



Master Space Plan – Phase I

Quarterly Progress Update

Travis Parker

Facilities Management Director

Objective

- Provide quarterly update on the progress and schedule of Phase 1 Master Space Plan projects.
- Provide an update on additional projects managed by the Facilities Management Department
- Question and answer session

Key Milestones

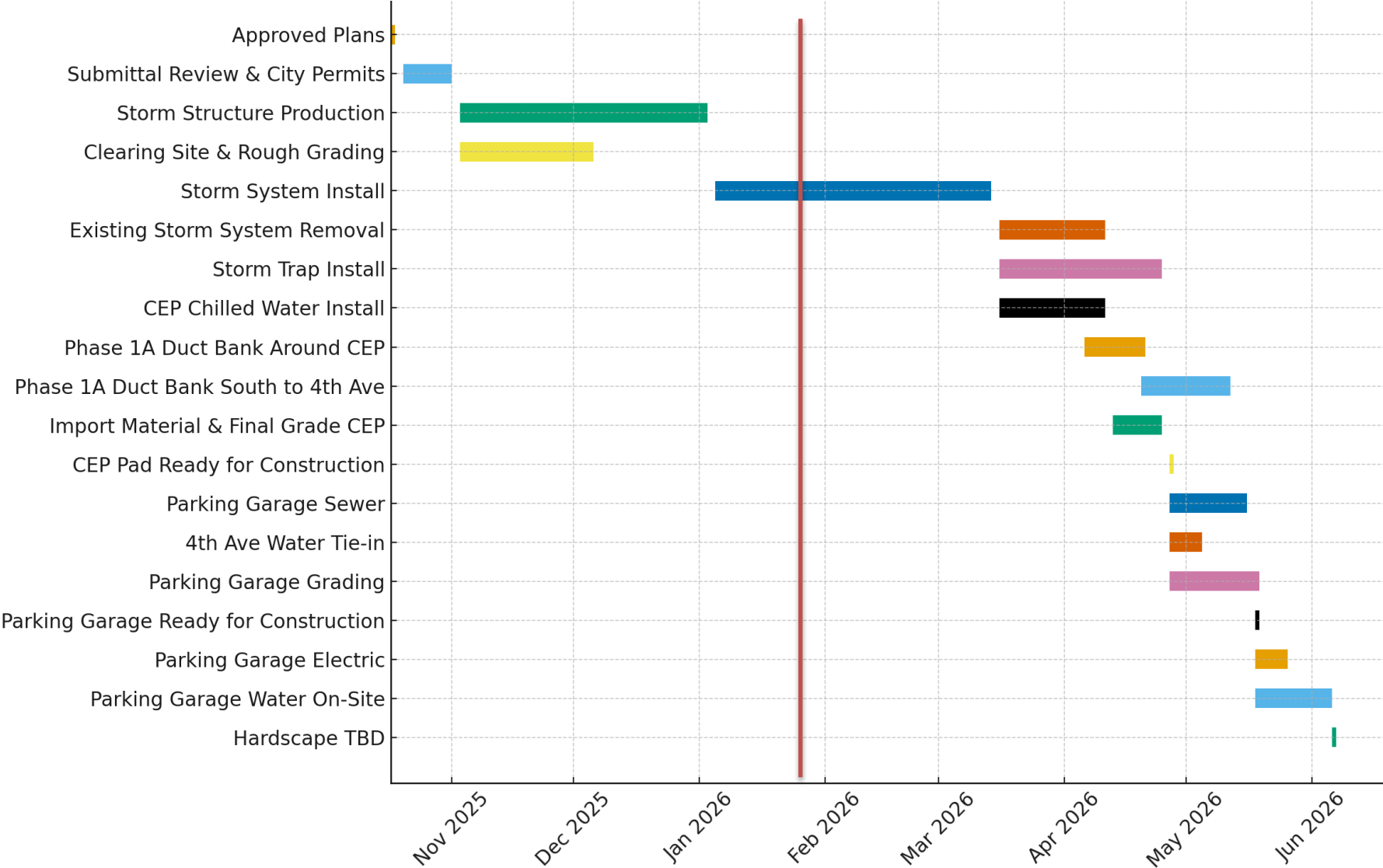
- March 16, 2026 – CEP building pad ready
- May 18, 2026 – Parking Garage building pad ready
- June 8, 2026 – Courthouse mobilization by AJAX



