

**Note:** *The following recommendations and comments for future facility needs were produced by a committee of Collin County citizens and presented to Commissioners Court for consideration.*



# 2007 Facilities Bond Committee

Recommendations and Comments

# Committee Members

## Co-Chairs

Bill Mills

Bill Moore

Jim Brown

Dixie Jeffers

Elvia Clark

Mark Paxton

Rich Crucknol

Sylvia Reid

Richard Dodson

Warner Richeson

Sharon Easley

Jim Waldbauer

Stacy Gibson

Lee Warren

Mike Massey

Jane Willard

# Staff & Professional Consultants

- Bill Bilyeu - Director of Administration Services
- Bill Burke – Director of building Projects
- Tim Wyatt – Public Information
- Eric Nishimoto – Public Information
- Lisa Bunch – Building Projects Secretary
- Kent Spurgin – Sprugin & Associates Architects
- Greg Blanchard – Computerized Estimating Services

# Work Methodology

## Committee Members:

- Interviewed or met with interested parties
- Evaluated the needs and timing considerations
- Prioritized the requests according to County core function responsibility
- Evaluated the best financial alternatives with professional designers & estimators

# Meeting Schedule

Time & Location	Speakers
■ May 8 – Central Plant	Orientation – Bill Bilyeu
■ May 15 – Justice Center	Court Needs – Bill Burke
■ May 29 – JJAEP UDCF	JJAEP - Joe Scott
■ June 5 – County Jail	Adult Detention - Sheriff Box
■ June 12 – CCCAC	Susan Etheridge & Mayor Dorman
■ June 19 – Discussion	Bill Moore & Bill Mills
■ July 12 - Deliberations	Bill Moore & Bill Mills

## Projects Reviewed by Facilities Committee

Phase 2 Additions to County Courthouse	Wylie JP, Constable and WIC - Lease vs. Own
Juvenile Probation and Juvenile Justice Alternative Education Program	Wylie and Farmersville satellite offices- JP, Constable, Consolidate office
Juvenile Detention Expansion	Farmersville – Relocate Public Works Barn
Minimum Security Expansion	Farmersville JP and Constable - Lease vs. Own
Elections Offices, Lease vs. Own	Land Swap at The Justice Center for privately owned land
Frisco WIC, JP, Constable and Tax Office	Build CCCAC a family justice center at The Justice Center

# Facilities Bond Committee Recommendation 1

**Project Title: Phase 2 Courthouse**

## **Original Project Description:**

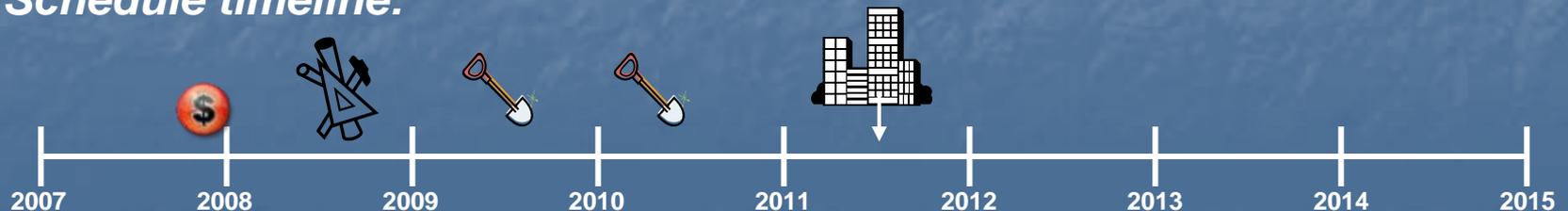
Build Phase 2 projects to the new courthouse facility to accommodate County Courts at Law, Clerks, Probation and District Attorney staff

**Estimated Cost: \$47,000,000**

## **Committee Recommendation:**

Include funding for this project in the bond election. This project provides needed courts and allows UDCF to be sold.

## **Schedule timeline:**



# Facilities Bond Committee Recommendation 2

**Project Title: Juvenile Justice Alternative Education Program and Juvenile Probation Administration**

## **Original Project Description:**

Construct new space adjacent to juvenile detention to permit relocation from UDCF and to accommodate the State unfunded, mandated student increase.

**Estimated Cost: \$10,600,000**

## **Committee Recommendation:**

Include funding for this project in the bond election. This project allows UDCF to be sold.

