



Facility Capital Improvement Plan

**FY 2023
Proposed Priorities**

**Director Carl Kirar (FCS)
June 30, 2022**

- **Purpose**
 - **Prioritize Projects in Facility Capital Improvement Plan (CIP)**

- **Agenda**
 - **CIP Priorities**
 - **FY 2022 Priorities**
 - **Proposed FY 2023 Priorities**
 - **Financial Situation, Bonding**
 - **Guidance and Direction**

FY 2022 Approved Facilities CIP Priorities



Board Ranking	F&A Ranking	CA Ranking	Stakeholder Ranking	FY21 Ranking	Project Title	Cost Est (CE) (\$million)	Alt Cost (\$million)
1	1	1	1.64	2	EOC / 911 / ETSB Facility (Emerg. Communication & Coordination CIP #177) In Design – Execution Planned for 2023		
2	5	2	2.64	3	Sheriff's Public Safety Building	\$39.1	-
3	2	3	4.07	4	Courts - Depke Juvenile Justice Center Renovations	\$21.0	\$4.1
4	3	5	6.07	7	Child Advocacy Center	\$6.2	\$3.1
5	4	4	4.21	5	Coroner's Office	\$15.5	\$2.1
6	6	6	6.5	6	Admin Tower – Critical Infrastructure	\$7.7	\$3.1
7	7	7	7.21	8	Courts - Court Tower - 4th Floor Build-Out	\$7.2	-
8	8	8	7.86	9	Sheriff's Marine Base Removed, Moved to Facilities Assessment / Minor Construction		
9	9	9	8.14	10	Courts - Annex Renovations (1st - 4th Floors)	\$35.0	\$4.1
10	10	10	9.43	11	Courts - Main Courthouse Renovations (1st - 4th Floors)	\$55.6	\$30.1
11	11	11	9.86	13	Sheriff - Babcox Administration Renovations	\$15.5	\$5.1
12	12	12	10.64	12	Sheriff's Shooting Range Removed, Moved to Facilities Assessment / Minor Construction		

FY 2023 Proposed Facilities CIP Priorities



Board Ranking	F&A Ranking	CA Ranking	Stakeholder Ranking	FY22 Ranking	Project Title	Cost Est (\$million)	Alt Cost (\$million)
Major Facilities Maintenance and Repair							
		1	*		* Admin Tower – Critical Infrastructure, Elevators	*	\$2.00
		2	*		* Admin Tower – Critical Infrastructure, Cooling Tower	*	\$2.00
		3	**		** Sheriff - Babcox Jail Medical, HVAC/Air Handlers	**	\$5.1
Major Construction							
		1	3.8	2	Sheriff's Public Safety Building	\$39.1	\$12.0
		2	4.4	5	Coroner's Office	\$8.5	\$270K
		3	4.5	3	Courts - Depke Juvenile Justice Center Renovations	\$8.0	\$4.10
		4	5.0	7	Courts - Court Tower - 3rd and 4th Floor Build-Out	\$11.5	\$-
		5	5.2	6	* Admin Tower – Critical Infrastructure	\$4.0	*
		6	6.1	-	Center Courts 1st Floor Multi-Dept Services	\$7.0	\$-
		7	7.0	11	** Sheriff - Babcox Jail Medical Expansion	\$10.4	**
		8	7.2	4	Child Advocacy Center	\$6.2	\$-
		9	7.2	-	*** DOT Truck Barn and Multi-Use Facility	\$28.0	\$-
		10	7.6	-	Libertyville Campus Utility Improvements	\$5.00	\$-
		11	9.0	9	Courts - Annex Renovations (1st - 4th Floors)	\$35.0	\$4.1
		12	9.2	10	Courts - Main Courthouse Renovations (2nd - 4th Floors)	\$45.0	\$22.0
Totals:						\$207.7	\$51.30

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Non-Transportation Bonds



- **Funded by County ¼% Sales Tax**
- **Debt service dedicated to sales tax is \$7.8M annually**
 - **Series 2018 – Branch Court, 3010 Grand, CPF and environmental lab**
 - Original Amount \$20,700,000
 - 11/30/21 Balance \$13,250,000
 - Annual debt service \$2.6 million annually (Paid off 11/30/2027)
 - Net Interest Cost: 2.646%; True Interest Cost: 2.427%
 - **Series 2015A – Court Tower**
 - Original Amount \$90,000,000
 - 11/30/21 Balance \$76,825,000
 - Annual debt service \$5.2 million annually (Paid off 11/30/2044)
 - Net Interest Cost: 3.779%; True Interest Cost: 3.756%
- **With an annual revenue of \$24M**
 - Maximum amount that could be pledged for debt service is \$19.2M
 - \$11.4M is available capacity for debt service
 - Assumes budget frees up sales tax to balance other parts of the budget
- **June 14th County Board approved the sale of a 2022 Bond:**
 - \$31M with estimated annual repayment cost: \$2.2M annually for 20 years

Non-Transportation Bonds



Bonds (Sales Tax)	2022	2023	2024		2025		2026		2027	2028	2029	
Series 2018 (\$20.7M / 10 yr)	\$2.6M	\$2.6M	\$2.6M	ARPA Obligated	\$2.6M	Series 2022 Bond Obligated	\$2.6M	ARPA Expended	\$2.6M			
Series 2015A (\$90M / 30 yr)	\$5.2M	\$5.2M	\$5.2M		\$5.2M		\$5.2M		\$5.2M	\$5.2M	\$5.2M	\$5.2M
Series 2022 (\$31M / 20 yr) In Process		\$2.2M	\$2.2M		\$2.2M		\$2.2M		\$2.2M	\$2.2M	\$2.2M	\$2.2M
Total Debt Service (Sales Tax)	\$7.8M	\$10.0M	\$10.0M		\$10.0M		\$10.0M		\$10.0M	\$10.0M	\$7.4M	\$7.4M

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- **Consensus / guidance on CAO's proposed FY23 Facilities CIP priorities**
 - **Major Maintenance & Repair a priority over Major Construction**
 - **Critical infrastructure investment (Major M&R)**
 - Admin Tower Elevators
 - Waukegan Campus Cooling Tower
 - Babcox HVAC and Air Handlers
 - **Continue assessment for future major construction**
 - Facilities Master Plan is underway and will inform next year's CIP
 - Sheriff's Office Operational Study has yet to start and will impact scope and size of proposed Public Safety Building

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