Next Steps

- Ajax to deliver 100% Construction Document Guaranteed Maximum Price - February 25, 2026
- Guaranteed Maximum Price will be brought to the Board for review - April 2026
- Notice to Proceed - April 27, 2026
- Ajax to mobilize - June 3, 2026
- **The goal is to be fully complete by March 2028.**

Civil Courthouse Site Construction Timeline



Progress Photos



Progress Photos



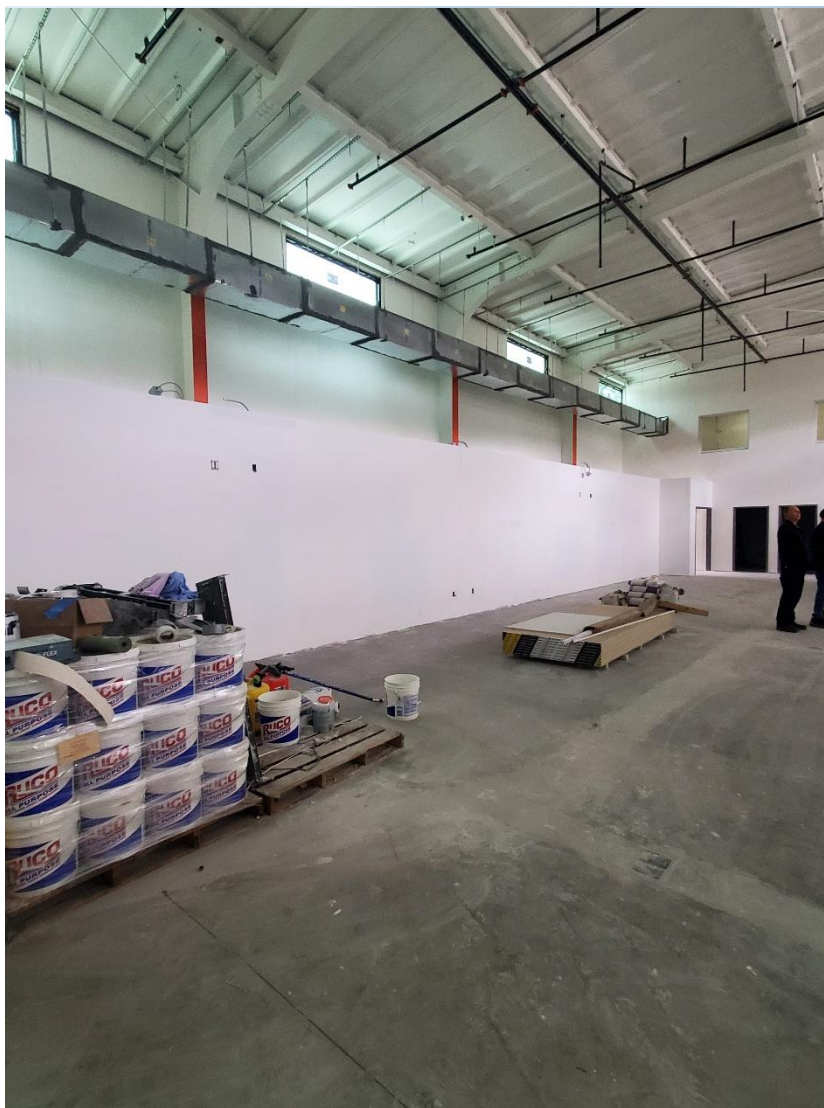
Fire Rescue HQ & EOC Update

- Original substantial completion - October 10, 2025 (180 working days from the notice to proceed)
- Time extension approved due to asbestos abatement and required containment
- Additional extension related to HVAC replacement, with the County electing to replace existing air handler units to avoid future space and configuration issues
- Equipment lead times extended the schedule
- Revised substantial completion - February 9, 2026

