

# VALLEY COUNTY

## Master Facilities & Comprehensive Financial Plan Update

February 2022

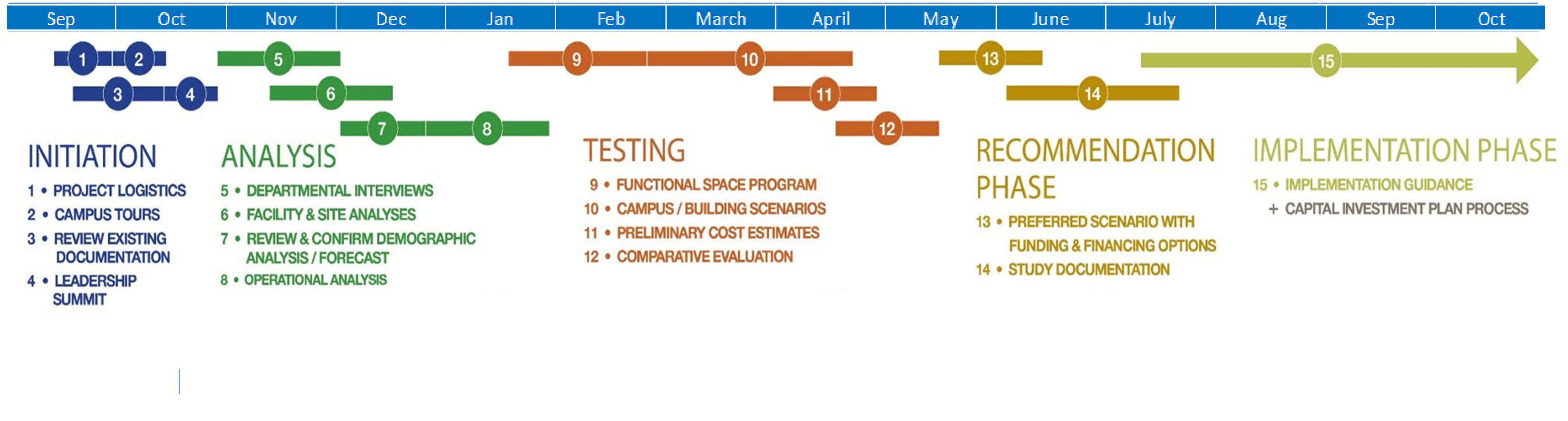


**CLEARWATER**  
— FINANCIAL —

**INSIGHT**  
architects, p.a.



# TIMELINE





# WHERE ARE WE NOW?

- Phase 1    **INITIATION**
- 1-Project Logistics - **COMPLETE**
  - 2-Campus Tours - **COMPLETE**
  - 3-Review Existing Documentation - **COMPLETE**
  - 4-Leadership Summit – Informal - **COMPLETE**
- Phase 2    **ANALYSIS**
- 5-Departmental Interviews - **COMPLETE**
  - 6-Stakeholders – Community Based – **COMPLETE**
  - 7-Review & Confirm Demographic Analysis / Forecast – **COMPLETE**
  - 8-Operational Analysis - **COMPLETE**
- Phase 3    **TESTING**
- 9-Functional Space Program & Adjacencies – **COMPLETE**
  - 10-Campus/Building Scenarios and Demographic Report – **COMPLETE**
  - 11-Preliminary Cost Estimates – **IN PROCESS**
  - 12-Comparative Evaluation & Citizen’s Committee Engagement – **IN PROCESS**



# PROGRAMS AND VISION

- The Roads Department
  - Analyze how to service all vehicle and equipment needs.
  - There are still some pieces that are maintained by Building & Grounds and Recreation.
- Work Force Housing
  - Partnership opportunities across the County and portions of Adams County.
  - Several communities and employers see the need to recruit and retain employees.
  - This issue needs much discussion regarding approach, quantity and locations.
  - Public transit is a potential part of the solution.
- Fairgrounds
  - What are the goals, vision and suitability of this site?
  - What is the bigger picture for this potential recreation-event district in the City of Cascade?
- The Senior Center
  - Will transition to Daycare for Valley County employees?
  - A portion of the building will remain for Seniors and other community programs such as Bingo Night.



# WORK ENVIRONMENT

- County is “making-do” with what they have.
- Challenges & Opportunities
  - Locations not ideal for serving public
  - Locations not ideal for space needs. Departments are “fitting into” space they are given.
  - Lack of workspace equity. Specifics vary depending on the work setting and function
  - Need for additional space and expansion in the next 5-10 years
  - Need for an adequately sized and furnished breakroom.
    - Connected to outdoor patio seating
- Positive Feedback
  - Courthouse Main Entrance Security Scanning System
  - Openness to employees working remotely if their job functions can be conducted with requisite + efficiency and effectiveness.
- Opportunities
  - Opportunity to create high performance building envelopes (insulation, thickness and type of material, eliminating air infiltration)
    - Superior comfort and lower energy bills at very little initial cost.
  - Opportunity to capture the geothermal reserves





