

Washtenaw County Strategic Space Plan Recommendations

November 1, 2006

Agenda

- Recap of Process
- Recommendations for each Issue
- Recommended Actions & Sequencing
- Funding

Recap of Process

- Overview March 16
 - Approach to asset management
 - Inventory of buildings

- 1/8th Mill allocation April 6
 - 2006/07 process
 - Emerging issues
 - 2006/07 priorities

Recap of Process

- 20 Year Space Planning May 17
 - Historical Overview
 - PS&J Needs Assessment Update
 - Space Needs by Community of Interest June 8
- Community Engagement July – Aug
- Discussion of Space Plan Sept - Oct

Executive Summary

- **Tremendous amount of work to-date** – Space Plan document is merely a summarization. Lists all the supporting sources
- **Build on what has been done** – Recommendations are in alignment with previous studies and discussions
- **Most immediate needs continue to be within Public Safety & Justice** – Specific recommendations on PS&J with other identified issues to be brought back to BOC for action
- **We will live within our means** – Projects will be approached in phases and specific funding identified. Immediate sources of funding are capital reserves and Police Services savings.



Recommendations for Each Issue

Purpose of Space Plan

- Ensure County service facilities are designed and constructed to meet the needs of current and future residents and that facilities are developed in a fiscally, socially and environmentally responsible manner
- Align space planning with County's biennial planning process to ensure timely updates
- Identify funding and timing of projects

Recommendation

- Adopt Infrastructure Principles
- Update with each Biennial Planning Process

Recommendations on Immediate Issues – PS&J

- Jail Expansion - construction of new 96 bed housing pod
- Jail Infrastructure – upgrade security, mechanical, electrical and life safety systems
- Jail Support Services – upgrade kitchen, laundry, medical, intake, booking, holding cells, sallyport, and property Room due to increased capacity
- Alternatives to Incarceration – implement Sequential Intercept Team

Recommendations on Immediate Issues – PS&J

- 14-A District Court – expansion of former HVA Building to provide 3 small courtrooms adjacent to correction facility
- Location of Juvenile Division of Family Court – reassess options and begin planning in 2008.
- Courthouse Renovation – reconfigure and expand building to meet SCAO court and security standards and high security courtrooms. To be reassessed in 2008.

Recommendations on Immediate Issues – Other

- 555 Towner Reconfiguration – reconfigure facility to function as a health campus
- Location of ETCS Staff– expansion at Harriet Street to co-locate all staff and services
- Network Connectivity – install fiber network in collaborative effort with other local partners
- Secure Data Center - purchase existing site to meet needs

Recommended Actions & Sequencing

Recommended Actions and Sequencing

Public Safety & Justice

- Phase I - Jail expansion and alternatives to incarceration 2007 – 09
- Phase II – 14-A District Court 2007 – 10
- Phase III – Juvenile Division of Family Court and renovation of downtown Ann Arbor Courthouse 2008 - 14

Recommended Actions and Sequencing

Public Safety & Justice

Phase I – Construction Costs (2007-09)

Recommendation	Escalated Cost in Construction Year
Phase I Construction Costs	
Expansion of jail beds (96 beds)	7,452,066
Jail infrastructure upgrades	9,197,496
Expansion of support systems due to increased capacity	4,527,648
Phase I Bond Total:	21,177,210

Phase I be funded by 2006 Bond Issue with annual debt service financed through capital reserves and Police Services savings.

Recommended Actions and Sequencing

Public Safety & Justice

Phase I – Operating Costs (annual)

Recommendation	Annual Cost
Phase I Operating Costs	
Jail operating cost due to increased staffing and capacity	1,239,000
Implement Sequential Intercept Team	447,767
Phase I Operating Costs	1,686,767

To be financed by General Fund or Police Services savings

Recommended Actions and Sequencing

Public Safety & Justice

Phase II – Construction Costs (2007-10)

Recommendation	Escalated Cost in Construction Year
Phase II Construction Costs	
Construction of 3 courtrooms and ancillary services for 14-A District Court adjacent to Correction Center	10,827,236
Phase II Bond Total:	10,827,236

Phase II to be funded by 2008 Bond Issue with annual debt service financed through capital reserves.

