

WELCOME.....



TOWN MEETING – WINTER 2012



Fannie Pell Park Improvements

- Michigan Strategic Fund – Community Development Block Grant
Downtown Parking Lot Expansion & Pedestrian Bridge Project
- Grant- \$639,000
- City Match - \$71,000
- Project Total - \$710,000



Michigan Economic Development Corporation



Fannie Pell Park Improvements

- Front Door to Development
- 25 Additional Parking Spaces
- Handicap Accessibility
- Public Bathrooms – Canoe/Kayak Livery



Fannie Pell Park Improvements

AFTER



*"Renaissance Race"
T.J. Aitken*



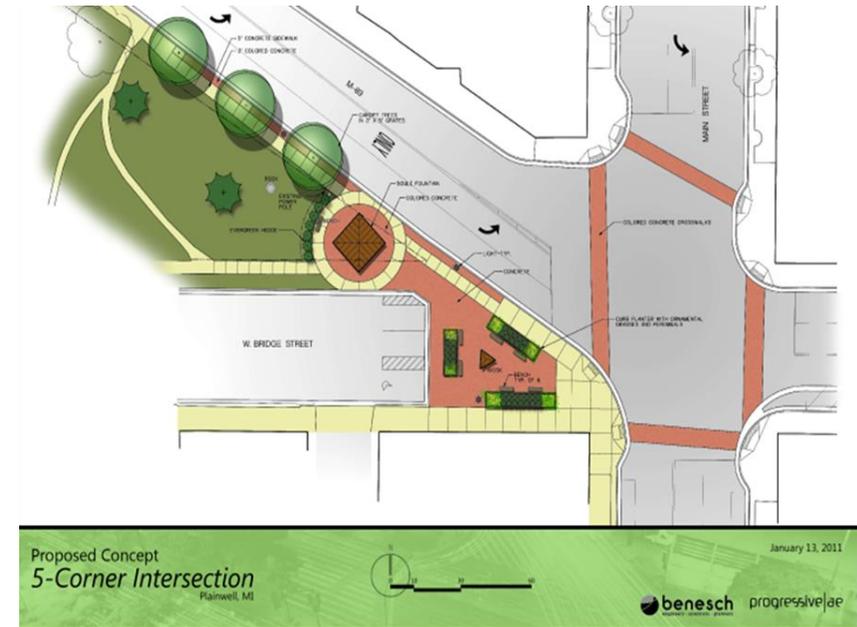
BEFORE



M-89 Construction

Some of the project benefits:

- Project budget – “\$11 million”
- M-89 Bridge is replaced (top 10 worst in SW Mich)
- New sidewalks, curb/gutter and storm sewer
- Water main replacement - \$938,087 “Grant” – 7,959 feet of new main
- Sewer main replacement- \$303,560 “Grant” – 6,038 feet of new main
- Enhancement Grant – Central Business District \$394,203



M-89 Construction



Mill Demolition – Phase I

Project Budget \$2,300,000

- Michigan Economic Development Corporation (MEDC) \$1,000,000
- Michigan Department of Environmental Quality (MDEQ) \$1,300,000
- No City Match
- City keeps scrap metal (+/- \$600,000) if we re-invest into the development



Mill Demolition – Phase I



Demolition split into three packages:

- South side truck dock area plus Sp. Minerals Boiler Rooms
- Former Mill WWTP

Essentially non-brick structures to be removed
“Vision for Tomorrow”

Historic “contributing” structures to stay



“Vision For Tomorrow”

Mill Concept Plan



• Western Redevelopment

- Gateway condition
- Prince St. connection

• Central Redevelopment

- River view corridors
- Allegan St.

