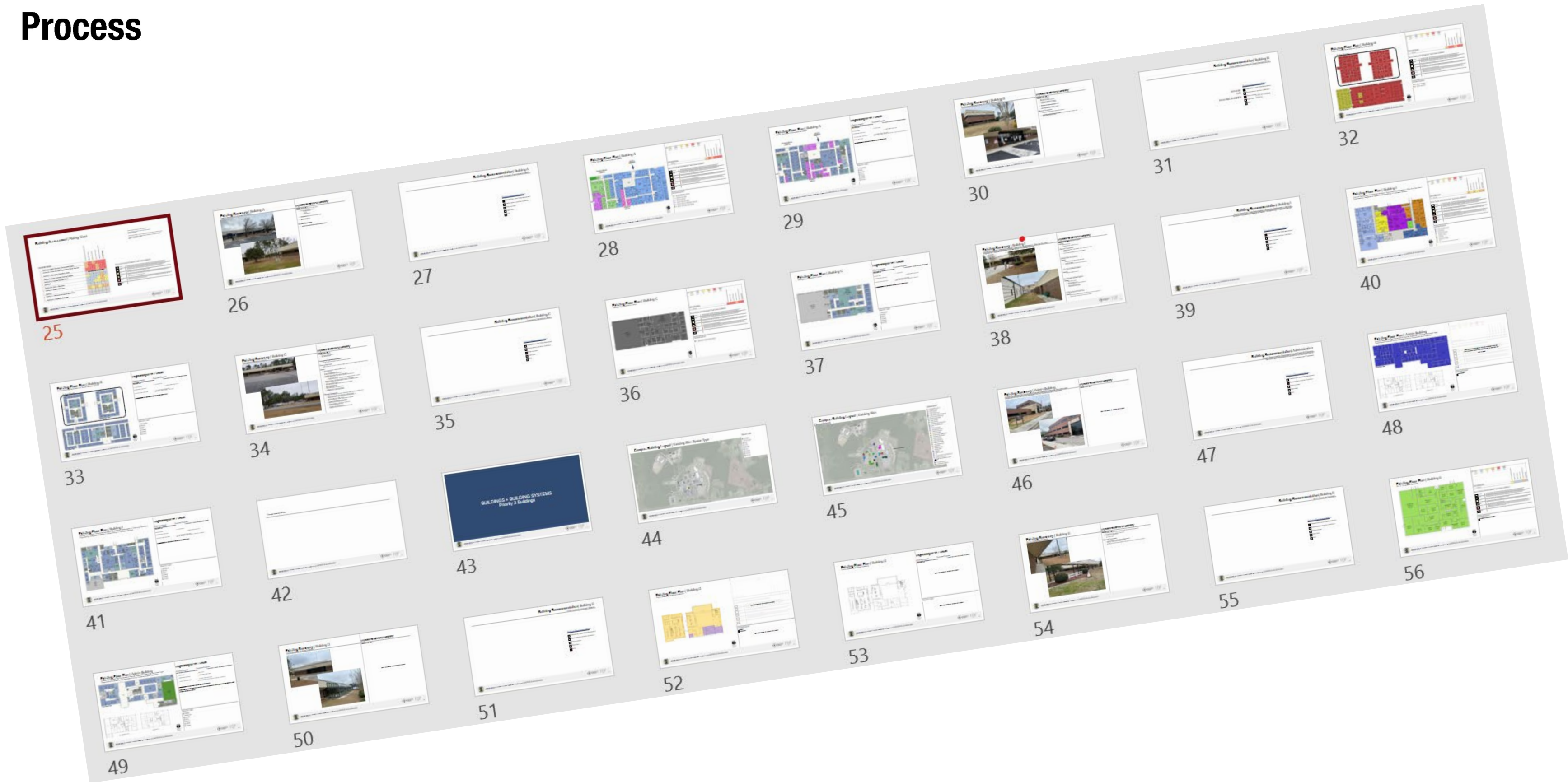


SUCCESS FACTORS:

1. Maintain good public access (manage traffic, parking and signage/wayfinding)
2. Ingress/egress off of Galloway Road
3. Get heavy equipment in/out of back of property away from public
4. Give the complex more of a “campus feel”
5. Improve overall safety
6. Provide building recommendations on any that are at their “end of useful life”
7. Conduct a utilities age check
8. Insure flexibility of program spaces
9. Improve office space efficiency
10. Create an overall nice place to work and do business



Process



Building Assessment | Rating Chart

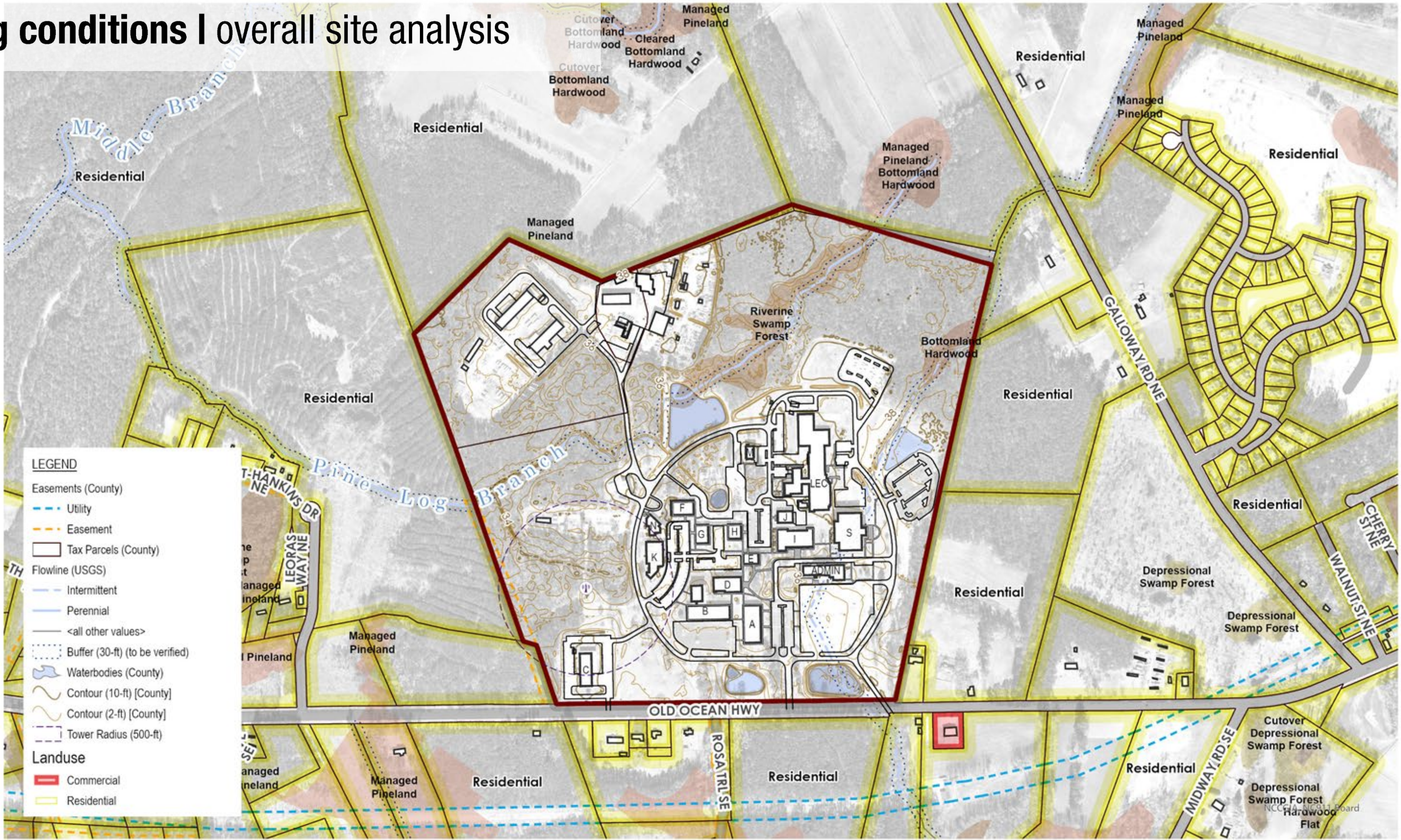
Full Facility Review		Site Access (Staff and Public)	Staff Work Flow	Space Utilization	Security / Privacy	Capacity for Staff Growth	Overall Rating
1	Building A – Health Services / Environmental Health	4	5	4	5	5	5
2	Building B – Public Housing/ Department of Social Services	4	5	5	4	5	5
3	Building C – Emergency Operations Center	5	5	4	4	5	5
4	Building D – Public Assembly Building/Cafeteria		Not included in scope of study				
5	Building E – Computer Services / M.I.S.	3	2	2	2	4	2
6	Building F – Farm Service Agency / Soil + Water Conservation / USDA Rural Development / Veteran Services	2	2	2	3	4	3
7	Building G – Parks + Recreation	2	2	3	3	4	3
8	Building H – Board of Elections	5	3	4	3	5	4
9	Building I – Central Permitting / Code Administration / Economic Development + Planning Services / Engineering / Register of Deeds / Utilities Billing + Customer Service	4	3	4	3	4	4
10	Building L – Maintenance Administration Office	4	2	3	3	4	3
11	Building N – Cooperative Extension	2	3	3	2	4	3