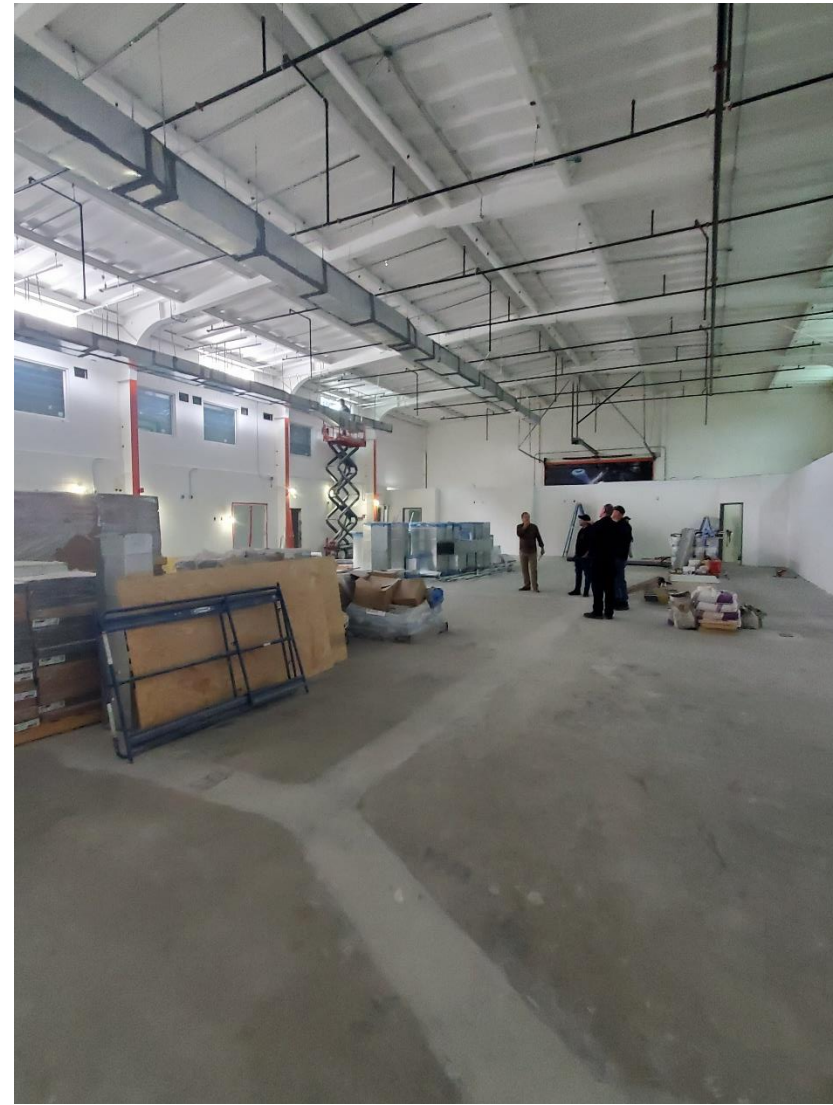
Next Steps

- At final completion, Fire Rescue Headquarters and Emergency Management will relocate into the Armory.
- The move and setup are expected to take several months following substantial completion.
- In addition to Ulloa's contract work, the County will complete interior painting and site landscaping.
- The art project is moving forward and will be brought to the Board for review and approval prior to installation.
- **The goal is to be fully complete by May 2026.**

Progress Photos



Progress Photos



Relocations – EPD & Growth Management

- EPD (Wilson) to Existing Fire Rescue HQ
 - EPD is reviewing the floor plan for planning purposes
 - Work can proceed once Fire Rescue relocates to the Armory
- Growth (Annex) to existing Facilities Building
 - Working through final design with Growth Management Staff
 - Demolition permit in process (work to be completed inhouse)

East Tumblin Creek

- Gray Construction is actively working on site
- Change Order #1 approved for unforeseen conditions and long-term maintenance considerations, extending completion to December 24, 2025
- Change Order #2 approved at zero cost for inspection delays and semi permanent power, extending completion to February 13, 2026
- No additional changes anticipated
- **The goal is to be fully complete by April 2026.**

