



Capital Projects Work Session
AGENDA
September 12, 2023 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

1. **Call to Order** Overture Walker, Chair
Richland County Council

2. **Proposed Overview** Leonardo Brown, County
Administrator
 - a. **Detention Center**
 - b. **Family Services Center**
 - c. **Voter Registration & Elections/Department of Juvenile Justice**
 - d. **Public Safety Complex**

3. **Projects Presentation** MB Kahn and LS3P
 - a. **Family Services Center [PAGES 2-26]**
 - b. **Voter Registration & Elections/Department of Juvenile Justice [PAGES 27-32]**
 - c. **Public Safety Complex [PAGES 33-44]**

4. **Financial Considerations [PAGES 45-55]** Lori Thomas,
Assistant County Administrator

5. **Adjournment** Overture Walker, Chair
Richland County Council



**RICHLAND
COUNTY SOUTH CAROLINA**

FAMILY SERVICES CENTER

COST ESTIMATOR – DESIGN/BUILD UPDATE

SEPTEMBER 12, 2023

Page 2 of 55



RICHLAND COUNTY FAMILY SERVICES



SITE PLAN



Columbia Place Mall
Location of Previous Dillard's Department Store



RICHLAND COUNTY FAMILY SERVICES



PROGRAMMING / MEETING WITH DEPARTMENT STAKEHOLDERS

BUILDING AREA SUMMARY		
Department	LS3P PROGRAM NOTES PER MTG (2/15/23)	
	SQUARE FOOTAGE	Notes
Guardian Ad Litem (If needed)		
Guardian Ad Litem BGSF Total	3,270	
DHEC Vital Records - Office Function (If Needed)		
DHEC Vital Records BGSF Total	2,524	
DHEC Program Clinics		
DHEC Program Clinics BGSF Total	39,319	No vision or dental
WellPartners - Vision and Dental (If needed)		
WellPartners BGSF Total	6,971	
DHEC Administration		
DHEC Administration BGSF	13,378	
DSS		
DSS BGSF Total	79,002	
DHHS Medicaid		
DHHS Medicaid BGSF	5,383	
Shared Building Support		
Main Lobby and Security	4,000	
Departmental Grossing Factor	1.00	
Building Grossing Factor	1.10	
Building Support BGSF Total	4,400	
Totals		
BGSF TOTAL (+)	154,247	

DSS - Programming				
DEPARTMENT OF SOCIAL SERVICES (DSS)				
Room Name	PROGRAMMED (2/15/23)			Comments
	Room Net Usable Square Footage	Quantity	Total (NSF)	
Lobby / Reception / Shared Conferencing & Break Areas / Storage				
Waiting		1		stanging/waiting, does include security scan;
Receptionists/Service Counters	4			
Storage/Files	1			
Clerical Support	6			
Reception Supervisor Office	1			
DSS Interview Rooms	8			
Family Visitation Area for Foster Care	2			
Shared Mailroom/Scanning	1			
Copy/Print/Supply Areas	4			
Large Staff Training/Staff Mtg	1			
Conf Storage	1			
Conf Rm Catering	1			
Board Room / Foster Care Review	1			
Medium Conference room	2			
Focus/Privacy Rooms	4			

DHHS MEDICAID - Programming				
DEPARTMENT OF HEALTH AND HUMAN SERVICES (DHHS - MEDICAID)				
Room Name	PROGRAMMED (2/15/23)			Comments
	Current StateRoom Net Usable Square Footage	Quantity	Total (NSF)	
Waiting	0	1	0	Included in DSS Waiting area
Receptionists/Service Counters	200	2	400	Separate with wall from DSS
Medicaid Interview Rooms/Office	130	4	520	Larger for 3-4 guests each counter on other side for
Cubicles	64	16	1024	6X7 Cubicles requested, b
Medicaid Regional Dir. Office	180	1	180	
Medicaid Supervisor Office	120	2	240	
Flex Offices for growth	120	2	240	
Files, Printer, Copier area	250	1	250	
Large Conference Room	350	1	350	10-12 people; exclusive to (currently)
Medium Conference Room	210	1	210	6-8 people; Exclusive to DSS
Storage	250	1	250	Large Storage of documents
LAN Room	100	1	100	Exclusive to DHHS IT and
Large Break Room	-	2	0	4 shared breakrooms for separate sides of spaces;
Staff Lockers	-	2	0	
Staff Wellness/Lactation	-	1	0	
Men's Staff Restrooms	-	2	0	
Women's Staff Restrooms	-	2	0	
Departmental Usable SF: Total			3,764	
Departmental Gross Factor:			1.3	
Building Gross: Factor			1.10	access to conferen
Total Building Gross Square Footage			5,383	

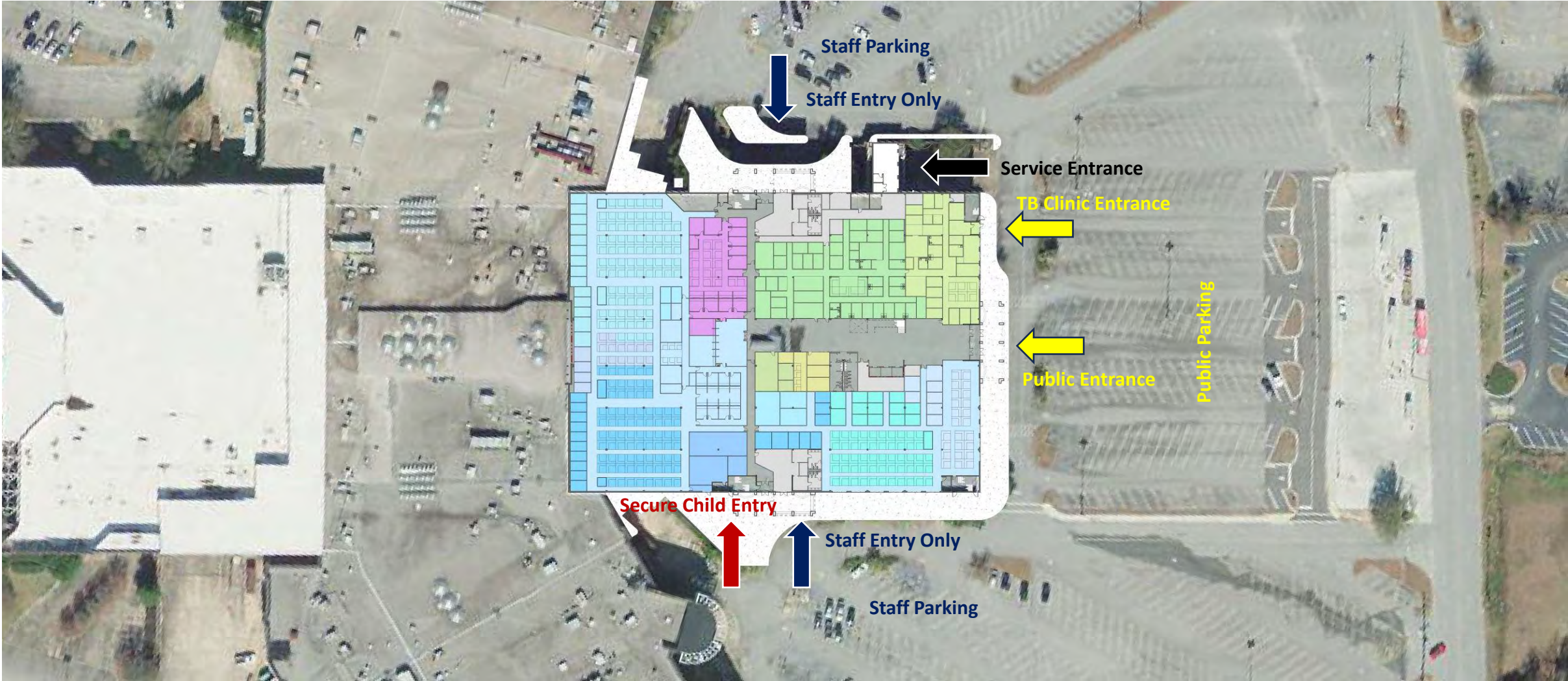
WELL PARTNERS - Programming				
WellPartners (United Ways' Free Dental and Vision Clinics)				
Room Name	PROGRAMMED (2/15/23)			Comments
	Current StateRoom Net Usable Square Footage	Quantity	Total (NSF)	
Waiting/Reception	500	1	500	How many people should it serve?
Receptionists/Service Counters	100	2	200	
Adult Restrooms	70	2	140	Will be available in the facility or do you need dedicated toilets for visitors?
Dental	-	-	-	Note: need a back exit to spaces not thru lobby
Dental Director	180	1	180	
rooms	120	10	1200	Same size as DHEC Clinic rooms
brds	150	1	150	Size?
	150	1	150	Size?
	250	1	250	Size?
	90	1	90	
	-	-	0	
	120	1	120	

DHEC - CLINICS - Programming				
Preventative Health				
Room Name	Quantity	Current StateRoom Net Usable Square Footage	Total (NSF)	Comments
Waiting Area	1	325	325	For PH, Immunizations and Disease Intervention
Check-in Area Windows	1	250	250	3 windows and 1 check-out
Admin Offices	2	120	240	
Blood Draw/Lab area	1	300	300	Could be in 1 larger room
Patient Toilet	3	64	192	For urine sample, includes pass-thru window
Provider Office	10	120	1,200	
Social Worker	1	120	120	
Exam /Clinic Rooms	8	120	960	Sink in each
Nurses Stations and Workstations	6	64	384	Is this enough? How many??
Pharmacy	1	-	-	Combined with large Pharmacy
Storage	2	50	100	
Immunizations				
Immunizations/Vaccines	1	200	200	Includes refrigerator, freezer, cabinet
Offices	5	120	600	
Team Work	1	300	300	5-6 nurses, 1-2 med techs, 10 +/-
Consult/Exam Rooms	3	100	300	Lab adjacent to teen waiting. Sink?
Med Room	1	60	60	Sink
Biohazard Storage	1	60	60	
Soiled Utility	1	150	150	
Clean Utility	1	120	120	
Bizhub	1	60	60	
Conference Rooms	2	350	700	10-12 people
Departmental Usable Square Footage:			6,621	Downstairs
Disease Intervention Services				
Office	1	120	120	
Workstations	8	64	512	8X8
Workroom/Biz Hub	1	130	130	Private Area
Records Storage	1	60	60	Lockable, off of Workroom
Departmental Usable Square Footage:			822	Upstairs - is this ok?