Recommended Actions and Sequencing Public Safety & Justice

Phase III (2008-14)

- Location of Juvenile Division of Family Court
 - Reassess locations and begin planning in 2008
 - Construction period of 2011 – 12
 - Funding source to be identified
- Courthouse Renovation
 - Reconfigure and expand building to meet SCAO court and security standards and high security courtrooms.
 - Begin planning in 2008
 - Construction period of 2011 – 13
 - Funding source to be identified

Recommended Actions and Sequencing

Other

555 Towner Reconfiguration

- Reconfigure facility to function as a health campus
- Project to be completed in 2007
- Financed through fund balances accumulated by agencies within the building and included in 2007 Budget

Location of ETCS staff

- Expansion at Harriet St to co-locate staff and services
- Bring comprehensive plan back to BOC for approval in 2007
- Increased lease or debt service will be covered within ETCS budget

Recommended Actions and Sequencing

Other

Network Connectivity

- Continue planning for installation of fiber network
- Secure commitment from local partners for cost sharing
- Bring comprehensive plan for BOC approval in 2007

Secure Data Center

- Explore potential sites and cost for data center
- Explore cost sharing possibilities with local partners
- Bring comprehensive plan for BOC approval in 2007
- Source of debt service must be covered within Technology Plan budget

Funding Sources

Funding Sources

Police Services Savings

- Initial goal was to achieve savings of \$5.5 million to meet space needs within PS&J
- Compromise with jurisdictions led to postponing savings until 2008
- Police Services committee formed to secure input on 2008 contracts and methodology
- Series of 7 options developed over the fall of 2005
- Final option achieves an annual savings of \$2.5 million
- These savings earmarked for jail projects and alternatives to incarceration

Funding Sources

Capital Reserves

- Total reserves are currently \$14.5 million
- Primary source of revenue is interest earnings and delinquent taxes (approximately \$2.9 million)
- Currently have approximately \$3 million in annual debt service obligations
- Given current commitments BOC could allocate approximately \$1.2 million annually
- This would finance \$15.6 million in bonds over 20 years (assuming a 4.5% interest rate)

Funding Sources

Capital Reserves

	Available Annual Payment	Capital Reserve	Delinquent Tax	Total Reserves
2006		10,568,267	4,000,000	14,568,267
2007	1,200,000	9,315,527	4,000,000	13,315,527
2008	1,200,000	8,003,553	4,000,000	12,003,553
2009	1,200,000	6,632,363	4,000,000	10,632,363
2010	1,200,000	5,206,514	4,000,000	9,206,514
2011	1,200,000	3,507,358	4,000,000	7,507,358
2012	1,200,000	1,580,287	4,000,000	5,580,287
2013	1,200,000	(441,176)	4,000,000	3,558,824
2014	1,200,000	(923,990)	4,000,000	3,076,010
2015	1,200,000	(1,434,992)	4,000,000	2,565,008
2016	1,200,000	(2,013,030)	4,000,000	1,986,970
2017	1,200,000	(2,588,509)	4,000,000	1,411,491
2018	1,200,000	(3,158,729)	4,000,000	841,271
2019	1,200,000	(3,719,916)	4,000,000	280,084
2020	1,200,000	(3,119,695)	4,000,000	880,305
2021	1,200,000	(2,519,579)	4,000,000	1,480,421
2022	1,200,000	(1,945,063)	4,000,000	2,054,937
2023	1,200,000	(1,141,093)	4,000,000	2,858,907
2024	1,200,000	(337,123)	4,000,000	3,662,877
2025	1,200,000	466,847	4,000,000	4,466,847
2026	1,200,000	1,291,826	4,000,001	5,291,827

Summary

- This Space Plan sets a clear direction for the future and provides a framework for making infrastructure decisions
- Addresses our most immediate needs
- Establishes a timeframe and commitment for addressing our next level of needs

Questions?