

JOHNSON COUNTY FACILITIES MANAGEMENT

STRATEGIC FACILITIES MASTER PLAN

2008

111 S. CHERRY ST., SUITE 2100
OLATHE, KS 66061

1 EXECUTIVE SUMMARY

INTRODUCTION

In the fall of 2001 the County began the development of a new Strategic Facilities Master Plan to address ongoing facilities needs and to plan for orderly and informed responses to future needs. The process of developing the Plan (and the information supporting it) was a series of cumulative steps intended to arrive at rational, supportable conclusions.

Johnson County Government is a dynamic, innovative, and adaptive organization that requires a Strategic Facilities Master Plan that is equally creative, flexible, and visionary. Business processes change far more rapidly than bricks and mortar, so every effort must be made to regularly assess current and future needs to assure the facilities solutions are accurate, timely and in the best interest of the taxpayers. In short, the plan must be a “living document” if it is to be an effective tool for such a dynamic organization.

The Strategic Facilities Master Plan update for 2007 incorporates the significant facilities decisions made by the Board of County Commissioners since the fall of 2006 as well as the evolving needs of County departments and community issues.

ACTIONS BY THE BOARD OF COUNTY COMMISSIONERS

In 2003 the Board acted aggressively to seize the unique opportunity to invest in County facilities while interest rates continued to be at record lows and construction and property value increases were slowed. As a result since 2004, through facility acquisition and new construction, the County was able to significantly reduce its dependence on the leasing of facilities. The result of this initiative equates to an annual savings to the County of over \$1,500,000 in eliminated annual lease costs. These and other decisions by the Board have allowed the County to vacate the majority of space that was being leased and avoid new leases with additional savings approaching \$50 million in the next 20 years.

Significant criminal justice system issues were considered by the BOCC in 2005. The BOCC reviewed a proposal to address increases in adult detention beds in two phases and approved the first, a 416-bed expansion, while deferring approval of the renovation of the Olathe Adult Detention Center into an Intake and 72-hour holding facility as well as the 750-bed Phase III expansion of the Adult Detention Center at the Fred Allenbrand Criminal Justice Complex. They also reviewed a proposal to address the needs of the criminal courts system, achieving consensus on key questions of location and intention not to phase construction when a new courthouse is undertaken.

In 2006, the BOCC acted on several small projects or modifications to existing projects. These include: modifications to the Nursing Center for the GIRTI program and other



needs, added funding for the previously approved County Communications Center project to provide infrastructure for a future addition of the Sheriff's Crime Lab, temporary facilities for the JIAC function, and enhancements and upgrades to the security systems in several County buildings.

From a funding perspective, the BOCC approved placement on the ballot, and voters approved the issue in August 2005, to extend the ¼ cent sales tax for economic development for an additional three years. Also of interest are various sales tax proposals for funding County capital needs that are currently being considered at the state and local levels.

Prior Board approved projects and their status:

Completed in 2005:

- Study to determine the scope and cost for Downtown Olathe County facility needs including the needs of the Tenth District Courts. Completed in June. (See appendix)
- Juvenile Corrections Building Study completed in May. (See appendix)
- Jail Analysis and Improvement Study completed in April. (See appendix)
- Construction of Adult Residential Center Housing Building Four and Programs Building. Programs Building complete and operational in September 2005, Housing Building projected occupancy in June 2007.
- Purchase and minor renovations of the Centennial Building in Downtown Olathe for Department of Corrections completed in October 2005.
- Purchase of the Court Services Building at 1255 East 119th Street in Olathe completed in January.
- Purchase in May 2005 of the Dentist's Building at 127 South Cherry Street, completing County ownership of the Administration Building/Courthouse super block.
- Construction of an addition to the Olathe Mental Health Facility for children's services programs completed in the 4th quarter 2005.

Completed in 2006:

- Sunset Drive Office Building at 119th St. and Ridgeview Road dedicated in February 2006.
- Construction of an addition to the Northeast County Offices for Mental Health children's services programs, completed in September 2006.
- Construction of the Mental Health Crisis Residential/Adult Detox Facility in Shawnee completed in September 2006.
- Sheriff's Crime Laboratory Study to define the needs and requirements for a potential future facility and to explore the feasibility/desirability of co-locating or co-joining this potential facility with the County Communications Center; projected completion in 1st quarter 2006.



Underway in 2007:

- Expansion of a 416-bed (Phase II) New Century Adult Detention Center projected to complete in 2nd quarter 2009.
- Design and construction of the County Communications Center. Projected to be operational in 3rd quarter 2008.
- Renovations of the Health & Human Services Building projected to complete in 2nd quarter 2007.
- Multi-Service Center Study.
- Operations Center retrofit and reconfiguration to be completed 3rd quarter 2007.
- First phase of renovations to the Administration Building projected to be complete in early 2008.
- Security system and card access upgrades in several County buildings.
- Temporary (portable) building accommodations for the JIAC function with the existing JIAC building to be demolished.