RICHLAND COUNTY FAMILY SERVICES



SITE PLAN



RICHLAND COUNTY FAMILY SERVICES



ELEVATION STUDIES – OPTION 1



RICHLAND COUNTY FAMILY SERVICES



ELEVATION STUDIES – OPTION 2



RICHLAND COUNTY FAMILY SERVICES



ELEVATION STUDIES – OPTION 3



RICHLAND COUNTY FAMILY SERVICES



FIRST FLOOR SPACE PLANNING

Legend

- DSS
- DHHS
- DHEC



COLOR LEGEND

- DHEC
- DHEC - ADMIN
- DHEC - CYSN
- DHEC - DIS
- DHEC - IT
- DHEC - MCH
- DHEC - MED REC
- DHEC - PH & I
- DHEC - TB
- DHEC - WIC
- DHHS
- DSS
- DSS - APS
- DSS - ADOPTIONS
- DSS - BUSINESS
- DSS - CHILD
- DSS - ES
- DSS - FAMILY PRESERVATION
- DSS - FOSTER CARE
- DSS - FOSTER CARE - ADOP/INVEST
- DSS - INVESTIGATIONS
- DSS - LEGAL
- DSS - LICENSING
- VITAL RECORDS
- WELL PARTNERS
- SUPPORT



RICHLAND COUNTY FAMILY SERVICES



SECOND FLOOR: SKYLIGHT OPPORTUNITY

Legend

- DSS
- DHHS
- DHEC



RICHLAND COUNTY FAMILY SERVICES



FIRST FLOOR SPACE PLANNING: PUBLIC ENTRY

Legend

- DSS
- DHHS
- DHEC



RICHLAND COUNTY FAMILY SERVICES



INTERIOR PERSPECTIVE



View of entrance and reception



RICHLAND COUNTY FAMILY SERVICES



FIRST FLOOR SPACE PLANNING: PUBLIC ENTRY



Accenting Circulation



RICHLAND COUNTY FAMILY SERVICES



FIRST FLOOR SPACE PLANNING: PUBLIC ACCESS SPACES



Signage & Wayfinding



RICHLAND COUNTY FAMILY SERVICES



FIRST FLOOR SPACE PLANNING: PUBLIC SPACES



Environmental Graphics – highlighting the Community



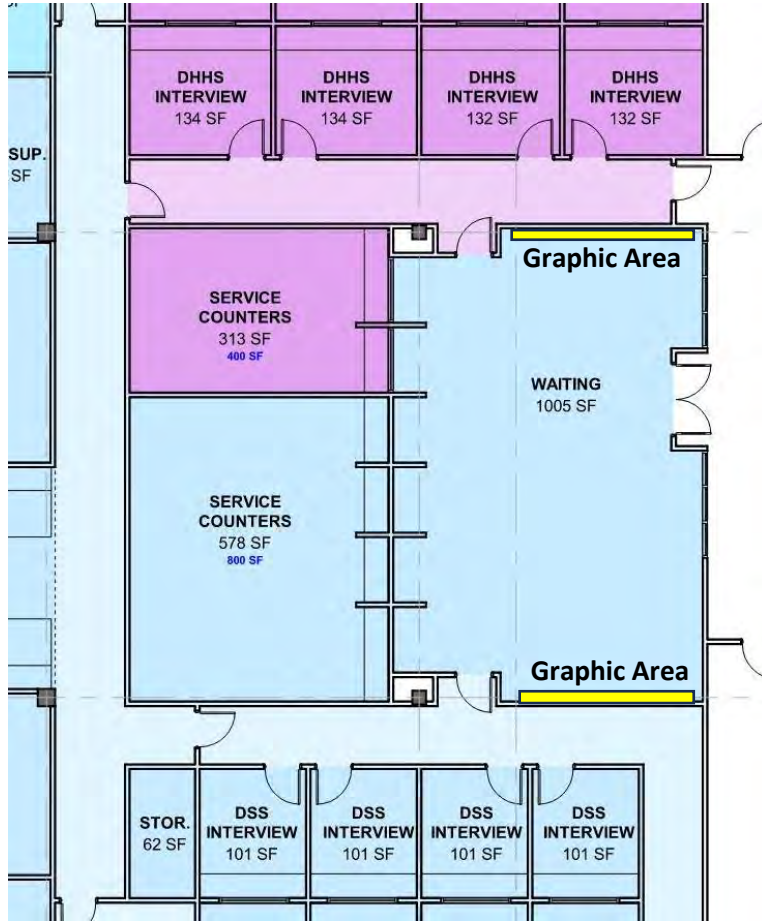
RICHLAND COUNTY FAMILY SERVICES



FIRST FLOOR SPACE PLANNING: PUBLIC ENTRY

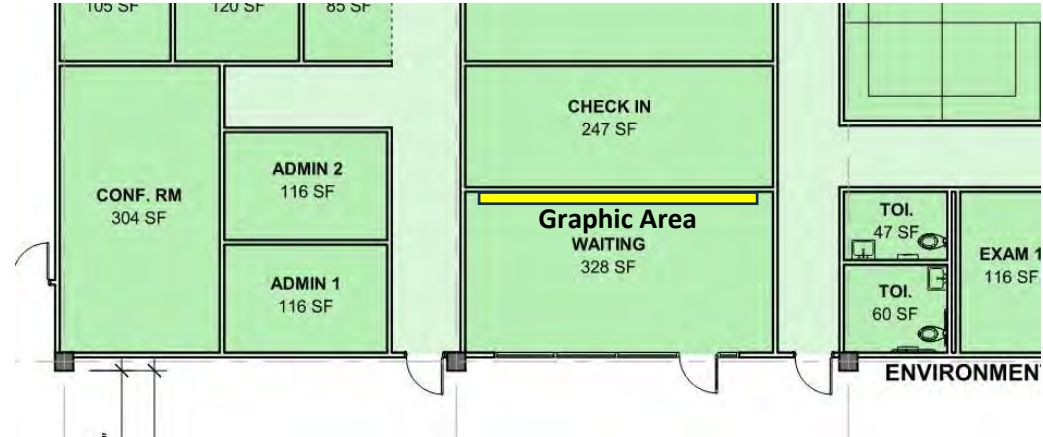
Legend

- DSS
- DHHS
- DHEC



DSS and DHHS Shared Waiting Area

Immunizations and Preventative Health Waiting Area



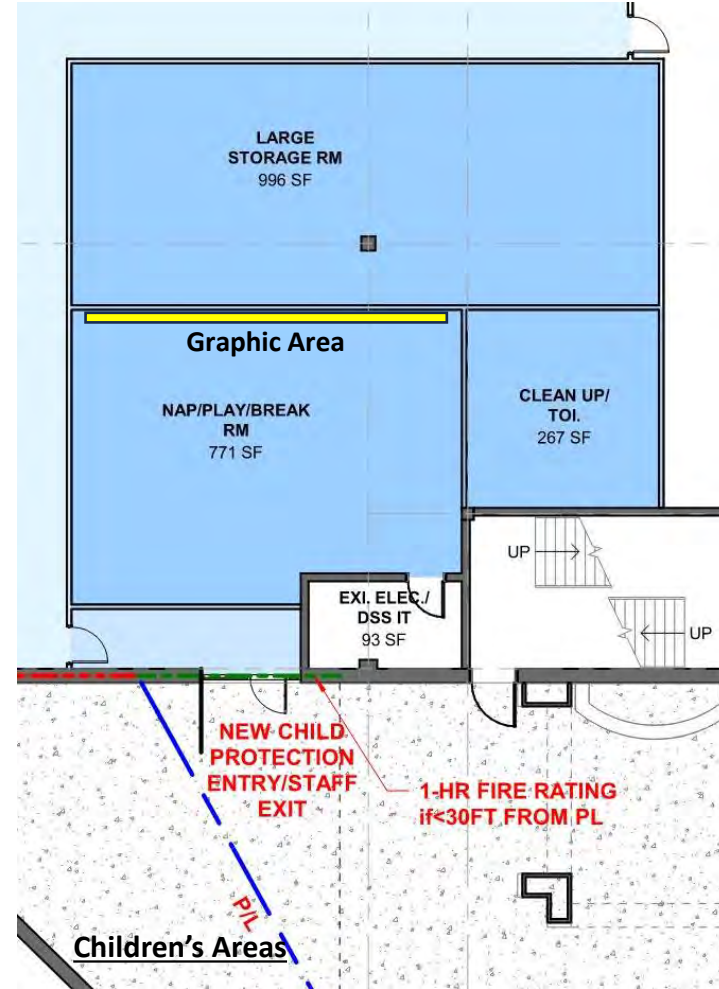
Soothing Graphics



RICHLAND COUNTY FAMILY SERVICES



FIRST FLOOR SPACE PLANNING: CHILDREN'S AREAS



Soothing Colors and "Fun" Graphics

RICHLAND COUNTY FAMILY SERVICES



SECOND FLOOR SPACE PLANNING

Legend

- DSS
- DHHS
- DHEC



COLOR LEGEND

- DHEC
- DHEC - ADMIN
- DHEC - CYSN
- DHEC - DIS
- DHEC - IT
- DHEC - MCH
- DHEC - MED REC
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- DHEC - WIC
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- DSS
- DSS - APS
- DSS - ADOPTIONS
- DSS - BUSINESS
- DSS - CHILD
- DSS - ES
- DSS - FAMILY PRESERVATION
- DSS - FOSTER CARE
- DSS - INVESTIGATIONS
- DSS - LEGAL
- DSS - LICENSING
- VITAL RECORDS
- WELL PARTNERS
- SUPPORT

