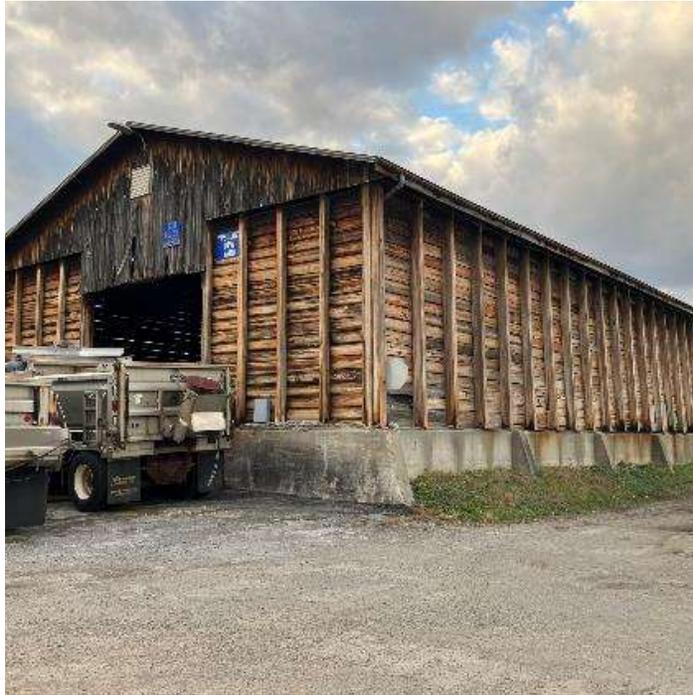




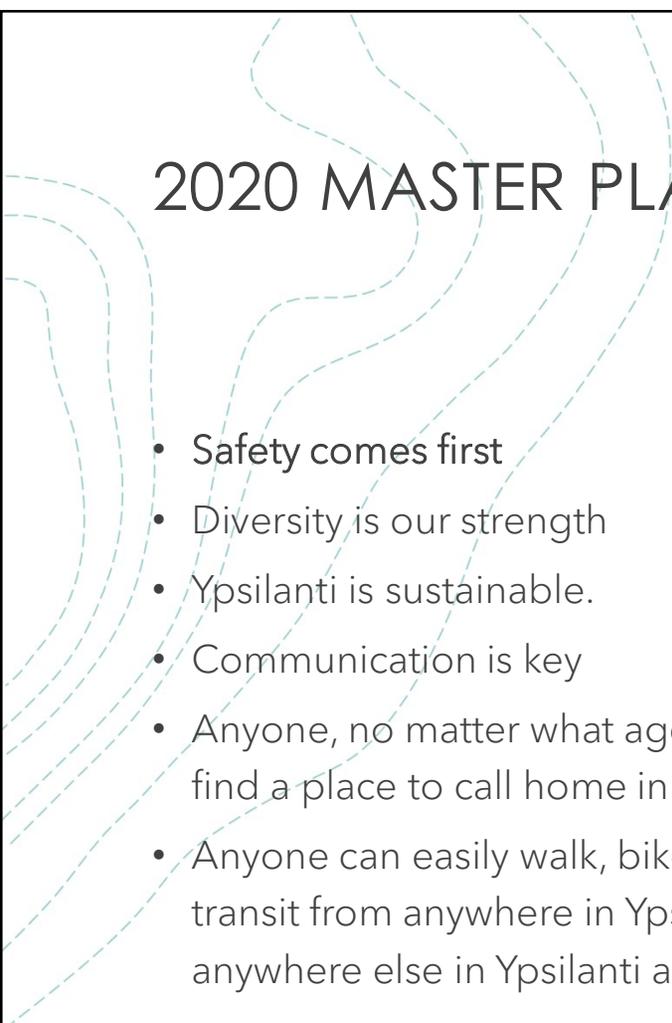
PUBLIC SERVICES YARD

9 November 2023



AGENDA

- Goals
- DPS functions
- DPS facility
- Options
- Next steps



2020 MASTER PLAN GUIDING VALUES

- **Safety comes first**
- Diversity is our strength
- Ypsilanti is sustainable.
- Communication is key
- Anyone, no matter what age or income, can find a place to call home in Ypsilanti
- Anyone can easily walk, bike, drive, or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond
- Ypsilanti is a great place to do business, especially the green and creative kind
- Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape
- Ypsilanti is an asset of Eastern Michigan University, and Eastern Michigan University is an asset of Ypsilanti
- We can only achieve our vision by building a community amongst ourselves and with our neighbors

2023 COUNCIL GOALS (RES. 2023-016)

RETAIN AND ATTRACT STAFF

Retain and attract staff by ensuring they have the tools necessary to do their jobs well and by providing performance incentives.

COMMUNITY MENTAL HEALTH

Identify community partnerships to achieve the goal of a regional non-emergency response plan and facilitate the creation of a response team.

COMMUNITY ENGAGEMENT

Engage our residents through commissions, neighborhood hubs, communications, outreach tools, events and activities to sustain our community.