• Mill Redevelopment

- Access and parking
- Mill race crossing

Mill Demolition



Before – North Side of Mill



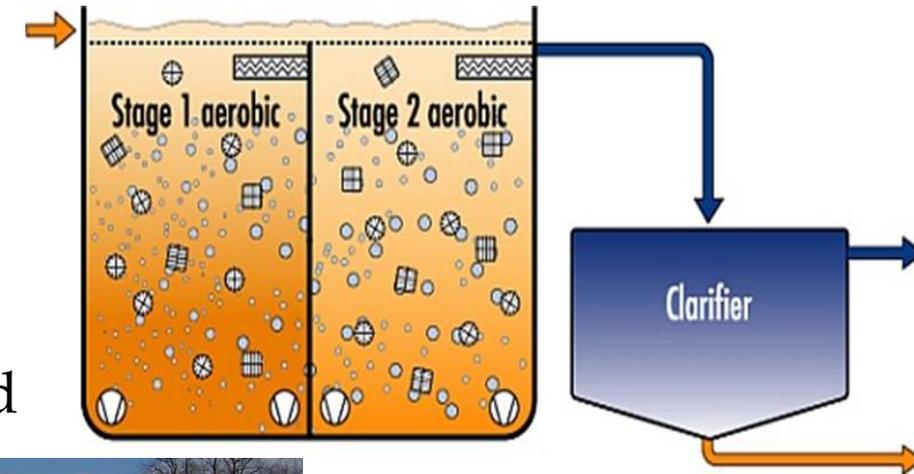
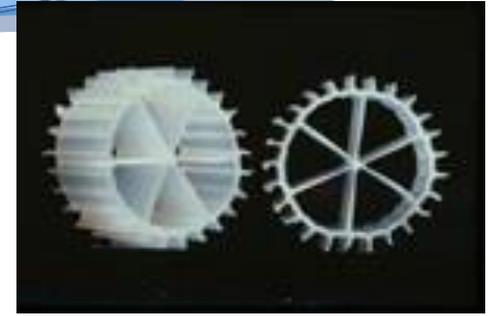
After – North Side of Mill

Mill Demolition



Sewer Project - MBBR

- Change plant from Rotating Biological Contactor (**RBC**) to a Moving Bed Bio Reactor (**MBBR**)
- Project Cost - \$4,054,761
- Loan Forgiveness (“grant”) - \$1,191,786
- Improve City’s ability to capture methane gas – City uses captured gas to heat Public Works building(s) and WWTP process
- Under Construction Now
- Complete 2013

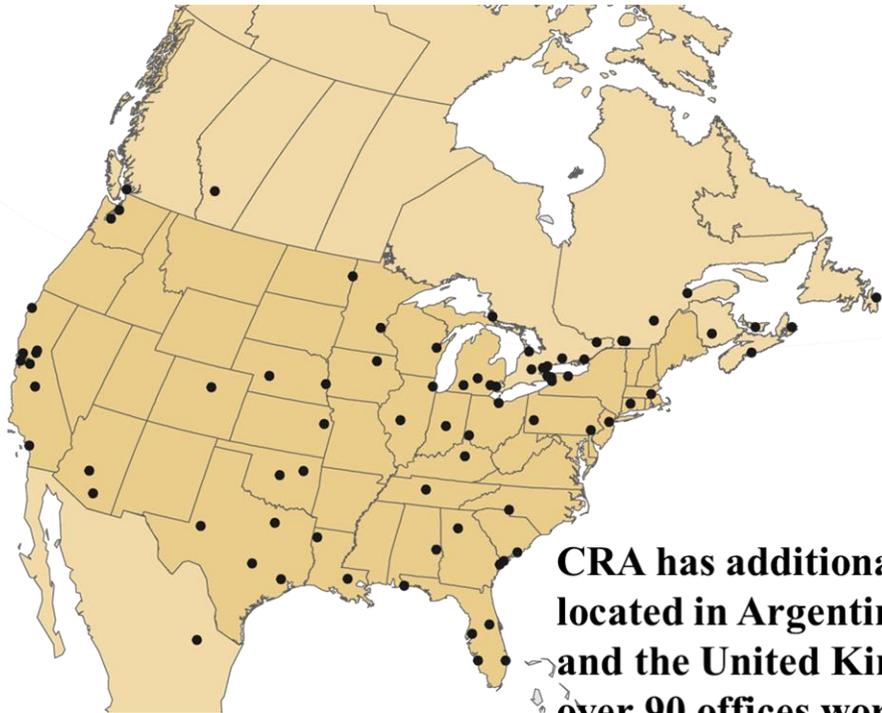


“Dystor” gas holding cover, the first constructed in the state of Michigan

Secured Development Partner



CRA's North American Office Locations



CRA has additional offices located in Argentina, Brazil, and the United Kingdom, with over 90 offices worldwide

