

# USDA Impacts in Plainwell



# PARTNERSHIP



“The USDA has been a great partner for the City of Plainwell helping to promote local business and improving our Public Safety capabilities.” Mayor Brooks

# Two projects

RURAL BUSINESS  
ENTERPRISE  
GRANT



COMMUNITY FACILITIES  
LOAN PROGRAM



# CITY OF PLAINWELL

## SUMMARY OF CDBG/USDA GRANTS FOR REVOLVING LOANS 2008-2014

- Grant 1 - \$20,000 w/\$5,000 city match
- Grant 2 - \$30,000 w/\$7,500 city match

- Total Grant funds      \$50,000
- Total City match      \$12,500
- Total dollars      **\$62,500**
  
- Generated Interest      \$1,177.06
- Available to date      **\$6,146.28**



15 Businesses have taken out loans – 5 Businesses are paid in full.

# 10 Business Loans Currently Active

- **CPR Properties – \$10,000**  
Received on 5/30/13 for renovations
- **Elliot's Remodeling - \$9,000**  
Received 9/16/08 for remodeling
- **H & H Auto Body - \$3,500**  
Received 10/22/14 repairs and updates to front of building
- **Harts Jewelry - \$2,550**  
Received on 9/27/13 for new computer and 3 showcases
- **Island City Coffee - \$5,000**  
Received on 6/20/12 for espresso machine and equipment



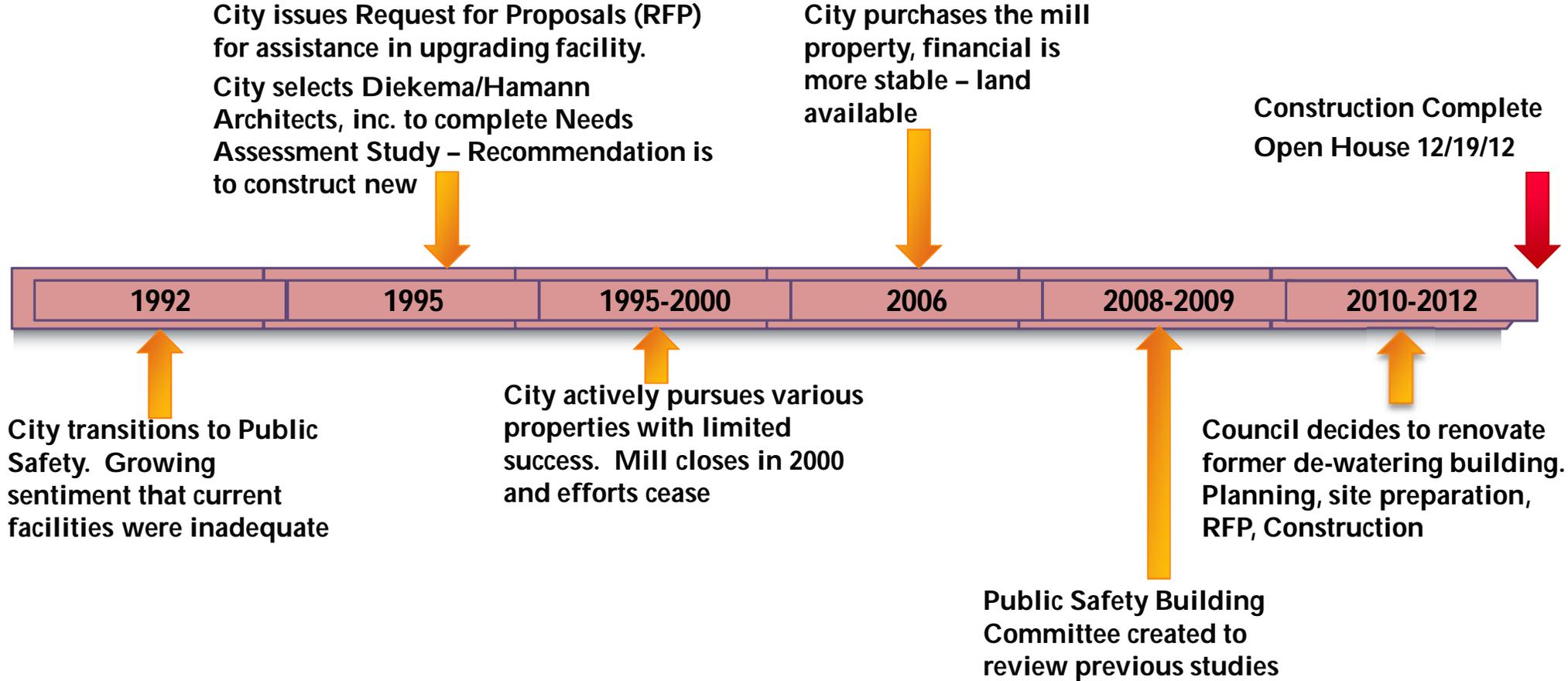


Program has resulted in 22 full-time and 10 part-time jobs between 2008-present!

