



# Basic Concept Design & Initial Test Fit For A Proposed Greenfield Site

By: Chris Holman, County Executive

Presented to the Portage County Board of Supervisors

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# Where Are We At?

- ▶ Downtown concept design & cost estimates completed
  - ▶ Process was placed on hold while the county explored a city proposal
- ▶ Assessed current LEC & Jail for renovation costs
- ▶ Over one year into the current iteration of county planning process
- ▶ A decision needs to be made in order to take next steps & get more details
- ▶ **Most options and combinations of options are still on the table**
- ▶ This conversation has spanned the last ~25 years
- ▶ Six meetings were held around the county for public input on a potential property swap and greenfield site. Overall attendance was very low. We issued press releases, Facebook posts, public notices at the county and meeting locations, and we are open to any suggestions on how else to reach people.



# IF the county decides to build something...somewhere...anywhere

- ▶ Concept Development, Site-Fit & Space Allocation Programming
- ▶ **Schematic Design Phase Services\***
- ▶ *Coordinates the program of space allocations with the schedule and budget, and consider[s] various approaches to design and construction. The architects and engineers prepare a preliminary design of the project with Schematic Design Documents for cost estimating.*
- ▶ *The architects then submit Schematic Design Documents with cost estimates for Portage County approval of the project scope.*
- ▶ *Portage County Schematic Design approval and authorization to proceed with Design Development Phase Services follows the SD phase.*
- ▶ **\*After “SD Phase”, is Design Development, (“DD Phase”), then Construction documents (“CD Phase”) follow, then bidding.**



# Why Are We Here

- ▶ **Proposed property swap from the City of Stevens Point (Unanticipated)**
- ▶ Staff has been directed to carry out our due diligence on this option
- ▶ Aged courthouses, out-of-compliance jail, and deteriorating infrastructure
- ▶ **No long-term infrastructure planning or decision-making has put the county in the position where several mandatory components of county operations are in need of renovation, repair, and/or replacing. This is not a good position to be in, and it will require significant investment no matter what given that there is also a cost of inaction (i.e. things get worse over time)**
- ▶ Committees authorized a site-fit assessment for the greenfield location
- ▶ **Cost savings to taxpayers in the City and the County**
- ▶ **Expansion for either entity would be facilitated by this proposal**

# The Initial Site Fit.

This is conceptual only.

This design does not imply anything moving forward.