SPECIALTY

- Engineers
- Scientists (Biologists, Chemists, Toxicologists, etc.)
- Geologists/Hydrogeologists
- Technicians/Technologists
- IT Professionals (including programmers/graphics, etc.)
- Support

NUMBER EMPLOYED

- 800
- 350
- 250
- 800
- 150
- 550
- Total ➤ 2,900

Secured Development Partner

- \$2,400,000 private investment into CRA offices and Common Area
- 50 Jobs!
- First time in over a decade that part of the mill is held in private hands.



City Hall Move

- Requirement of development agreement with CRA
- Anchor for rest of development
- Secures access to mill building for public
- Agreement with DEQ to use scrap metal value for City Hall move
- Estimated completion 2013



City “Grant” Revenue 2011-2012



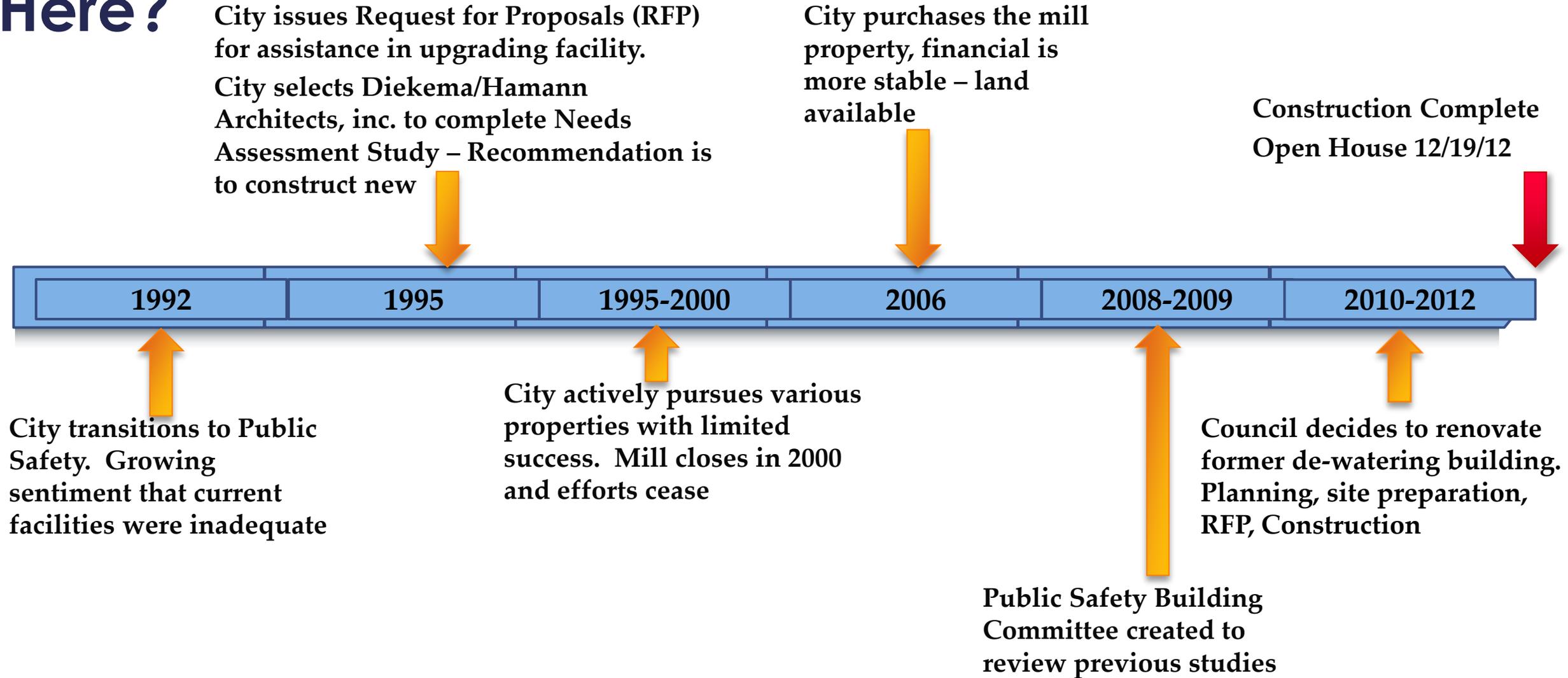
Island City

• Fannie Pell Park Improvements	\$639,000
• M-89 Construction	\$1,635,850
• Mill Demolition	\$2,300,000
• Sewer Plant Improvements	\$1,191,786
• Façade Grant (Central Business District)	\$175,000