# FACILITY ASSESSMENT

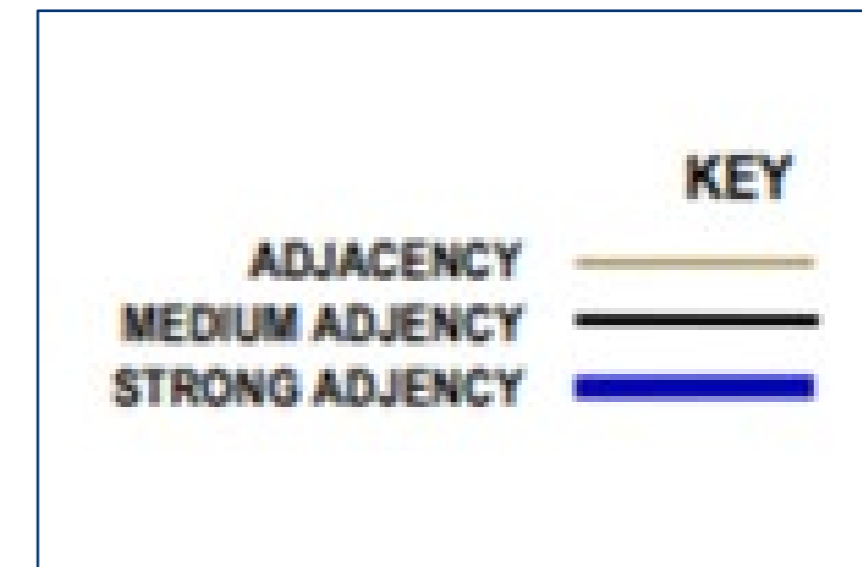
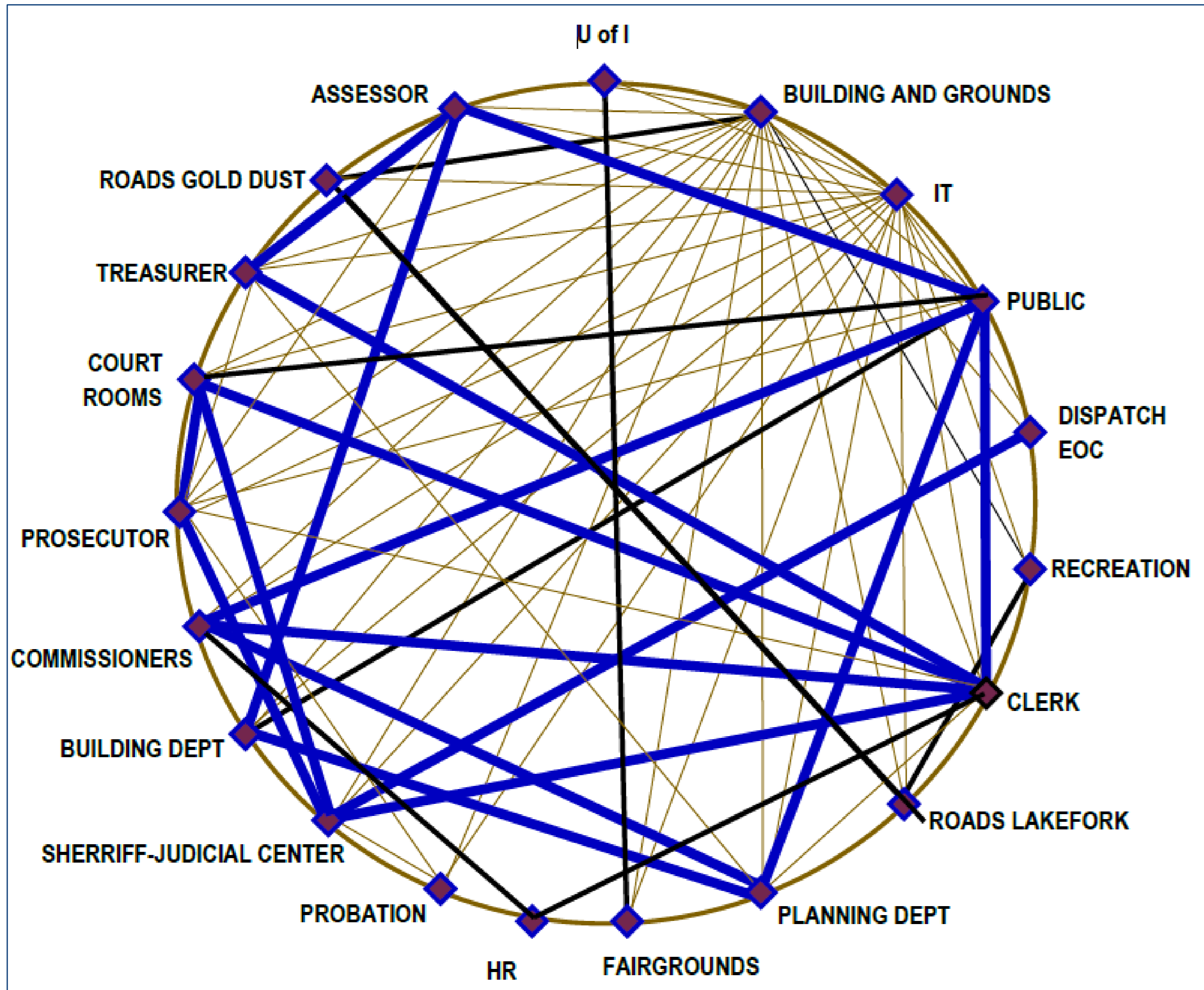
- Courthouse comprises (3) separate additions. The original courthouse (roughly 100 years old); a 1976 addition; the courtroom addition 2005. The original courthouse is not entirely conducive to office space occupancy. The middle and south additions are adequate for office space occupancy however are not well insulated contributing to occupant discomfort and not enough room to accommodate current needs.
- Judicial Center is well constructed.
- EOC is well utilized by the county campus. The upstairs Emergency Response Room is under utilized however needed for disaster response events.
- Uofl Extension is wood framed, not in the best condition, has ADA accessibility issues and is poorly insulated.
- Building & Grounds setting up new portable office space in a portable unit. Using existing structures for storage and shops needs and these structures are not ideal.
- North Idaho Street Properties remaining outbuildings are in poor shape. Consider for housing or other economic development purposes. Miscellaneous wood framed structures, a couple are usable for office space occupancy however not very energy efficient.
- Parking & Snow Storage Property on North Main Prime and large location for many uses.
  - Consider for housing or other economic development purposes.