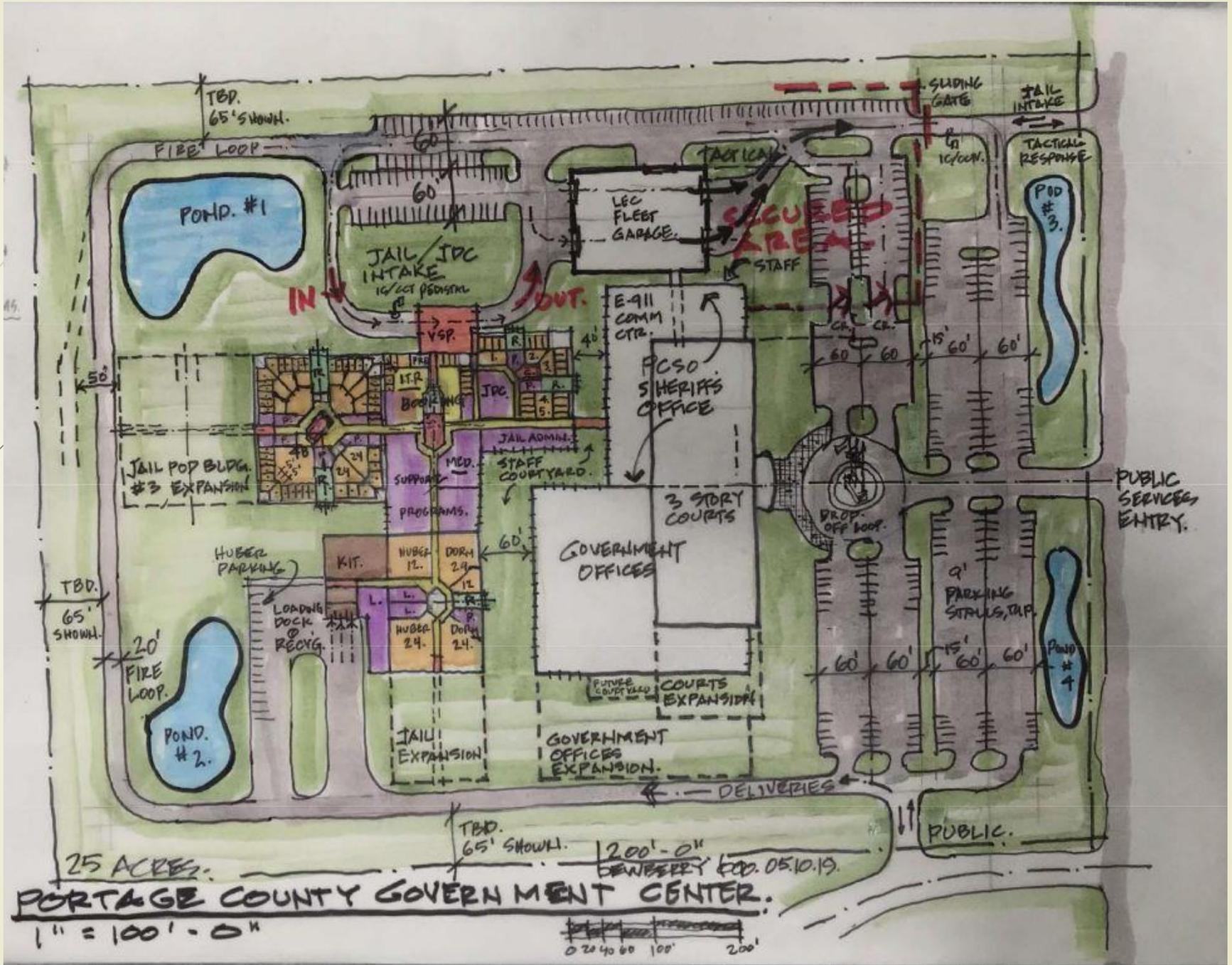
This simply shows whether or not this location **can** work for all or part of a project and provides that analysis in a similar format to what we saw for the downtown location.

**The county board authorized this work at their last meeting, and the costs for this are not to exceed \$12,000.**











# Questions & Some Answers

- ▶ **Potential Neighbors.** We have communicated with the City of Stevens Point, and they are not aware of any complaints or concerns from businesses and others near or around this proposed location.
- ▶ **Proximity to People.** County GIS has plotted both the population and geographic centers of the county. The proposed location is closer to both than the current location of county operations. Depending on route, the proposed location is 5-6 miles (13-16 min) from the County Annex.
- ▶ **Property Values.** We have reached out to staff at the City and the County as well as the Schofield Group to ascertain the base value for properties in the East Park Commerce Center (\$32-35K per acre before improvement). Infrastructure is a part of any final project and is based on the need of the purchaser. Note: commercial brokers will tend to use price/sq ft.

## Central Transportation

**Transportation.** We have communicated with Central Transportation and identified the path that would be followed in order to establish a new stop or stops at this location should the county ever build at this location.

**Central Transportation is less than one mile away from the proposed location.**

Current route maps show ten stops and two transfer stations in the area and these run year round from 6:45am to 5:40pm Monday-Friday.