Total: **\$5,941,636**



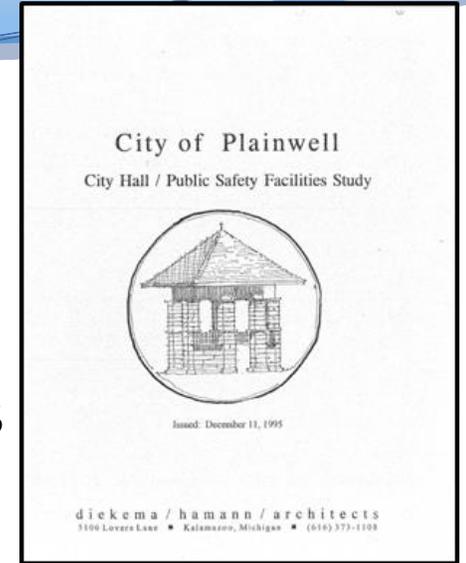
Public Safety Building Timeline – How Did We Get Here?



Public Safety Building – Goals

A Space Needs Assessment was done in 1996. Some of the goals that were identified for the new building include:

- Create safe and secure facilities for all.
- Designing a facility that will address current and future space, equipment and technology needs for all aspects of the Public Safety Department.
- Creating a Public Safety facility that reflects the agency's policing philosophy, including its community policing activities.
- Building a facility that will meet the financial constraints of the community.
- Locating the facility to maintain or enhance run-time responses in order to maintain or improve ISO ratings.
- Use the investment in the new Public Safety Building to stimulate private sector investment and economic development



Public Safety Building – Financial

In 2008, the City had the ability to take advantage of a key financial "carrot" to finance the project:

- Build America Bonds and Recovery Zone Designation would allow for a 35% rebate on the interest payments resulting in –

\$1,500,000 – 40 yrs. @ 3.75% = \$72,989

(\$19,688)

← Build America Bonds and Recovery Zone Designation

\$53,301.....yearly debt service

- Fire Reserve Levy Valuation dropped significantly over the past three years:

Fire Reserve Levy Valuation		
2009		\$90,901
2010		\$84,851
2011		\$84,132

(\$6,769)

- The loss of the Build America Bonds/Recovery Zone Designation coupled with the taxable value loss equals a yearly negative net change of:

(\$26,457)



Public Safety Building – Financial

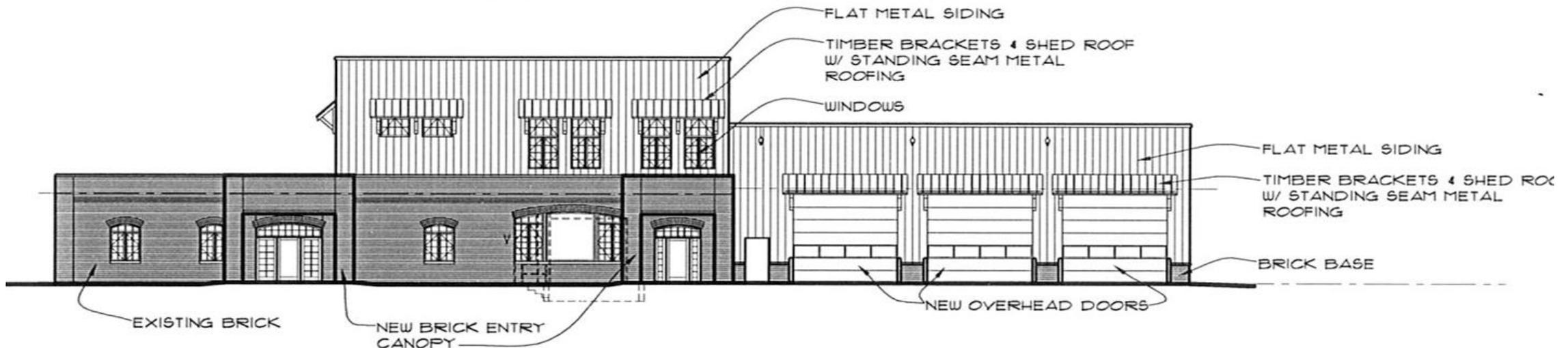
Council made the decision to renovate the former Plainwell Paper Mill De-Watering building and slightly increase its size to 14,100 sq. ft.

