

COUNTY GOVERNMENT BUILDINGS

CONTENTS

- **GOVERNMENT BUILDINGS SUMMARY FORM**
 - **TABLE**
 - **CHART**
- **GOVERNMENT BUILDINGS CAPITAL IMPROVEMENT PLAN FOR 2012 AUIR**
- **GENERAL GOVERNMENT BUILDINGS 2012 AUIR INVENTORY**
- **2012 EXISTING INVENTORY MAP**
- **2012 LEASED SPACE INVENTORY MAP**

**2012 AUIR GOVERNMENT BUILDING
FACILITIES SUMMARY FORM**

Facility Type: General Government Buildings (Category B)

Level of Service Standard (LOSS): 1.7 sq.ft./capita*

Unit Cost: \$345.58 per sq.ft.**

Using the Countywide Peak Season population, the following is set forth:

	<u>Square Feet</u>	<u>Value/Cost</u>
Available Inventory as of 9/30/12	894,889	\$309,255,741
Required Inventory as of 9/30/17	731,182	\$252,681,876
Proposed AUIR FY 2012/13 – FY 2016/17	0	0
5-year Surplus or (Deficit)	163,707	\$ 56,573,865

Expenditures

Debt Service Payments for loan from Solid Waste	\$ 3,150,000
Debt Service Payments for 2005 Bond	\$ 8,264,588
Debt Service Payments for 2011 Bond	\$ 12,918,375
Debt Service Payments for 2010 Bond	\$ 4,438,800
Debt Service Payments for 2002 & 2010B Bonds	\$ 1,228,145
Total Expenditures	\$ 29,999,908

Revenues

Impact Fees anticipated	\$ 4,480,169
Interest/Misc.	\$ 150,000
Carry Forward (unspent cash as of 9/30/12)	\$ 2,615,900
Loan from General Fund (for Property Appraisers Bldg.)	\$ 3,150,000
Loan from Countywide Capital Projects (Gen Fund)	\$ 19,603,839
Total Revenues	\$ 29,999,908

Surplus or (Deficit) Revenues	\$ 0
-------------------------------	------

Revenues needed to maintain existing LOSS	none
---	------

Recommendation:

That the CCPC forward a recommendation of approval to the BCC for the proposed "Government Buildings AUIR for FY 2012/13 – FY 2016/17".

Notes:

* The BCC adopted Level of Service Standard (LOSS) is 1.7 sq.ft. per capita. LOSS identified within the BCC-approved December 20, 2011 Impact Fee Update is 1.52 sq.ft. per capita. The 1.7 sq.ft. per capita standard only covers owned facilities and does not cover leased facilities – which currently meet approximately 5% of the space required.

** The \$345.58 per sq.ft. unit cost utilized is based upon actual project costs for Representative projects divided by the total square footage, and is rounded to the nearest cent. The calculated average unit cost shown on the Capital Improvement Plan (CIP) is skewed higher due to the cost of the Emergency services Center (ESC). CIP future costs are based on preliminarily individual estimates, not on past costs. Although there are no representative projects since the economic downturn, the utilized sq. ft. cost represents a 5% reduction from the comparable (Courthouse Annex) project for the proposed future buildings. Unit cost will be adjusted based upon the Government Buildings Impact Fee Study Update in progress; staff will discuss status of update at the AUIR/CIE meeting.

2012 AUIR

Government Buildings

LOSS: 1.7 sf / capita (Peak Season Population)