# FACILITY ASSESSMENT CONT.

- Roads Department Building along Hwy. 55 small and not adequate insulation. No proper separation between the office area and work/storage bays and outbuildings are minimal construction. Use is now interfering with nearby residences and neighbors and the site egress is challenging.
- Fairgrounds Needs to expand and identify its goals and vision. A community-based master plan is recommended. Economic development consideration is also recommended.
- Gold Dust Property Location for Weed & Pest main building and outbuildings. Logical location for the Roads Department and gain a proper office & shops building facility.
- Lake Fork Property Very large and potentially useful property. Under-utilized office & shops building. Roads Department has multiple outbuildings that serve their needs well. Main building seems like a logical future location for the Recreation Department. Recreation Department location(s) should be re-evaluated as the department evolves.
- McCall Annex current county functions are adequately housed. Majority of the building is leased to McCall Police Department. County needs will influence the need for more space. McCall Police has significant future needs. Regional solutions with City should continue to be explored.

# ADJACENCIES



- Clerk has the most “strong adjacencies” with **5**.
- Public has **4** “strong adjacencies.”
- Commissioners, Sherriff, Planning & Building all have **3** “strong adjacencies.”
- Prosecutor has several strong and simple adjacencies.
- Grounds and IT have the most, albeit simple adjacencies.





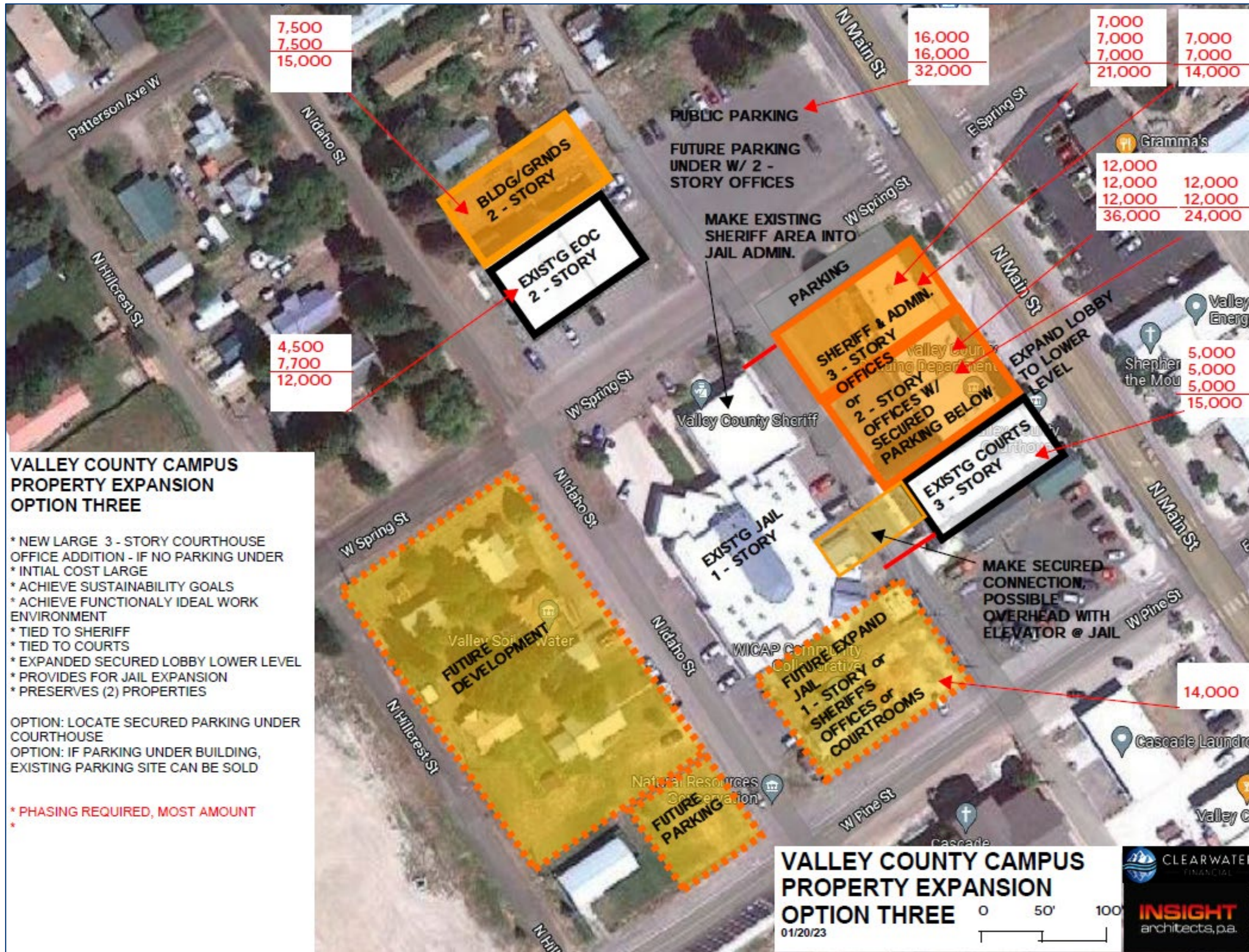
# EXTERNAL STAKEHOLDER FEED BACK

- **Growth** was a uniform concern. **Collaboration** with the County would be universally beneficial. Many are in process with short-term growth plans.
- County **comprehensive plan**, future land-use map and code update was strongly encouraged.
- **Needed services** within communities include: Water, Sewer, Transit, and EMS.
- **Workforce housing** was a common need. Some stakeholders have addressed or have plans to address housing needs. Many independent discussions occurring. County convening stakeholders on this topic would be seen as a positive.
- **Regional recreation facility** well received. Several stakeholders interested partnering.
- **Fairgrounds** ranged largely depending on location of the stakeholder. Generally positive if facilities were updated and improved. Consider economic impact.

