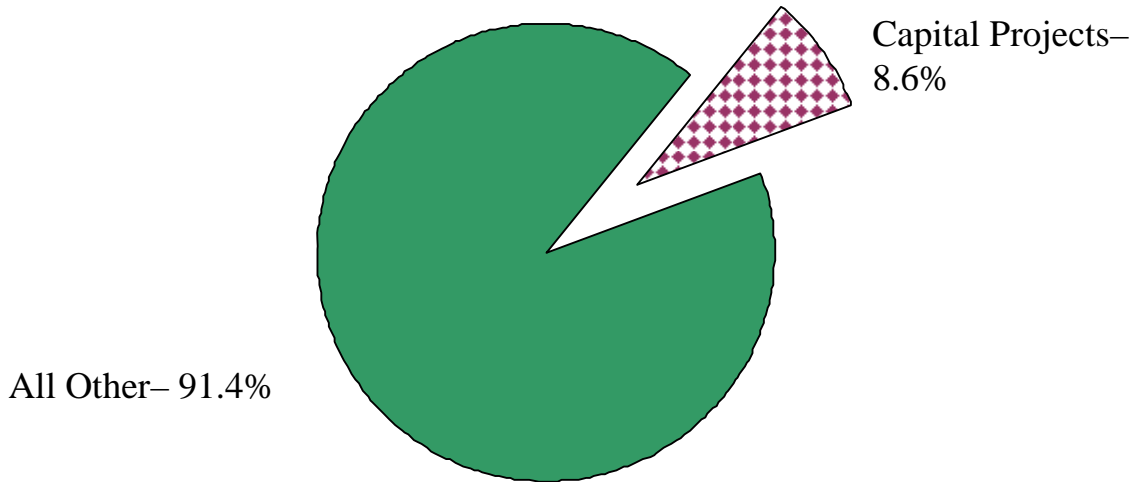


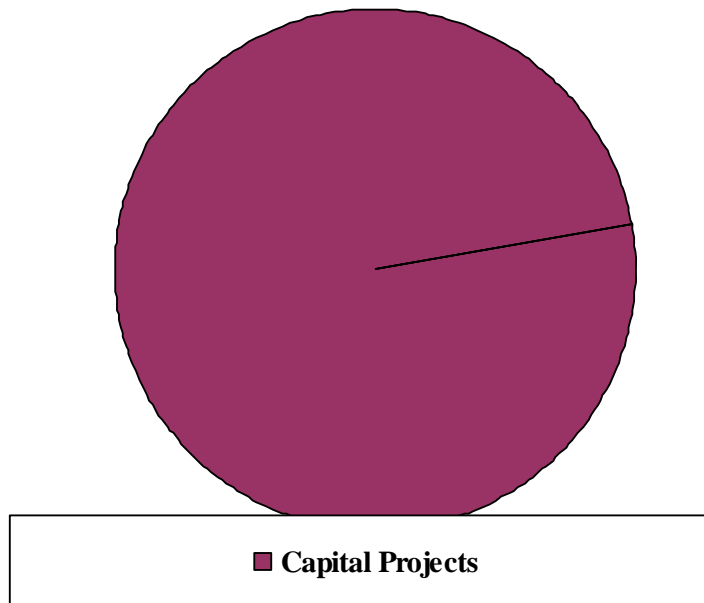
# Capital Projects Functions

**Total County Budget Perspective \***



\* Graph does not reflect operating transfers out since these expenditures are already reflected in the other expenditure categories

## Capital Projects Expenditures by Fund Type



**COUNTY OF OTTAWA  
CAPITAL PROJECTS FUND**

Building Authority Fund (5690-5695) - This Fund was established to account for construction projects of the building authority and/or County. Financing is provided by bond proceeds, interest income and occasionally State grants. This fund records only those projects funded with bond proceeds. Other capital construction projects funded with cash are reported primarily in the Public Improvement Fund (Special Revenue Fund 2450). Projects at County park facilities are reported in the Parks and Recreation Fund (Special Revenue Fund 2081).

<b>Resources</b>
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**Personnel**

*No personnel has been allocated to this department.*

**Funding**

	2004 Actual	2005 Actual	2006 Actual	2007 Current Year Estimated	2008 Adopted by Board
<b>Revenues</b>					
Intergovernmental Revenue					
Interest		\$19,680	\$49,431	\$75,060	\$60,000
Other Revenue		\$29,042	\$12,999		
Other Financing Sources		\$7,997,998	\$68,161	\$10,000,000	\$8,827,327
<b>Total Revenues</b>		<b>\$8,046,720</b>	<b>\$130,591</b>	<b>\$10,075,060</b>	<b>\$8,887,327</b>
<b>Expenditures</b>					
Capital Outlay		\$3,044,672	\$2,251,029	\$6,221,356	\$12,831,971
Bond Issue Costs		\$458,638			
Other Financing Uses		\$2,169,258		\$162,775	
<b>Total Expenditures</b>		<b>\$5,672,568</b>	<b>\$2,251,029</b>	<b>\$6,384,131</b>	<b>\$12,831,971</b>

***Budget Highlights:***

In October of 2007, the County issued bonds for the construction of a new Grand Haven Courthouse facility. Completion is anticipated in 2009.