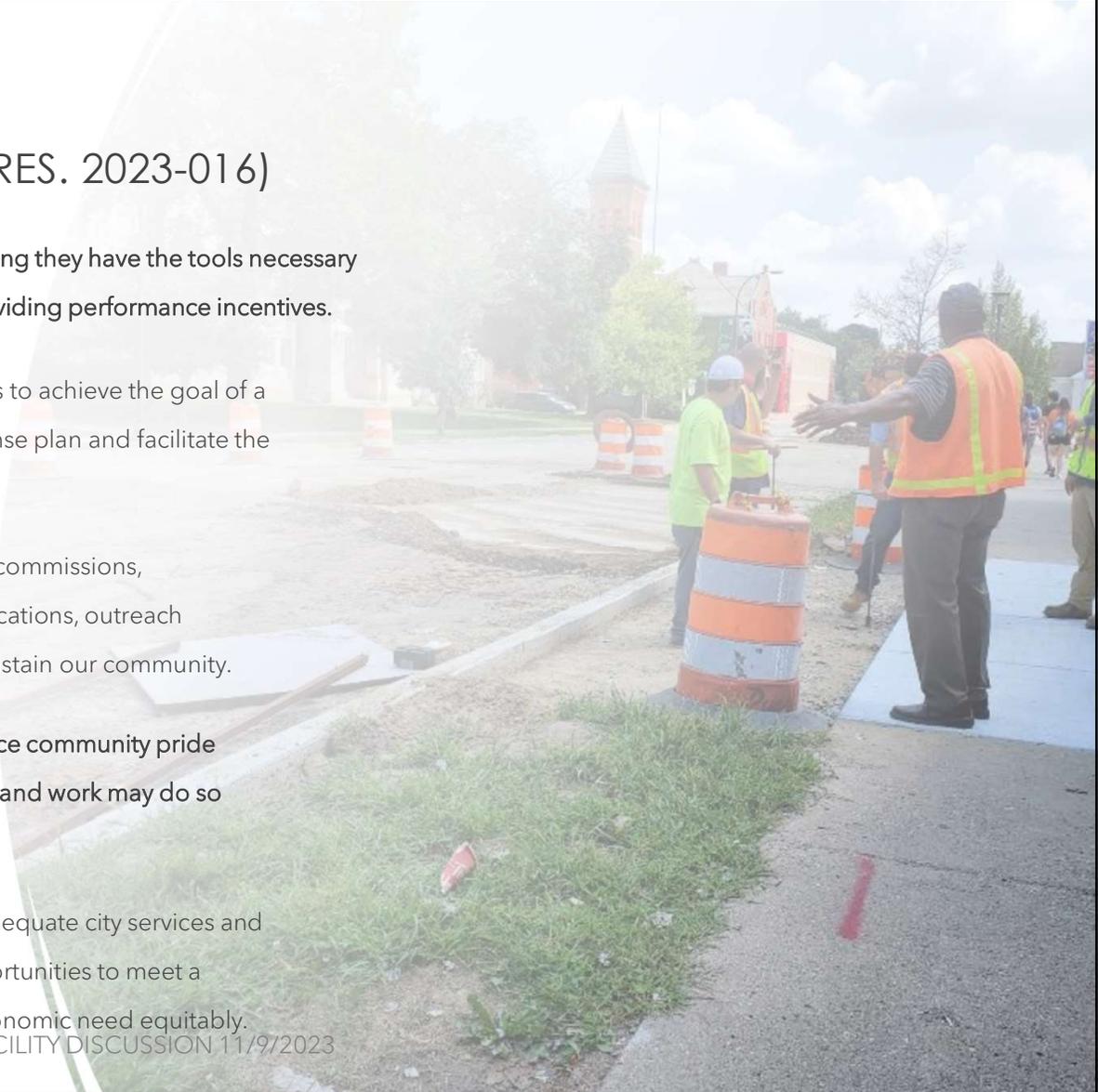
INVEST IN INFRASTRUCTURE

Invest in infrastructure to enhance community pride and ensure those that live, play, and work may do so safely.

REVENUE GENERATION AND HOUSING

Generate revenue to provide adequate city services and examine different housing opportunities to meet a multigenerational need and economic need equitably.

DPS FACILITY DISCUSSION 11/9/2023



2023 PUBLIC SERVICES GOALS

- Continue to improve recruitment and retention: improve worker safety
- Provide emergency/after-hours response
- Provide timely and efficient fleet services
- Provide continuous and predictable service to the public
- Prevent additional damage to infrastructure and maintain existing level of maintenance
- Provide functional and safe facilities in which to conduct City business
- Continue to provide solid waste services

DPS FACILITY DISCUSSION 11/9/2023



GOALS

RETAIN AND ATTRACT STAFF

Retain and attract staff by ensuring they have the tools necessary to do their jobs well and by providing performance incentives.

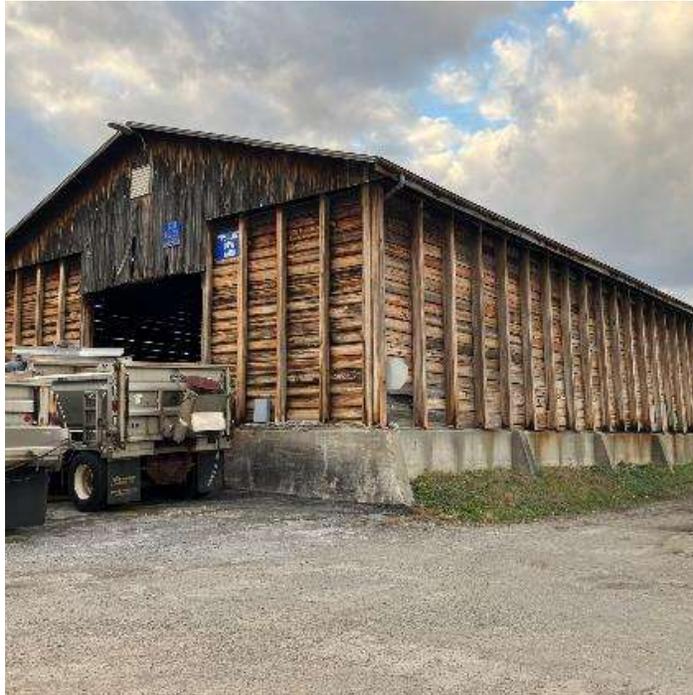


GOALS

INVEST IN INFRASTRUCTURE

Invest in infrastructure to enhance community pride and ensure those that live, play, and work may do so safely.