***Common theme of desire to collaborate with the County going forward and gratitude to the County for involving them in this needed planning process.***



# COURTHOUSE CAMPUS BUILDING SCENARIO



**VALLEY COUNTY CAMPUS PROPERTY EXPANSION OPTION THREE**

- \* NEW LARGE 3 - STORY COURTHOUSE OFFICE ADDITION - IF NO PARKING UNDER
- \* INITIAL COST LARGE
- \* ACHIEVE SUSTAINABILITY GOALS
- \* ACHIEVE FUNCTIONALLY IDEAL WORK ENVIRONMENT
- \* TIED TO SHERIFF
- \* TIED TO COURTS
- \* EXPANDED SECURED LOBBY LOWER LEVEL
- \* PROVIDES FOR JAIL EXPANSION
- \* PRESERVES (2) PROPERTIES

OPTION: LOCATE SECURED PARKING UNDER COURTHOUSE  
OPTION: IF PARKING UNDER BUILDING, EXISTING PARKING SITE CAN BE SOLD

\* PHASING REQUIRED, MOST AMOUNT

- Comprises (3) separate additions.
  - The original courthouse (roughly 100 years old)
  - 1976 addition
  - 2005 courtroom addition



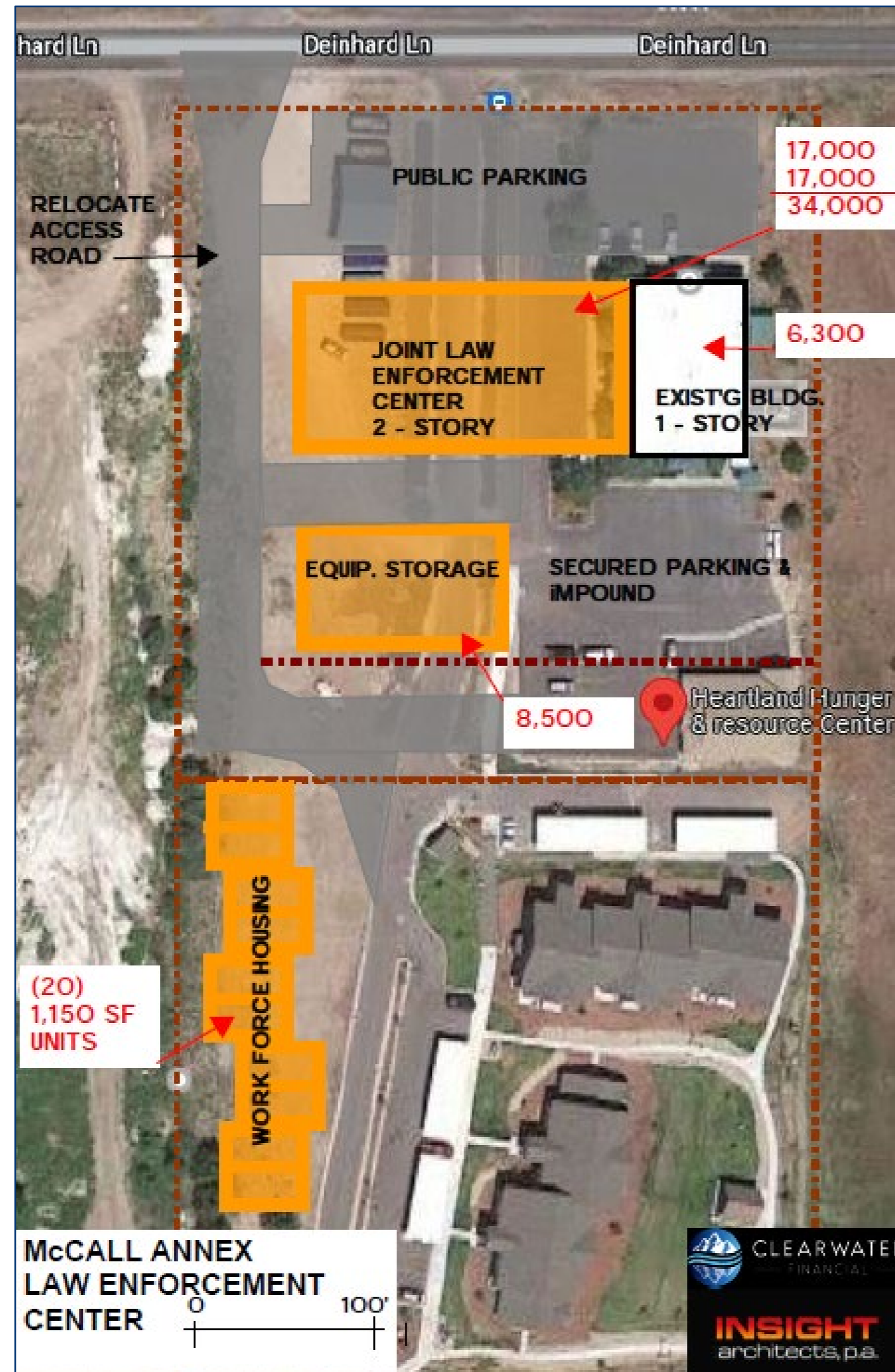
# GOLD DUST BUILDING SCENARIO



- Location for Weed & Pest main building and outbuildings.
- Logical location for the Roads Department and gain a proper office & shops building facility.