## **Schedule timeline:**



# Facilities Bond Committee Recommendation 4

## *Project Title:* Minimum Security Detention Expansion

### *Original Project Description:*

Construct 45,000 sq. ft. expansion for minimum security detention. Space expansion will be required based on anticipated County population growth.

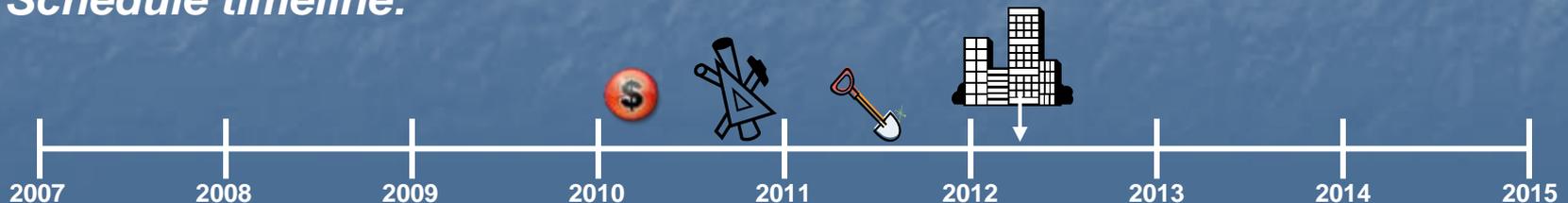
*Estimated Cost:* \$10,200,000

### *Committee Recommendation:*

Include funding for this project in the bond election.



### *Schedule timeline:*



# Facilities Bond Committee Recommendation 3

## Project Title: Juvenile Detention Expansion

### Original Project Description:

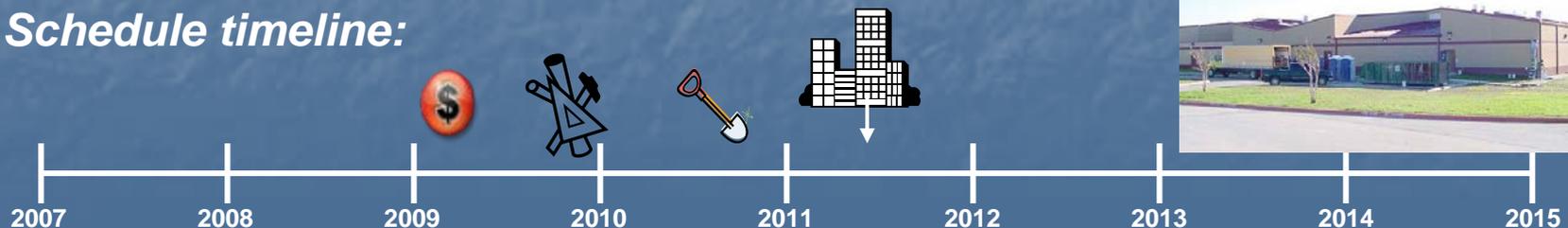
Construct one or two new clusters for juvenile detention adjacent to current facility. Additional space requirement is due to anticipated County population growth.

**Estimated Cost: \$8,500,000**

### Committee Recommendation:

Include funding for one 48-bed cluster in the bond election. The Texas Youth Commission (TYC) should emerge from its problems as a stronger and more effective program. TYC should accept the transfer individuals to that program and lessen the requirement for the County to build more juvenile facilities.

### Schedule timeline:



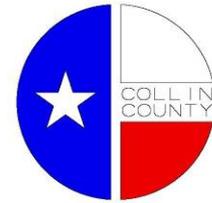
# Bond Election Cost Estimates

## Bond Cost in Priority Order

1. Juvenile Justice Alternate Education	\$ 10,600,000
2. Phase 2 Courthouse Expansion	\$ 47,000,000
3. Juvenile Detention Expansion	\$ 8,500,000
4. Minimum Security Detention Expansion	\$ 10,200,000
5. Purchase 2 WIC facilities	\$ 100,000*