BUILDING ASSESSMENT RATING LEGEND

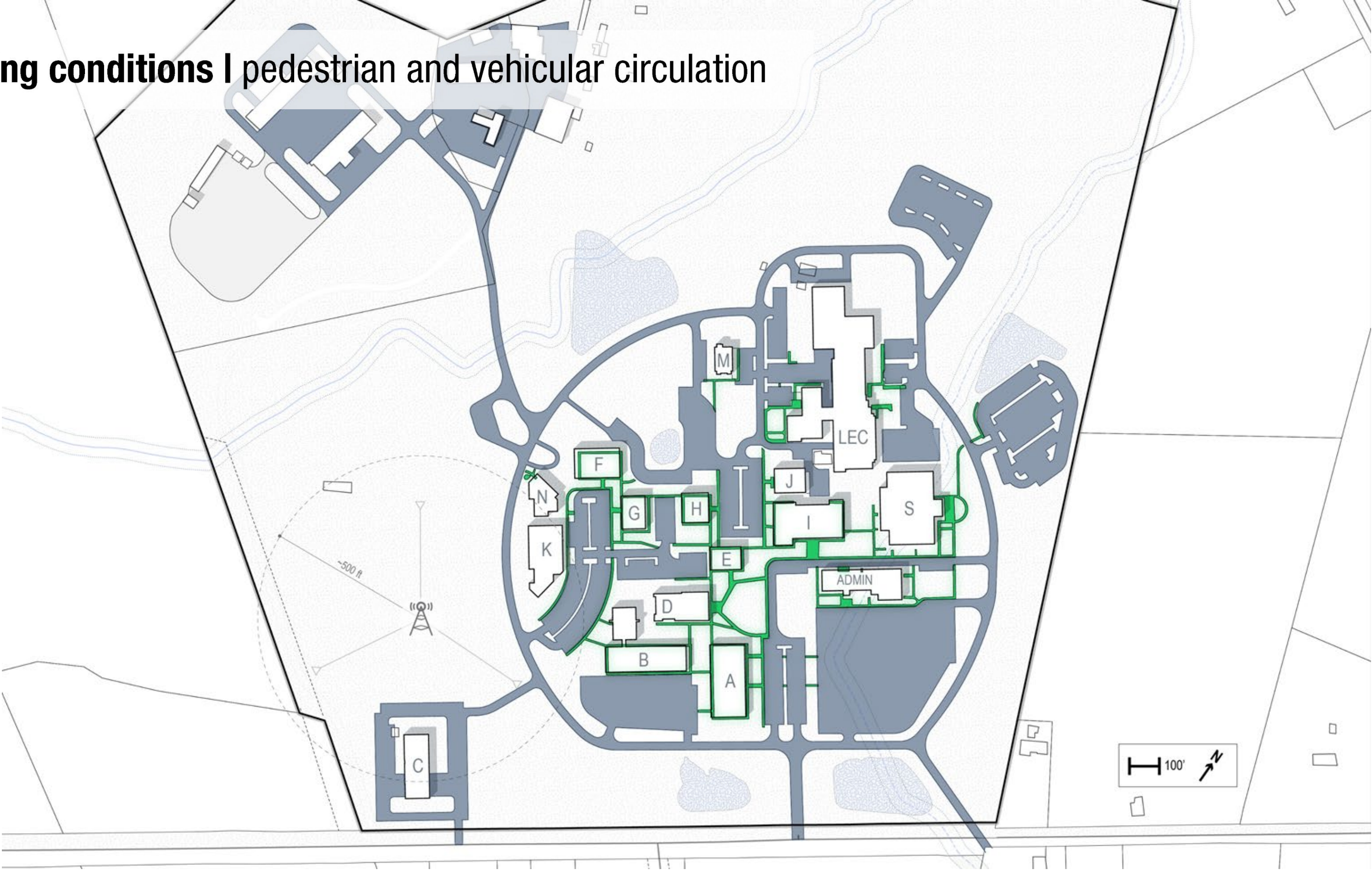
1	Superior	The configuration, layout, type of functional components, and respective capacities are reflective of modern design and construction techniques. The facility essentially exceeds the design intent and occupants' daily operational needs.
2	Good	The configuration, layout, type of functional components, and respective capacities are reflective of modern design and construction techniques. The facility essentially meets the design intent and occupants' daily operational needs.
3	Fair	The configuration, layout, type of functional components, and respective capacities generally meet occupant needs. It would not be cost effective to mitigate or correct the deficiencies or issues noted.
4	Poor	The configuration, layout, type of functional components, and respective capacities barely meet the functional and operational needs of the occupants. The facility would require significant renovation expense and it would be very difficult and/or costly to significantly mitigate or correct the noted deficiencies.
5	Critical	The configuration, layout, type of functional components, and respective capacities fail to meet the functional and operational needs of the occupants. These deficiencies inflict a significant negative impact to the daily operations and efficiencies, and it is not feasible to substantially mitigate or correct the deficiency.
N/A	None	The program component is non-existing or non-applicable to the facility.



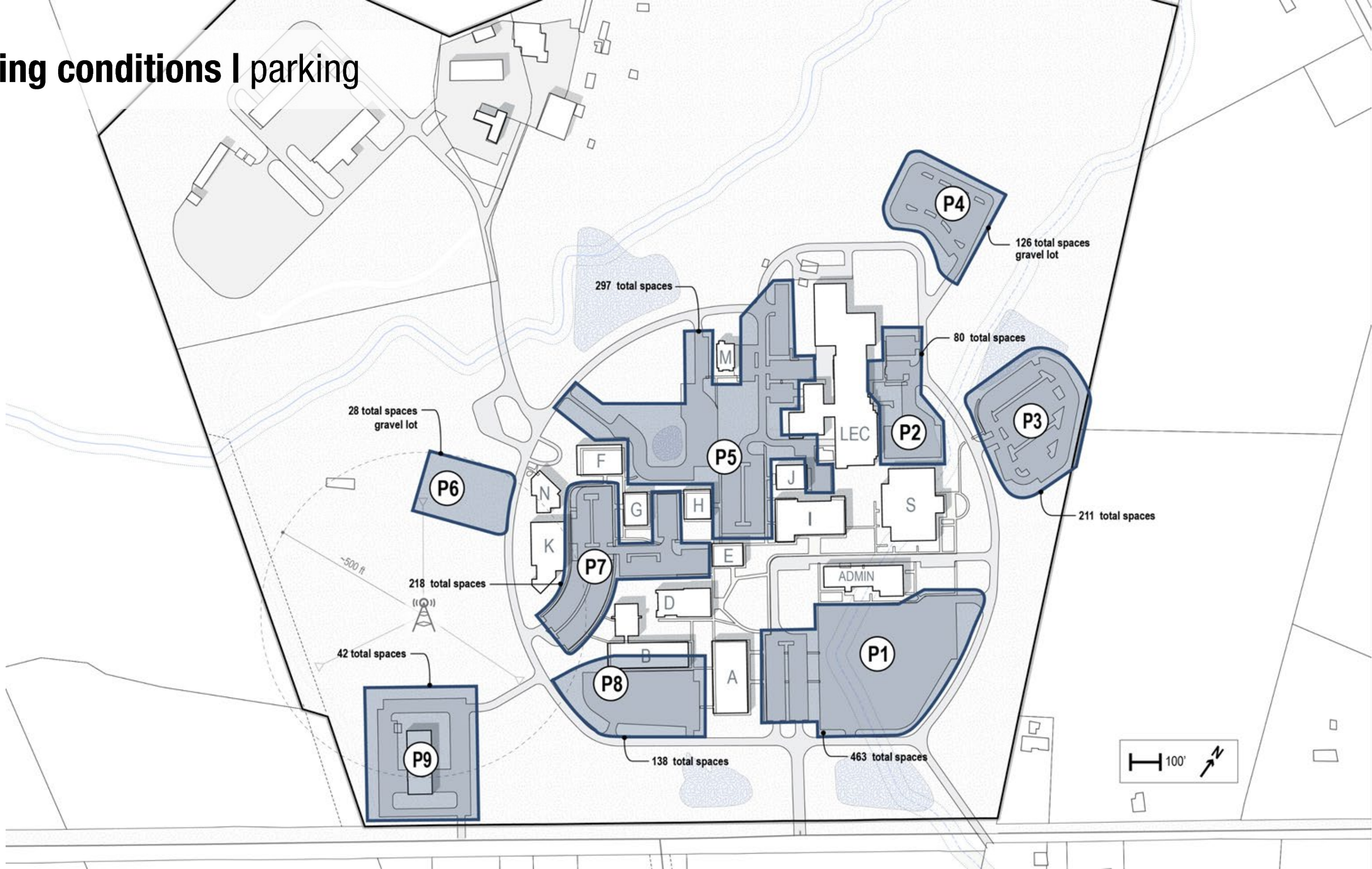
existing conditions | overall site analysis