# 2008 Capital Construction Projects

## Grand Haven Courthouse project County Building

The plan shown herein depicts a 118,000 square foot, \$23 million Courthouse Building that will replace the existing County Building on Washington Street in Grand Haven. The concept plan was presented to the Board of Commissioners in June 2004 and



approved in June 2006. The plan represents a refinement of several options that were considered. The replacement of the forty-year-old, 67,000 square-foot County building with this new traditionally

designed Courthouse will suit the style and vision of the City of Grand Haven's Hilltop Neighborhood and signals a commitment to Grand Haven as the county seat well into the future. In addition to aesthetic improvements, prominent features of the design include the ability to separate staff, victim, and defendant populations in the justice system, and the ability for citizens to access more services than are currently available in Grand Haven through a public service counter near the building's entrance. As the County grows and departmental needs change, this new facility will have ample space to meet these growing demands. Construction of the new facility began in August 2007, and is anticipated to be a twenty four month project with completion prior to the end of 2009.

The County bonded for \$10 million for the combined Grand Haven Courthouse/Fillmore Addition project. The remainder of the cost will come from funds set aside for this project. The debt service payments will average \$767,000 per year, and will be covered from the following funds:

Ottawa County Insurance Authority:	\$150,000
Telecommunications	: \$150,000
Delinquent Tax Revolving Fund	: \$150,000
Public Improvement	: \$175,000
Infrastructure	: \$125,000
Funds allocated for the project	: \$ 17,000

In addition, the new facility will increase the square footage by 51,000 square feet. Consequently, additional, ongoing maintenance costs are anticipated. At this point, no additional personnel needs have been identified, so the maintenance costs reflected on the schedule that follows are based on a cost of \$6.50 per additional square foot in 2008. The \$6.50 per square foot covers utilities, grounds maintenance, insurance, and other costs directly attributable to running the facility.

### **Fillmore Street Addition project**

The present allocation of staff between Grand Haven and the Fillmore Administration Complex in West Olive has caused some operational inefficiency and created difficulty for residents to access certain County services. This plan provides an opportunity to consolidate some staff and departments in West Olive while retaining the County's presence and services in Grand Haven.



The recommended 35,000 square-foot expansion of the Administration Building on Fillmore Street will accommodate staff from Cooperative Extension, the County Clerk, Treasurer, Register of Deeds and Drain Commissioner. The move will consolidate operational staff that work together on a daily basis, reconfigure space in the existing facility and allow citizens better access some services that are now available only in Grand Haven. A resolution was adopted by the Board on June 27, 2006 authorizing the County Building Authority to move forward with the planning of a \$6 million addition at Fillmore Street. The revised final project costs of \$7 million and design were presented to the Board for approval in July, 2007. Construction began in October 2007, and is anticipated to be a twelve month project with completion prior to the end of 2008.

Construction costs will be paid from funds set aside for the project in various County funds. Since it is an expansion, additional, ongoing maintenance costs are anticipated. At this point, no additional personnel needs have been identified, so the maintenance costs reflected on the schedule that follows are based on a cost of \$6.50 per additional square foot in 2008. The \$6.50 per square foot covers utilities, grounds maintenance, insurance, and other costs directly attributable to running the facility. As state earlier, the County does expect to gain efficiencies by grouping related department together, but these savings are not quantifiable.

## **Southwest Ottawa Landfill upgrades**

The 43-acre Southwest Ottawa landfill is located a little over one mile east of the shore of Lake Michigan in Park Township between James Street and Riley and 160<sup>th</sup> and 168<sup>th</sup>. The landfill opened in 1968 by Ottawa County for the disposal of municipal and industrial waste, it operated until it was



closed in 1981. The County, through the Ottawa County Road Commission, operated the landfill for a few years in the late 1960's and early 1970's then transferred the operation to Waste Management, under contract. In the early 1980's, Waste Management closed the operation and constructed a cap over the landfill consisting of bentonite clay, power plant fly ash and sand.

In 1987, seven purge wells were constructed along with the associated piping and electrical work to supply contaminated groundwater to a treatment plant which was constructed northwest of the intersection of James and 168<sup>th</sup> on County owned property. The treatment was designed to remove iron and volatile organic compounds from the groundwater leachate per the terms of a water restoration agreement agreed to between the County and the Michigan Department of Environmental Quality (MDEQ) in 1984.