FISCAL YEAR	POPULATION CO-WIDE (Peak)	SQUARE FEET REQUIRED 1.7	SQUARE FEET PLANNED IN AUIR CIP*	SQUARE FEET AVAILABLE	SURPLUS/ (DEFICIENCY)	VALUE OR (COST) AT \$345.58
06-07	400,027	680,046	28,735	624,338	(55,708)	(19,251,571)
07-08	399,532	679,204	18,075	685,916	6,712	2,319,533
08-09	399,979	679,964	191,753	877,669	197,705	68,322,894
09-10**	387,183	658,211	27,556	906,390	219,536	75,867,251
10-11	391,218	665,071	0	894,889	229,818	79,420,504
11-12	396,608	674,234	0	894,889	220,655	76,253,955
12-13	402,072	683,523	0	894,889	211,366	73,043,862
13-14	407,612	692,940	0	894,889	201,949	69,789,535
14-15	414,282	704,280	0	894,889	190,609	65,870,658
15-16	422,121	717,605	0	894,889	177,284	61,265,805
16-17	430,107	731,182	0	894,889	163,707	56,573,865
1st 5-Year Growth (2013-2017)	33,499	56,948	0	0		
17-18**	438,245	745,016	0	894,889	149,873	51,793,111
18-19	446,536	759,111	0	894,889	135,778	46,922,161
19-20	454,514	772,674	104,841	999,730	227,056	78,466,012
20-21	462,166	785,683	0	999,730	214,047	73,970,362
21-22	469,947	798,911	0	999,730	200,819	69,399,030
2nd 5-Year Growth (2018-2022)	40,046	68,078	104,841	104,841		
Total 10-Year Growth (2013-2022)	73,544	125,026	104,841	104,841		
22-23***	477,859	812,361	0	999,730	187,369	64,750,979
23-24	485,904	826,037	0	999,730	173,693	60,024,827
24-25	493,583	839,092	137,800	1,137,530	298,438	103,134,204
25-26	500,883	851,502	0	1,137,530	286,028	98,845,556
26-27	508,291	864,095	0	1,137,530	273,435	94,493,667
3rd 5-Year Growth (2023-2027)	38,717	65,819	137,800	137,800		
Total 15-Year Growth (2013-2027)	112,261	190,845	242,641	242,641		

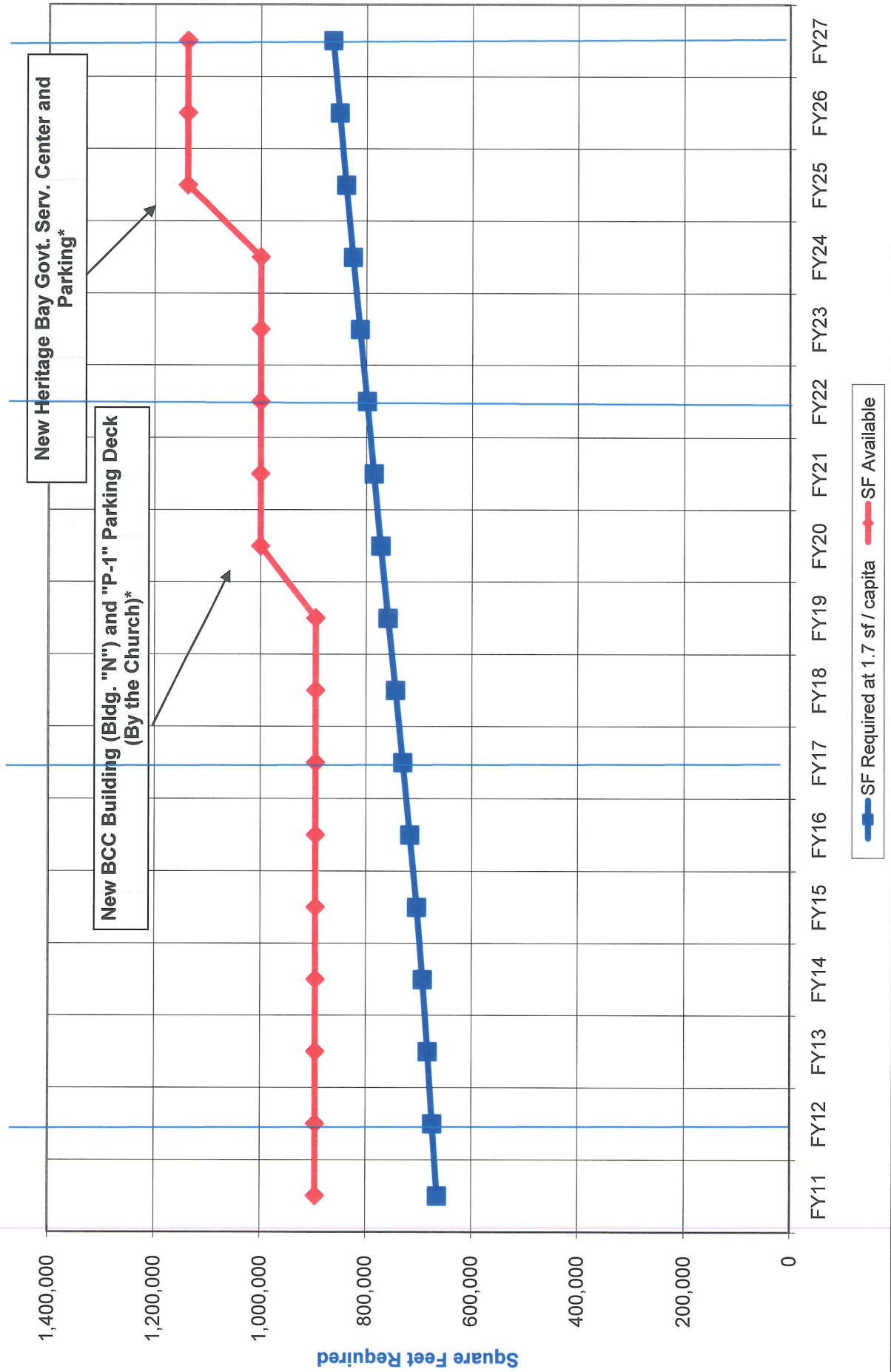
* Based on projected service space needs developed from population projections in the Master Space Plan. Population trends are volatile and planned completions may vary in future AUIRs.

