

Strategic Space Planning



The County of Chester

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Space Planning History

- Space Planning Options and Analysis
 - Daley & Jalboot Architects Report in July 2006
- Request for Proposals for Lease Space
 - RFP Issued on June 4, 2008
 - Responses Received July 9, 2008
- Meeting between County and Borough Officials
 - Public Meeting on September 11, 2008

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Space Planning Next Steps

- ❑ Relocation of Staff to Justice Center is now completed
- ❑ Current County Staff to Relocate to Courthouse complex
- ❑ County Code – Location of Offices, Records, and Papers
 - Section 405: Elected Officials in County Seat
- ❑ Evaluation of Options for Space Planning
 - Legal Requirements
 - Cost/Benefit Analysis
 - Service Delivery and Effectiveness
 - Optimal Location of Employees
 - Impact on Operating and Debt Service Budgets

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Strategic Plan Selection Process

Cost Analysis of Options

Term	Year	Option 0	Option I	Option II	Option III	Option IV
1	2010	\$1,662,960	\$762,005	\$1,130,354	\$1,928,444	\$741,320
2	2011	\$1,669,460	\$762,005	\$1,130,354	\$1,928,444	\$772,195
3	2012	\$1,676,025	\$762,005	\$1,130,354	\$1,928,444	\$803,070
4	2013	\$1,682,656	\$762,005	\$1,130,354	\$1,928,444	\$833,945
5	2014	\$1,689,353	\$762,005	\$1,130,354	\$1,928,444	\$864,820
6	2015	\$1,696,117	\$762,005	\$1,130,354	\$1,928,444	\$895,695
7	2016	\$1,702,949	\$762,005	\$1,130,354	\$1,928,444	\$926,570
8	2017	\$1,709,849	\$762,005	\$1,130,354	\$1,928,444	\$957,445
9	2018	\$1,716,818	\$762,005	\$1,130,354	\$1,928,444	\$988,320
10	2019	\$1,723,857	\$762,005	\$1,130,354	\$1,928,444	\$1,019,195
11	2020	\$1,730,966	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
12	2021	\$1,738,146	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
13	2022	\$1,745,398	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
14	2023	\$1,752,722	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
15	2024	\$1,760,120	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
16	2025	\$1,767,592	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
17	2026	\$1,775,138	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
18	2027	\$1,782,760	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
19	2028	\$1,790,458	\$762,005	\$1,130,354	\$1,928,444	\$1,621,487
20	2029	<u>\$1,798,233</u>	<u>\$762,005</u>	<u>\$1,130,354</u>	<u>\$1,928,444</u>	<u>\$1,621,487</u>
Totals		\$34,571,577	\$15,240,100	\$22,607,080	\$38,568,880	\$25,017,445

Option 0: Continue lease of 121 Walnut \$650,000 plus 1%/year; Renovate Historic Courthouse/North Wing (\$22,500,000); Sale of Mosteller Bldg (\$6,000,000)

Notes: Finance \$16,500,000 (\$22,500,000 - \$6,000,000)

Notes: Total Capacity = 97,000. 121 Walnut = 22,000; North Wing = 60,000; Historic Courthouse = 15,000

Option I: Purchase existing 123,500 square feet of space inside/outside the Borough (cost = 35,000,000; finance \$23,000,000)

Option II: Purchase land inside/outside Borough and construct 123,500 square feet of space (cost = \$41,000,000; finance \$29,000,000)

Option III: Renovate existing space (75,000) and construct additional space (63,500) to obtain 138,500 square feet of space (cost = \$42,000,000; finance \$42,000,000)

Note: Requires 15,000 square feet of store front space

Option IV: Lease space inside/outside the Borough with purchase of building (cost = \$37,000,000; finance \$37,000,000 at year 10)

Option 0 assumes sale of County Property (Mosteller Building) valued at \$6,000,000

Options I, II and IV assume the sale of County Property valued at \$15,000,000 used to offset purchase/lease costs (10 years)

Options I, II and IV assume \$12,000,000 of the sale of County property offset purchase/lease costs (10 years)

Options I, II and IV assume \$3,000,000 from the sale of County Property to separate and refurbish historic courthouse

Options I - IV assume termination of lease on 121 Walnut Street to reduce budget impact by \$650,000 per year

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Lease Building Location
313 Market Street, West Chester, PA



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Lease Building Basic Terms and Conditions

- ❑ Landlord: Free Range Associates II, LP
- ❑ Location: 313 Market Street (West of Courthouse)
- ❑ Term (Initial Term): Twenty (20) years
- ❑ Occupancy Date: December 1, 2010
- ❑ Lease Term Extension Options:
 - First Lease Term Extension Option: Five (5) years
 - Second Lease Term Extension Option: Four (4) years eleven (11) months
- ❑ Base Rent:
 - Year 1: \$25.10 per year per square foot
 - Increase by .25 per year per square foot

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Lease Building Basic Terms and Conditions

- Purchase Option
- Common Area Maintenance (CAM): Tenant managed
- Insurance: Tenant provided
- Tenant Work Allowance (TWA):
 - \$45.00 per rentable square foot of space
 - Estimate of TWA: \$5,557,500
 - Preliminary Space Plans and Specifications
 - Must be finalized within 45 days

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Space Planning
Future Steps

- Preserve Historic Courthouse

- Restore Balance of County Property to Tax Rolls
 - County, Borough and School District

- Future Space Analysis based on Strategic Plan