The County is planning improvements to the extraction/treatment system at the landfill because of the degradation of the existing groundwater extraction system and in order to reduce the necessary treatment time and costs. This improvement was also necessitated by a lawsuit against the County from the MDEQ. As a result of the improvement initiative, the MDEQ has dropped its lawsuit.

Specifically, the County is completing the construction of a clay cap over the landfill that will prevent the contamination located in the landfill from leaching to the groundwater (via percolating rain water) and upgrading the purge well and treatment system. The cost is expected to be approximately \$4.2 million with the work taking place throughout 2006, 2007, and 2008.

The upgrades to the Southwest Ottawa Landfill and clean up efforts are divided in three categories: The upgrades to the filtration plant, equipment, new piping, wells and the reshaping, recapping and venting of the landfill. The plan is to cap the landfill, put down new purge wells, close down old ineffective wells, and install new treatment technology.



Funding for the project is coming from two places. The Ottawa County Insurance Authority is covering \$2.1 million of the cost which represents the capping of the landfill. The remainder of the project will come from the Solid Waste Clean-up fund, Special Revenue fund 2271. Ongoing maintenance costs will be required to operate the purge wells. The County anticipates it will cost approximately \$127,000 per year to cover the utility and chemical costs to operate the purge wells. The \$127,000 represents a savings from operational costs before the improvements. Specifically, from 2000 through 2006, annual operational costs averaged \$155,000. Although the improvements are also expected to reduce the treatment time, those savings are currently indeterminable.

Once the improvements have been made, the County plans to use the land to provide new recreational opportunities. The top of the landfill has been shaped to allow sledding and hiking. The low land pond will provide a natural flora and fauna habitat. After completion of the improvements to the landfill portion of the work, the 230-acre parcel (which includes the 43-acre landfill) will be transferred to the County Parks system.

### **Parks and Recreation Projects**

The Parks and Recreation department will begin construction of a nature education center at Hemlock Crossing in late 2008 with completion anticipated in early 2009. The approximate 8,000 square foot facility will be the focal point for all department nature education programs and function as a visitor center for the Ottawa County park system. The \$1.5 million dollar project will be funded by a combination of donations, parks millage dollars and revenues from managing red pine on county lands.

Public access to the 500 acre North Ottawa Dunes property will be enhanced with a project undertaken in cooperation with the City of Ferrysburg at their Coast Guard Park. A parking lot, trailhead and donor recognition signage for North Ottawa Dunes will be constructed at Coast Guard Park at an estimated cost of \$100,000.

Continued improvements at the Upper Macatawa Natural Area are planned for 2008 with construction of a two-mile non-motorized pathway between Byron Road and Adams Street. Completion of this project as proposed, with cost estimated at \$600,000, is dependent upon funding assistance from federal transportation enhancement funds.

Several smaller projects are also planned for 2008. Replacement of an aging dune stairway at Tunnel Park (\$45,000 project cost) is scheduled along with replacement of a large section of retaining wall (\$20,000) as part of walkway and boardwalk maintenance at the Historic Ottawa Beach Park. A project involving wetland restoration and native grassland establishment at Hemlock Crossing is scheduled at a cost of \$15,000. The habitat improvements will benefit educational opportunities at the new nature center. Finally, new parking areas and kiosks at the Bur Oak Landing property on the Grand River in Polkton Township are planned for 2008 at a cost of \$15,000.

Ongoing maintenance costs consisting of supplies and utilities for all of the park projects are expected to be minimal.

County of Ottawa  
**Capital Construction Projects - Construction Costs**  
 Budget Year Ending December 31, 2008

