Wander Outside Comfort Zone

Ada County Master Facilities Plan

APA Idaho 2018 – The New West

Russ Phillips, INSIGHT Architects
Mitra Mehta-Cooper, Development Services
Who is familiar with a Master Facilities Plan?

Who has worked on a Master Facilities Plan or facilities planning/design?
Master Facilities Plan Elements

- Identify Needs
- Identify Goals and Time Frame
- Conduct Facility Survey
- Program Specifics
  - User Group Meetings = Program
- Research – Demographics – Science
- Develop Scenarios with Cost Impacts
- Refine Scenario – Solution
- Implement MFP
Master Facilities Plan Comes in All Sizes

- Simplot
Master Facilities Plan Comes in All Sizes

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Master Facilities Plan Comes in All Sizes

- Idaho Veterans Home Study
Master Facilities Plan Comes in All Sizes

- Idaho Veterans Home Study

Idaho Division of Veterans Services
Feasibility Study—4th Veterans Home
Interview for Architectural and Engineering Services DPW # 14606

Task 1
Project Logistics
- Background
- Stakeholders
- Expectations
- Project Timeline

Task 2
Leadership Summit
- Vision
- DPW
- Planning Team
- Veteran Groups
- Interested Stakeholders

Task 3
Needs Assessment
- Demographic Study
- Needs Projection
- Future Care Environment
- Idaho's New Facility
- Program Options
- Review Potential Impacts from Adjacent Stated

Task 4
Review of VA Requirements
- Living Center Design Guidelines
- Criteria and Project Planning
- Veteran from Adjacent Stated

Task 5
Benchmarking of Comparable Facilities
- Project Experience
- Literature Research
- Other Vets of Existing Facilities

Task 6
Existing Facility Assessment
- Site Support
- Infrastructure
- Safety
- iPod
- Facility Maintenance

Task 7
Functional Space Program
- Programming Requirements
- Administrative "Bubble Diagrams"
- Room by Room Space Requirements
- Room Diagrams
- Conceptual Final Room Layouts

Task 8
Site/Facility Potential and Constraints
- Physical
- Fiscal
- Challenges

Task 9
Alternative Development Concepts
- Program Description
- Sustainable Design Opportunities
- Site Planning
- Metrics and Circulation Plan
- Utility Budget
- Environmental Considerations
- Community Buffers
- Site Suggests with Conceptual Floor Plan
- Site Plan and Design Model

Task 10
Comparative Evaluation of Concepts
- Cost and Financial Feasibility
- Identity Leadership Support
- Timing of Implementation
- Sustainability
- Morphology and Adaptability
- Impact to the Local Community

Task 11
Grant Submittal Documentation
- BDS Participation
- Site Visitation of Project Plan
- Blueprint for Communication with Idaho Aging and Disability Services

PROJECT TEAM
- Dana Kaufman—Architect Project Manager
- Nold Architects—Architect
- NBBJ—Architect

Wander Outside Comfort Zone – Master Facilities Plan
Master Facilities Plan Comes in All Sizes

- Washington County
Master Facilities Plan Comes in All Sizes

- Washington County
Master Facilities Plan Comes in All Sizes

- Washington County
Master Facilities Plan Comes in All Sizes

- Washington County Fairgrounds
Ada County Master Facilities Plan

ADA COUNTY MASTER FACILITIES PLAN DEVELOPMENT Study Process

INITIATION
1 • PROJECT LOGISTICS
2 • CAMPUS TOURS
3 • REVIEW EXISTING DOCUMENTATION
4 • LEADERSHIP SUMMIT

ANALYSIS
5 • DEPARTMENTAL INTERVIEWS
6 • FACILITY & SITE ANALYSES
7 • REVIEW & CONFIRM DEMOGRAPHIC ANALYSIS / FORECAST
8 • OPERATIONAL ANALYSIS

TESTING
9 • FUNCTIONAL SPACE PROGRAM
10 • CAMPUS / BUILDING SCENARIOS
11 • PRELIMINARY COST ESTIMATES
12 • COMPARATIVE EVALUATION

RECOMMENDATION PHASE
13 • PREFERRED SCENARIO WITH FUNDING & FINANCING OPTIONS
14 • STUDY DOCUMENTATION

IMPLEMENTATION PHASE
15 • IMPLEMENTATION GUIDANCE + CAPITAL INVESTMENT PLAN PROCESS

JULY 2017 AUG SEPT OCT NOV DEC JAN 2018 FEB MARCH APRIL MAY JUNE JULY AUG

Leadership Summit
Data Charrette
Program Charrette
Scenarios Charrette
Evaluation Charrette
Final Recommendation

Board Presentation
Board Presentation
Board Presentation

Wander Outside Comfort Zone – Master Facilities Plan
Wandering Outside My Comfort Zone
Ada County covers 1,055 square miles in Southwestern Idaho.

Ada County is the most populous county with 401,673 residents in 2013.

Fastest growing region with population expected to be 540,000 in 2025 and 675,000 in 2040.
Wandering Outside My Comfort Zone

"Come on, you can always fit one more."
How many existing facilities do we have?

How many total square footage of building space that we occupy?
Wander Outside My Comfort Zone

- County facilities and employees are located at 32 locations
- County office buildings total more than 1.2 million square feet

Ada County Government
- BoCC – 3 Commissioners
- 6 Other Elected Officials – Assessor, Clerk of the Court, Coroner, Prosecutor, Sheriff, and Treasurer
- 11 Departments
- 1826 Employees
Ada County Commissioners are required to provide a wide variety of public services and facilities as mandated by the Idaho State Constitution and Code Title 31.
Master Facilities Plan – Why Planners?