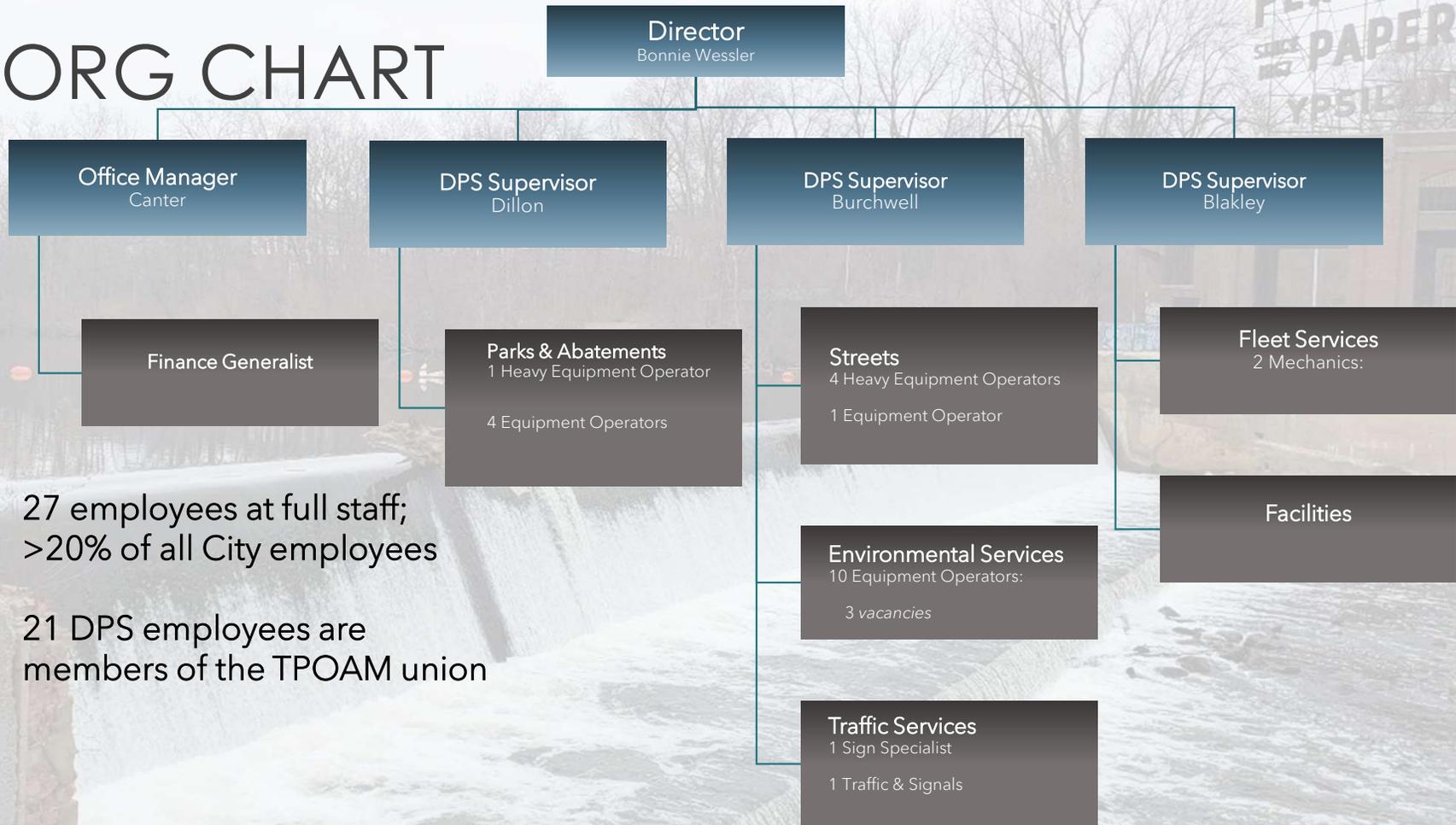




AGENDA

- Goals
- DPS functions
- DPS facility
- Options
- Next steps

DPS ORG CHART



27 employees at full staff;
>20% of all City employees

21 DPS employees are
members of the TPOAM union

DPS RESPONSIBILITIES

Solid Waste Management

- Trash contract
- Recycling
- Yard waste & composting
- Downtown & parks public trash can trash/recycling pickup

Parks

- Maintenance (routine & capital)
- Adopt-a-Park
- Special Events
- Dam safety & maintenance

Administration

- Capital Improvement Plan
- Transportation planning
- Sustainability Commission
- Parks & Arts Commission (shared)
- Grants
- Project Management

Right-of-Way Management

- Permits
- Urban forest
- Roads
- Traffic
- Storm sewer
- Streetlighting contract