PROJECT DESCRIPTION	CAPITAL CONSTRUCTION COSTS					
	PROPOSED METHOD OF FINANCING	ESTIMATED COSTS		EXPENDED TO DATE (INC. CURRENT YR)	BUDGET YEAR 2008	FUTURE YEARS
		ORIGINAL	AMENDED			
<b>Ottawa County (primary government)</b>						
West Olive Addition/ Grand Haven Courthouse (1)	Bond Issue/ Fund Balance	\$24,000,000	\$30,000,000	\$1,164,102	\$12,831,971	\$10,978,512
SouthWest Ottawa Landfill (2)	Insurance Authority/ Landfill Surcharge	\$4,500,000	\$4,200,000	\$1,949,964	\$1,373,182	\$0
Tunnel Park Replace dune climb stairs. (2)	Parks & Recreation Millage	\$45,000	\$45,000	\$0	\$45,000	\$30,000
Hemlock Crossing Wetland / Native Grassland (2)	Parks & Recreation Millage	\$15,000	\$15,000	\$0	\$15,000	\$0
Park 12 Switchback Replacement (2)	Parks & Recreation Millage	\$20,000	\$20,000	\$0	\$20,000	\$0
Bur Oak Landing Kiosk and Parking (2)	Parks & Recreation Millage	\$15,000	\$15,000	\$0	\$15,000	\$0
Upper Macatawa Non-Motorized Pathway (2)	Parks & Recreation Millage	\$600,000	\$600,000	\$0	\$600,000	\$0
North Ottawa Dunes Phase I (2)	Parks & Recreation Millage	\$100,000	\$100,000	\$0	\$100,000	\$0
Nature Education Center Construction (2)	Red Pine Revenue Donations Millage	\$1,500,000	\$1,500,000	\$0	\$1,500,000	\$0
<b>Grand Total - Primary Government</b>		<b>\$30,795,000</b>	<b>\$36,495,000</b>	<b>\$3,114,065</b>	<b>\$16,500,153</b>	<b>\$11,008,512</b>
<b>Ottawa County Public Utilities (component unit)</b>						
Wyoming Water Plant Expansion	Public Act 342 Bonds	\$31,673,000	\$31,673,000	\$17,328,000	\$8,129,000	\$6,217,000

**Grand Total Capital Construction**      **\$62,468,000**    **\$68,168,000**    **\$20,442,065**    **\$24,629,153**    **\$17,225,512**

1. The County anticipates issuing \$10 million in bonds for this facility with the rest of the cost paid from six other funds. See Capital Projects narrative for more detail.
2. No debt will be issued for this project. Funds have been set aside for this project or will be financed by the Parks tax levy.

County of Ottawa  
**Capital Construction Projects - Anticipated Annual Operational Costs**  
 Budget Year Ending December 31, 2008

PROJECT DESCRIPTION	ESTIMATED ANNUAL OPERATION COSTS (includes debt repayment)							
	PROPOSED METHOD OF FINANCING	EXPEN-DITURE TYPE	ACTUAL PRIOR YEAR 2006	ESTIMATED CURRENT YEAR 2007	BUDGET YEAR 2008	FUTURE YEARS		
						2009	2010	2011
<b>Ottawa County (primary government)</b>								
West Olive Addition/ Grand Haven Courthouse (1)	General Fund Various Funds	Maintenance  Debt	\$0	\$0 \$207,000	\$0 \$767,000	\$398,196 \$767,000	\$519,099 \$767,000	\$542,905 \$767,000
SouthWest Ottawa Landfill (2)	Solid Waste Clean-up Fund	Maintenance	\$0	\$163,000	\$163,000	\$127,000	\$127,000	\$127,000
Tunnel Park - Replace dune climb stairs (2)	Property Tax Levy	Maintenance	\$300	\$600	\$300	\$300	\$300	\$300
Hemlock Crossing Wetla Native Grassland (2)	Property Tax Levy/Park Twp.	Maintenance	\$0	\$0	\$500	\$300	\$100	\$0
Park 12 Switchback Replacement (2)	Property Tax Levy	Maintenance	\$0	\$300	\$0	\$0	\$0	\$0
Bur Oak Landing Kiosk and Parking (2)	Property Tax Levy	Maintenance	\$0	\$0	\$750	\$750	\$750	\$750
Upper Macatawa Non- Motorized Pathway (2)	Property Tax Levy	Maintenance	\$0	\$0	\$500	\$2,000	\$2,000	\$2,000
North Ottawa Dunes Phase I (2)	Property Tax Levy	Maintenance	\$0	\$0	\$1,000	\$1,000	\$1,000	\$1,000
Nature Education Center Construction (2)	Property Tax Levy Fee Revenues	Maintenance	\$0	\$0	\$0	\$20,000	\$30,000	\$30,000
<b>Grand Total - Primary Government</b>			<b>\$300</b>	<b>\$370,900</b>	<b>\$933,050</b>	<b>\$1,316,546</b>	<b>\$1,447,249</b>	<b>\$1,470,955</b>

**Ottawa County Public Utilities (component unit)**

Wyoming Water Plant Expansion (3)	Special Assessments	Debt	\$0	\$0	\$2,075,816	\$1,750,000	\$2,480,000	\$2,480,000
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**Grand Total Operational Costs** **\$300    \$370,900    \$3,008,866    \$3,066,546    \$3,927,249    \$3,950,955**

1. No new personnel are included in the 2008 budget, but may become necessary in future years. Contractual labor and utility costs will be larger due to the larger sizes of the buildings.
2. No debt will be issued for this project. Estimated Annual Operation Costs are for maintenance including utilities, supplies, etc. No new personnel are projected to be added.
3. The annual operating costs for the public utilities project is strictly for debt service. The maintenance costs are the responsibility of the municipality.