Low Bid – BCI Construction: \$1,586,700

USDA Approved Loan Amount: \$1,350,000 for 40 yrs. @ 3.75%

PLAINWELL PUBLIC SAFETY BUILDING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



Public Safety Building – Financial

New vs. Old

Construction Feasibility Study City of Plainwell New Public Safety Building

Developed Program		4 bays	Total
Scenario I	8500	5600	14100
Scenario II	10800	5600	16400

Range of Construction Costs	One	Total Project I	Two	Total Project II
Albion	\$137	\$1,931,700	\$2,318,040	\$2,246,800
Low Range	\$141	\$1,988,100	\$2,385,720	\$2,312,400
Mid Range	\$190	\$2,679,000	\$3,214,800	\$3,116,000
High Range	\$238	\$3,355,800	\$4,026,960	\$3,903,200
Kalamazoo	\$201	\$2,834,100	\$3,400,920	\$3,296,400

90% Developed Program		4 bays	Total
Scenario I	7650	5040	12690
Scenario II	9720	5040	14760

Range of Construction Costs	One	Total Project I	Two	Total Project II
Albion	\$137	\$1,738,530	\$2,086,236	\$2,022,120
Low Range	\$141	\$1,789,290	\$2,147,148	\$2,081,160
Mid Range	\$190	\$2,411,100	\$2,893,320	\$2,804,400
High Range	\$238	\$3,020,220	\$3,624,264	\$3,512,880
Likely	\$175	\$2,220,750	\$2,664,900	\$2,583,000
Kalamazoo	\$201	\$2,550,690	\$3,060,828	\$2,966,760

Fees	A/E	8%-10% of Const	
Survey		6,000	
Soil Borings		5,000	
	CM or Contractor	5%	
Contingency		5%	

Diekema Hamann Architecture & Engineering

2008

Public Safety Building Size: 14,100 sq. ft.
Construction Contract – BCI: \$1,579,837
Construction Cost Per Square Foot: **\$112**

“Likely” Scenario:
14,100 sq. ft. X \$175 sq. ft. = \$2,467,500
(note: 2008 costs)

Difference in construction cost of new versus renovation:
\$887,663

Debt service interest cost over 40 years: \$840,065

Total Savings over 40 years: \$1,727,728

* Construction cost only – A/E and Contingency not included

Public Safety Building – The Need

- The former building did not meet National Fire Protection Association guidelines, American with disabilities accessibility guidelines or the Michigan Barrier free code.
- 1995 Michigan Fire Chiefs Association recommended that “the cost to renovate the existing station would not be feasible due to the changes that need to be made.”



Public Safety Building – The Need

Bay floor and Pillars are cracked, water leaks into basement. Lack of room between vehicles.



Public Safety Building – The Need

Lack of storage space and emergency responses are “blind” when exiting station.



Public Safety Building – The Need

Cost was approximately \$35,000 to have last fire truck customizes to fit into space.



Public Safety Building – The Need

Access and
parking issues



Public Safety Building – The Need

Air quality – exhaust and ventilation issues



Public Safety Building – The Need

Basement

- Asbestos is used to cover water line
- Cracking and leaking evident



Public Safety Building - Transformation

Before



After



Looking West

Public Safety Building - Transformation

Before



Kitchen

After



Public Safety Building - Transformation

Before



Lobby

After



Public Safety Building - Transformation

Before



“Front Door”