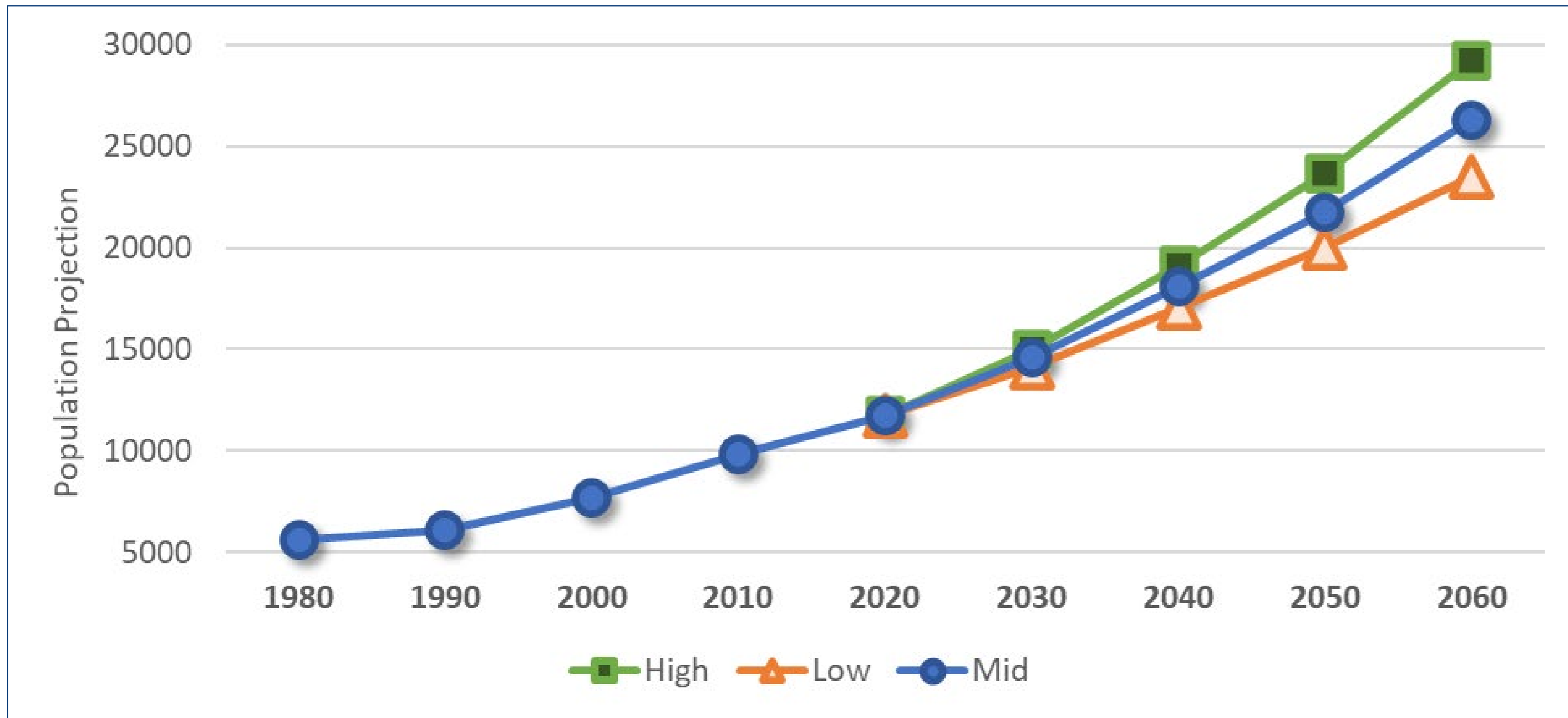
# MCCALL ANNEX BUILDING SCENARIO



- Current county functions are adequately housed.
- Majority of the building is leased to McCall Police Department.
- County needs will influence the need for more space.
- McCall Police has significant future needs.
- Regional solutions with City should continue to be explored.



# DEMOGRAPHIC REPORT

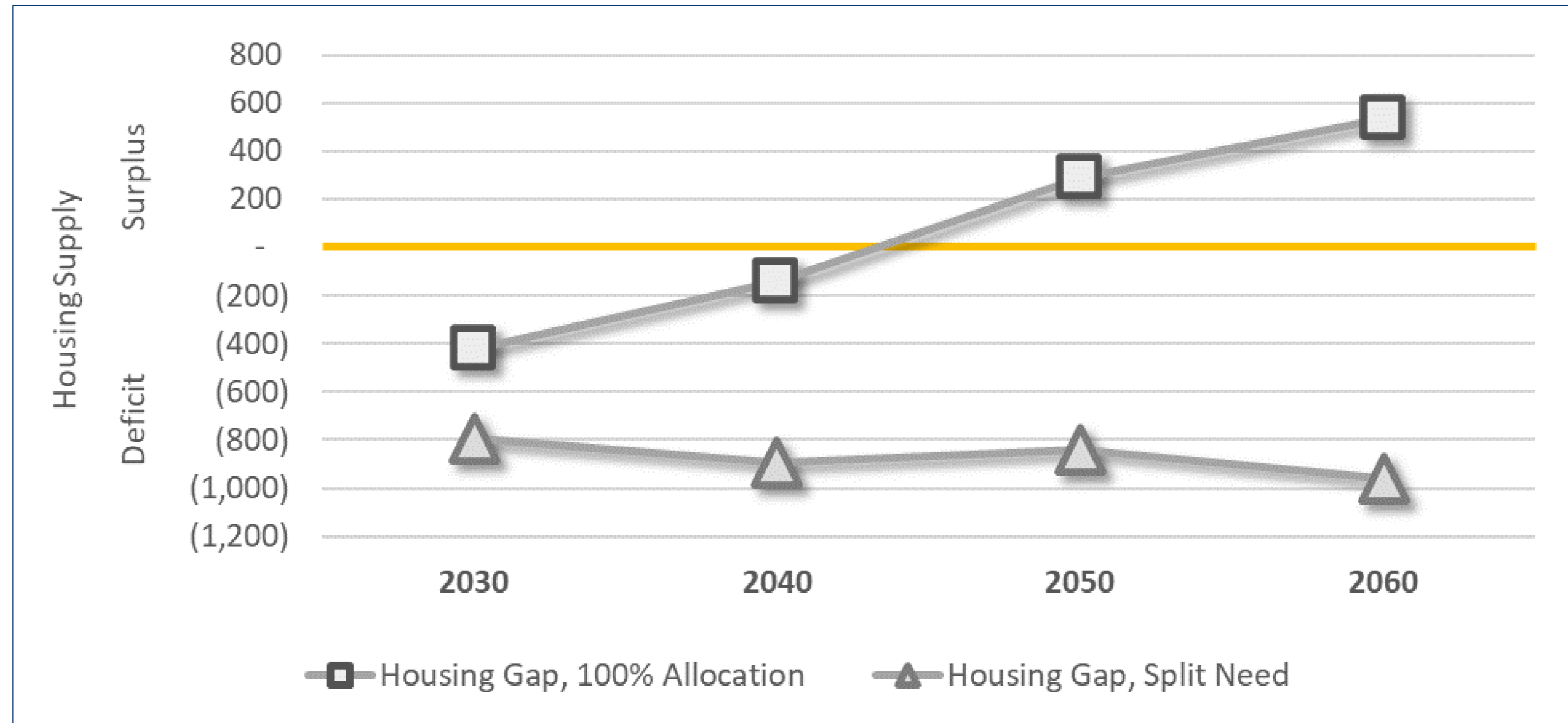


- Estimated 2022 population is 12,661 citizens.
- County has grown by 1,884 people over the last 10 years, an increase of 19.1%.
- 5<sup>th</sup> fastest growing county in the State of Idaho.
- Projected 2030, 2040 and 2060 population is 14,565; 18,061 and 26,253.
- Projected to double in size in the next 20 to 30 years.



