

DTMB - State Facility Preservation Project Phase II and III, Group M Maxey Transition (Green Oaks Addition, Huron Center, and Woodland Infirmary)

House Concurrent Resolution 22 - As Introduced

Sponsor: Representative Kowall

Analysis Completed: May 10, 2011

BRIEF SUMMARY:

House Concurrent Resolution 22 would approve the conveyance of property and a lease between the state and the State Building Authority relative to the Department of Technology, Management, and Budget State Facility Preservation Project, Phase II and III, Group M Maxey Transition (Green Oaks Addition, Huron Center, and Woodland Infirmary). The project was approved for planning and construction by the Legislature at a total cost of \$13,325,000. Approval of the resolution would enable the SBA to issue bonds to finance the costs. The resolution would create a contractual obligation between the state and the SBA, requiring the state to make annual rent payments to the SBA. The SBA uses the rent payments to pay off the bonds sold to finance the construction. Once the debt obligations are satisfied, the SBA will transfer title back to the state.

The Green Oaks Addition component involves the demolition of a two-story housing unit and the construction of a new, single-story, 80-bed pod style detention facility. The new facility, consisting of approximately 32,260 sq. ft., will have new security systems and an enclosed ramp that connects the facility to the existing administration space, classrooms, and kitchen. The Huron Center component converts the W.J. Maxey Training Facility into a Department of Corrections facility. The project involves complete renovation of the existing 19,000 sq. ft., 80-bed cell block facility. New mechanical, electrical, plumbing, and security systems will be installed, in addition to high security detention cells with new detention doors, frames, and hardware. The renovation will bring this facility up to current codes and will provide security requirements necessary for a state correctional facility. The Woodland Infirmary component involves the renovation and conversion of the 7,000 sq. ft. old gymnasium area at the W.J. Maxey Training Facility into a new infirmary. This project involves selective demolition throughout the building and the installation of new mechanical, electrical, plumbing, and security systems. The Infirmary will have high security detention cells with new detention doors, frames, and hardware. Renovations will bring this facility up to current codes and will provide security requirements necessary for a state correctional facility.

FISCAL IMPACT:

The total cost of the project is \$13,325,000. Annual rent payments to the SBA are estimated at \$914,000 to \$1,195,000 until the bonds are retired (approximately 15 to 17 years). The actual true market rent amount, within or below the respective range, will be determined when the project is completed and has been independently appraised. Annual rent payments to the SBA are appropriated in the General Government appropriations bill and total \$241.9 million for FY 2011.

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■ This analysis was prepared by nonpartisan House staff for use by House members in their deliberations, and does not constitute an official statement of legislative intent.