existing conditions | pedestrian and vehicular circulation



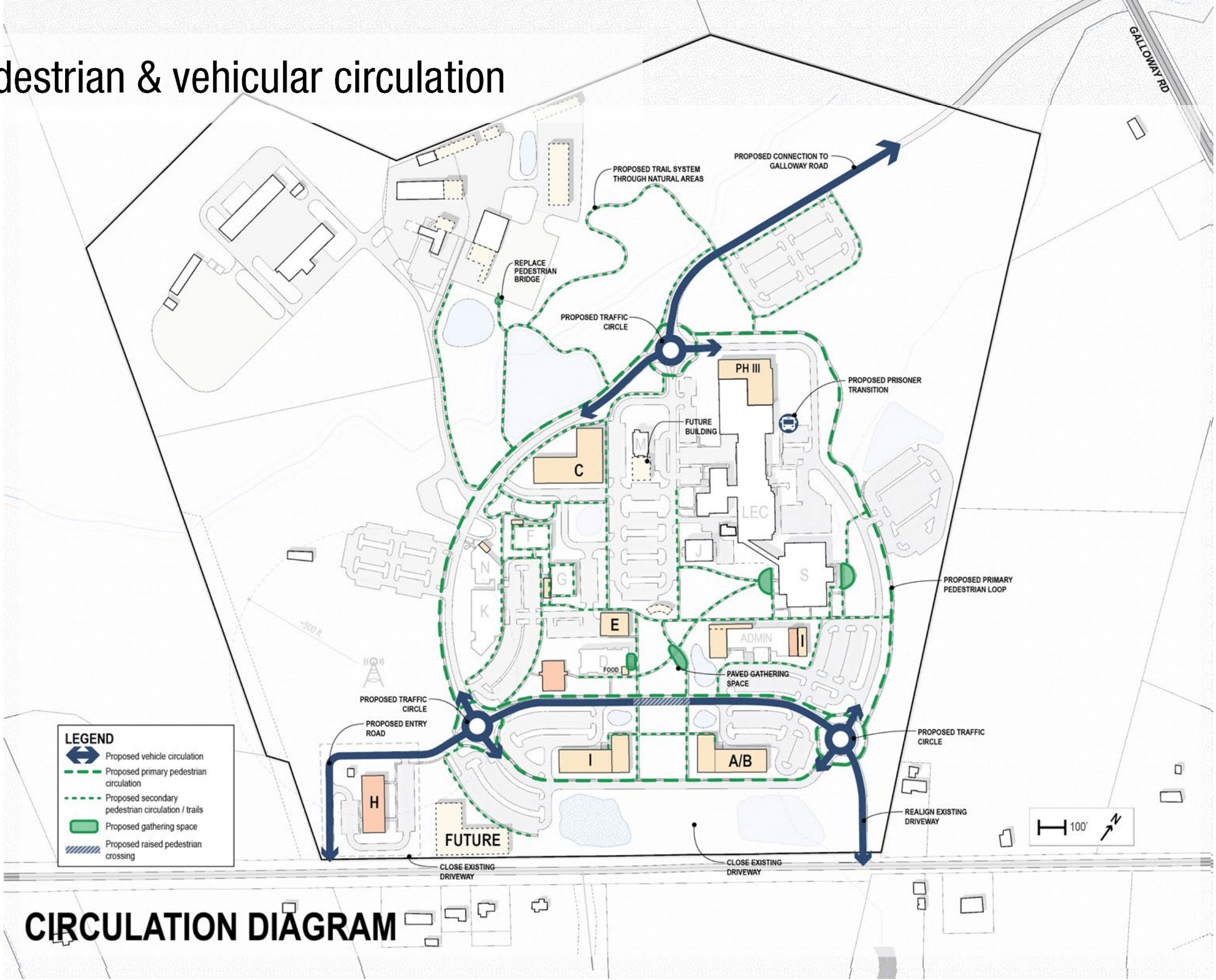
existing conditions | parking



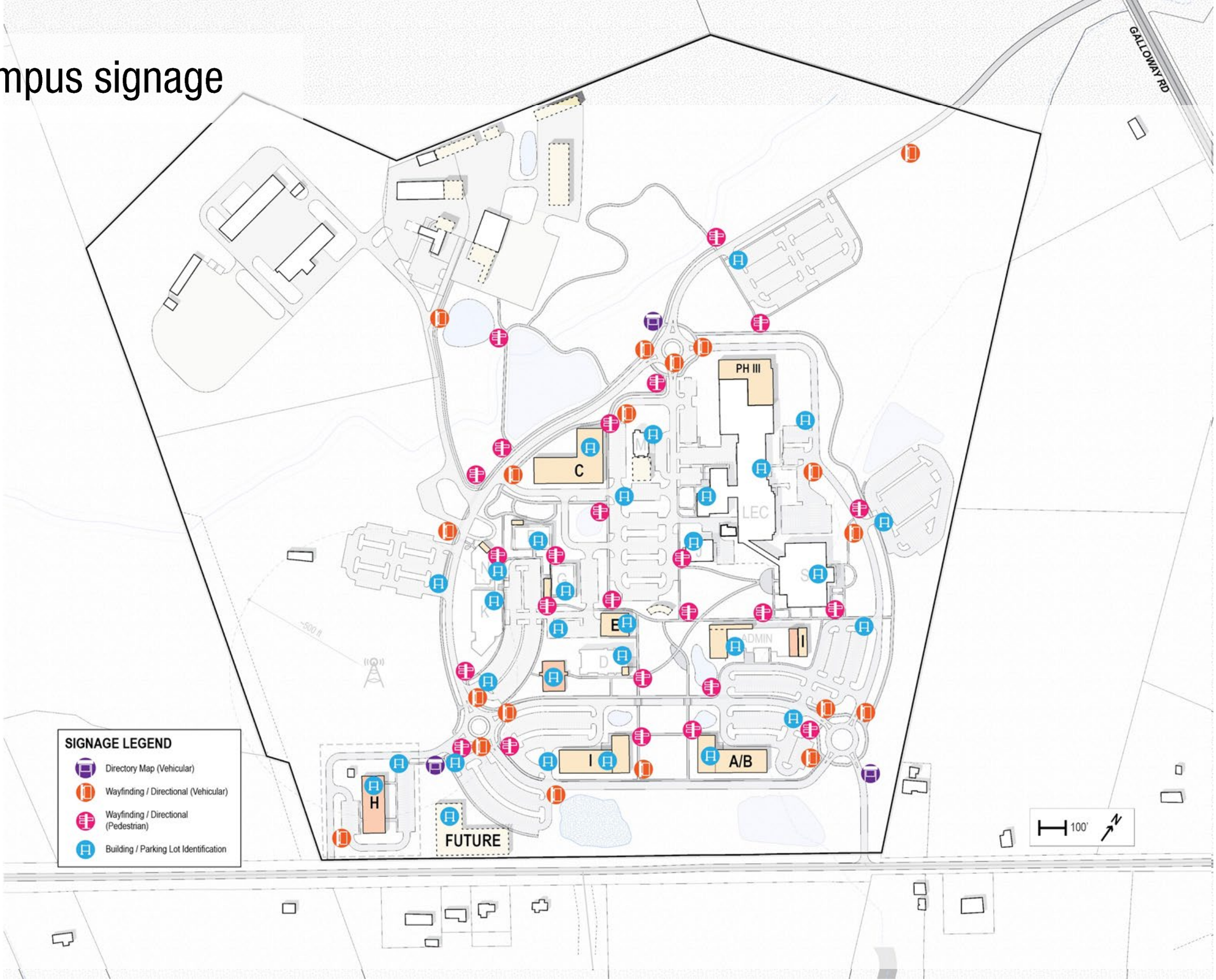
master plan | illustrative plan



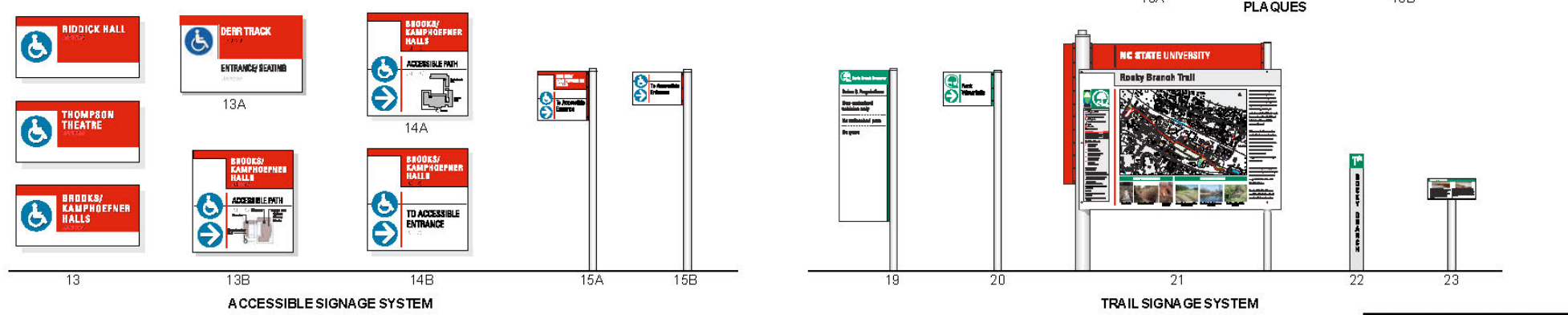
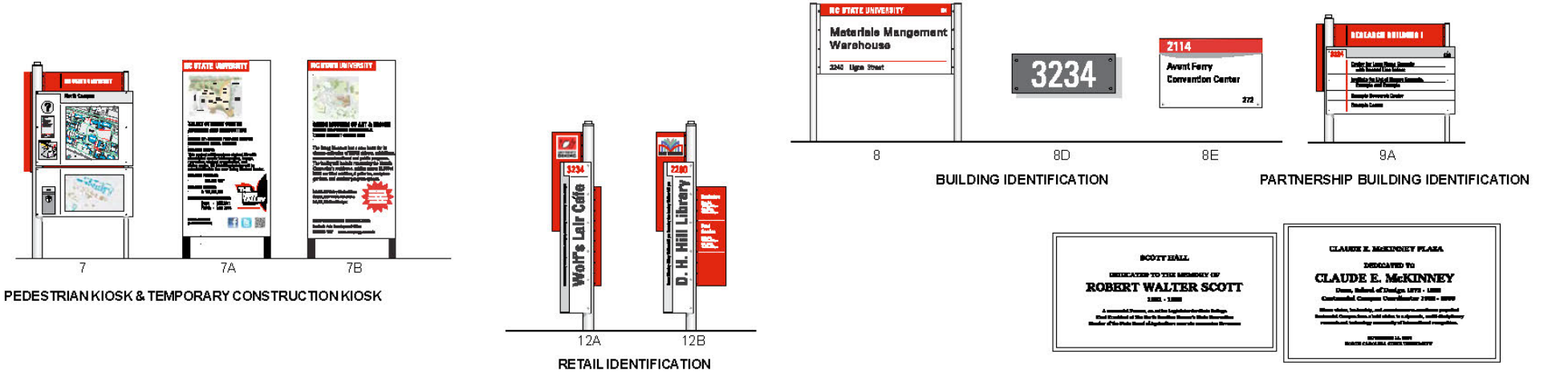
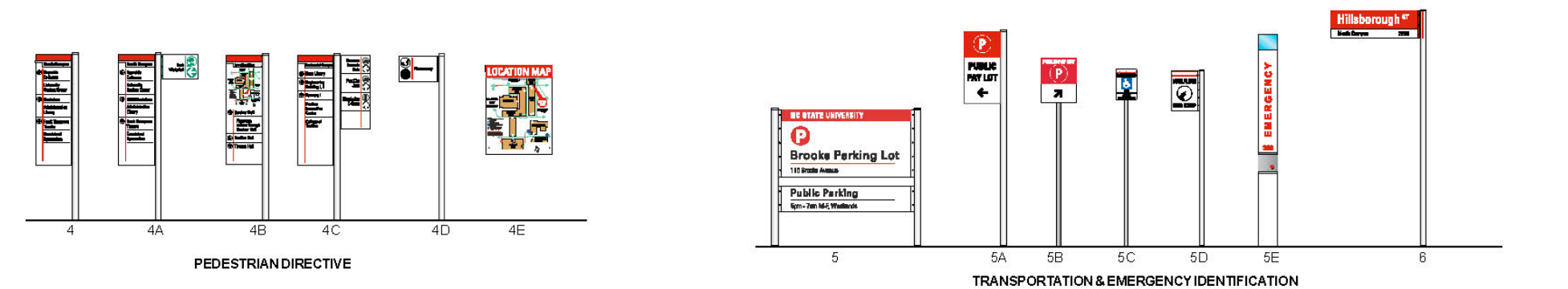
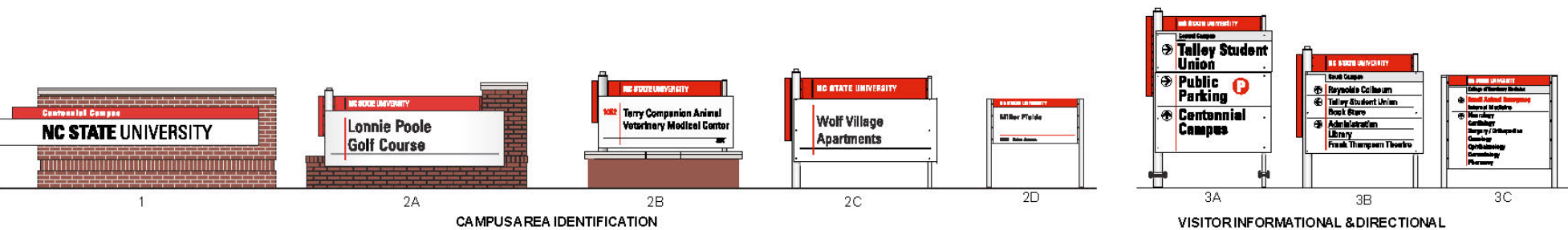
master plan | pedestrian & vehicular circulation