**Total Bond Request** **\$76,400,000**

\* Reimbursable



**COLLIN COUNTY  
JUSTICE CENTER  
SITE PLAN  
2007 BONDS**

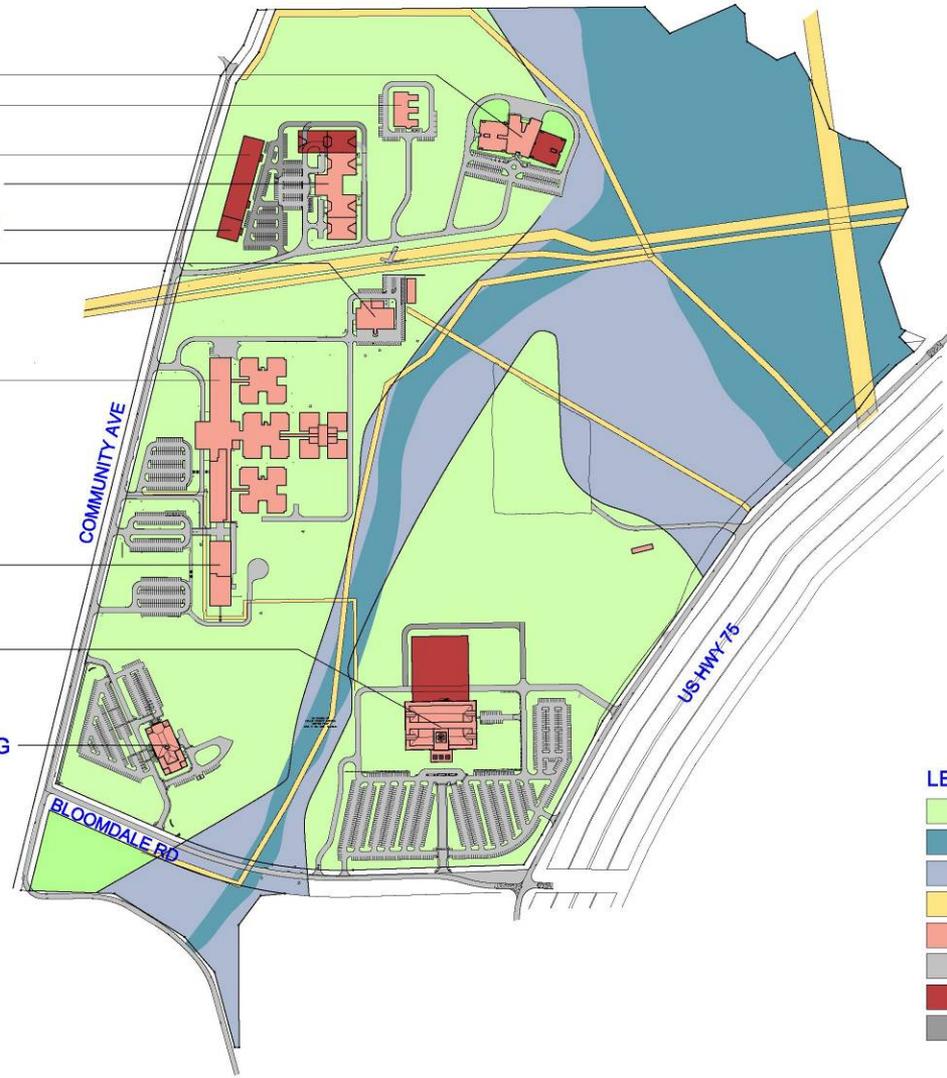
MINIMUM SECURITY  
ANIMAL SHELTER  
JJAEP  
JUVENILE DETENTION  
JUVENILE PROBATION  
CENTRAL PLANT

JAIL

SHERIFF'S OFFICE

COURTHOUSE

ADMINISTRATION BLDG



**LEGEND**

- COUNTY PROPERTY
- FLOOD PLAIN
- FLOOD WAY
- UTILITY EASEMENTS
- EXISTING BUILDINGS
- EXISTING PAVING
- PROPOSED BUILDINGS
- PROPOSED PAVING



# Cash Flow

	FACILITIES CASH FLOW					2013
	2008	2009	2010	2011	2012	
Phase 2 Addition	\$2,350,000	\$25,650,000	\$19,000,000			
JJAEP	\$1,060,000	\$7,940,000	\$1,600,000			
Juvenile Detention		\$850,000	\$4,250,000	\$3,400,000		
Adult Detention			\$1,020,000	\$7,650,000	\$1,530,000	
WIC Relocation*	\$100,000*					
<b>Total</b>	<b>\$3,510,000</b>	<b>\$34,440,000</b>	<b>\$25,870,000</b>	<b>\$11,050,000</b>	<b>\$1,530,000</b>	

\*Reimbursable

# Facilities Bond Committee Recommendation 5

## ***Project Title: Elections Office Expansion***

### ***Original Project Description:***

Elections office will need more space to accommodate growth in voting equipment storage requirements. The current facility lease is above current market rate.

