

Portage County Building Project Update

March 19th, 2019

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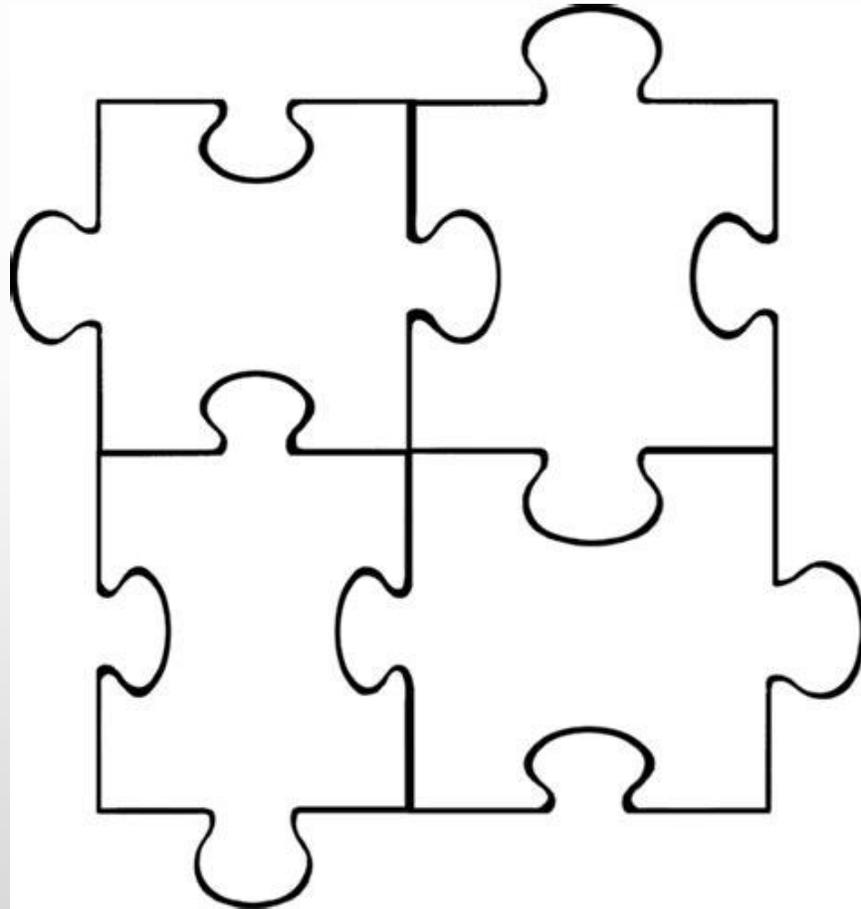
A reminder of how we got here...

- The county has been exploring potential plans for 20+ years, so it's clear that there has been a need for an action plan.
- The infrastructure needs of the county are also clear. We have spent handsomely to get the information that we need to inform our planning process.
- Most of the infrastructure is tied to mandatory programs, departments, and services that the county must provide like the jail and the courthouse. (see Wis. Stats. s. 59.14)

The primary pieces of the puzzle

The Jail

The LEC



The Courts

The Support
Staff

The costs of doing business have gone up and will likely continue to go up. In construction they're going up quickly given the tight labor market, etc.



Median House Price in 2000: \$119,000
Median House Price in 2017: \$200,000+

Average Tuition in 1987-88: \$3,198
Average Tuition in 2017-18: \$9,970
(CNBC)

Bureau of Labor Statistics CPI calculator
shows buying power for the US Dollar:

1998	2018
\$1,000,000.00	= \$1,532,843.20

Weighing our options...

- 10 years ago we were talking about a \$72 million justice center project
- 9 years ago we were talking about a \$29 million courthouse project
- 3 years ago we were talking about a \$78.5 million jail/courthouse project

Some Current Comparables:

- Oconto County Jail & LEC \$32 million (2017)
- Waukesha County Courthouse \$38.5 million (Ongoing)
- Dane County Jail \$75.2 million (2018)
 - Proposed Addition & Renovation on top of current building.
 - Discarded plans this month because the design is not structurally sound and the options of a new jail building next to the current = \$150 million. So, they're spending \$186,000 on another study.
- Adams County Jail \$14.75 million only to fix some jail deficiencies (2018)
 - The Dept. of Corrections gave them six months to address their concerns.

The numbers we will NOT be working with

- Back of the napkin calculation late last year: \$170 million
 - That includes the jail, courthouse, law enforcement center, all staff support who are currently in two separate buildings, and fleet garage.
 - \$170 million divided into four is \$42.5 million each
 - The jail is the primary driver on costs, though, as we must meet DOC codes.
- Staff worked with ICS to find ways to bring that number down, and this is long before we knew of the city's proposal.
 - ~\$150 million split four ways is \$37.5 million and much closer to our comparables without accounting for how the jail skews costs.
- Bottom line? Still higher than we need it to be.

Staff continues to work with our partners to find a balance on projected costs so that we can present you with palatable options that still meet our needs without simply building to a number.



What should be our ultimate goal?

- A long-term plan that starts with what we can do now and then takes a hard, realistic look at how we implement the plan over time.
- Deciding between lipstick on a pig, a completely new project, or something in between. Not acting or finalizing a plan remains a choice, though I don't recommend it based on what we know.
 - For example: We know the Jail/LEC would need \$26.5 million in lipstick.
- We can set ourselves and the future leaders of this county up for success in an area that has been—needless to say—complicated.

The city's unanticipated proposal...

- Plan A
 - County transfers Annex and LEC to City
 - City transfers ownership of Library and ADRC to the County
 - City provides 20-25 acres of land to the County for potential project/plan
- The city-county building's future is mutually negotiated
- The future of 1039 Ellis could go a number of ways (e.g. sell)

- We will be getting public input and working on other potential plans if Plan A is not possible or desirable by either party.
- Everything is still preliminary with this, but it's a good idea. It also reduces costs for any potential project by 10-15% if the project is built on a green space.
- Clearing up joint-tenancy issues is a win-win.

The Near-Term Plan

- Staff can speak with supervisors about this, though we cannot trigger a quorum. If you have questions, ask them and we can bring the question(s) and answer(s) to future meetings.
- Meetings that explore more details will occur at Space & Properties and Finance in the month of April. We can bring that discussion to the County Board in April as well, though a resolution is unlikely.
- Staff's focus will be to work with our partners to bring you all options for consideration that are within the realm of possibility and also meet our obligations as a county.

What to be thinking about in April & May

- This is a key focus area for this board. 2020 brings a new election and further postponement as committees and leadership positions may reshuffle and work will have to be done to bring people up-to-speed.
- I would recommend that the board moves forward with a decision at your May meeting. Whatever the decision is, the board will lay the groundwork for next steps and our near- and long-term planning.
- The most important thing we can do is determine what paths the county can take forward and put that planning into action.

Questions?

“The dimensions of the court house, described above, appear in a motion adopted July 9, 1845, when sealed bids were to be received for the contract. Apparently there were no takers and it was not until February 1847 that one William Dunton was finally awarded the contract for \$1,950. The building was to be completed in six months, but in September the commissioners reported that the court house “was not finished according to the contract on file in this office...” The contract was then extended to June 1, 1848. Four months after the termination of this extension date, Dunton appears to have suspended operations entirely and the board ordered him “to proceed with the work on the Court House immediately...”

- Malcolm Rosholt, “Our County Our Story” (1959, p. 208)