



INTRODUCTION

Watkins Road Park is to be designed and constructed on the vacant property leased from the Trustees of Wake Technical Community College, effective August 1, 2025. The land is comprised of approximately 18.22 acres and is located west of Watkins Road as shown on the Lease Area Map on the Lands of The Trustees of Wake Technical Community College, prepared for Town of Morrisville by Dewberry Project No 50157466, dated 8/22/2022.

The Statement of Purpose for the lease is for the Town to use a portion of the Property for the construction and operation of a Town of Morrisville Public Park.

The Town recently issued an RFQ for an update to the Town's Parks, Recreation and Cultural Resources Comprehensive Master Plan. The contract for this Master Plan was executed on March 19, 2026. A specific scope of work item in the Master Plan is for the Master Plan Consultant to Develop a site analysis and program requirements for three future park locations, including:

Watkins Road Park – A 21 acre parcel adjacent to the existing Wake Tech campus. Currently there are initial concepts for a nature park with the possibility of adding smaller active recreational opportunities such as tennis or basketball courts and disc golf.

The Master Plan Consultant is expected to complete the program scope deliverable in July 2026, at which time it will be available to the Design-Builder.

PROGRAMMING

These Program Criteria are to be further discussed, confirmed, and possibly refined during the Phase 1 / Due Diligence and Preliminary Design Phase Services.

The site and building plans shall be in conformance with the following:

Exhibit B - Interlocal Agreement for Programming and Planning School and Town Facilities in Morrisville, NC, dated March 17, 2023. *Note: this ILA will undergo some updating to account for a slight change in use from a High School to a Middle School.*

Exhibit C – Lease between Wake County Board of Education and Town of Morrisville, dated May 1, 2023.

Exhibit D - Perimeter Park II Protective Covenants.

Exhibit E – Lease between The Trustees Of Wake Technical Community College and the Town of Morrisville, dated August 1, 2025

Material Quality Standards or Performance Criteria

All materials used and equipment installed as part of this project are to be new and considered commercial grade. No seconds or refurbished equipment will be accepted.

Special Material Requirements

Design process shall include consideration of materials and construction methods that will increase the level of sustainability and environmental stewardship.



Exhibit A2 – Watkins Road Park Program Criteria

The Design-Builder shall assist the Town in documenting and “scoring” the design toward the goal of “Adjacent” LEED Silver. The Town does not intend to have the project certified, rather it is interested in comparing the project to the USGBC LEED Silver status.

The Design-Builder shall provide waste disposal metrics to account for the recycling of Construction and Demolition debris. The Town has a minimum 70% recycling objective.

Provisions for Utilities

The Design-Builder is required to collaborate with all necessary utility providers to design and deliver all needed utility connections and services to provide a turnkey project upon completion.

The Design-Builder will need to provide two independent pathways from the right-of way or utility easement for the Town’s data service provider (ATT, GF, Comcast, etc.) to pull in its service(s) and terminate them in the IT room.

The Design-Builder may be able to coordinate with the design and construction of the adjacent Middle School and Wake Early College of Information and Biotechnologies (WECIB) to be relocated to Paramount Parkway.

Government’s Rules, Ordinances, or Goals

All design and construction must comply with the Town of Morrisville [Unified Development Ordinances UDO Adopted Version July 2024](#), Town of Morrisville Engineering Design and Construction Manual (EDCM) located here: [Engineering Department | Town of Morrisville, NC](#) and any other local, state or federal guidelines applicable to the project.

Provide a 3D BIM Model option for any buildings and/or a GIS Model of the Park

Facility commissioning and a Preventative Maintenance Plan to be provided prior to substantial completion.

Building facilities shall include a Building Automation System (BAS) in conformance with the Town’s requirements.

The Design-Builder shall address the Town’s Strategic Plan Objectives and applicable Town Policies and Standards during the design, construction, commissioning, and handover of the facilities:

[Strategic Planning & Performance Management](#)

[Strategic Plan](#)

[Sustainable Practices and Initiatives – Public Works](#)

Exhibit F: Public Works Recommended Standards for Town Facilities REV January 7, 2026

Program Space Name, quantity, approximate size, functional requirements

Pursuant to Interlocal Agreement for Programming and Planning School and Town Facilities in Morrisville, the development may consist of active and/or passive recreation areas and may



include driveways, parking facilities, trailheads, greenways, restroom buildings, paved play areas or other public recreational facilities.

This will be supplemented with more specific programming from the Town's updated Parks, Recreation and Cultural Resources Comprehensive Master Plan. The tentative date for receiving this update is late summer 2026.

Other Program Requirements

Access Control:

The access control system shall be Verkada Access Control. The access control equipment shall be installed in a secure room. All card readers shall be the latest model Verkada readers that will work with the Verkada Secure Cards that is used by the Town currently.

Verkada number Pad card readers shall be installed at all public areas to allow for access by designated public members.

Include card access readers to any external door or secured room, to keep any intentional or unintentional visitors contained.

All access control wiring should be provided at time of installation, to limit future construction to facilitate new requirements.

The system shall be connected to the Town's existing access control system.

Intrusion Detection System: (Not required)

Video Surveillance:

Security cameras are to be installed to cover the exterior areas adjacent to building entrances, parking areas, plus areas determined to be appropriate. The video surveillance system should be IP-based and compatible with the Town's existing Verkada system.

The Town uses Verkada video surveillance system cameras that require an IP-based network for operation.

IT:

A network infrastructure shall be installed and made operationally sufficient to support all wired data ports, wireless LAN, smart display and network-enabled security equipment.

Network cabling shall be CAT6 grade and the structured cabling installation shall meet best practices and applicable industry standards such as TIA/EIA and BICSI. A lockable network cabinet shall be provided to secure network, security, and wi-fi equipment. The wall mounted cabinet can be something similar to <https://www.amazon.com/Tripp-Lite-Enclosure-Switch-Depth-SRW12US/dp/B003WAT7WC?th=1>

The following devices will require Design-Builder wired IT connections and the CAT6 cables shall be terminated in a patch panel, contained in the wall mounted rack in the IT closet. Power outlet should be located so that it is behind the cabinet, to eliminate dangling power wires from below. The Town will handle the network infrastructure installation.

Access Control Locations



Wi-Fi AP Locations

Security Camera Locations

- Wifi access points, to be installed by the project contractor once wired terminations are completed, and an additional cable included to connect those devices.
- IT closets should be wood lined and power outlets should be available for access control panels, IT Rack, ISP providers, and future expansion.
- Dual 3" conduits (with pull string) from opposite sides of the building should egress into the IT closet to allow easy ISP installations and future expansions, with pull strings.
- Single 2" Roof conduit to a pole with extension coupler and pull string should be installed for any future radio, satellite, WiFi, or gps services that may arise.
- 5g / GPS relay wiring will be needed in the bay, if Solar Panels are installed.

The Town has a Master Services Contract with an integrator who will participate in the design to incorporate access control, video surveillance, and Wi-Fi requirements. The integrator will also provide installation services.

Site Parking/Requirements:

Parking shall conform to the Town of Morrisville requirements. As indicated in Interlocal Agreement for Programming and Planning School and Town Facilities in Morrisville, NC, dated March 17, 2023, Exhibit B, Preliminary Master Plan, parking is envisioned to be provided at both the north and south ends of the park.

The existing parking lot at the southern end of the site is intended to remain until Wake Tech Community College constructs its 3rd building and associated parking deck. There is currently no timing forecast for the construction of the parking deck, so the existing parking lot will need to be incorporated into the design of the Watkins Road Park.