BUILDING AREA (within inside face of exterior wall) 89,707 sf



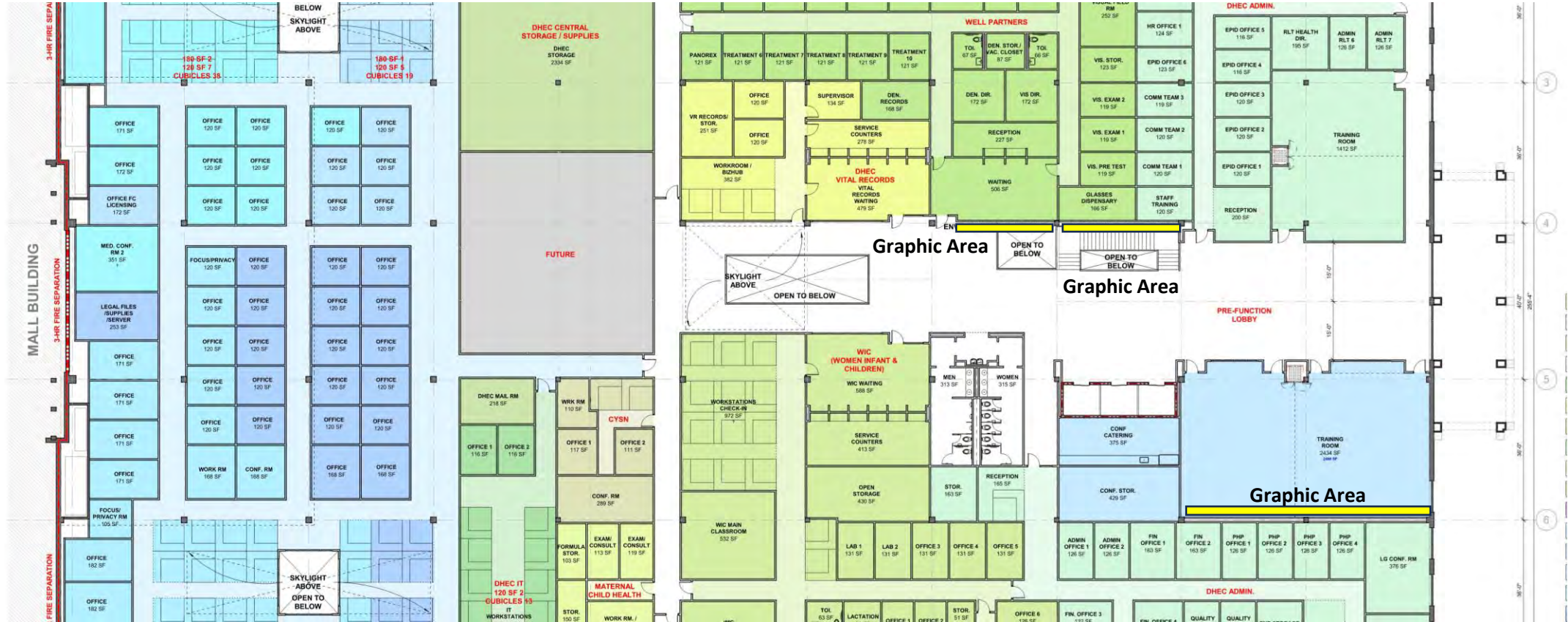
RICHLAND COUNTY FAMILY SERVICES



SECOND FLOOR SPACE PLANNING: PUBLIC LOBBY

Legend

- DSS
- DHHS
- DHEC



RICHLAND COUNTY FAMILY SERVICES



INTERIOR PERSPECTIVE



Second-floor mezzanine with natural light



RICHLAND COUNTY FAMILY SERVICES



FIRST FLOOR SPACE PLANNING: PUBLIC SPACES



History and Honoring the Community

RICHLAND COUNTY FAMILY SERVICES



INTERIOR PERSPECTIVE



Second-floor training room entry



RICHLAND COUNTY FAMILY SERVICES



INTERIOR PERSPECTIVE



Second-floor interior perspective (facing west)



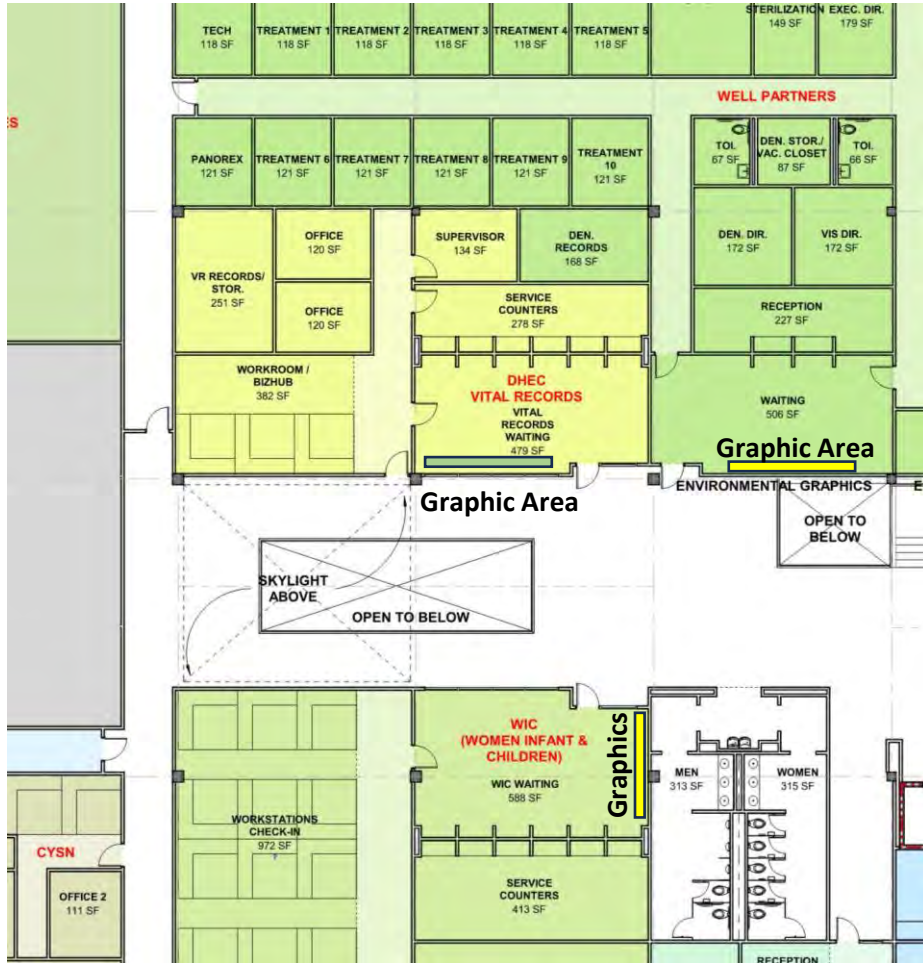
RICHLAND COUNTY FAMILY SERVICES



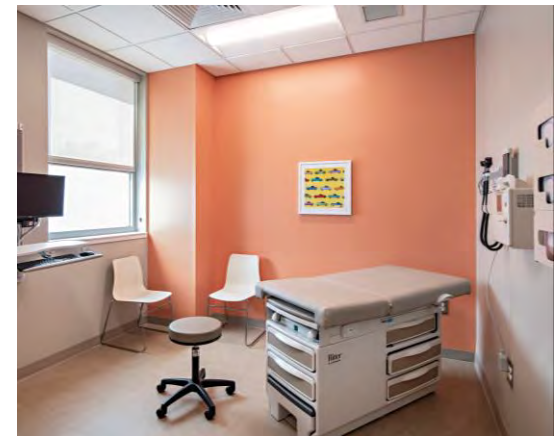
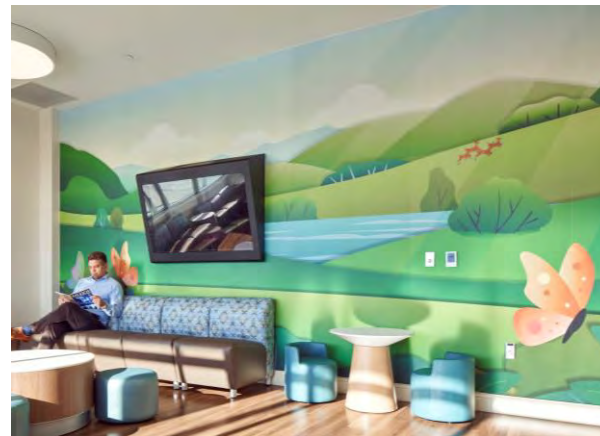
SECOND FLOOR SPACE PLANNING: PUBLIC WAITING (WIC, Well Partners)