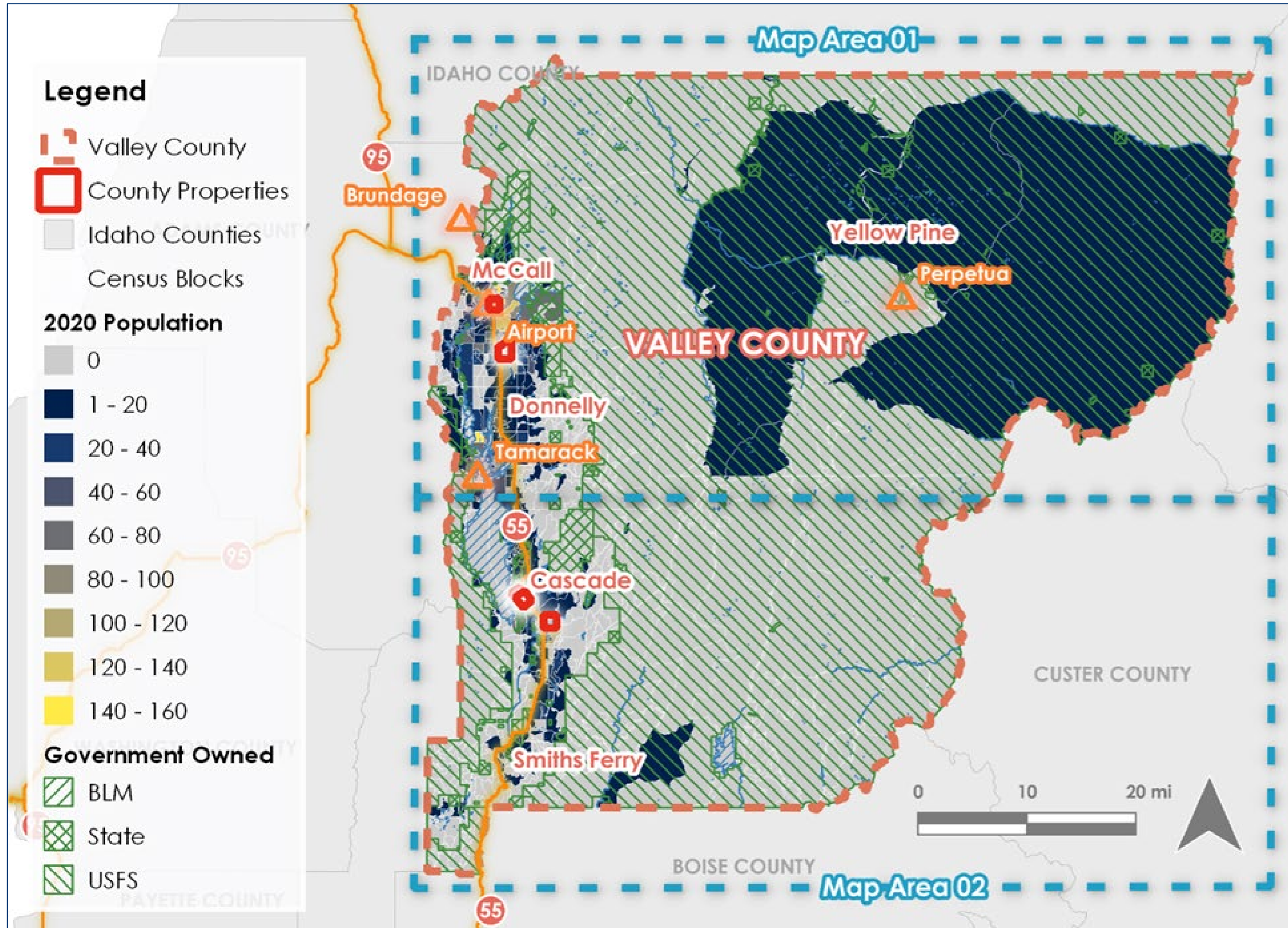
# DEMOGRAPHIC REPORT

- Approximately 20,500 parcels have dwelling units. 3,536 or 17.3% have a homeowner's exemptions.
- Based on available data, approximately 715 lots have been approved with only 195 lots being platted. Many of these are in larger subdivisions.