Emergency Planning & Response

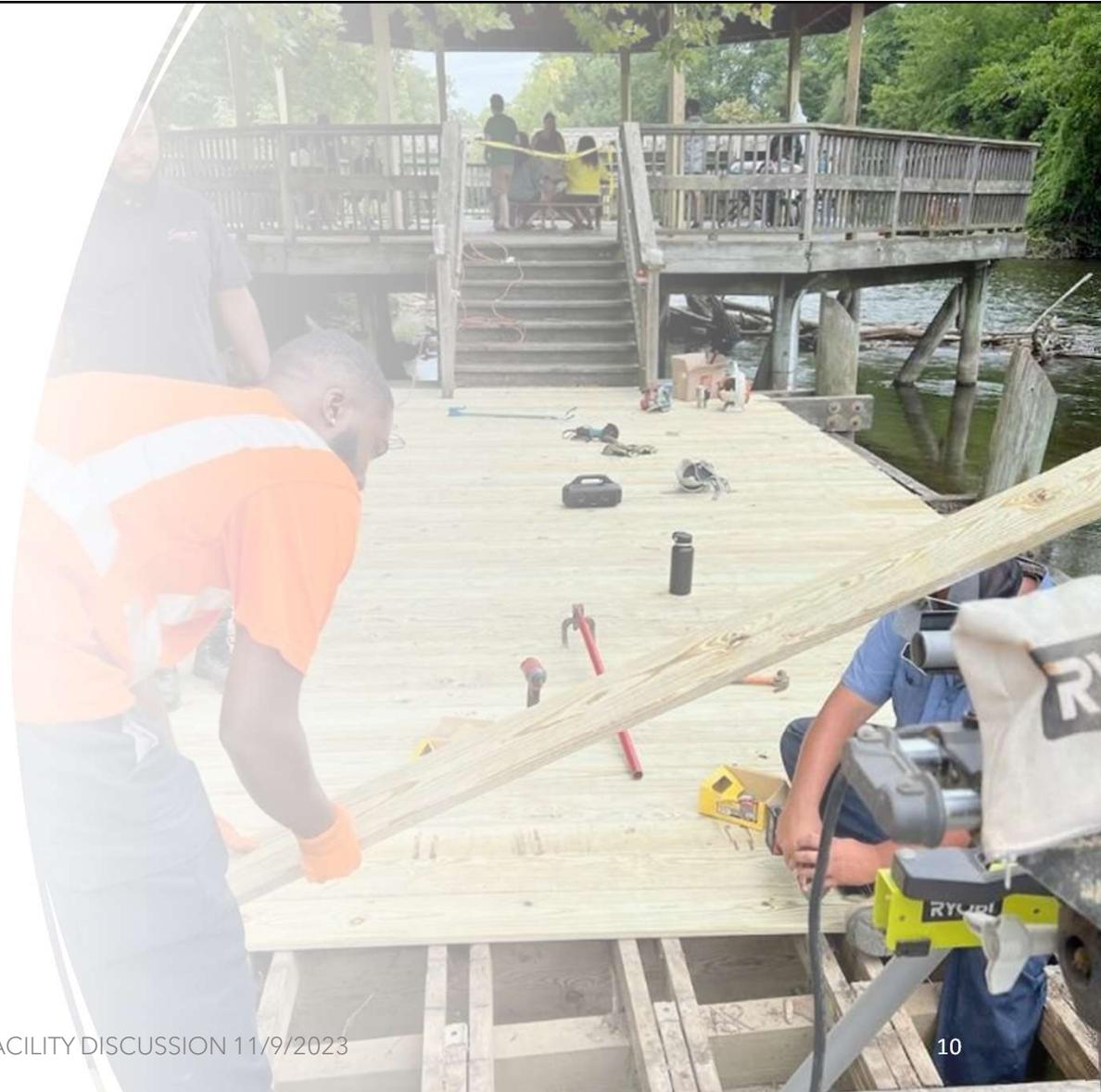
- Snow emergencies
- Disaster response
- Dam EAP

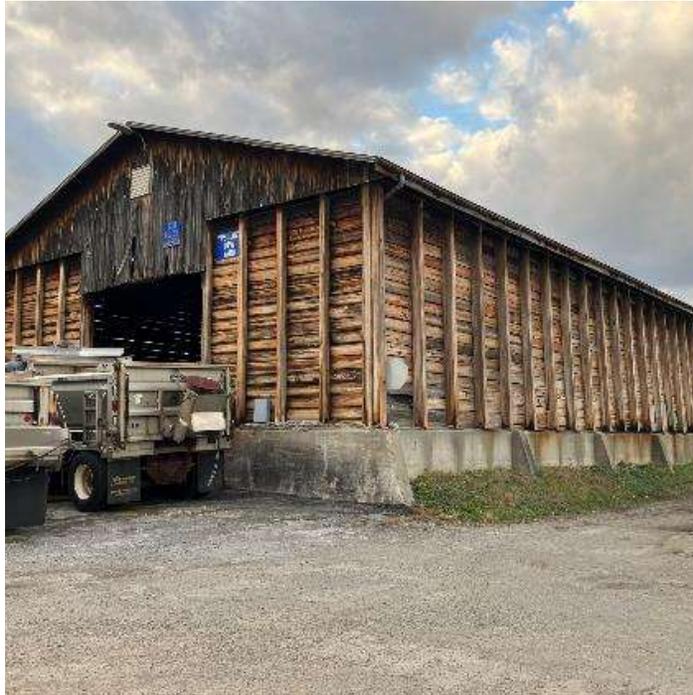
Facilities

- Maintenance (routine & capital)