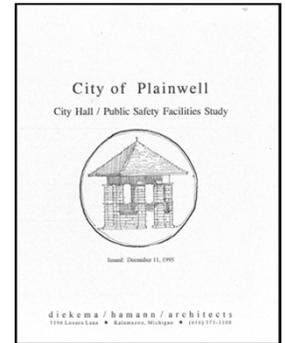
- **Edward Jones Building** - \$10,000  
Received on 10/1/13 for repairs and renovations
- **The Lost Raven**- \$10,000  
Received on 8/2/13 for renovations and equipment repair
- **Plainwell Flowers** - \$8,000  
Received 8/22/14 to purchase a delivery van
- **Total Property Management** - \$10,000  
Received on 6/7/13 for building construction and renovations
- **Modern Woodmen Financial** - \$7,000  
Received on 6/23/14 for renovations



# 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.
- Design 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 on Mill site.

# 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.”

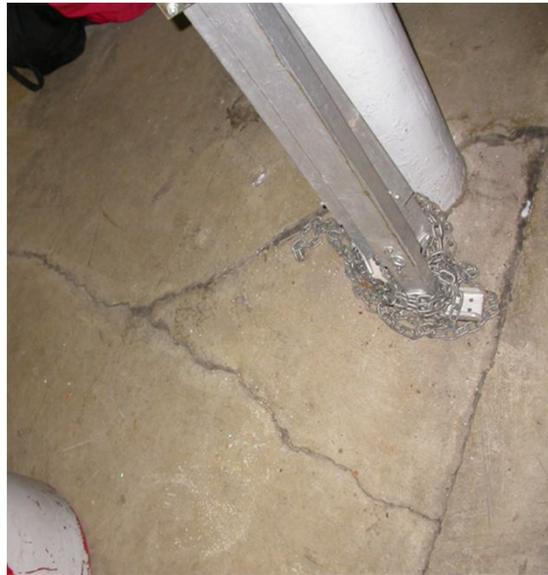


1914 F.D Travis built the most modern and well equipped farm implement and car dealer in West Mich. Had 12 employees.



# 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



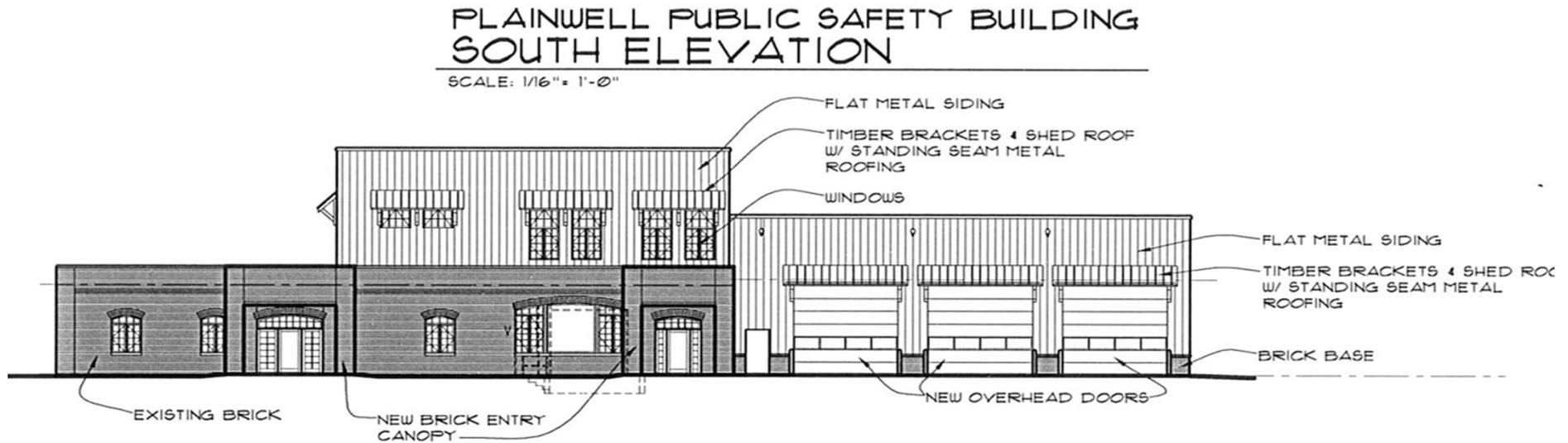
USDA Presentation 12-11-14

# 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%



# Public Safety Building – Financial

## 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	\$2,696,160.0
Low Range	\$141	\$1,988,100	\$2,385,720	\$2,312,400	\$2,774,880.0
Mid Range	\$190	\$2,679,000	\$3,214,800	\$3,116,000	\$3,739,200.0
High Range	\$238	\$3,355,800	\$4,026,960	\$3,903,200	\$4,683,840.0
Kalamazoo	\$201	\$2,834,100	\$3,400,920	\$3,296,400	\$3,955,680.0