Progress Photos



Progress Photos



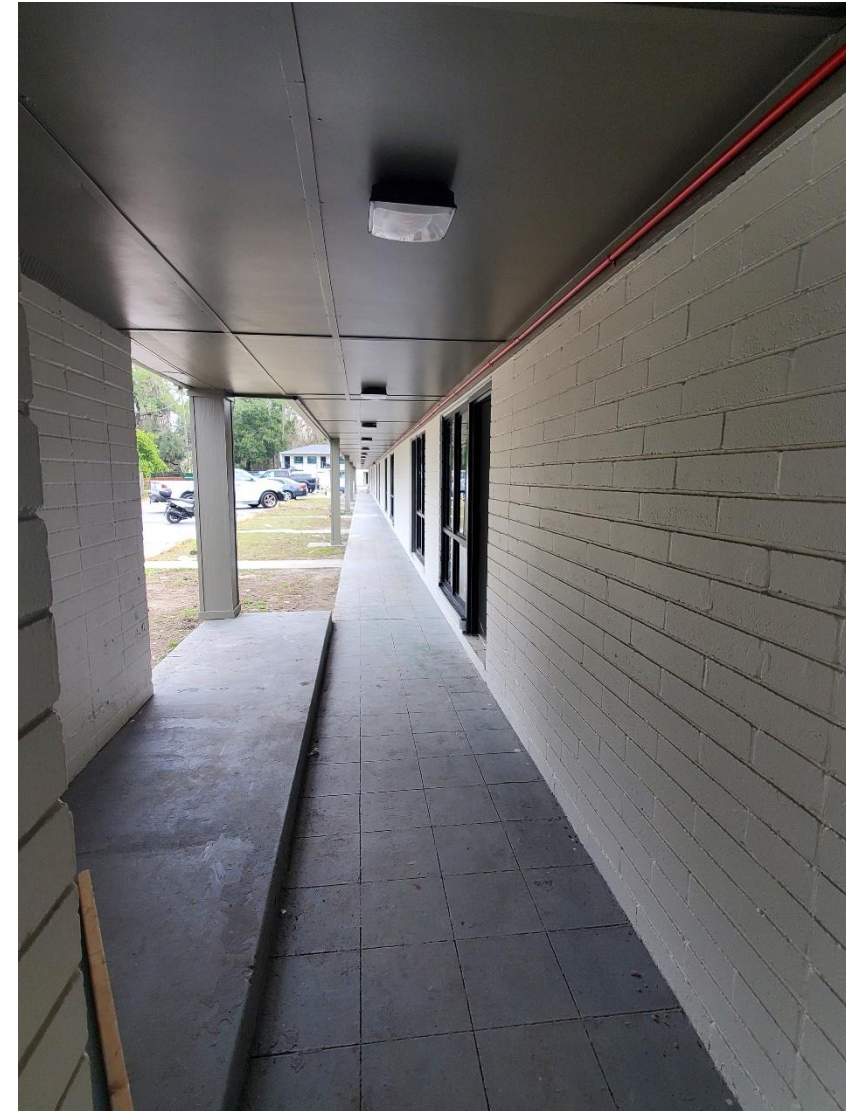
Forest Edge

- January 22, 2026 - Final punch list scheduled
- February 11, 2026 - Estimated final completion, with no additional changes anticipated
- Zero-dollar reconciliation change order in progress to close out the project
- **The goal is to be fully complete by April 2026.**

Progress Photos



Progress Photos



Sunrise Residence Inn

- February 2026: Painting to begin on two units
- One upper and one lower unit will have in wall areas opened to expose existing conditions for accurate bidding in February
- Facilities is working with ACHA to continue incremental improvements during construction
- Project is currently advertised in OpenGov
- Award anticipated in March/April 2026

Land Conservation Complex

- Awaiting completion of the pedestrian beacon prior to advertising the project
- Project is in OpenGov and ready for release
- 30 day bid period anticipated
- Construction expected to begin in July 2026