Fleet

- Acquisition
- Maintenance
- Disposition





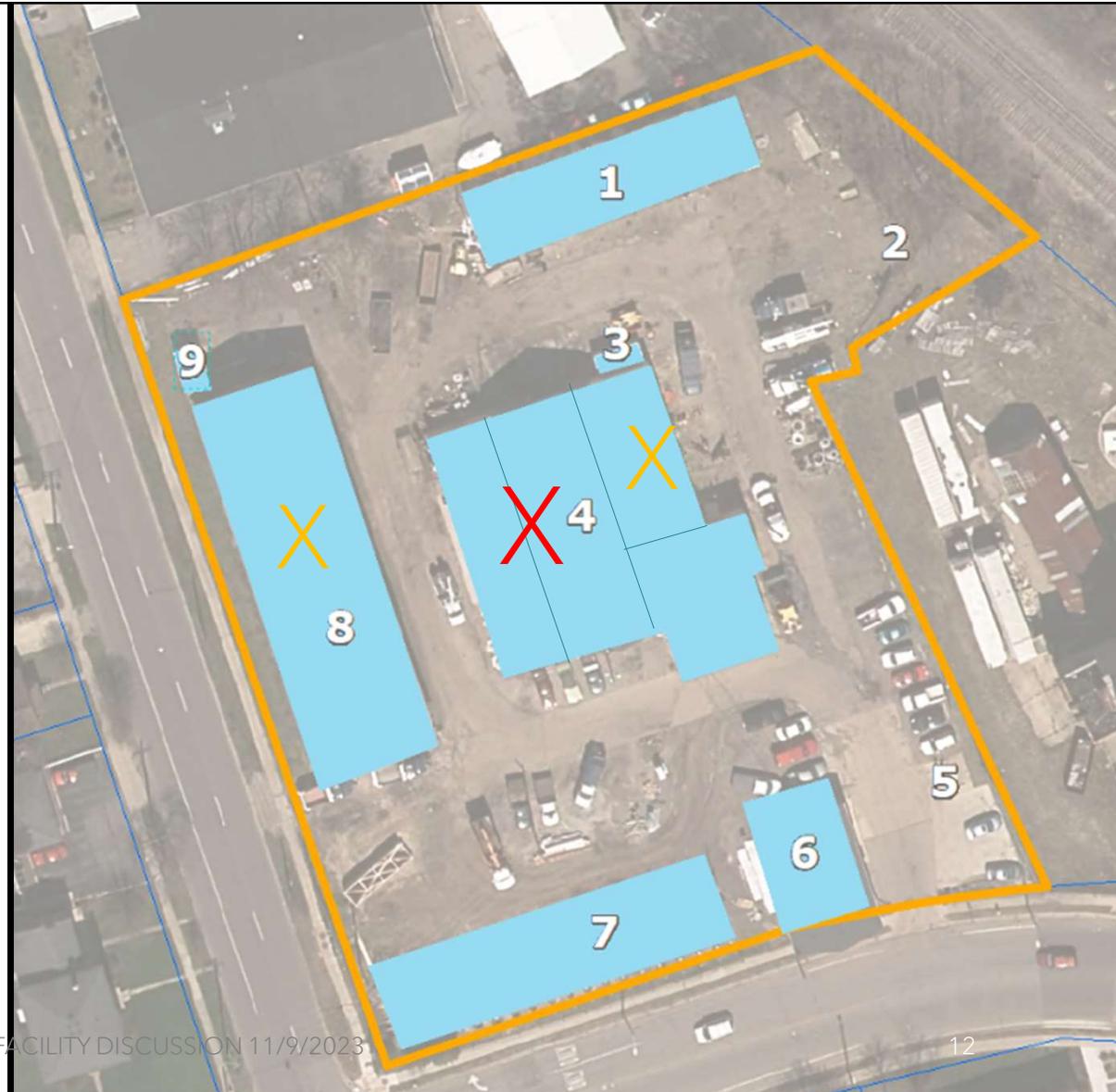
AGENDA

- Goals
- DPS functions
- DPS facility
- Options
- Next steps

FACILITIES

14 West Forest Ave, 2.4 ac

1. Pole Barn
2. Vactor pad
3. Shipping container
4. Main building
 - A. Garage (main bay)
 - B. Cold patch
 - C. Traffic control
 - D. Garage (center bay; closed)
 - E. Welding bay
 - F. Wash bay
 - G. Sign shop (closed)
 - H. Parks department (closed)
5. Fuel pumps
6. Office
7. Truckport
8. Salt Barn
9. Shed