Legend

- DSS
- DHHS
- DHEC



Vital Records, WIC and Well Partners Waiting Areas



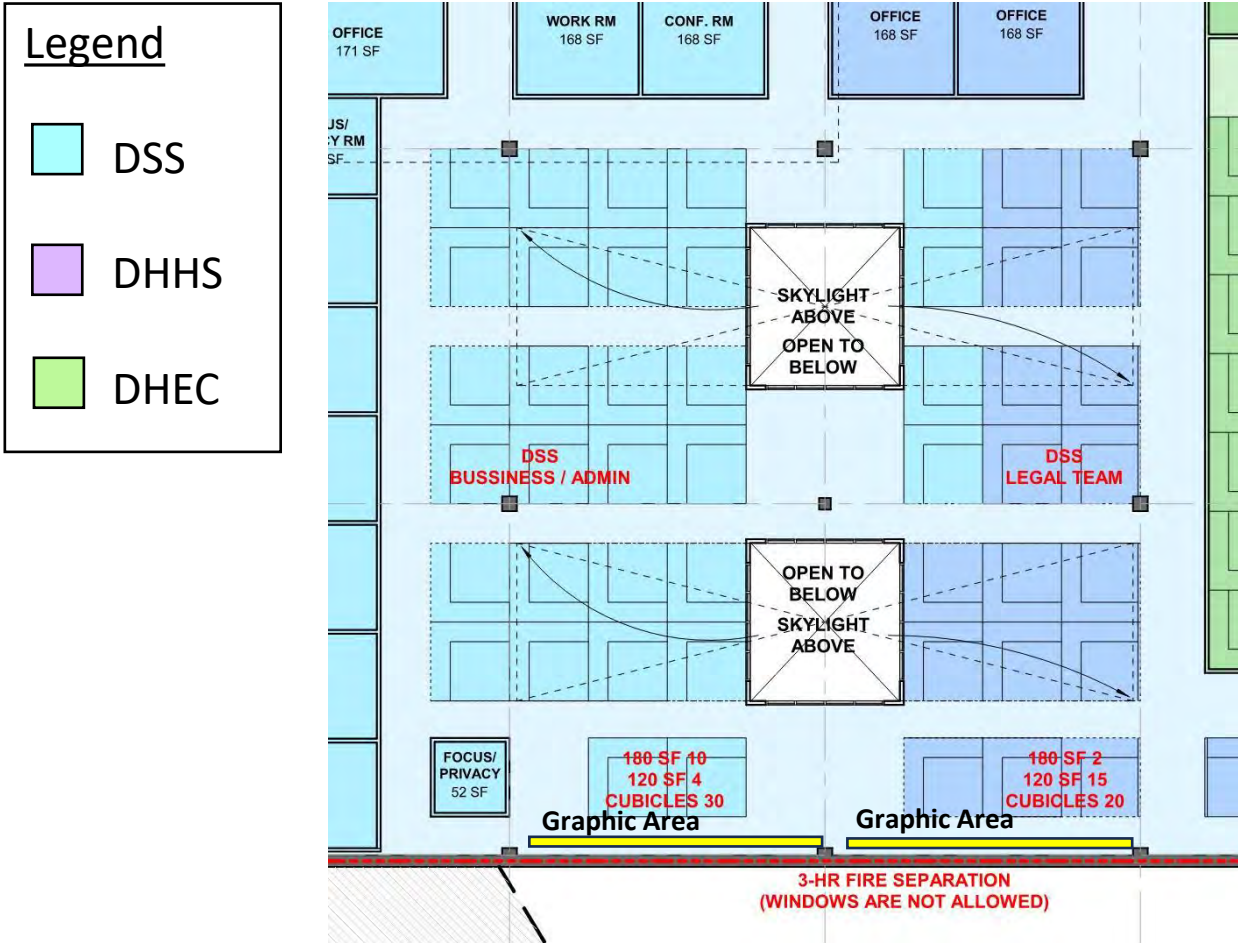
Creating Calming and Welcoming Environments



RICHLAND COUNTY FAMILY SERVICES



FIRST AND SECOND FLOOR SPACE PLANNING: OFFICE SPACES



Staff Office Areas



Word Graphics From Staff Input

RICHLAND COUNTY FAMILY SERVICES



COST ESTIMATE SUMMARY

October 15, 2023

Summary by Division	
1 - General Requirements	\$174,929
2 - Demolition	\$755,424
3 - Concrete	\$1,293,534
4 - Masonry	\$672,638
5 - Metals	\$1,659,003
6 - Woods, Plastics, and Composites	\$728,300
7 - Thermal and Moisture Protection	\$2,368,755
8 - Openings	\$2,188,926
9 - Finishes	\$7,927,796
10 - Specialties	\$514,773
14 - Conveying Equipment	\$382,886
21 - Fire Suppression	\$1,080,711
22 - Plumbing	\$3,672,084
23 - HVAC	\$8,008,955
26 - Electrical	\$6,460,188
32 - Exterior Improvements	\$517,414
General Conditions	\$2,246,337
COST OF THE WORK	\$40,652,653
Professional Services (A/E Fee, Special Inspections, Surveying, Envelope Consu	\$2,642,422
CM FEE	\$1,731,803
CM CONSTRUCTION CONTINGENCY	\$2,164,754
Project Construction Cost	\$47,191,632
FFE (Furniture, Fixtures, and Equipment)	\$0
Division 27 (IT, Security, A/V)	\$550,000
Total Project Cost	\$47,741,632





**RICHLAND
COUNTY SOUTH CAROLINA**

VOTER REGISTRATION | DJJ

DESIGN UPDATE

SEPTEMBER 12, 2023



RICHLAND COUNTY VOTER REGISTRATION



SITE PLAN



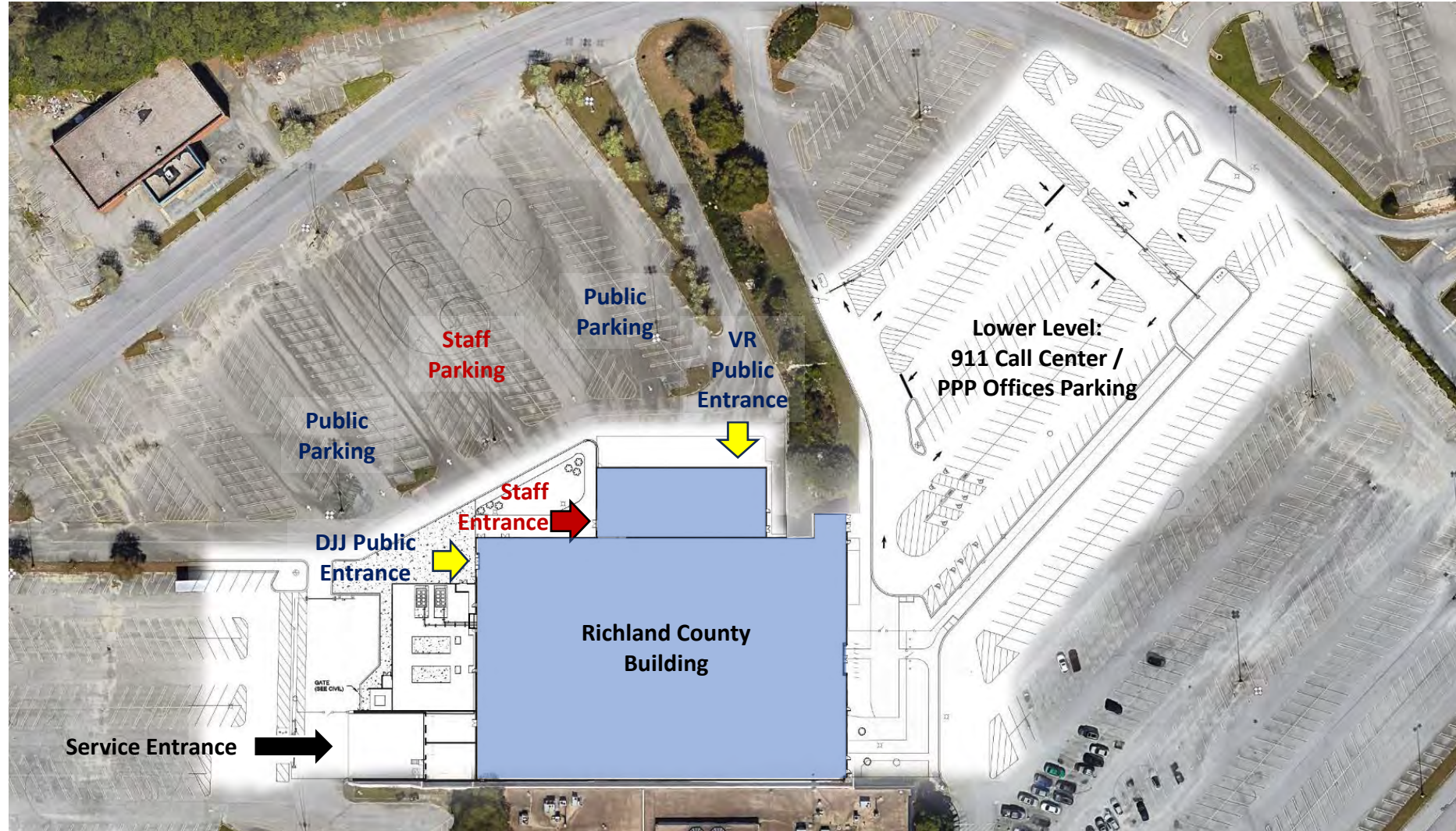
**Columbia Place Mall
Location of Previous Burlington Coat Factory &
JC Penney Department Stores**