** Projected Additional Area Shown on AUIR CIP for New BCC Building Based on Master Space Plan

*** Projected Additional Area Shown on AUIR CIP for New Heritage Bay GSC Building Based on Master Space Plan

G:\CDPS Planning Services\Comprehensive\2012 AUIR-CIP Government Buildings\8-3-12 GovtBldgs LOSS table & charts

2012 AUIR Government Buildings (Peak Season Population)



Government Buildings Capital Improvement Plan (CIP) for 2012 AUIR

(Note: Master Plan updated in Fall of 2008)

Fund Source	Project	Sq. Feet	\$/ Sq. Ft.	Cost Total	Design		Construction		Prepared: July 2012 Complete FY
					FY	Actual	FY	Actual	

Projects Recently Completed

GG	BCC Fleet Facility*	18,075	284.06	11,736,021	2003	900,212	2006	10,835,809	2008
GG	Emergency Services Complex**	57,274	412.00	23,597,021	2003	1,141,446	2007	22,455,575	2009
GG	Courthouse Annex	137,984	364.00	50,226,176	2000	3,038,750	2006	47,187,426	2009
SUBTOTAL		213,333	361.66	85,559,218		5,080,408		80,478,810	

345.58 without ESC skew

Projects Under Construction

	None	0	0	0	2010	0	2010	0	2010
SUBTOTAL		0	0	0		0		0	

Projects Approved for Construction

	None	0	0	0	0	0	0	0	0
SUBTOTAL		0	0	0		0		0	

Proposed AUIR CIP FY13-17

SUBTOTAL		0	0	0		0		0	

Total AUIR CIP FY13-17 0 0

Planned Projects Beyond FY2016

GG	Building "N" (BCC Building)***	104,841	564.29	63,200,000	2016	4,000,000	2017	59,200,000	2018
GG	Parking Deck (By the Church)	1000 spaces	NA	23,400,000	2016	2,000,000	2017	21,400,000	2018
GG	Heritage Bay GSC 7.7 Acres	137,800	654.57	90,200,000	2020	6,000,000	2021	84,200,000	2023
GG	Heritage Bay Parking Garage	320 spaces	NA	8,700,000	2020	800,000	2021	7,900,000	2023
GG	Ave Maria Public Safety and Gov. Svcs.	TBD	TBD	TBD	****	TBD	****	TBD	****
SUBTOTAL		242,641	632.21	185,500,000		12,800,000		172,700,000	

TOTAL 455,974 271,059,218 NOTE: Highlighted projects are not funded with Impact Fees

* BCC Fleet Facility includes constructing 41,316 sf when replacing 23,241 sf of existing facilities per 2007 AUIR CIP