FACILITIES

14 West Forest Ave, 2.4 ac

High-priority

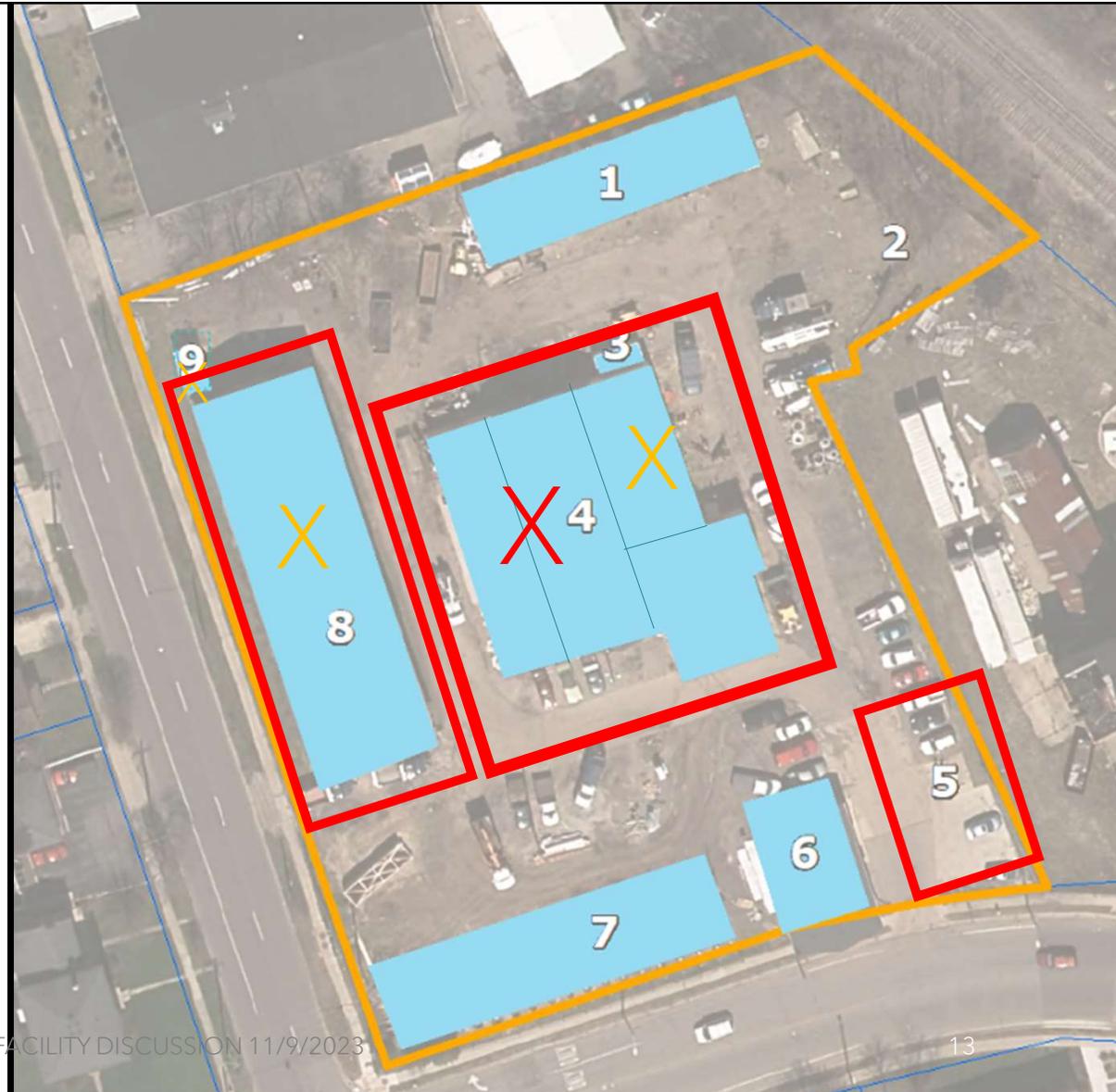
immediate need

- 4. Main Building
- 5. Fuel pumps
- 8. Salt Barn

Deficient but serviceable

address w/in 5 years

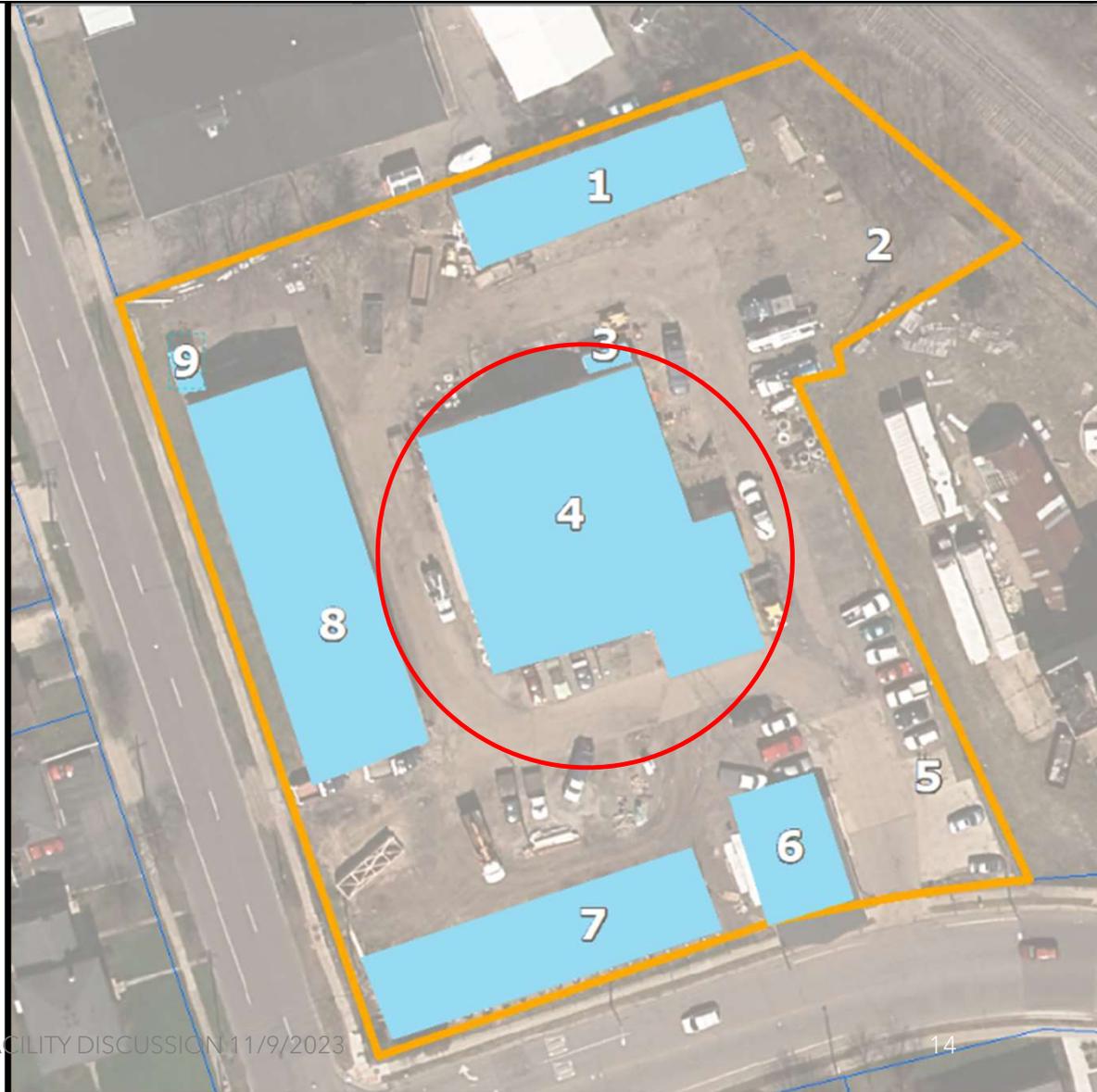
- 1. Pole Barn
- 6. Office
- 7. Truckport