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	\$2,426,544.0
Low Range	\$141	\$1,789,290	\$2,147,148	\$2,081,160	\$2,497,392.0
Mid Range	\$190	\$2,411,100	\$2,893,320	\$2,804,400	\$3,365,280.0
High Range	\$238	\$3,020,220	\$3,624,264	\$3,512,880	\$4,215,456.0
Likely	\$175	\$2,220,750	\$2,664,900	\$2,583,000	\$3,099,600.0
Kalamazoo	\$201	\$2,550,690	\$3,060,828	\$2,966,760	\$3,560,112.0

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
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## New vs. Old

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 - 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

After



# Public Safety Building - Transformation

Before



Fitness Room

After



# Public Safety Building - Transformation

Before



Looking East

After



# Public Safety Building - Transformation

Before



Parking Lot

After



# Public Safety Building - Transformation



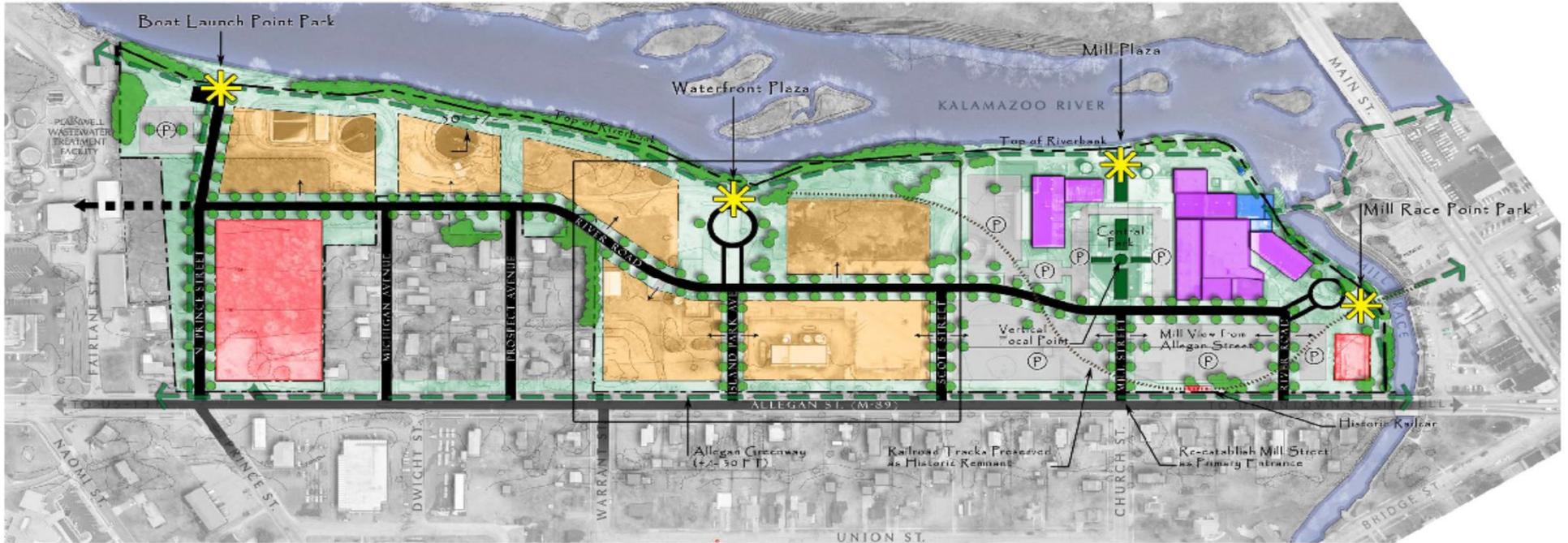
# Public Safety Building – Preserving our History

With the help of the USDA we were able to:

- Vastly improve our communities Public Safety capabilities
- Help preserve our City's history by retaining a Mill building
- Help spur future economic development efforts on the Mill site and throughout the City

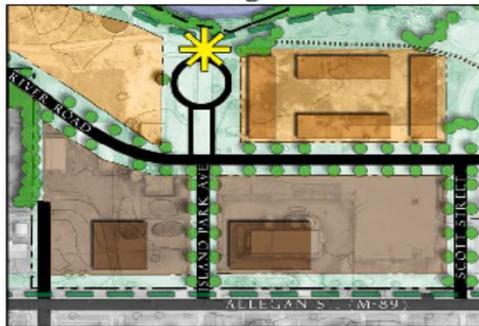


# The Vision:



Alternative Allegan Frontage Plan

Mill Steering Committee Concept Plan



- LEGEND**
- Commercial (Retail)
  - Attached Residential Units (Owner Occupied)
  - Open Space
  - Significant Riverside Plaza
  - Primary Pedestrian Circulation
  - Future City Hall
  - Mixed Use (Residential w/ Commercial/ Office/Special Event Space)
  - Mixed Use: Civic/Commercial
  - P Parking
  - Primary Block Access Point

**PROGRAMMATIC NOTE:**  
 \* The addition of a Public Safety building on the mill property is under consideration.



PLAINWELL PAPER MILL  
 200 ALLEGAN STREET  
 PLAINWELL, MI 49080

**JJR** landscape architecture  
 planning urban design  
 civil engineering  
 environmental science  
 October 2007



Mill Documentary - Trailer



# Public Safety Building - Partners



Thank you....questions.