** Emergency Management sq. ft. only - not CCSO, 911, or EMS

*** BCC Building includes demolition of Building "B", 7,159 sf, the 1998 Master Plan shows this project in 2015

**** The timing & funding for construction of a permanent Public Safety Facility and a Gov. Svcs. Facility at Ave Maria is To Be Determined (TBD) in the future

GENERAL GOVERNMENT BUILDINGS
2012 AUIR Inventory

Owned Facilities - <u>Space & Value included in 2010 Impact Fee Study</u>		
<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
CAT Operations (ex-Morande Dealership)	8300 Radio Road	32,144
Transportation Department (Arthrex)	2885 Horseshoe Drive South	34,693
Golden Gate Government Service Center	4829 Golden Gate Parkway	7,276
Marco Tax Collector	1040 Winterberry	2,699
Immokalee Courthouse & Gov't Center	106 S. 1st Street	10,495
Immokalee Health Department (CHSI)	419 N. 1st Street	14,778
Immokalee Barn (First Floor)	425 Sgt. Joe Jones Road	7,265
Immokalee Barn (Second Floor)	425 Sgt. Joe Jones Road	7,265
Immokalee Transportation Bldg.	550 Stockade Road	3,358
Immokalee Code Enforcement Bldg.	310 Alachua Street	1,994
Medical Examiners Office	3838 Domestic Avenue	13,238
Building "B" Human Resources	3301 E. Tamiami Trail	7,160
Building "C-1" Tax Collector	3301 E. Tamiami Trail	14,745
Building "C-1 Addition" Tax Collector	3301 E. Tamiami Trail	3,407
Building "C-2" Supervisor of Elections	3301 E. Tamiami Trail	10,190
Building "C-2 Addition" Supv. of Elections	3301 E. Tamiami Trail	2,411
Building "D" Risk / Jail Visit / AS Admin	3301 E. Tamiami Trail	8,388
Building "F" Admin. 1st Floor Security Lobby	3301 E. Tamiami Trail	2,138
Building "F" Administration 1st Floor	3301 E. Tamiami Trail	10,898
Building "F" Administration 2nd Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 3rd Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 4th Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 5th Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 6th Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 7th Floor	3301 E. Tamiami Trail	10,990
Building "F" Administration 8th Floor	3301 E. Tamiami Trail	10,990
Building "G" Purchasing	3301 E. Tamiami Trail	5,569
Building "H" Health 1st Floor	3301 E. Tamiami Trail	24,385
Building "H" Health 2nd Floor	3301 E. Tamiami Trail	29,775
Building "L" Courthouse 1st Floor	3301 E. Tamiami Trail	24,761
Building "L" Courthouse 2nd Floor	3301 E. Tamiami Trail	22,024
Building "L" Courthouse 3rd Floor	3301 E. Tamiami Trail	22,024
Building "L" Courthouse 4th Floor	3301 E. Tamiami Trail	22,211
Building "L" Courthouse 5th Floor	3301 E. Tamiami Trail	22,041
Building "L" Courthouse 6th Floor	3301 E. Tamiami Trail	22,041
Building "L" Courthouse Roof Penthouse	3301 E. Tamiami Trail	7,099
Building "L" Courthouse Mezz.	3301 E. Tamiami Trail	6,332
Building "W" General Services - 1st Floor	3301 E. Tamiami Trail	21,782
Building "W" General Services - 2nd Floor	3301 E. Tamiami Trail	9,272
New BCC Fleet Management	2901 County Barn Road	41,316
Animal Control Admin.	7610 Davis Boulevard	8,933

**GENERAL GOVERNMENT BUILDINGS
2012 AUIR Inventory**

Owned Facilities - Space & Value included in 2010 Impact Fee Study - continued

<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
Animal Crt'l Sally Port	7610 Davis Boulevard	6,727
Golden Gate Supv of Elections Bldg.	3300 Santa Barbara Boulevard	7,000
Agriculture Building	14700 Immokalee Road	13,361
Emergency Services Center	8075 Lely Cultural Parkway	57,274
Building "L-1" Courthouse Annex	3301 E. Tamiami Trail	137,984
Property Appraiser (former Elks Club)	3950 Radio Road	27,556
North Collier Government Services Center	2335 Orange Blossom Dr.	14,000
SubTotal Owned Facilities - <u>Space & Value included in 2010 Impact Fee Study</u>		824,939