master plan | campus signage



master plan | signage hierarchy



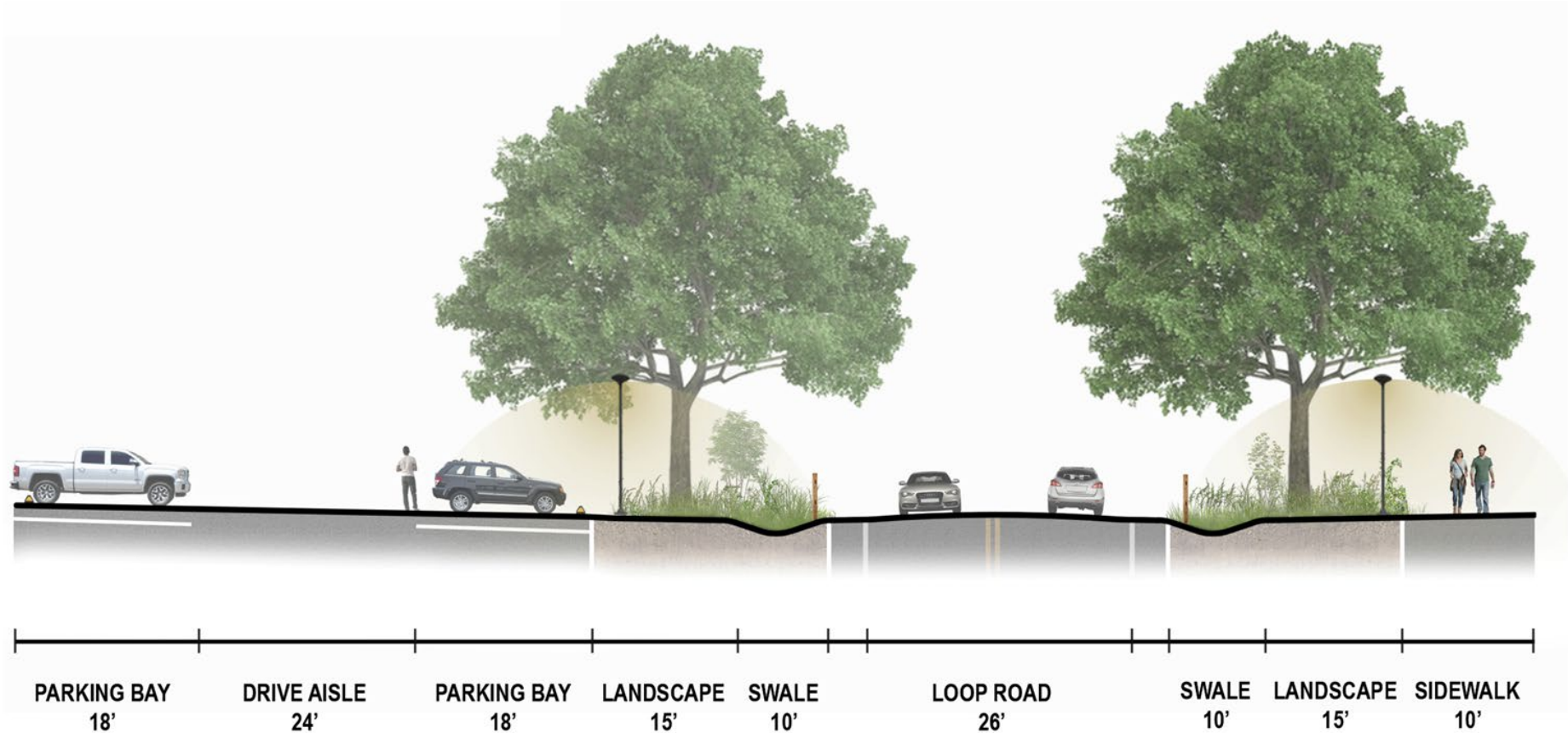
parking | parking by area

parking by area

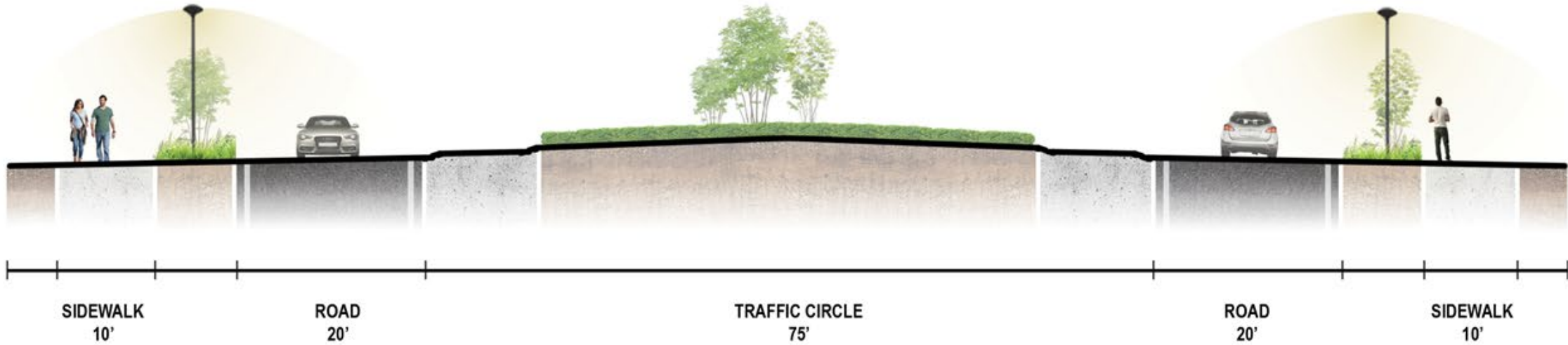
Lot Name	Existing	Proposed	Net Change
P1	463	233	-230
P2	80	80	0
P3	211	211	0
P4	126	275	+149
P5	297	337	+40
P6	28	145	+117
P7	218	218	0
P8	138	102	-36
P9	42	78	+36
P10	0	123	+123
Total	1603	1802	+199