RICHLAND COUNTY VOTER REGISTRATION



SITE PLAN



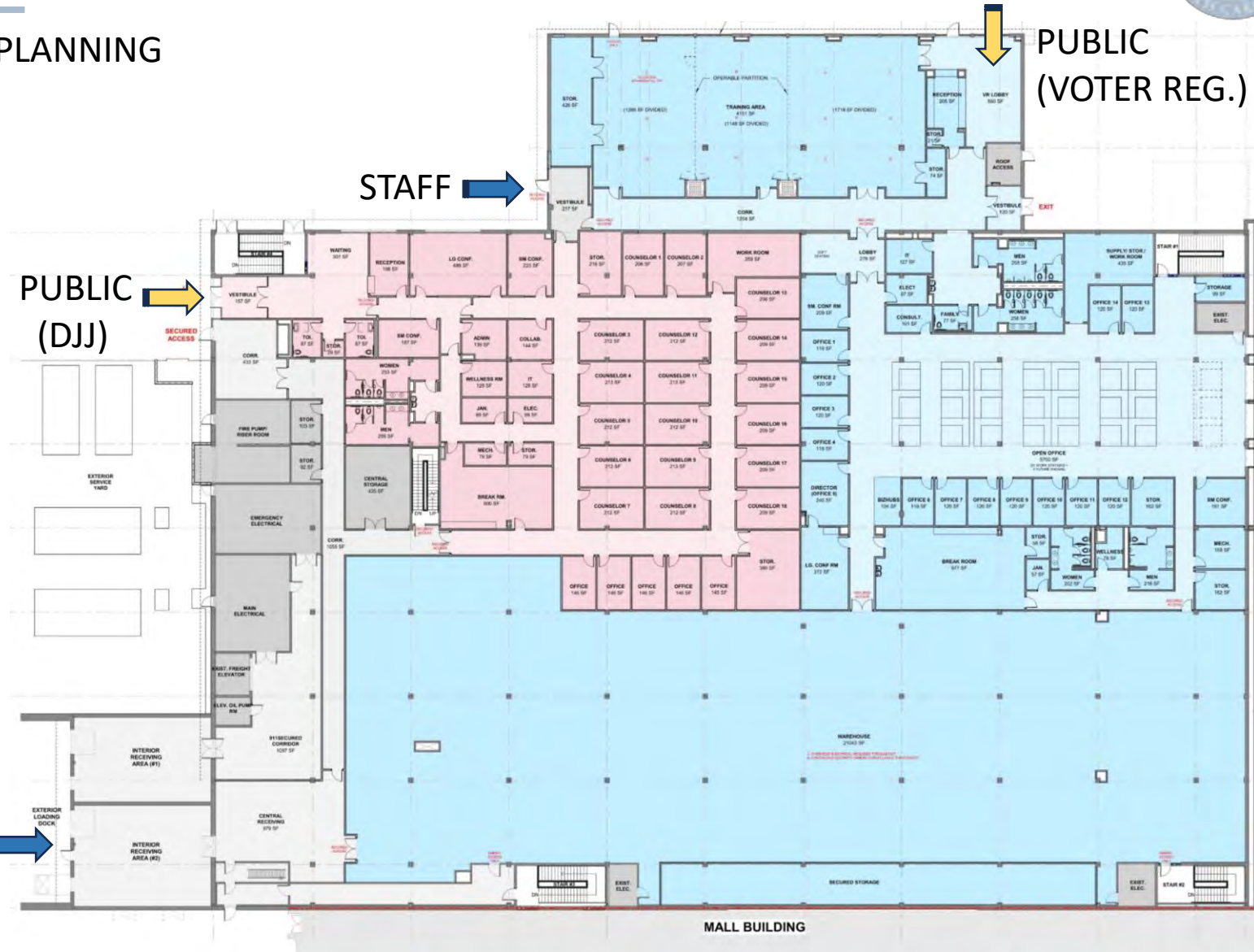
RICHLAND COUNTY VOTER REGISTRATION



SECOND FLOOR SPACE PLANNING

Legend

- VOTER REGISTR.
- DEPT. OF JUVENILE JUSTICE



RICHLAND COUNTY VOTER REGISTRATION



SECOND FLOOR SPACE PLANNING

Legend

- VOTER REGISTR.
- DEPT. OF JUVENILE JUSTICE



RICHLAND COUNTY VOTER REGISTRATION



COST ESTIMATE SUMMARY

October 15, 2023

Summary by Division	
1 - General Requirements	\$75,601
2 - Demolition	\$98,328
3 - Concrete	\$51,752
4 - Masonry	\$15,525
5 - Metals	\$106,781
6 - Woods, Plastics, and Composites	\$110,082
7 - Thermal and Moisture Protection	\$136,645
8 - Openings	\$306,184
9 - Finishes	\$2,659,721
10 - Specialties	\$244,654
21 - Fire Suppression	\$419,669
22 - Plumbing	\$1,233,757
23 - HVAC	\$2,664,181
26 - Electrical	\$2,039,736
32 - Exterior Improvements	\$155,255
General Conditions	\$854,344
COST OF THE WORK	\$11,172,213
Professional Services (A/E Fee, Special Inspections, Surveying, Envelope Consultan	\$726,194
CM FEE	\$475,936
CM CONSTRUCTION CONTINGENCY	\$594,920
Project Cost	\$12,969,263
FFE (Furniture, Fixtures, and Equipment)	\$0
Division 27 (IT, Security, A/V)	\$150,000
Total Project Cost	\$13,119,263



**RICHLAND
COUNTY SOUTH CAROLINA**

PUBLIC SAFETY COMPLEX

911 CALL CENTER & PPP UPDATE

SEPTEMBER 12, 2023

Page 33 of 55



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



SITE PLAN



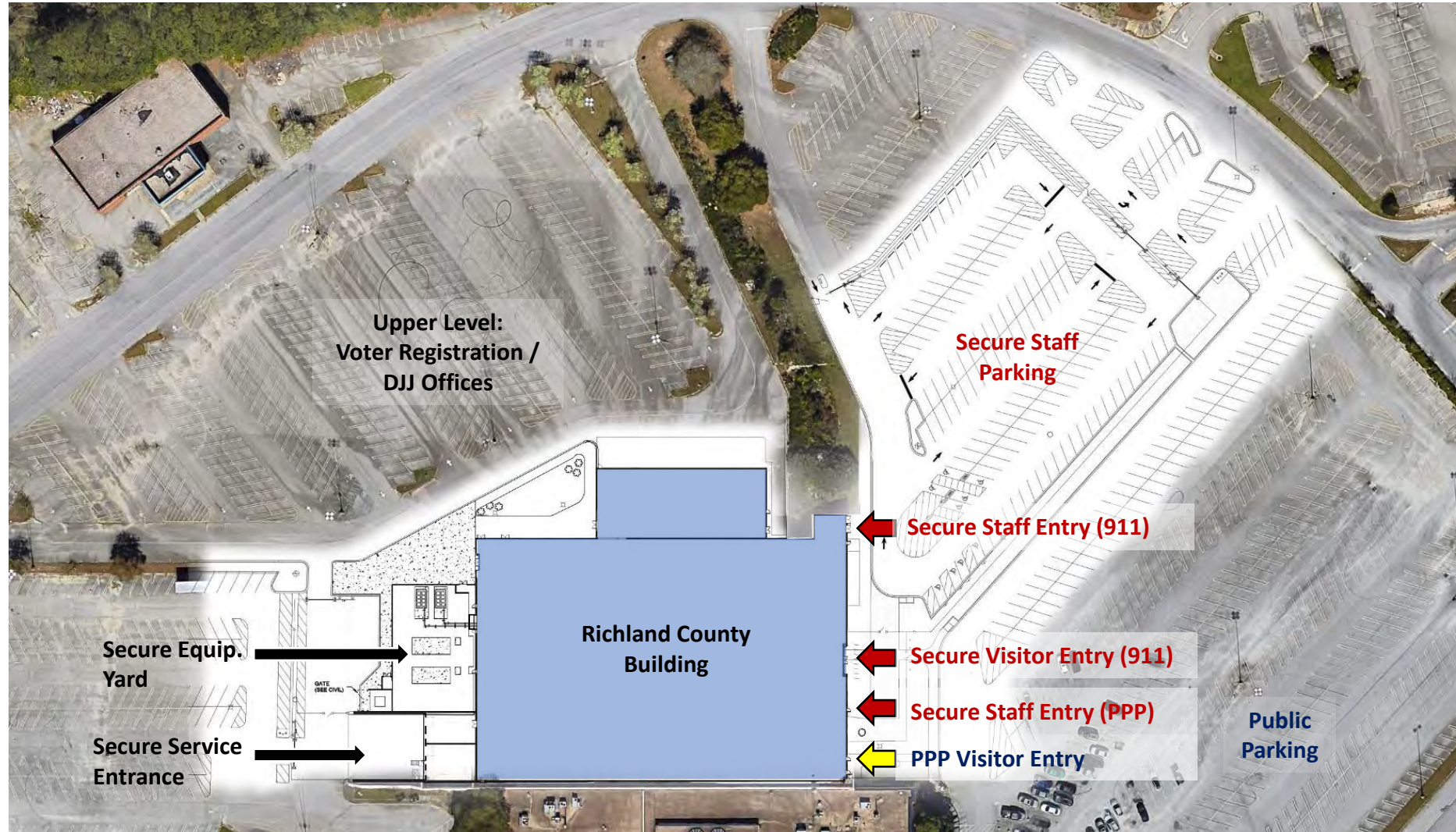
**Columbia Place Mall
Location of Previous Burlington Coat Factory &
JC Penney Department Stores**