FACILITIES

4. Main building

- Consists of a central bay (1800s), three additions
- CMU addition (late 1960s) in best condition (south-east)
- Houses vehicle & equipment service, signs/signals/parking meter maintenance and operation, parks/facilities carpentry and storage, welding shop



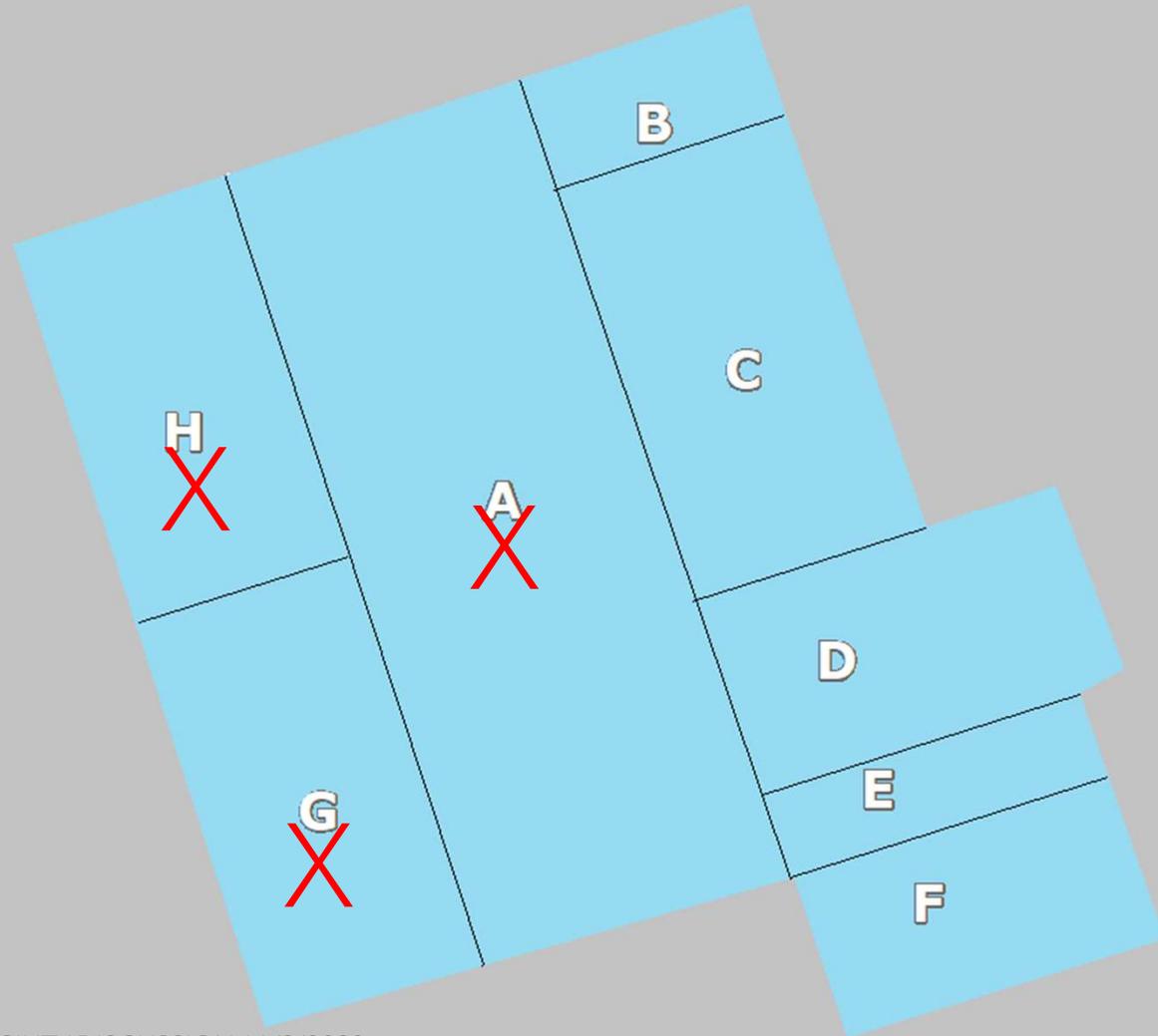
FACILITIES

4. Main building

- A. Garage (main bay; closed)
- B. Cold patch
- C. Traffic control storage
- D. Garage
- E. Welding bay
- F. Wash bay
- G. Sign shop (closed)
- H. Parks department (closed)

Not up to modern code

- No fire suppression; smoke/vapor detection; exhaust fans or other vapor/fume/contaminant control
- Inadequate emergency exits; inadequate emergency lighting
- Majority of overhead doors lack manual release
- No restrooms or emergency shower
- No backup generator



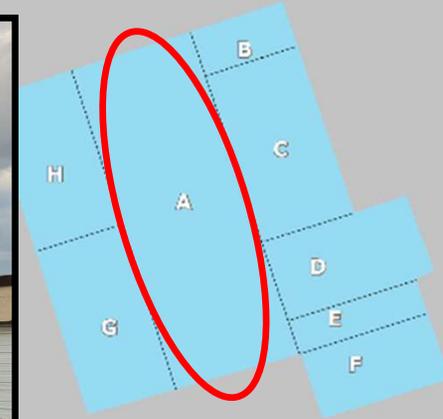


FACILITIES

- 4. Main building
- A. Garage (main bay)