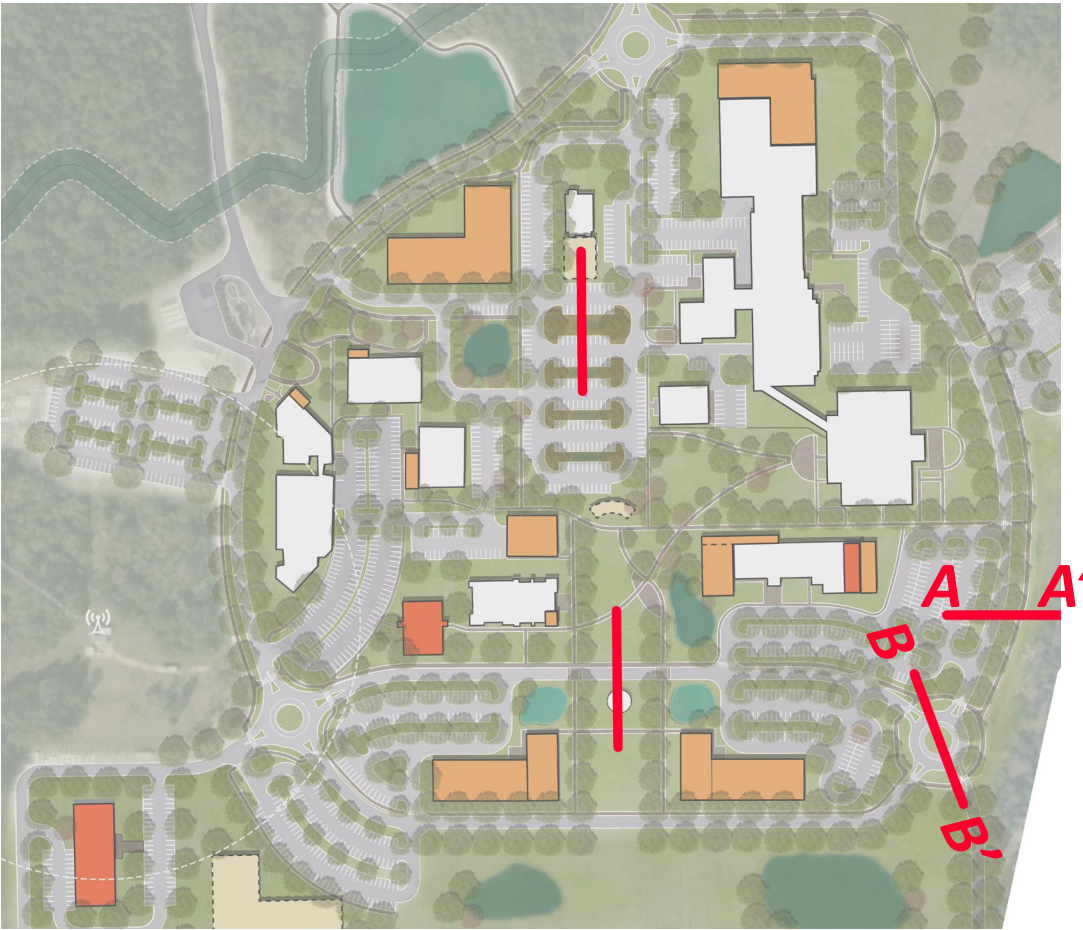
master plan | site sections



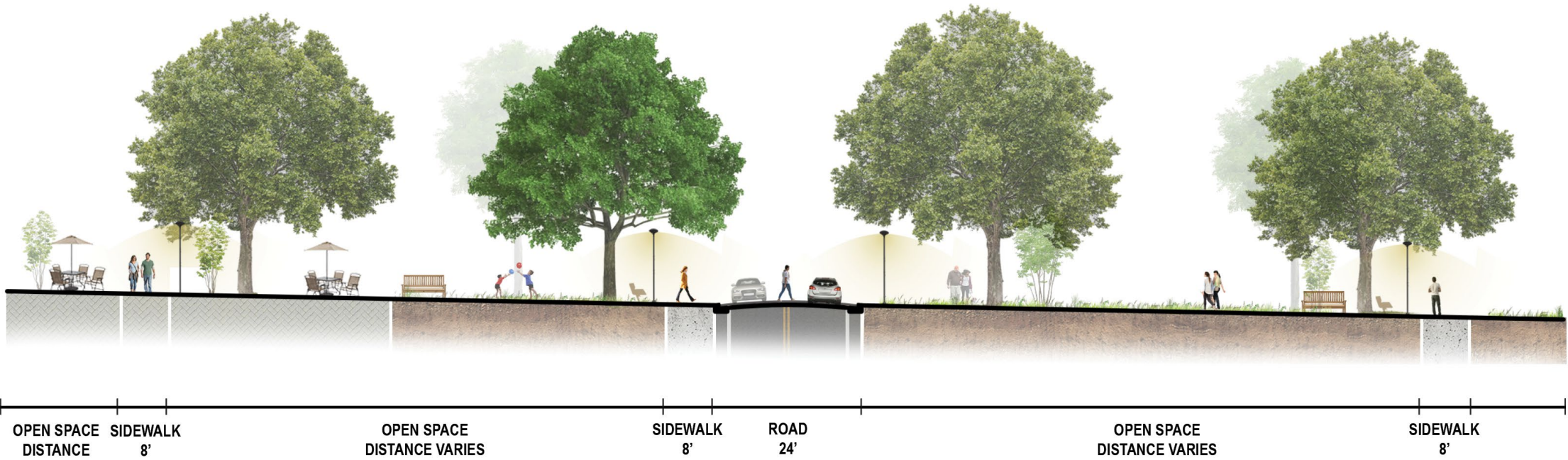
Section A-A



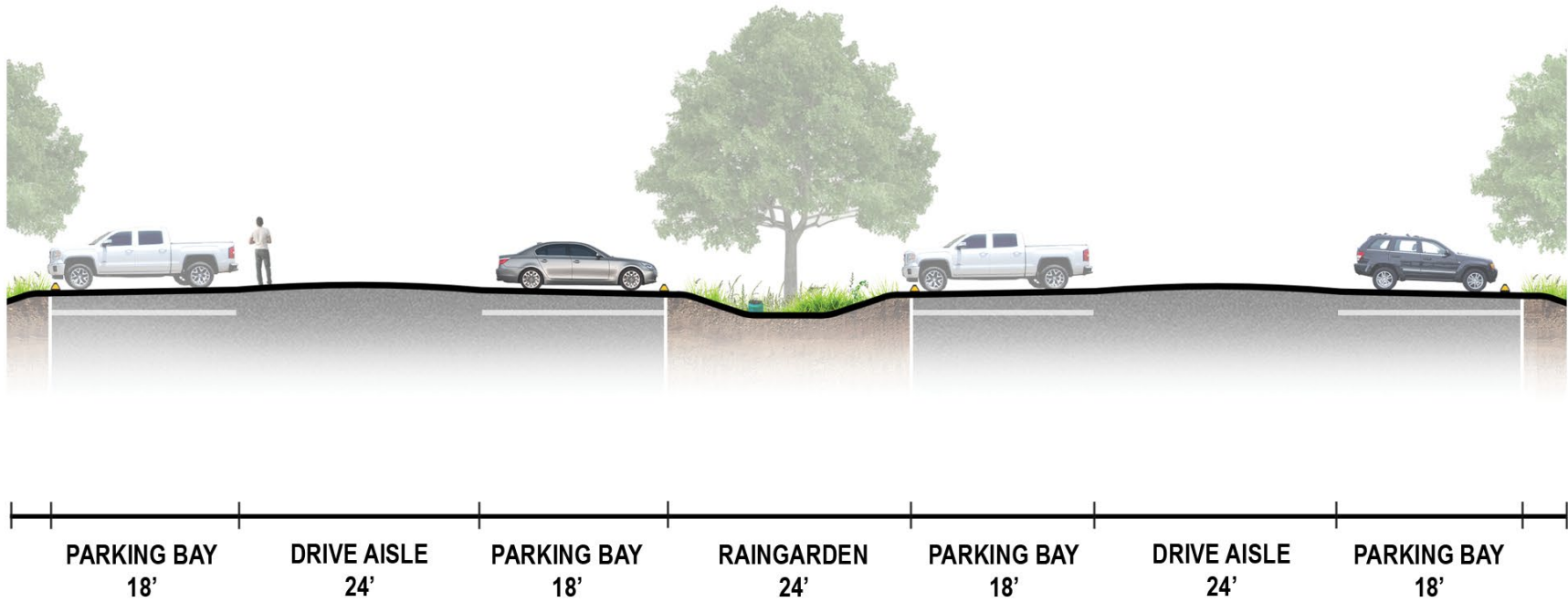
Section B-B



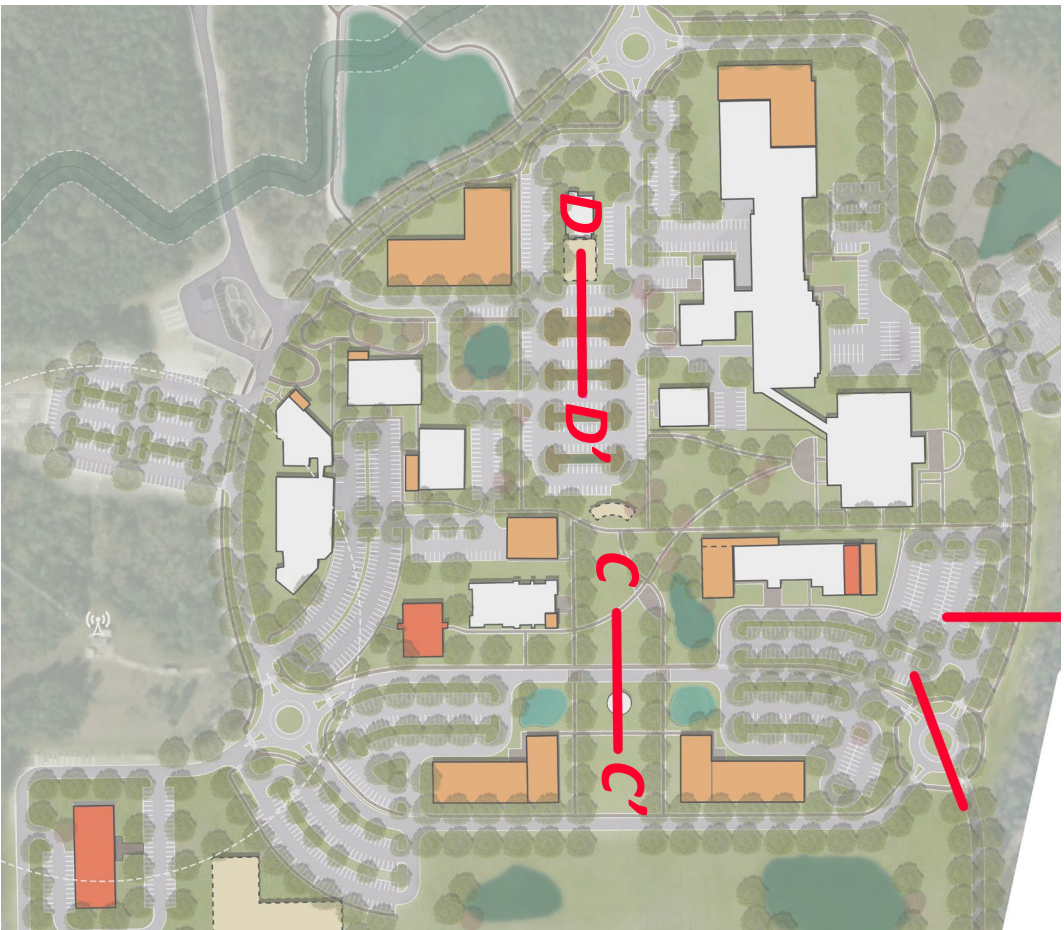
master plan | site sections



Section C-C



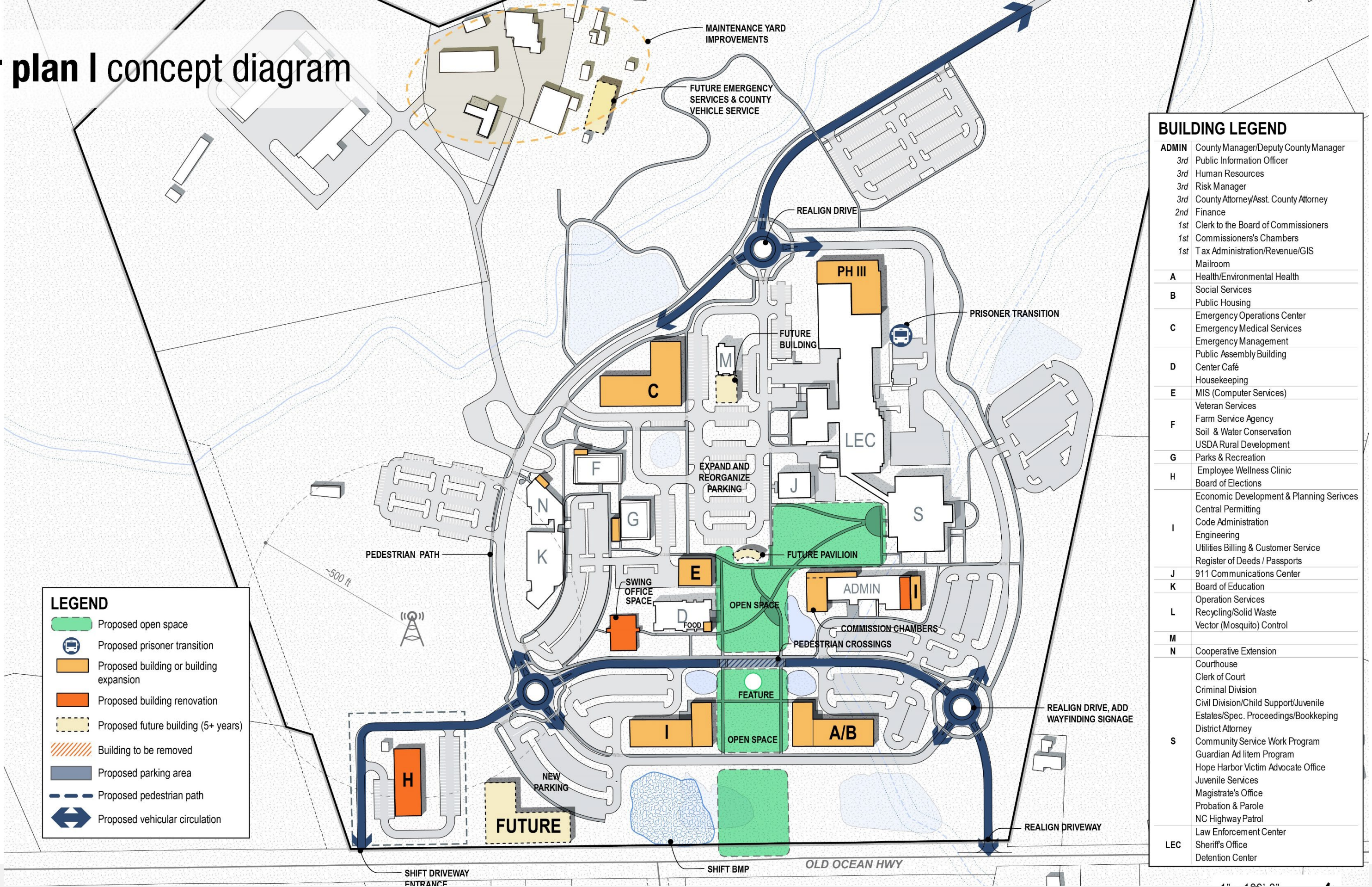
Section D-D



MASTER PLAN PHASING PLANS



master plan | concept diagram



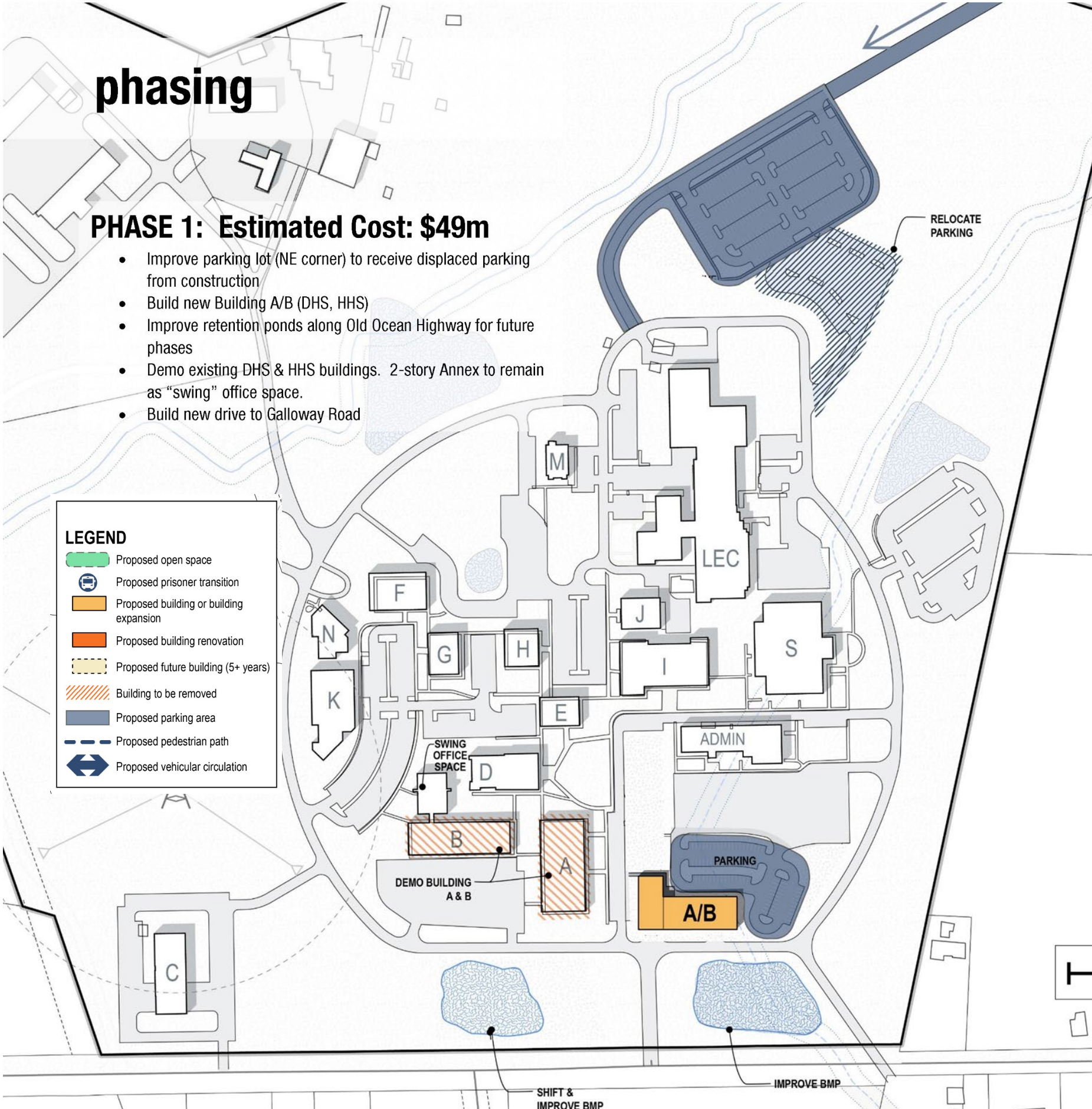
phasing

PHASE 1: Estimated Cost: \$49m

- Improve parking lot (NE corner) to receive displaced parking from construction
- Build new Building A/B (DHS, HHS)
- Improve retention ponds along Old Ocean Highway for future phases
- Demo existing DHS & HHS buildings. 2-story Annex to remain as “swing” office space.
- Build new drive to Galloway Road

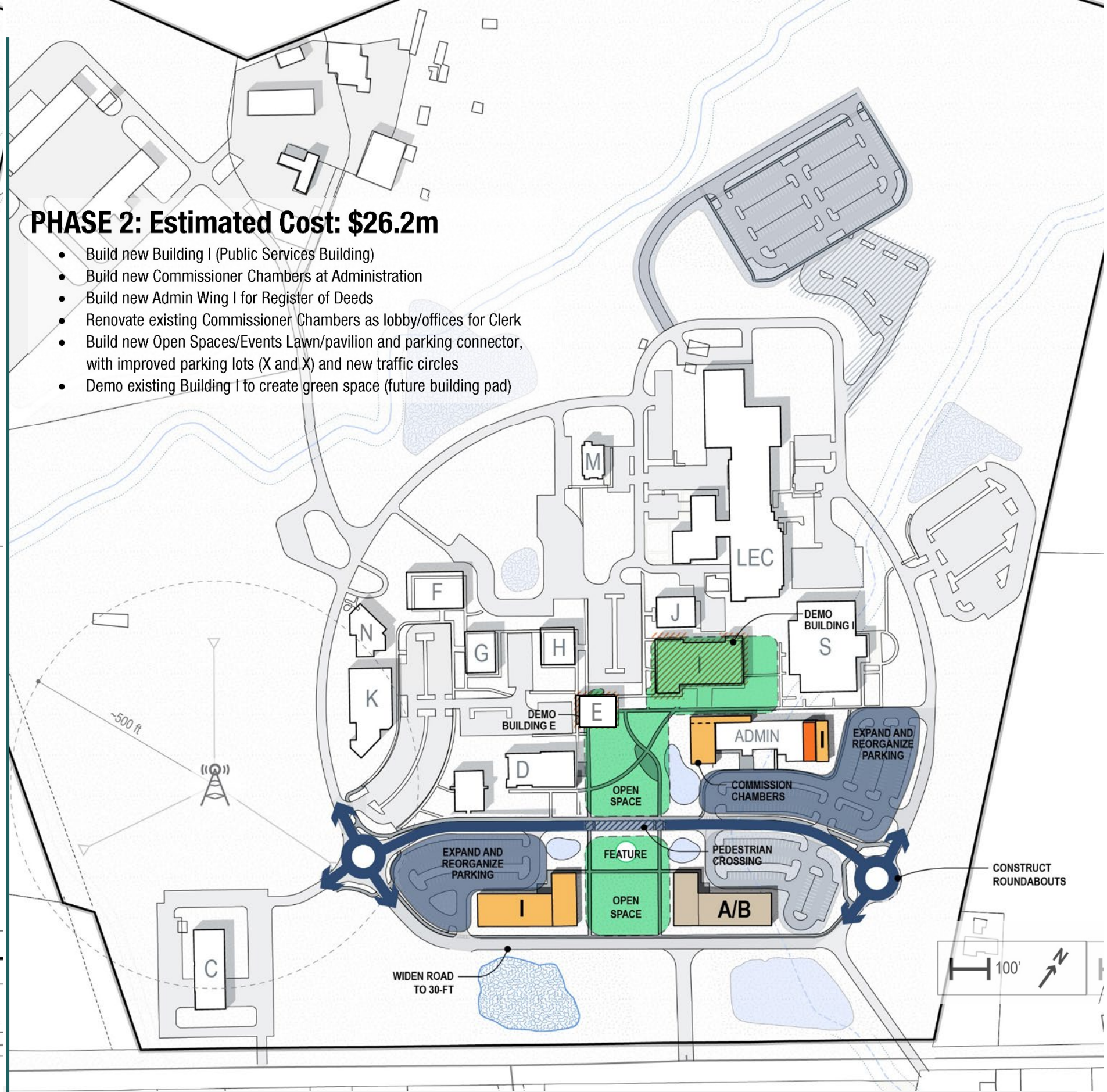
LEGEND

- Proposed open space
- Proposed prisoner transition
- Proposed building or building expansion