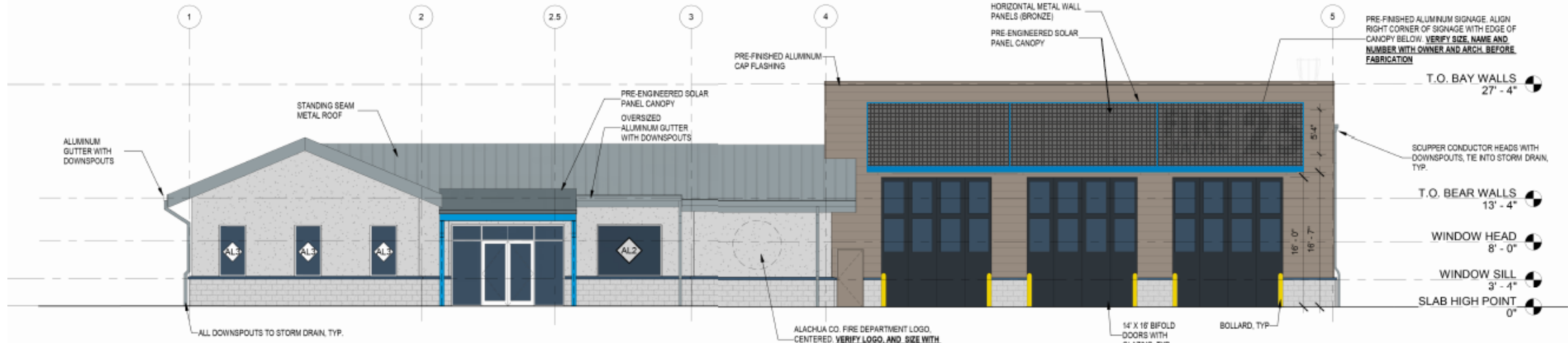
Rural Collection Center - Newberry

- Solid Waste project
- A &E firm selected, Paul Stresing and Associates
- Civil engineer selected, EDA
- Project kickoff meeting in February

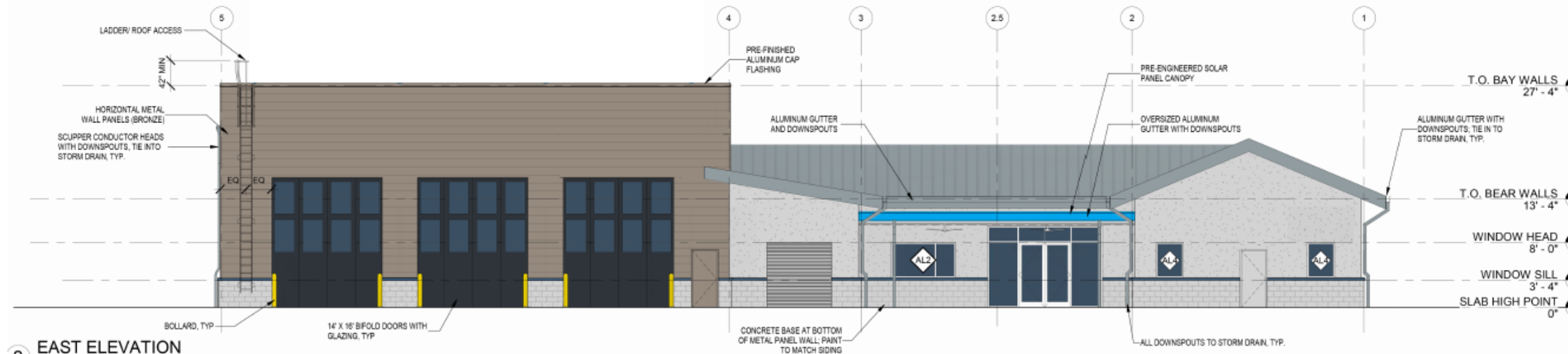
Fire Station No. 25 (Tech City)

- Working through the closure of the property
- 50% Design Development plans received from the Lunz Group
- 50% Construction estimate of \$7.6 Million provided by Scorpio Construction
- Minimal changes from first two stations (21/80)
- Minor reduction in square footage
- Facade changes to exterior to match Tech City