Owned Facilities - Not included in 2011 Impact Fee Study

<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
Building "E" Snack Bar *	3301 E. Tamiami Trail	713
CDES Extension *	2800 N. Horseshoe Dr	21,935
CDES Main Building *	2800 N. Horseshoe Dr	41,095
Airport Place - Tax Collector *	725 Airport Rd. S	6,208
SubTotal Owned Facilities - <u>Not included in 2010 Impact Fee Study</u>		69,950

SubTotal Owned Facilities - Space included in AUIR 894,889

Owned Ancillary Facilities - Value included in 2010 Impact Fee Study

<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
800 MGHZ Generator Bldg.	312 Stockade Road	238
Imm. Animal Control Kennel	402 Stockade Road	1,572
Animal Crt'l Kennel 1	7610 Davis Boulevard	3,949
Animal Crt'l Kennel 2	7610 Davis Boulevard	3,949
Animal Crt'l Kennel 3	7610 Davis Boulevard	3,949
Animal Ctr'l Stable	7610 Davis Boulevard	3,159
Immokalee Radio Tower Shed	312 Stockade Road	16
Road & Bridge Shed	402 Stockade Road	102
Road & Bridge Fuel Island	402 Stockade Road	818
Building "K" Chiller Building	3301 E. Tamiami Trail	5,520
Electric Substation "A"	3301 E. Tamiami Trail	824
Electric Substation "B"	3301 E. Tamiami Trail	1,088
CDES Parking Garage *	2800 N. Horseshoe Dr	101,956
Courthouse Annex Parking Deck	3301 E. Tamiami Trail	410,302
800 MGHZ Generator	2901 County Barn Road	368
800 MGHZ Repeater Building	2901 County Barn Road	64
Vehicle Wash Rack	2901 County Barn Road	1,950
Fuel Island/Canopy	2897 County Barn Road	3,600
Fuel Tanks & Slab	2897 County Barn Road	1,557
Generator / Fuel Tank	2897 County Barn Road	127
SubTotal Owned Ancillary Facilities - <u>Value included in 2010 Impact Fee Study</u>		545,108

AUIR & Impact Fee Study - TOTAL Owned Facilities 1,439,998

**GENERAL GOVERNMENT BUILDINGS
2012 AUIR Inventory**

<u>LEASED FACILITIES</u> (Subject to AUIR)		
<u>Name of Structure</u>	<u>Address</u>	<u>Square Feet</u>
Tax Collector's Office - Greentree	2348 Immokalee Rd.	2,013
FDOT - Davis Boulevard Maintenance Facility	Davis Blvd.	19,609
GG City WIC Office	4945 Golden Gate Parkway	2,235
Tax Collector's Office - Eagle Creek	12668 E. Tamiami Trail	3,087
<u>Sub Total Leased Facilities</u>		26,944

TOTAL Owned & Leased Facilities **1,466,942**

The General Government Buildings Inventory includes those facilities not otherwise covered by an impact or user fee.

* Removed from inventory per Impact Fee consultant's recommendation

**GENERAL GOVERNMENT BUILDINGS
2012 AUIR INVENTORY**

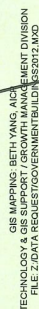
<u>Name of Leased Structure</u>	<u>Address</u>	<u>Square feet</u>	<u>Annual Cost</u>
Tax Collector's Office *	Greentree	2,013	\$157,700
Eagle Creek Tax Collector Office *	Tamiami Trail, East	3,087	\$64,834
FDOT Davis Blvd. **	Davis Boulevard	19,609	\$10
GG City WIC Office *	4945 Golden Gate Parkway	2,235	\$41,282
SUBTOTAL (Potential AUIR) Leased Facilities		26,944	\$263,826
Additional Leased Space for Non-"Government Buildings" Category Users (ie. CCSO & EMS) See CCSO and EMS Sections of AUIR for Details and Locations		48,801	\$383,846
TOTAL ALL Leased Facilities		75,745	\$647,672

The General Government Building Inventory includes those facilities not otherwise covered by an impact or user fee.

* Customer Convenience Lease

** 50 Year Lease from State for \$10.

Collier County



2012 GOVERNMENT BUILDINGS - LEASED SPACE INVENTORY