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



SITE PLAN



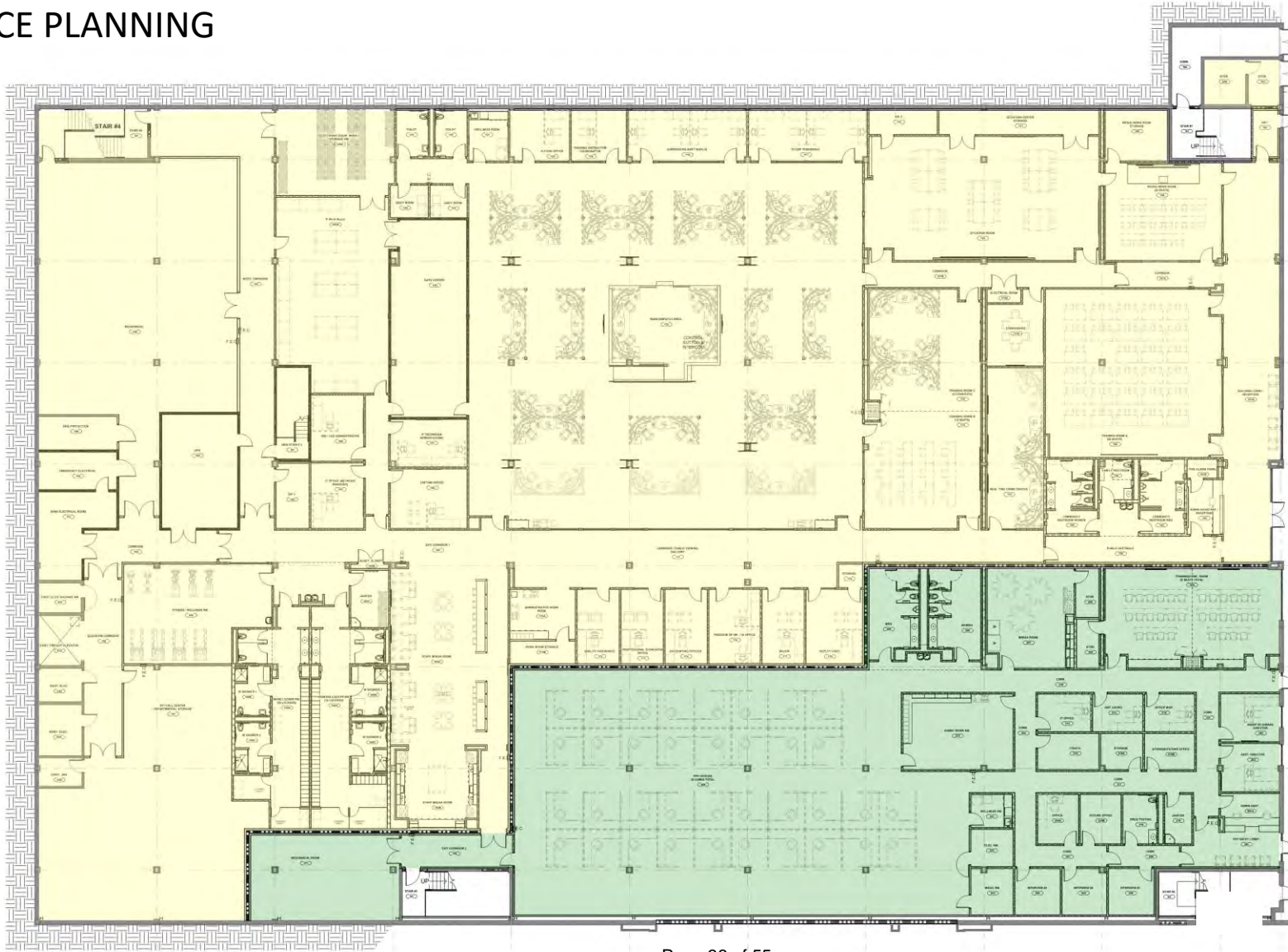
RICHLAND COUNTY PUBLIC SAFETY COMPLEX



FIRST FLOOR SPACE PLANNING

Legend

- 911 CALL CENTER
- PPP OFFICES



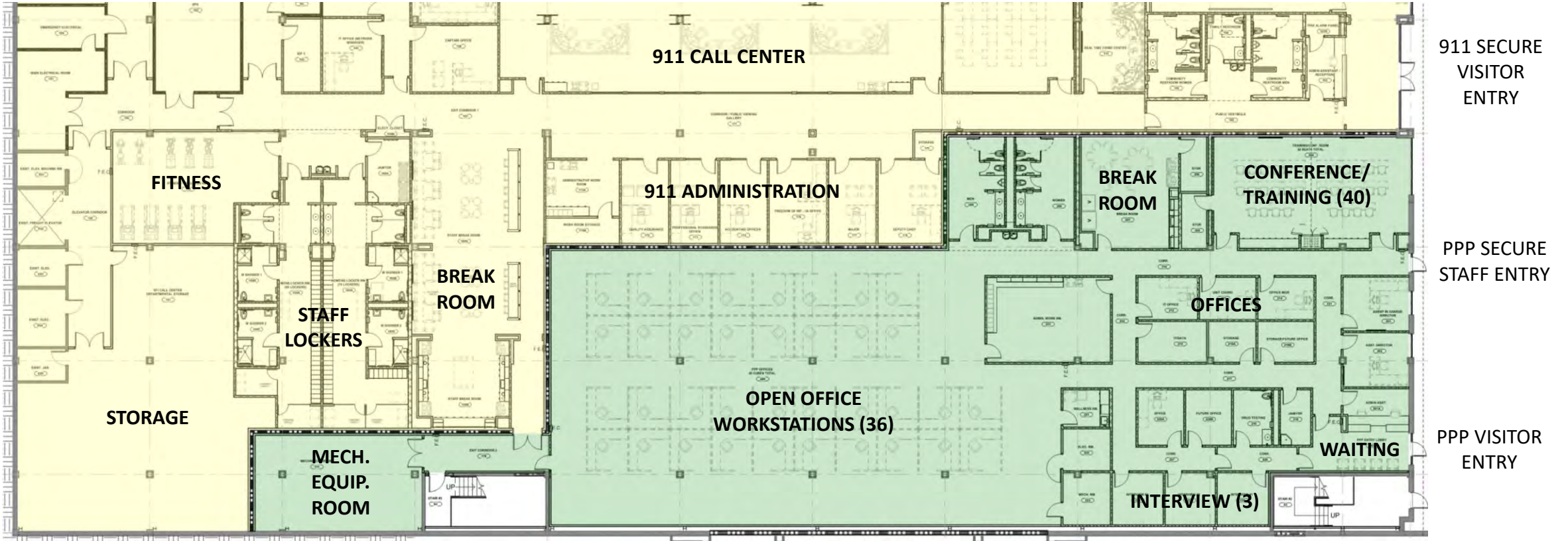
- EXIT FROM UPPER FLOOR
- SECURE STAFF ENTRY (911)
- SECURE VISITOR ENTRY (911)
- SECURE STAFF ENTRY (PPP)
- VISITOR ENTRY (PPP)
- EXIT FROM UPPER FLOOR