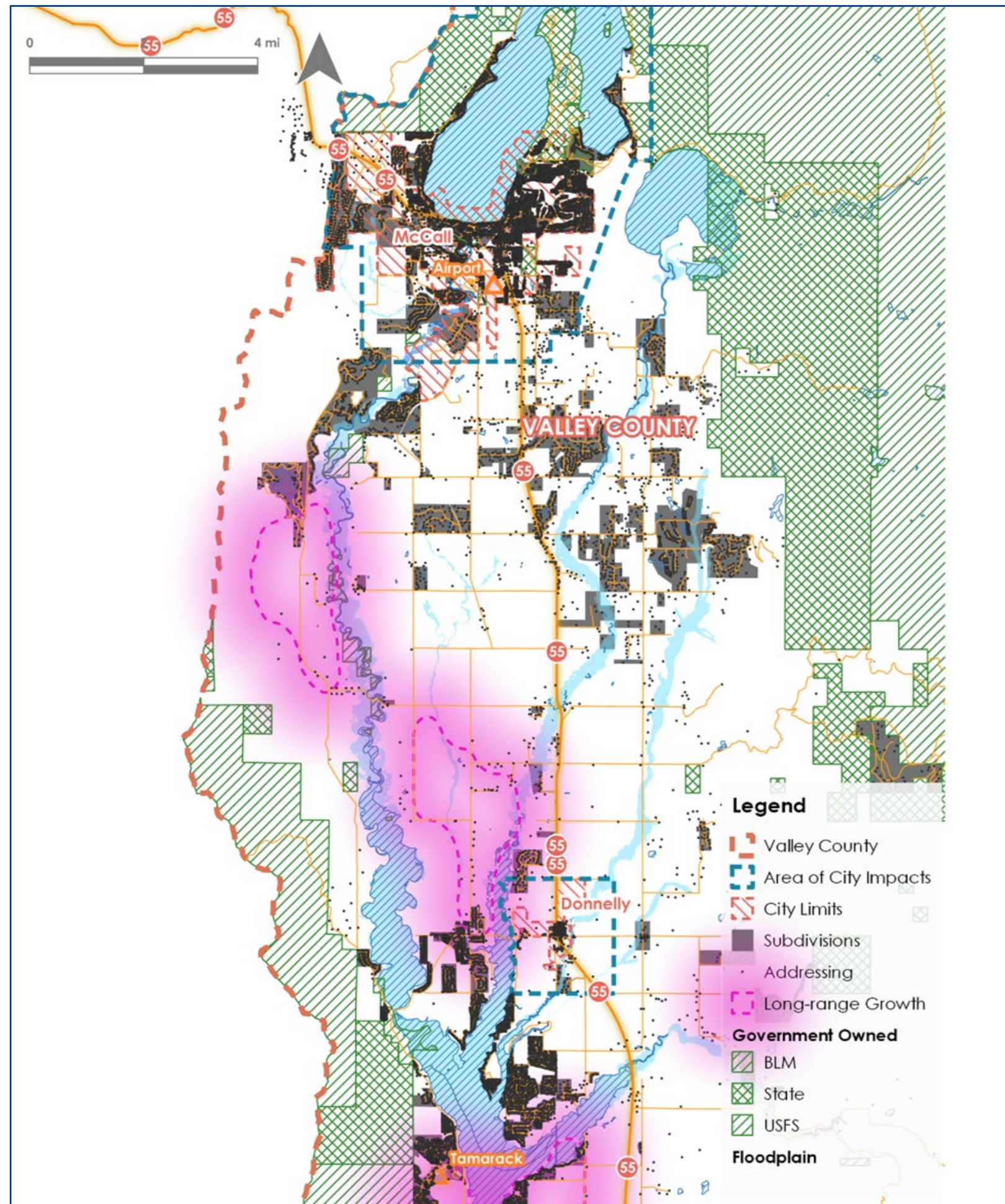
# DEMOGRAPHIC REPORT



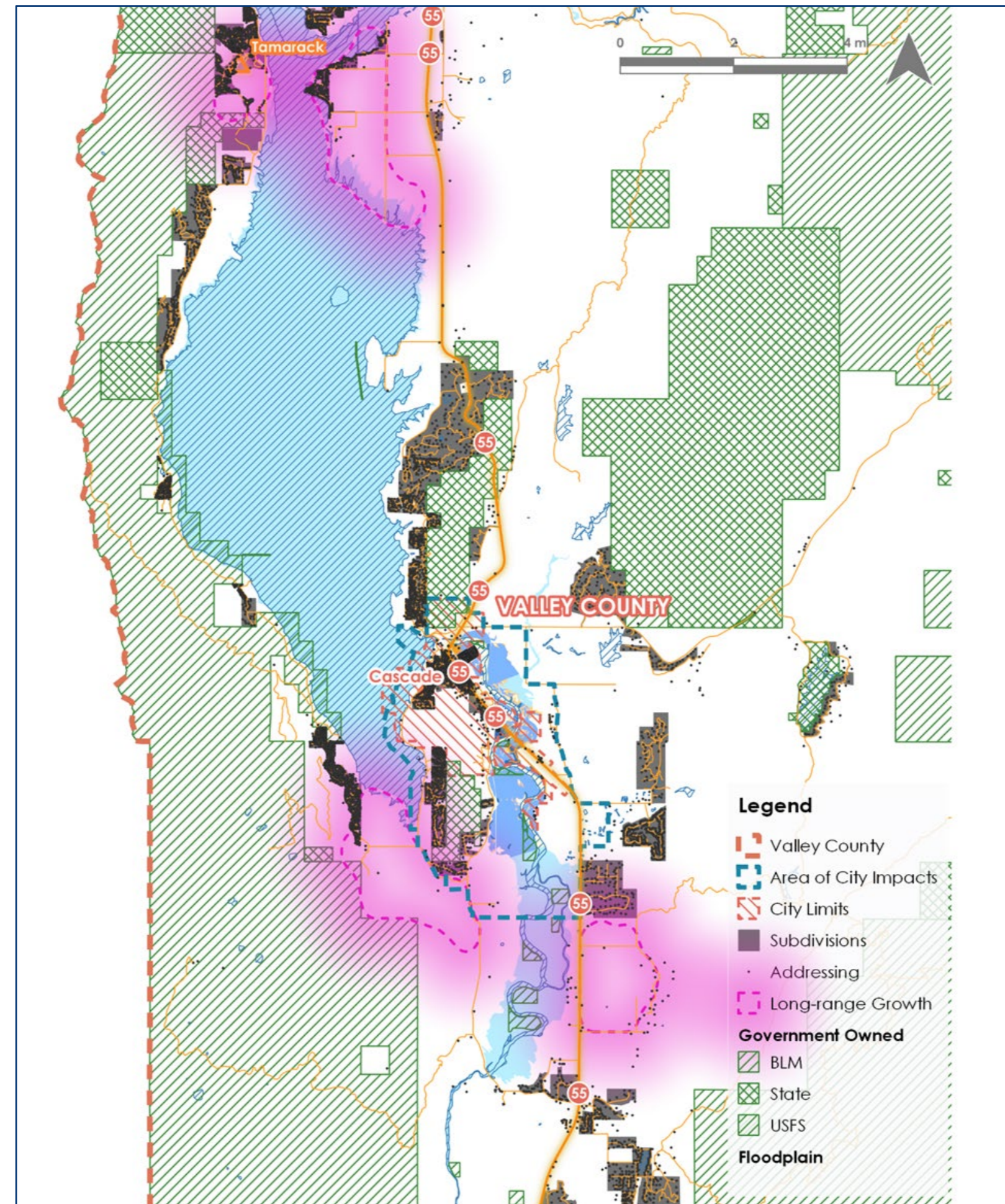
- County is substantially federally owned and undevelopable.
- The I-55 corridor is the main commercial and development artery.
- Population is currently concentrated in McCall
- Possible large-scale developments are being considered throughout the County.