Well... I think this is about as far as we need to get.
Master Facilities Plan – Why Planners?

- Needed to be a truly collaborative project

- Needed to hire outside consultants to bring an objective (and neutral) technical perspective
Master Facilities Plan – Why Planners?

- Worked with BoCC and other leaders in defining a scope of work and timeline
  - Data Collection – June 2017
  - Needs and Demands Analysis – November 2017
  - Site and Scenario Planning – April 2018
  - Master Facilities Plan Recommendation – July 2018
  - Implementation Guidance – August 2018
Master Facilities Plan – Why Planners?

• Collaborative Process = Communications Protocol

• Project Management Team – Biweekly meetings with consulting team

• Leadership Team – 6 charrettes to guide project at policy level

• Notification Team – Staff level review of project details and recommendations
Master Facilities Plan – Why Planners?

- Request for Qualification (RFQ #17036)
  - Collaborative selection committee;
  - Pre-application meeting;
  - Initial review of RFQ responses;
  - Bidders’ presentation and interviews;
  - Final review of qualifications and scoring;
  - Recommendation to BoCC; and
  - Hired INSIGHT Architects on July 18, 2017
### Ada County Master Facilities Plan

#### ADA COUNTY MASTER FACILITIES PLAN DEVELOPMENT Study Process

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- **Leadership Summit**
- **Data Charrette**
- **Program Charrette**
- **Scenarios Charrette**
- **Evaluation Charrette**
- **Final Recommendation**
Ada County Master Facilities Plan

- Initiation
  - Project Logistics
  - Campus Tours
  - Review Existing Documentation
  - Leadership Summit
Ada County Master Facilities Plan

- Analysis
  - Departmental Interviews
  - Facility and Site Analyses

- Review and Confirm
  - Demographic Forecast
  - Operational Analysis
Ada County Master Facilities Plan

- **Testing**
  - Functional Space Program
  - Campus/Building Scenarios
  - Preliminary Cost Estimates
  - Comparative Evaluation

**COURTHOUSE / CIVIC PLAZA – SCENARIO #1**

A. Acquire property at corner of W. Grove St. and S. Third St. Build 3.6-story garage with retail frontage on W. Front Street. FACES replacement is located on two levels within garage structure, 30,000 GSF.

- 400 stalls for administration building
- 160 displaced surface stalls on Parcel 9
- 60 reserved spaces for FACES
- 43 displaced surface stalls from Parcel B

B. Build 1-story below grade secure parking garage - 45 spaces.

- 8-story Administration Office Building, 200,000 GSF (25,600 GSF per floor)

C. J2 expands in LL of new Administration Building.
Ada County Master Facilities Plan

- **Recommendation**
  - Preferred Scenario
  - Study Documentation

### RECOMMENDATION PROCESS

**LEADERSHIP COMMITTEE PRIORITY EXERCISE & POST-EVALUATION CHARRETTE FEEDBACK**

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<tr>
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Adapted from Ada County Master Facilities Plan. April 12, 2018
Ada County Master Facilities Plan

- Recommendation
  - Preferred Scenario
  - Study Documentation

### RECOMMENDATION PROCESS

**PROJECT TEAM DISCUSSION & CONSULTANT INPUT ON PRIORITIES**

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- **TOP PRIORITY**
Ada County Master Facilities Plan

- Implementation Phase
  - Implementation Guidance
Master Facilities Plan – Takeaways

- The New West and Idaho has three favorable factors for growth
  - Hot job market
  - Affordable housing
  - Desirability – recreational opportunities and safe place to raise families
Master Facilities Plan – Takeaways

• Planners, and other professionals in the industry, will have newer and challenging opportunities like the Master Facilities Plan

• Be prepared to wander outside your comfort zone and take the leap of faith
Master Facilities Plan – Takeaways

• Benefits of wandering outside my comfort zone – Professional Learning

  • Idaho State Legislations that dictates facilities planning
    • Courts, jails, juvenile detention, coroner, assessor, emergency communication, landfill, fairgrounds, etc.

  • Funding and financing limitations for construction of various facilities in Idaho State Legislation

  • Every Ada County building and its existing and future needs

  • Every Ada County operation and leaders

  • Opportunities with Boise State, VRT, COMPASS, Boise City, Etc.
Benefits of wandering outside my comfort zone – Consensus in County’s Facilities Needs

- For the first time, every leader of Ada County thought of the county as one large enterprise, and not just their own department/office.
- They debated and agreed upon a Countywide Facilities Plan and priority order of its facilities needs.
- They recognized the funding/financing challenge that the County has in keeping up with growth and its companion facilities needs.
- Leadership Team continues to be the champion in execution of the Master Facilities Plan.
Thank you!

THE EMOTIONAL JOURNEY OF CREATING ANYTHING GREAT

This is the best idea ever!!

This will be fun

This is harder than I thought

This is going to be a lot of work

This sucks I have no idea what I'm doing

Dark swamp of despair

Belief Persistence Family + Humour

Ok but it still sucks

Quick, let's call it a day and say we learned something

Hmm...

Hey!

Wow

Family + Humour

This is one of the things I am most proud of

THE EMOTIONAL JOURNEY IS INEVITABLE AND PERHAPS NECESSARY