After



Public Safety Building - Transformation

Before



Truck Bay

12/19/2012

After



Town Meeting - Winter 2012

Public Safety Building - Transformation

Before



After



Fitness Room

Public Safety Building - Transformation

Before



Looking East

After



Public Safety Building - Transformation

Before



Parking Lot

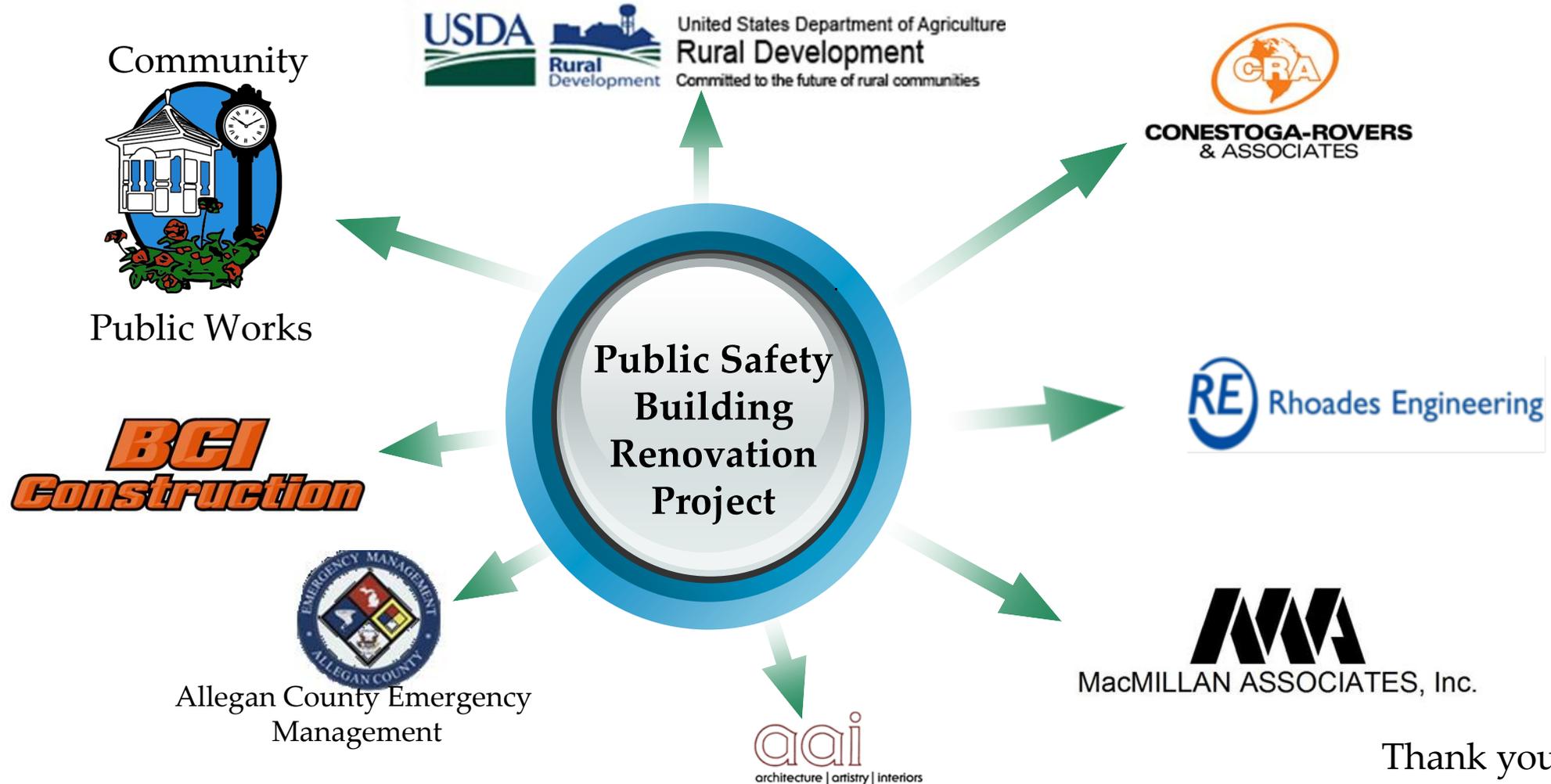
After



Public Safety Building - Transformation



Public Safety Building - Partners



Thank you....questions.