- Proposed building renovation
- Proposed future building (5+ years)
- Building to be removed
- Proposed parking area
- Proposed pedestrian path
- Proposed vehicular circulation



PHASE 2: Estimated Cost: \$26.2m

- Build new Building I (Public Services Building)
- Build new Commissioner Chambers at Administration
- Build new Admin Wing I for Register of Deeds
- Renovate existing Commissioner Chambers as lobby/offices for Clerk
- Build new Open Spaces/Events Lawn/pavilion and parking connector, with improved parking lots (X and X) and new traffic circles
- Demo existing Building I to create green space (future building pad)



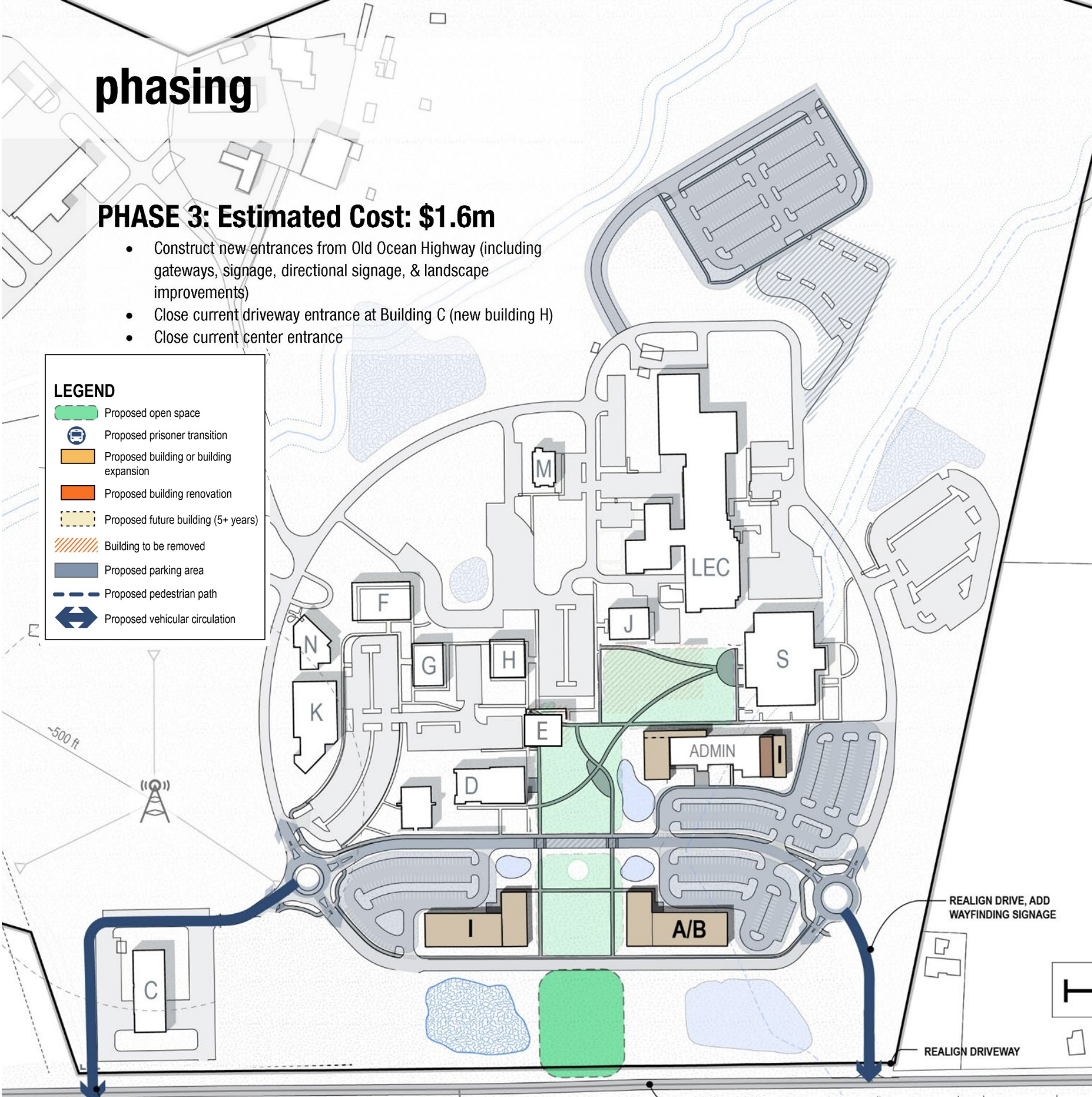
phasing

PHASE 3: Estimated Cost: \$1.6m

- Construct new entrances from Old Ocean Highway (including gateways, signage, directional signage, & landscape improvements)
- Close current driveway entrance at Building C (new building H)
- Close current center entrance