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



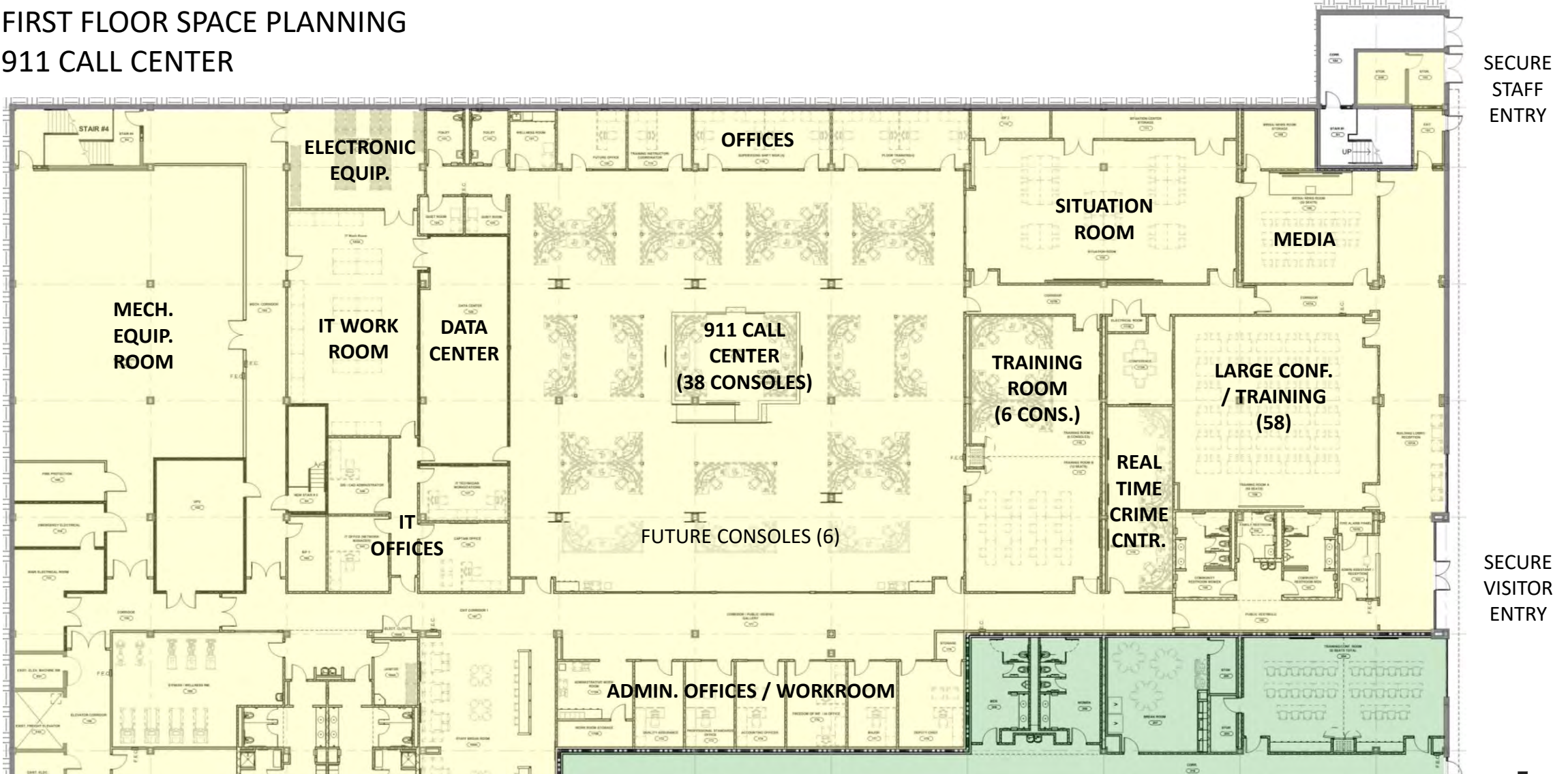
FIRST FLOOR SPACE PLANNING 911 CALL CENTER & PPP OFFICES



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



FIRST FLOOR SPACE PLANNING 911 CALL CENTER



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



INTERIOR PERSPECTIVES



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



INTERIOR PERSPECTIVES



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



INTERIOR PERSPECTIVES



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



INTERIOR PERSPECTIVES



CALL CENTER



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



INTERIOR PERSPECTIVES



RICHLAND COUNTY PUBLIC SAFETY COMPLEX



INTERIOR PERSPECTIVES



CONSIDERATIONS FOR CAPITAL BUILDING PLAN FINANCING

September 19, 2023



CURRENT PROJECTS

Currently under construction

Public Safety Complex for the
E-911 Center

Bond issued in 2022 for \$40,000,000

Cost will be approximately \$47,829,623

Balance will be from SCEMD reimbursements
and previously allocated funds.



FINANCING PROPOSAL

Uses of Funds	Cost
Family Services Center	\$49,173,881
Alvin S Glenn Detention Center	\$25,000,000
Voter Reg & Elections/SCDJJ	\$13,512,841
Total	\$87,686,722

Sources of Funds	
ARPA Allocation for DSS	\$17,480,389
General Obligation Bond Series 2023	\$71,000,000
Total	\$88,480,389

ASGDC Known Priorities

Plumbing Repair and Replacement Estimate \$8 million
 Upgrade remaining 16 housing units \$4 million
 Security Upgrades and Camera System Upgrades \$5 million
 Jail Management System Replacement \$600,000
 Attorney Visitation Area Upgrades \$6 million



GENERAL OBLIGATION BOND ISSUE

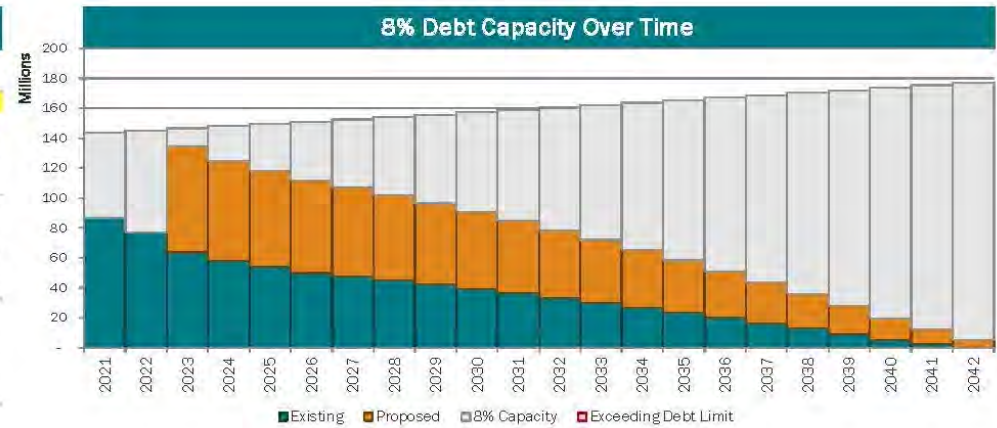
Richland County, South Carolina

Debt Service Millage Model
Scenario 1

As of 8/25/2023

Assessed Value	1,795,111,528
Debt Limit	143,608,922

Calendar Year	Debt Limit	Growth Rate	Existing		Proposed		8% Capacity
			8% Debt Amortization	8% Debt Outstanding	8% Debt Amortization	8% Debt Outstanding	
2021	143,608,922	3.19%	16,050,000	86,615,000	-	-	56,993,922
2022	145,222,506	1.12%	9,550,000	77,065,000	-	-	68,157,506
2023	146,674,731	1.00%	13,455,000	63,610,000	-	71,000,000	12,064,731
2024	148,141,478	1.00%	5,515,000	58,095,000	4,500,000	66,500,000	23,546,478
2025	149,622,893	1.00%	4,030,000	54,065,000	2,210,000	64,290,000	31,267,893
2026	151,119,122	1.00%	4,220,000	49,845,000	2,325,000	61,965,000	39,309,122
2027	152,630,313	1.00%	2,460,000	47,385,000	2,445,000	59,520,000	46,725,313
2028	154,156,616	1.00%	2,575,000	44,810,000	2,570,000	56,950,000	52,396,616
2029	155,698,182	1.00%	2,700,000	42,110,000	2,700,000	54,250,000	59,338,182
2030	157,255,164	1.00%	2,825,000	39,285,000	2,840,000	51,410,000	66,560,164
2031	158,827,716	1.00%	2,940,000	36,345,000	2,985,000	48,425,000	74,057,716
2032	160,415,993	1.00%	3,045,000	33,300,000	3,135,000	45,290,000	81,825,993
2033	162,020,153	1.00%	3,160,000	30,140,000	3,300,000	41,990,000	89,890,153
2034	163,640,354	1.00%	3,265,000	26,875,000	3,470,000	38,520,000	98,245,354
2035	165,276,758	1.00%	3,375,000	23,500,000	3,625,000	34,895,000	106,881,758
2036	166,929,525	1.00%	3,470,000	20,030,000	3,775,000	31,120,000	115,779,525
2037	168,598,821	1.00%	3,565,000	16,465,000	3,930,000	27,190,000	124,943,821
2038	170,284,809	1.00%	3,660,000	12,805,000	4,090,000	23,100,000	134,379,809
2039	171,987,657	1.00%	3,760,000	9,045,000	4,255,000	18,845,000	144,097,657
2040	173,707,534	1.00%	3,860,000	5,185,000	4,430,000	14,415,000	154,107,534
2041	175,444,609	1.00%	2,550,000	2,635,000	4,610,000	9,805,000	163,004,609
2042	177,199,055	1.00%	2,635,000	-	4,800,000	5,005,000	172,194,055
Total			123,790,000		71,000,000		