Figure 1: Sunset Drive Office Building



EVOLVING AND DEVELOPING NEEDS

Juvenile Services

County department and community issues have continued to develop since 2003. The Huskey Associates Study of Juvenile Programs, completed in 2004, outlined a number of recommendations and actions for the Board to consider. The study calls for an expansion of several programs serving children in need of care and juvenile offenders. As a result of the needs identified in the Huskey Study and the declining conditions of the Juvenile Intake & Assessment (JIAC) facility, a Juvenile Corrections Building Study was undertaken. The study, completed in 2005 and updated in late 2006, includes an architectural program detailing a master plan and associated development costs for a new facility housing JIAC, a 25-bed Juvenile Residential Center, additional space for Program Services (Administration, House Arrest, Education, and Counseling), and other Juvenile Central Services. The proposed facility is planned for the County-owned site north of the Juvenile Detention Center on Spruce Street.

The County utilized United Community Service (UCS) to facilitate the investigation of a Family Resource Center concept as a predecessor to the Juvenile Corrections Building Study. Components of service identified in this study may be appropriate for inclusion in a future Juvenile Services building or other County public service centers.

Adult Detention

A number of studies and analysis have been undertaken in recent years to assess jail projections, alternative solutions, and various construction types. In 2003 a study was completed defining the scope, potential layout, and associated costs of completing the Phase II expansion of the New Century Adult Detention Center. In 2004 several exercises were undertaken examining alternatives to typical jail construction. These exercises revealed that while cheaper, and in some cases faster construction process alternatives do exist, in all cases the operating costs of such alternatives were substantially higher than in typical jail facilities. To bring further clarity to the overall needs of the County detention system, the Board approved the Criminal Justice Improvement Study (Jail Analysis and Improvement Study) that was completed by Carter Goble Lee Associates in early 2005. This study was initiated to address the following issues and goals:

- Examine anticipated future growth of the County's incarcerated population.
- Establish a plan to maximize capacities of existing facilities and programs.
- Define a timeframe and specific parameters for expanding the system's total capacity.



- Identify considerations for implementing changes in the current practices of the Criminal Justice System to address the rapid growth of the detention population.

These potential changes to current practices include:

- Dedicated Magistrate Judge located at the Jail
- Criminal Justice Advisory Council and Criminal Justice Coordinator Position
- Work Sentencing option/facility
- Maintain Sentence Review – (related to Criminal Justice Coordinator above)
- Pursue housing locally sentenced individuals in Corrections rather than detention
- Increase use of bond supervision

Downtown Olathe/Courthouse

The Downtown Olathe Facilities and County Courthouse Study, originally authorized by the Board in 2003, was completed by HOK Architects with Carter Goble Lee Associates in 2005. This study comprehensively analyzed the operations of the Tenth District Court and related departments, created growth projections for the County's justice system, analyzed the existing court facilities, defined the Court's and County's future space and operational needs, defined the ultimate operational and site specific conceptual physical form to house the courts, and developed a capital projects strategy to meet the defined needs. As part of the study, the City of Olathe's "Envision Olathe" Downtown Master Plan is taken into consideration for the evaluation and creation of the conceptual options.

Public Works

The Public Works Planning Study was completed by 360 Architects in 2004 and updated in late 2006 comprehensively defining and establishing the facility needs for the Public Works Department and creating a master plan for the site. Increasing demands for standardized maintenance of County vehicles is increasing the work load at Public Works.

Crime Lab

In 2006, a Sheriff's Crime Laboratory study was completed by HTK Architects, HSMM Architects, and MWL Inc. This study defined the needs and requirements for a potential future facility and also confirmed the feasibility/desirability of co-locating or co-joining this potential facility with the County Communications Center project on the Sunset Drive Campus. As a result, the BOCC directed that the CCC be designed and



constructed in a manner that will readily allow the addition of the Crime Lab in the near future.

Security

Methodologies and approaches to address security issues and needs in County facilities continue to evolve. Progress is being made in several areas including the implementation of a standardized County-wide building security and card access system.

DEMOGRAPHIC INFORMATION

CHANGES IN JOHNSON COUNTY POPULATION

The population in Johnson County is increasing by about 10,000 individuals per year, or more than 34 percent of the total population during the 15-year period of the study. CERI estimates the County population at 510,000, as of January 1, 2006, an increase of 14,000 since the last US Census Bureau update in July 2004. The growth rate for the portions of the population over 44 years old and under 20 years old are expanding at a much faster rate, as are those portions of the population with lower incomes. Taken together, these factors will increase demand significantly for all County services, with particular pressures on health and welfare services and all services for at-risk populations.



Figure 2: Sunset Drive Office Building under Construction