### ***Estimated Cost: None***

### ***Committee Recommendation:***

Find new lease of 16,000 sq. ft. space at the end of current lease. Investigate alternatives to single level storage to reduce new lease cost.

### ***Schedule timeline:***



# Facilities Bond Committee Recommendation 6

**Project Title: Frisco JP, Constable, Tax Office and WIC Relocation**

***Original Project Description:***

Build one or more offices to replace leased space for Frisco JP, Constable, Tax Office and WIC Office.

***Estimated Cost: None***

***Committee Recommendation:***

Continue to house the JP, Constable and Tax Office functions in leased facilities. Seek new market based leases as current ones expire. Find a building to buy or lease to house WIC. Retain presence in Frisco governmental building.

***Schedule timeline: Determined by Lease expiration dates***



# Facilities Bond Committee Recommendation 7

**Project Title: Farmersville and Wylie JP and Constable Facility**

## **Original Project Description:**

Build one or more offices to replace leased space for Wylie and Farmersville JP, Constable and WIC Office.

**Estimated Cost: None**

## **Committee Recommendation:**

Continue to house the JP and Constable in leased facilities. Seek new market based leases to consolidate offices as current ones expire. Find a building to buy or lease to house WIC.

**Schedule timeline: Determined by Lease expiration dates**



# Facilities Bond Committee Recommendation 8

***Project Title: Farmersville Public Works Barn Location***

***Original Project Description:***

Examine necessity of relocating the public works barn.

***Estimated Cost: None***

***Committee Recommendation:***

Retain barn at same location.

***Schedule timeline: Not applicable***



# Facilities Bond Committee Recommendation 9

***Project Title:* Build an onsite Collin County Children's Advocacy Center for their coalition of non-profit groups**

## ***Original Project Description:***

Provide land, construct and operate a Children's Advocacy Center coalition facility for governmental and non-governmental groups on The Justice Center property.

***Estimated Cost:* \$15,000,000 plus \$350,000 annual operation cost  
The project is not defined, thus the cost is a rough guess**

## ***Committee Recommendation:***

Do not include this project in the bond election.

- This is a non-profit organization's request not a governmental or core responsibility of the County
- The County might incur liability or the perception of responsibility if one of the groups has financial problems, scandals, or lawsuits
- Establishes a precedent for zero cost leases for non-profit groups
- Providing government facilities to non-profit organizations requires legal review.

# Facilities Bond Committee Additional Recommendations

- Retain the valuable property south of Bloomdale Road
- The addition of a Public Works Facility in northeast Collin County should be deferred because of the cost of moving or duplicating fuel and maintenance facilities
- Encourage CCCAC to purchase land adjacent to The Justice Center and build their own building for their coalition

# Facilities Bond Committee

## Comments 1

- The Master Plan indicates The Justice Center site will be built out when County operations such as: Engineering, Medical Examiner, Elections are built on the property
- Recovery of additional useable land on the Justice Center site from the flood way is time consuming and expensive
- Facilities should be built as soon as practical because of continued escalation of costs
- The Emergency Operations Center may need to be moved and require funding in the next few years.

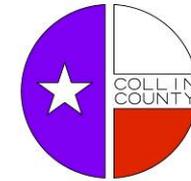
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**COLLIN COUNTY  
 JUSTICE CENTER  
 SITE PLAN  
 BUILDOUT**

**LEGEND**

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# Facilities Bond Committee Recommendations Summary

- Build JJAEP and Juvenile Probation Building
- Build Phase 2 at the Justice Center
- Build one new Juvenile Detention Cluster
- Build the Minimum Security Addition
- Execute more favorable leases for Elections and offices in Frisco
- Execute new leases to consolidate the JP and Constable offices in Wylie and Farmersville
- Buy or lease replacement buildings for WIC in Frisco and Wylie