# DEMOGRAPHIC REPORT



Donnelly Area



Cascade Area

- County is forecasted to grow primarily in the Northwest Donnelly, Donnelly proper and South Cascade regions.





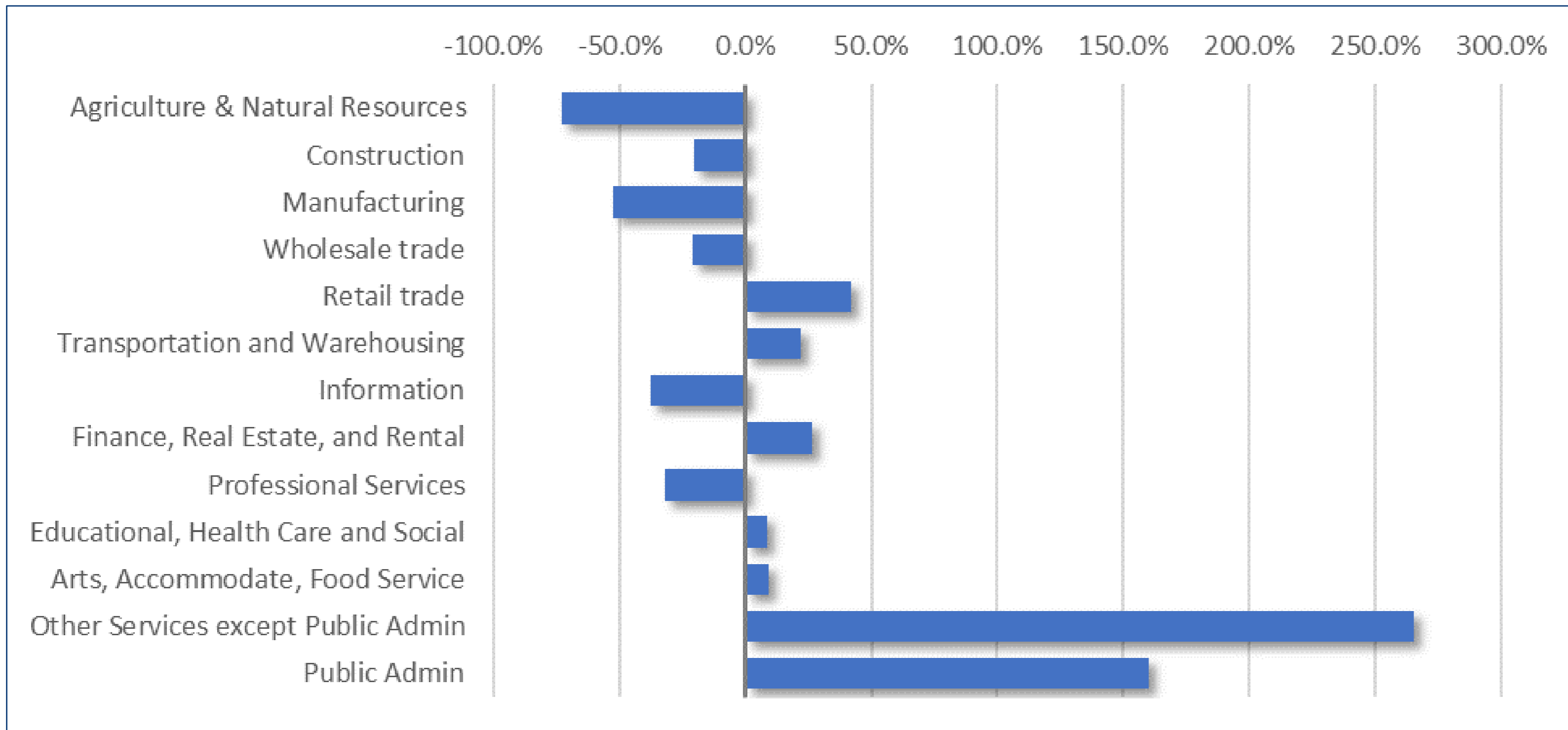
# DEMOGRAPHIC REPORT

Workforce	2011	2016	2021
Population 16+	8,149	8,230	9,757
Not in labor force	2,973	3,580	4,821
Civilian labor force	5,176	4,650	4,936
Unemployment Rate	6.8%	4.9%	0.7%

- Unemployment rate is at an all-time low of 0.7%.



# DEMOGRAPHIC REPORT



- Public admin is primary and fastest growing jobs with a 160% increase or 98 jobs in 2011 up to 358 in 2021.
- Agriculture & Natural Resources saw the largest decline of -72.7% or 480 jobs in 2011 down to 131 in 2021.



# DISCUSSION AND NEXT STEPS

## Phase 3 TESTING

9-Functional Space Program & Adjacencies – **COMPLETE**

10-Campus/Building Scenarios and Demographic Report – **COMPLETE**

11-Preliminary Cost Estimates – **IN PROCESS**

12-Evaluation & Citizen's Committee Engagement – **IN PROCESS**

## Phase 4 RECOMMENDATION

13-Preferred Scenario w/ Financial Plan Options

14-Study Documentation and Plan Presentation

## Phase 5 IMPLEMENTATION

15-Implementation guidance

16-Comprehensive Financial Plan Process