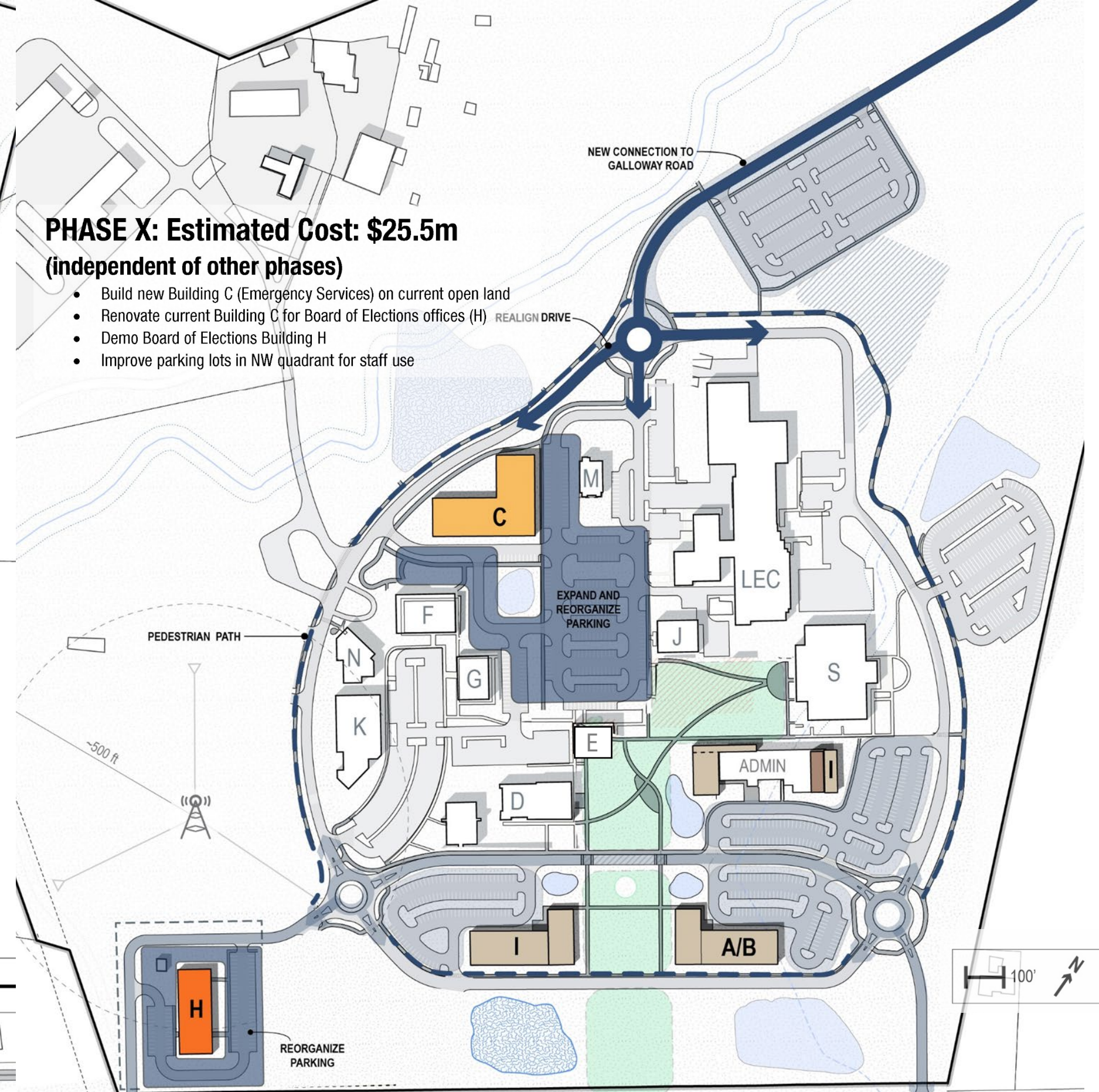
LEGEND

- Proposed open space
- Proposed prisoner transition
- Proposed building or building expansion
- Proposed building renovation
- Proposed future building (5+ years)
- Building to be removed
- Proposed parking area
- Proposed pedestrian path
- Proposed vehicular circulation



PHASE X: Estimated Cost: \$25.5m (independent of other phases)

- Build new Building C (Emergency Services) on current open land
- Renovate current Building C for Board of Elections offices (H)
- Demo Board of Elections Building H
- Improve parking lots in NW quadrant for staff use



phasing

PHASE OPTIONAL/FUTURE: Estimated Cost: \$36.4m

- Provide Prisoner Transition Space within LEC to accommodate discharged prisoners until their transportation arrives
- Building B Annex: Minor renovation for swing space
- Build new Vehicle Storage Building in current service yard to accommodate Emergency Services vehicles & storage needs
- Building D Food Service: Addition & renovations
- Building E: Addition & renovations
- Building F: Addition & renovations
- Building G: Addition & renovations (or address storage needs elsewhere), renovate
- Building N: Addition & renovations

LEGEND

Proposed open space

Proposed prisoner transition

Proposed building or building expansion

Proposed building renovation

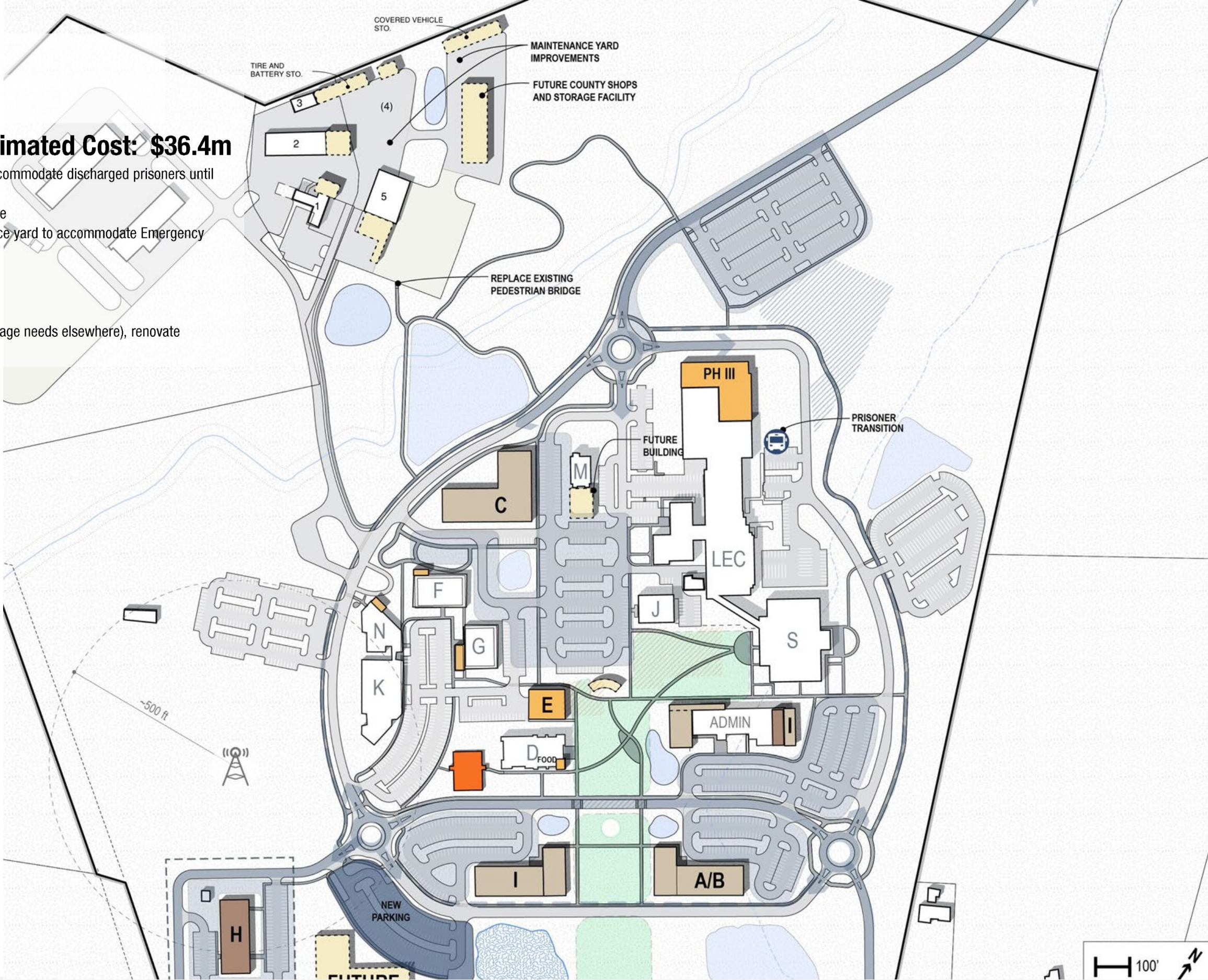
Proposed future building (5+ years)