# More Questions & More Answers

- ▶ **Youth Justice Concerns** were brought up by a county board supervisor at the last Space & Properties meeting.
- ▶ What follows is for informational purposes only:
- ▶ County has an average daily population of 6-7 individuals in juvenile justice (5.5 elsewhere in the state, 1.3 in our facility). At our facility, we currently provide these services, among others:
  - ▶ **School** – regular school hours, teachers provided by school district.
  - ▶ **CAP Services** comes in 3 times a week and alternating Saturdays focusing on Independent life skills. Also help with cooking class.
  - ▶ **Children's Hospital of WI** comes in twice a week for therapy.
  - ▶ **RSVP** – Grandparent volunteers come in twice a week.
  - ▶ **YMCA** – fitness class – twice a week.
  - ▶ A volunteer formerly with **NAMI** comes in every other Saturday.
  - ▶ **Arts & Crafts** is held every other Sunday.



# Weekend Diversion Program

- ▶ This is another program in Portage County's Juvenile Justice Unit.
- ▶ In 2017, we received a federal grant which was used to create a program to serve as a non-secure alternative to confinement for our youthful offenders.
- ▶ This program has helped us reduce the number of Portage County youth being held in secure detention.
- ▶ **Note: There are multiple other highly-structured programs in this area that provide appropriate services without the use of secure detention.**



# Mandatory Jail (based on statute) Portage County Programming

- ▶ I have recently initiated conversations to formalize the programming we offer within a decarceration plan. This is in its **very** early stages, but with approval from all stakeholders, I would expect to see the Justice Coalition Executive Committee take this up at its next meeting and then for it to be discussed at the Justice Coalition meeting this fall.
- ▶ The Justice Coalition has worked on these kinds of programs and other important issues for over twenty years, and a decarceration plan would provide a policy home for all we do that is, hopefully, more accessible to supervisors and the public at-large.
- ▶ **The programs and social work provided by the Sheriff's Office, D.A., the Courts, and others need to be a part of this conversation that is fully appreciated and understood.**



# What is my agenda?

- ▶ My role and the role of staff is to react to the decisions that are made by the County Board. We work with wherever those decisions take us. Nevertheless, it is our job to make a recommendation based upon an assessment that is as objective and transparent as possible.
- ▶ To err on the side of more transparency and information for all who are interested in the various aspects of anything before the County Board. I have received almost no phone calls, e-mails, or in-person inquiries about this project (not counting the media).
- ▶ **In summary, my agenda and staff's agenda is: THE DELIBERATIVE PROCESS**
- ▶ We make better decisions when we make them together, with everyone operating with the same, accurate information, and through dialogue versus debate. What is right is more important than who is right.
- ▶ **In conclusion, my ultimate agenda is: PROGRESS & LONG-TERM PLANNING**



# Whereas We Have A Decision To Make

- ▶ This site fit is only a starting point showing what could be possible.
- ▶ **THIS SITE FIT IS ONLY A STARTING POINT SHOWING WHAT COULD BE POSSIBLE.**
- ▶ This site fit is only one design of many potential designs. Anything we will do in any potential location will require much more time and many more conversations.
  
- ▶ The cost of doing nothing includes the costs we know of now, increases in those costs over time, and a real potential for fines and other **reactive** costs should the Department of Corrections or others come calling like they did in Adams County. **The point here is that we need to be proactive.**
- ▶ **There will also be unforeseen costs that have to be dealt with absent any decisions on how to move forward (e.g. \$100K plumbing fixes @ PCHCC).**

Door #1, 2, 3, 4, 5, 6?

Moving forward...

- 1: To build all at once or in phases in the downtown location.
- 2: To build all at once or in phases in the greenfield location.
- 3: To build pieces in the downtown location and others in the greenfield location.
- 4: To repair and renovate current infrastructure.
- 5: To do nothing.
- 6: To do something no one has talked about in the last 25 years.

**If we don't pick a path or paths forward, we will reset and wait for further guidance from the board.**



## More Doors?

There are many more doors to walk through before we arrive at a final destination.

These doorways represent all of the questions, comments, inquiries, and everything related that can be brought to the conversation to help inform each decision as we move through this process.

**This is not THE END of the discussion.**

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Questions?