Elevations

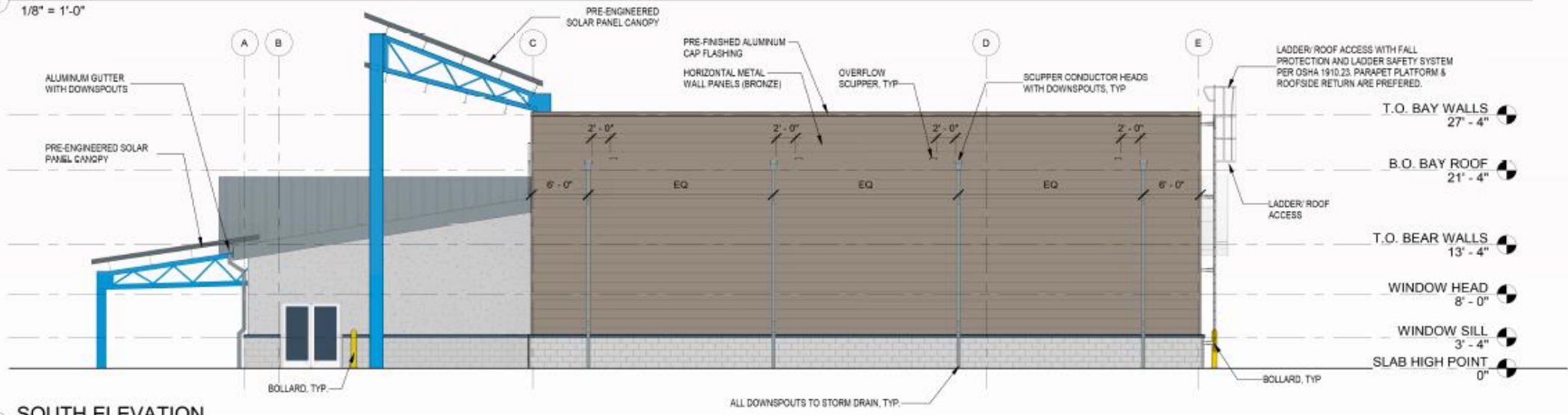
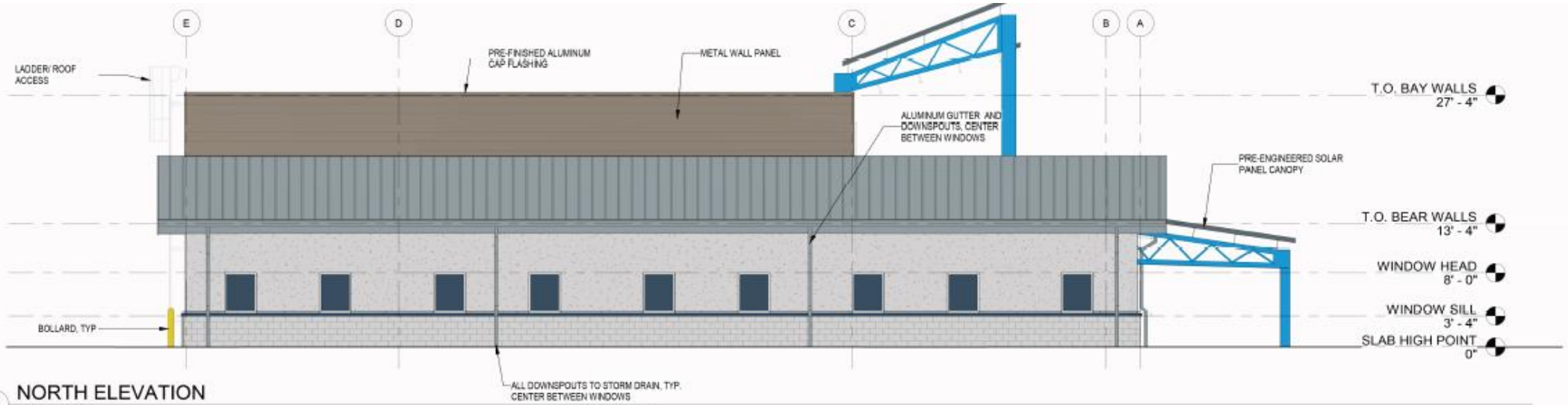


1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

Elevations



Capital Preservation Projects

- 60 Active Projects totaling approximately \$9 Million
- Project Examples
 - Chiller replacements at Josiah T Walls and Sheriffs Office
 - Boiler replacements at Admin & Criminal Courthouse
 - Single/Double/Pod Entry door replacement at the Jail
 - Dishwashing machine replacement at the Jail
 - Rooftop unit repair and replacement at the Jail
 - Pod renovations at the Jail
 - Glazing, Roof flashing, and electrical repairs at the Jail
 - Warehouse buildout for Fire Rescue, Health Department, Supervisor of Elections
 - Fire Station (41/82) Restroom & Kitchen Remodels



Questions?