Building to be removed

Proposed parking area

Proposed pedestrian path

Proposed vehicular circulation

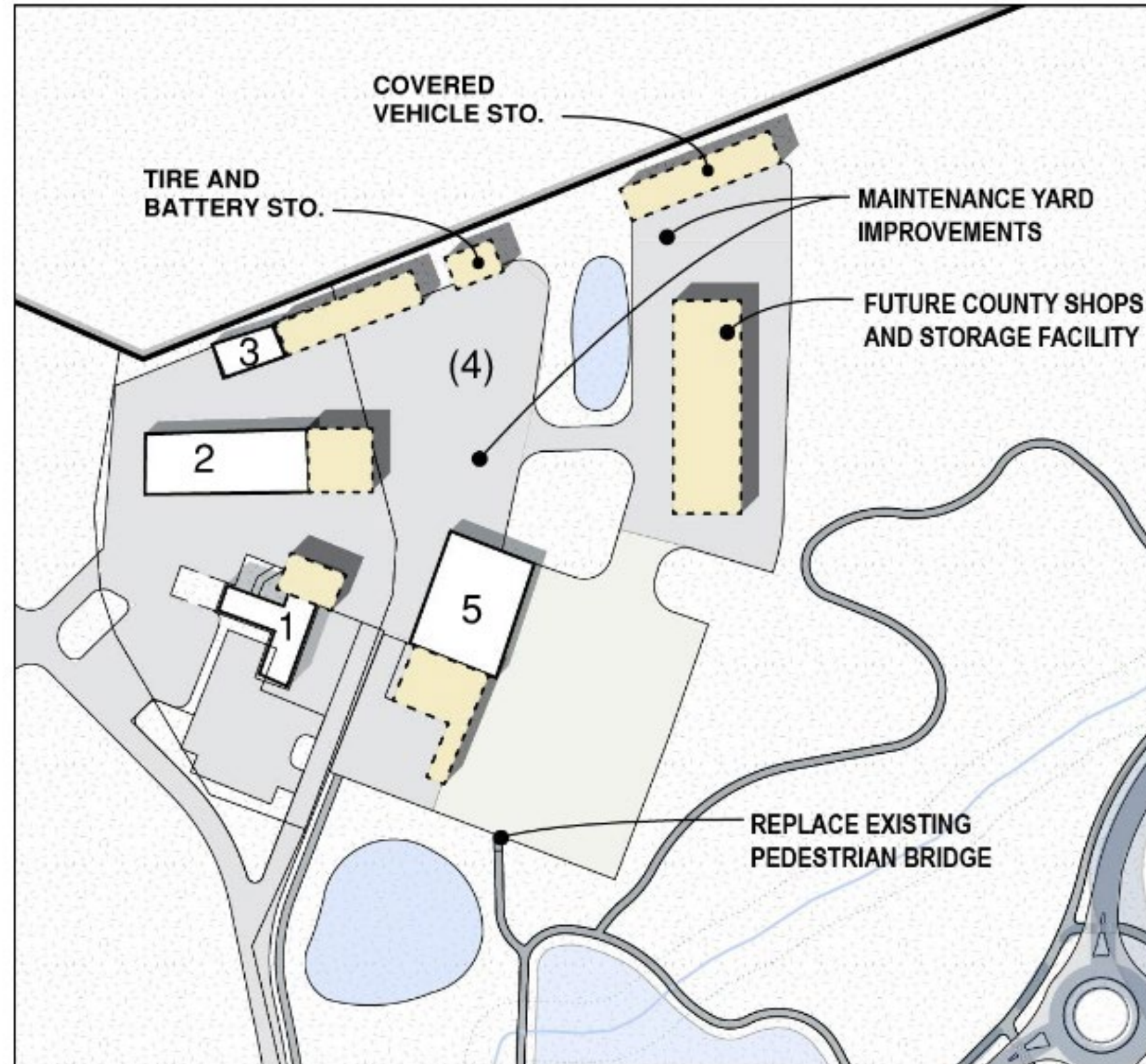


phasing

MAINTENANCE IMPROVEMENTS:

ESTIMATED COST: \$37.3M

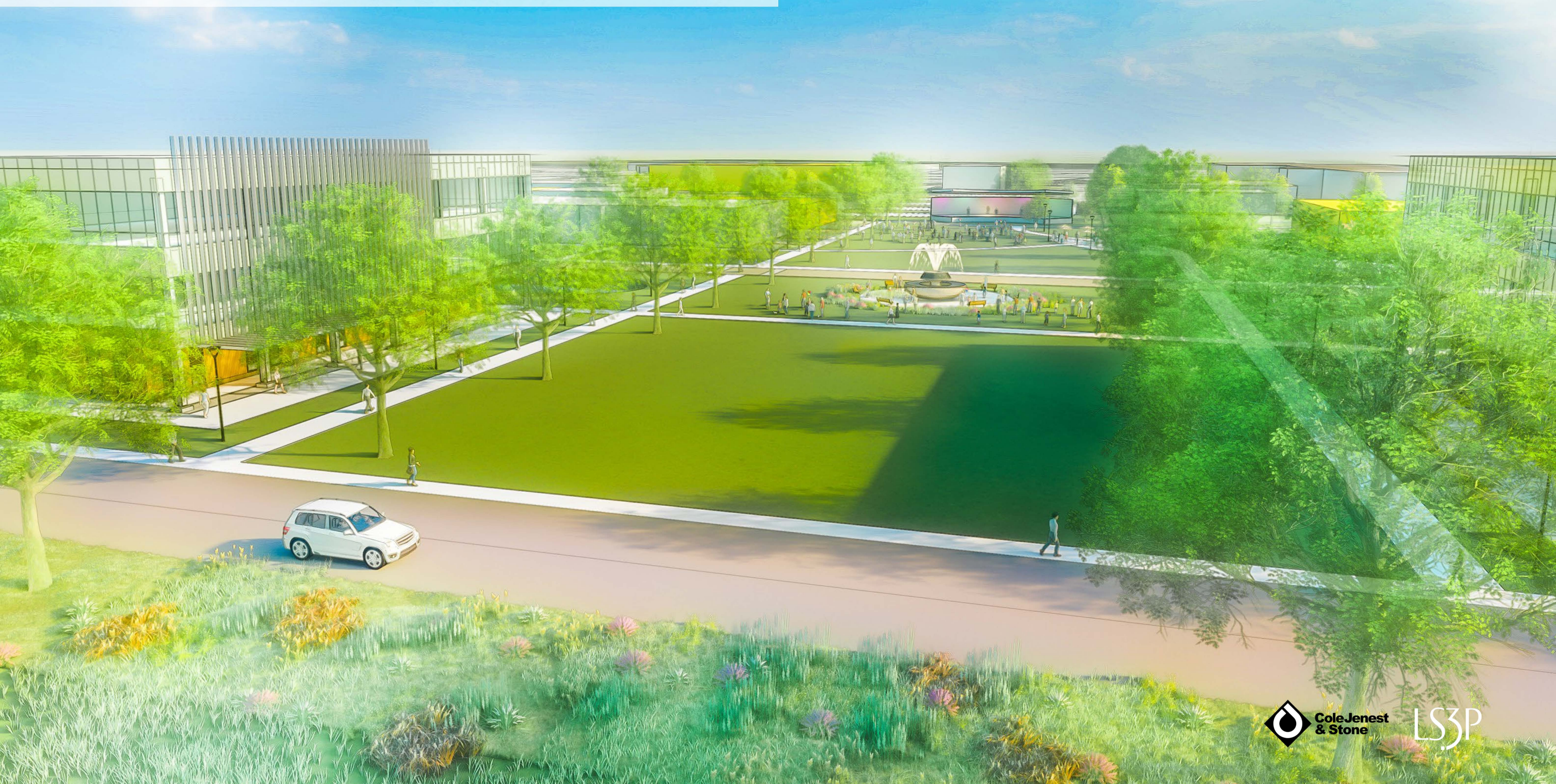
- Building 1: Administration Additions and Renovations
- Building 2: Fleet Services Additions and Renovations
- Building 3: Convert to Fleet Services and Expand with Addition and Renovations
- Tire/Battery Storage Building
- Building 4: Shop (demolish existing)
- Building 5: Warehouse (9,700 s.f.)
- Renovate Office Area
- Expand footprint for more storage
- New Covered Loading Dock
- New Shop/Storage Building
- Covered Vehicle Storage
- Site Improvements: paving, demolition
- New bridge and footpath to main campus



master plan concept rendering | site aerial



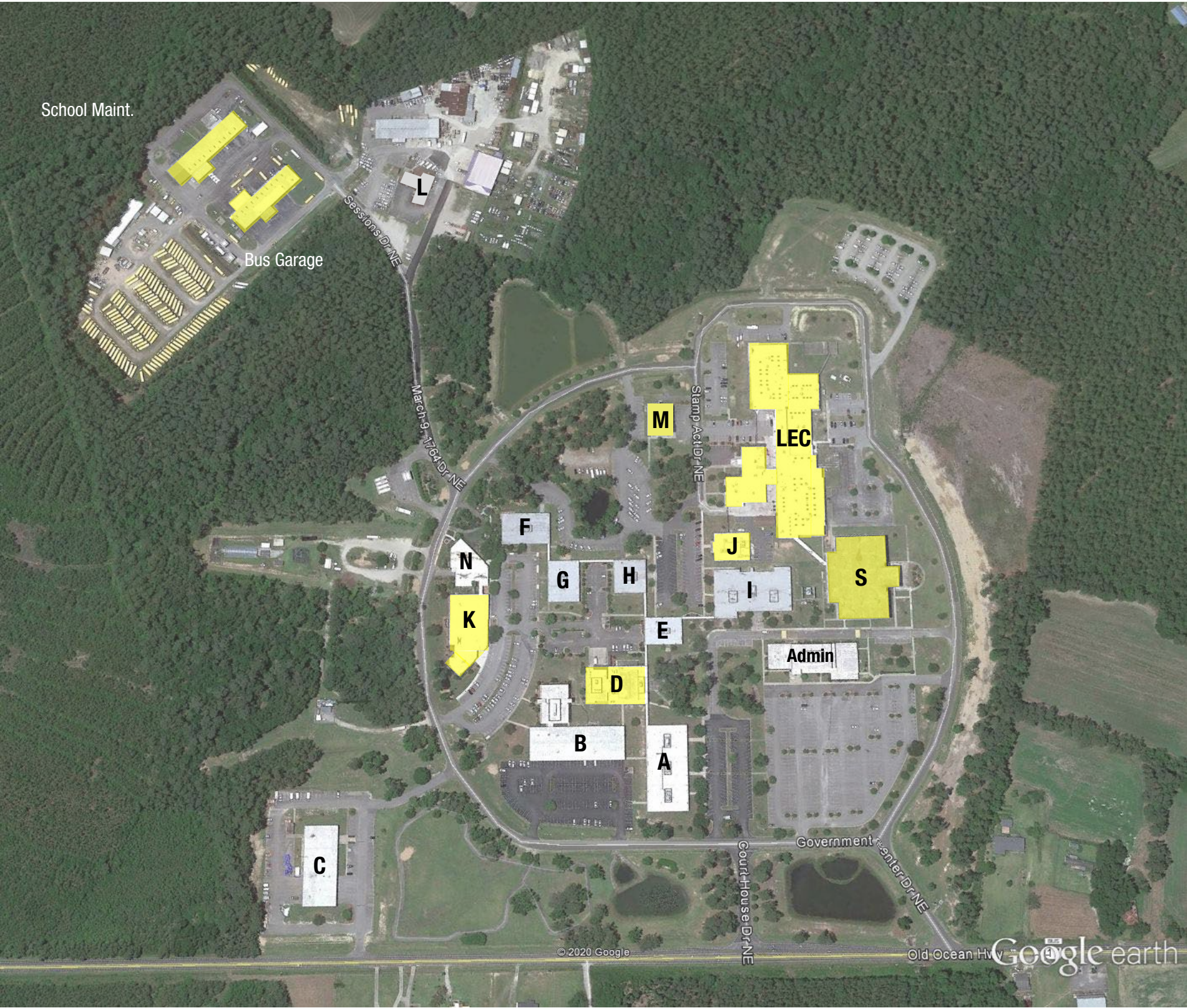
master plan concept rendering | green space aerial



master plan concept rendering | green space street view



Existing Campus Map



BUILDING LEGEND

A	Health, Environmental Health
B	Social Services
C	Emergency Operations Center Emergency Medical Services Emergency Management
D	Public Assembly Building Cafeteria Housekeeping
E	Computer Services
F	Veteran Services Farm Service Agency Public Housing Soil & Water Conservation
G	Parks & Recreation
H	Board of Elections
I	Planning Central Planning Building Inspections Register of Deeds Utilities: Billing & Customer Service Engineering
J	E911 Communications
K	Board of Education
L	Operations Services
M	Sheriff's Office
N	Cooperative Extension
S	Courthouse
LEC	Law Enforcement Center
Admin	Administration Building

SCOPE OF WORK

 BUILDINGS NOT INCLUDED IN STUDY