FIRST TRYON
ADVISORS



GENERAL OBLIGATION BOND DEBT PAYMENTS

Richland County, South Carolina
Debt Service Millage Model
Scenario 1

9/1/2021

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Millage									Debt Service			Fund Balance				
Calendar Year	Value of a Mill	Assumed Growth Rate	Collection Percentage	Collected Value	Millage Rate	Collections	SW Revenues	Total Revenues	Existing DS Millage	Proposed DS Millage	Total	Surplus / (Deficit)	Use of Fund Balance	Fund Balance	Additional Mills Required	Fund Balance Target	
2021	1,725,000	3.92%	98.0%	1,690,500	10.00	16,905,000	52,662	16,957,662	20,346,152	-	20,346,152	(3,388,490)	(3,388,490)	3,259,497	-	1,500,000	
2022	1,780,000	3.19%	98.0%	1,744,400	10.00	17,444,000	52,757	17,496,757	15,031,678	-	15,031,678	2,465,079	-	5,724,576	-	1,500,000	
2023	1,800,000	1.12%	98.0%	1,764,000	10.00	17,640,000	52,592	17,692,592	17,659,323	-	17,659,323	33,269	-	5,757,845	-	1,500,000	
2024	1,818,000	1.00%	98.0%	1,781,640	10.00	17,816,400	52,565	17,868,965	11,615,551	4,604,054	16,219,606	1,649,360	-	7,407,205	-	1,500,000	
2025	1,836,180	1.00%	98.0%	1,799,456	10.00	17,994,560	52,670	18,047,230	9,909,071	5,106,806	15,015,878	3,031,353	-	10,438,558	-	1,500,000	
2026	1,854,542	1.00%	98.0%	1,817,450	10.00	18,174,500	52,715	18,227,215	9,902,281	5,108,431	15,010,713	3,216,503	-	13,655,060	-	1,500,000	
2027	1,873,087	1.00%	98.0%	1,835,625	10.00	18,356,250	52,700	18,408,950	7,985,481	5,109,181	13,094,663	5,314,288	-	18,969,348	-	1,500,000	
2028	1,891,818	1.00%	98.0%	1,853,981	10.00	18,539,810	52,625	18,592,435	7,985,206	5,108,806	13,094,013	5,498,423	-	24,467,771	-	1,500,000	
2029	1,910,736	1.00%	98.0%	1,872,521	10.00	18,725,210	52,674	18,777,884	7,988,344	5,107,056	13,095,400	5,682,484	-	30,150,255	-	1,500,000	
2030	1,929,844	1.00%	98.0%	1,891,246	10.00	18,912,460	52,655	18,965,115	7,988,800	5,108,556	13,096,956	5,868,159	-	36,018,414	-	1,500,000	
2031	1,949,142	1.00%	98.0%	1,910,159	10.00	19,101,590	52,631	19,154,221	7,988,850	5,107,931	13,096,781	6,057,440	-	42,076,854	-	1,500,000	
2032	1,968,633	1.00%	98.0%	1,929,260	10.00	19,292,600	52,576	19,345,176	7,985,138	5,104,931	13,090,069	6,255,107	-	48,330,962	-	1,500,000	
2033	1,988,320	1.00%	98.0%	1,948,553	10.00	19,485,530	52,614	19,538,144	7,989,366	5,109,056	13,098,422	6,439,722	-	54,770,684	-	1,500,000	
2034	2,008,203	1.00%	98.0%	1,968,038	10.00	19,680,380	52,611	19,732,991	7,983,791	5,109,806	13,093,597	6,639,395	-	61,410,078	-	1,500,000	
2035	2,028,285	1.00%	98.0%	1,987,719	10.00	19,877,190	52,753	19,929,943	4,085,806	5,105,556	9,191,363	10,738,580	-	72,148,659	-	1,500,000	
2036	2,048,568	1.00%	98.0%	2,007,596	10.00	20,075,960	52,663	20,128,623	4,083,606	5,107,556	9,191,163	10,937,460	-	83,086,119	-	1,500,000	
2037	2,069,054	1.00%	98.0%	2,027,672	10.00	20,276,720	52,715	20,329,435	4,087,134	5,108,456	9,195,591	11,133,844	-	94,219,963	-	1,500,000	
2038	2,089,744	1.00%	98.0%	2,047,949	10.00	20,479,490	52,719	20,532,209	4,085,838	5,108,056	9,193,894	11,338,315	-	105,558,278	-	1,500,000	
2039	2,110,642	1.00%	98.0%	2,068,428	10.00	20,684,280	52,705	20,736,985	4,086,806	5,106,156	9,192,963	11,544,023	-	117,102,301	-	1,500,000	
2040	2,131,748	1.00%	98.0%	2,089,113	10.00	20,891,130	52,642	20,943,772	4,082,550	5,107,456	9,190,006	11,753,765	-	128,856,067	-	1,500,000	
2041	2,153,065	1.00%	98.0%	2,110,004	10.00	21,100,040	-	21,100,040	2,677,075	5,106,656	7,783,731	13,316,309	-	142,172,375	-	1,500,000	
2042	2,174,596	1.00%	98.0%	2,131,104	10.00	21,311,040	-	21,311,040	2,677,819	5,105,456	7,783,275	13,527,765	-	155,700,140	-	1,500,000	
2043	2,196,342	1.00%	98.0%	2,152,415	10.00	21,524,150	-	21,524,150	-	5,108,228	5,108,228	16,415,922	-	172,116,062	-	1,500,000	
2044	2,218,305	1.00%	98.0%	2,173,939	10.00	21,739,390	-	21,739,390	-	-	-	21,739,390	-	193,855,452	-	1,500,000	
2045	2,240,489	1.00%	98.0%	2,195,678	10.00	21,956,780	-	21,956,780	-	-	-	21,956,780	-	215,812,232	-	1,500,000	
Total									211,281,754	101,648,195	312,929,949		(3,388,490)				



GENERAL OBLIGATION BOND ISSUE

- The issue would be \$71,000,00 in new money.
- If refunding any current debt to a more advantageous rate is possible, this may be proposed as well but would only lower debt payments, not increase them.
- Allows for unforeseen issues that may arise during projects.
- Leaves a comfortable \$12.4 million in borrowing capacity.
- Debt capacity continues to grow quickly by \$8 to 10 million after the issue as other debt is retired.
- Will be repaid from the County 10 mills allocated for capital.
- **DOES NOT INCREASE TAX MILLAGE**



TIMELINE

- September 12 - Council Work session with LS3P and MB Kahn
- September 19 – Request Council approval for Administrators nomination to proceed as recommended in work session
- October 3 – First reading of Bond Ordinance
- October 17 – Second reading of Bond Ordinance and public hearing
- November 7 – Third reading of Bond Ordinance
- Bond closing – TBD estimated to be by December 15, 2023



CONSTRUCTION TIMELINE

- If approved as proposed, an RFP for design/build would be issued as soon as possible following for the Family Services Center.
- Formal architectural and building plans for Voters Registration & Elections would begin immediately – estimated construction following design is 18-24 months.
- Construction at the Public Safety Complex will begin in coming weeks and is estimated to be complete December, 2024 with occupancy estimated at June 30, 2025
- Voters Registration and Elections is estimated for occupancy on or about January 1, 2026
- Family Services Center completion date would be better estimated following RFP award.



CURRENT PROJECTS

Currently under construction

Public Safety Complex for the
E-911 Center

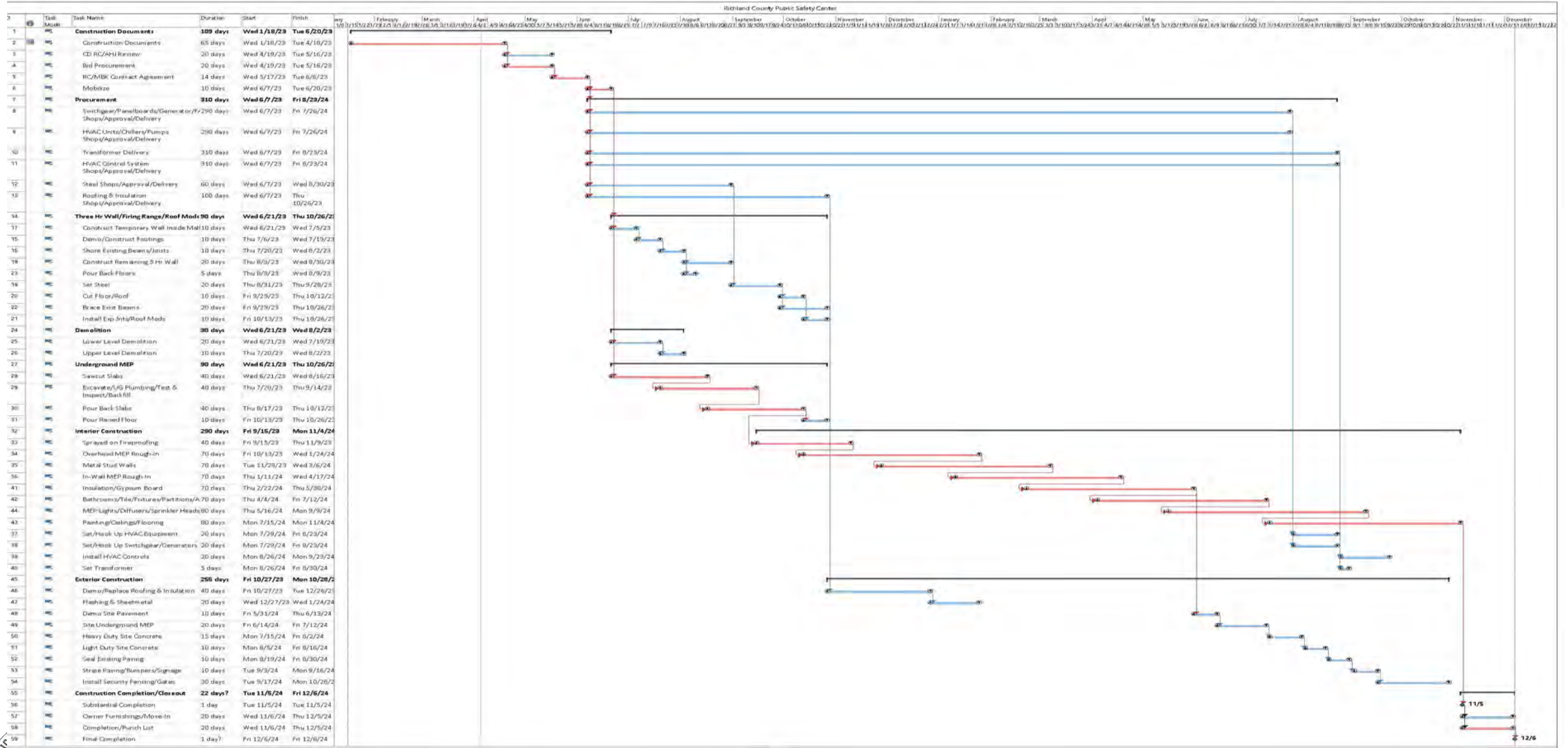
Bond issued in 2022 for \$40,000,000

Cost will be approximately \$47,829,623

Balance will be from SCEMD reimbursements
and previously allocated funds.



CURRENT PROJECTS



Questions?