History/Purpose

- Constructed in 1800s for coal storage; expanded/adapted since that time
- Potentially/likely adapted to DPS use in 1960s/70s; presumably continuously used since then
- Most recently served as service garage for passenger vehicles and equipment; parts storage, mechanics' office, and equipment storage/workspace
- Regularly occupied under normal conditions



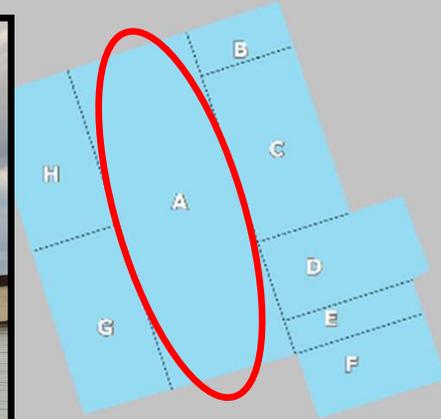
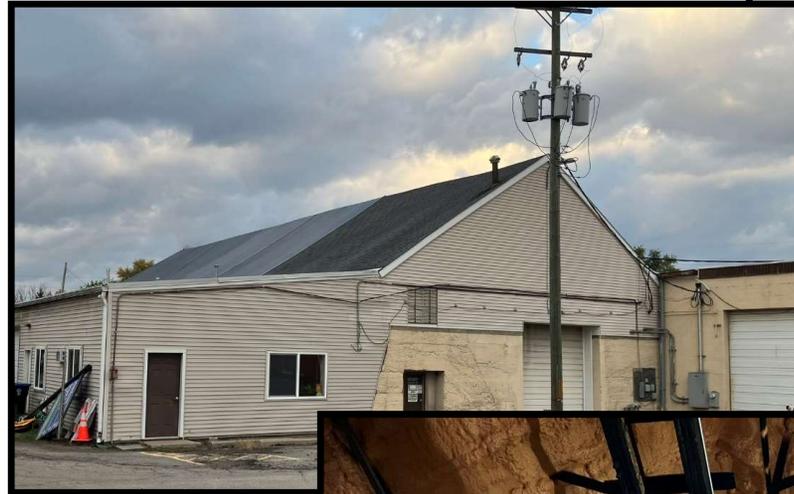


FACILITIES

- 4. Main building
- A. Garage (main bay)

Immediate issues

- Two structural engineers have assessed the building three times; noted severe deficiency in roof structure
 - OHM Advisors (July 2022, May 2023)
 - & Wagner Engineering (May 2023)
- Roof structure is interconnected with roofs of east and west additions as well as the CMU addition to a lesser extent
- Slope of roof on wings contributes to ice damming and ponding
- Vacated as of 30 October in advance of snow season.
- North overhead door not used for past 3 months due to deflection of beam it loads to

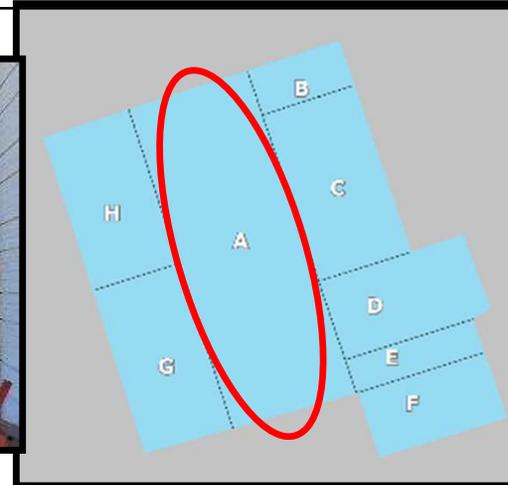


FACILITIES

- 4. Main building
- A. Garage (main bay)

Shortfalls to address

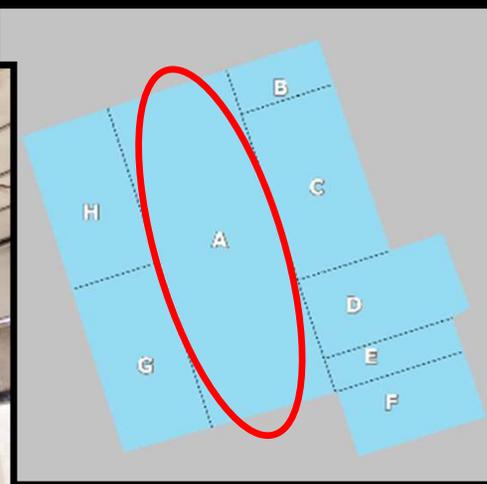
- Coal dust embedded in walls & structure is a constant nuisance; affects air quality and lighting/visibility
- Concrete floor significantly uneven due to three different surfaces; pitting and spalling filled with cold patch; presents tripping hazard
- Storage loft has very low beams, not conducive to access
- Garage doors barely able to accommodate taller vehicles; not able to accommodate future vehicles
- Struggle to fit the plow trucks inside during winter
- Hoists for smaller vehicles limit through access



DPS FACILITY DISCUSSION 11/9/2023

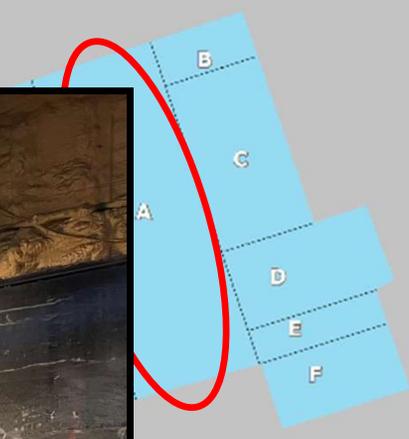
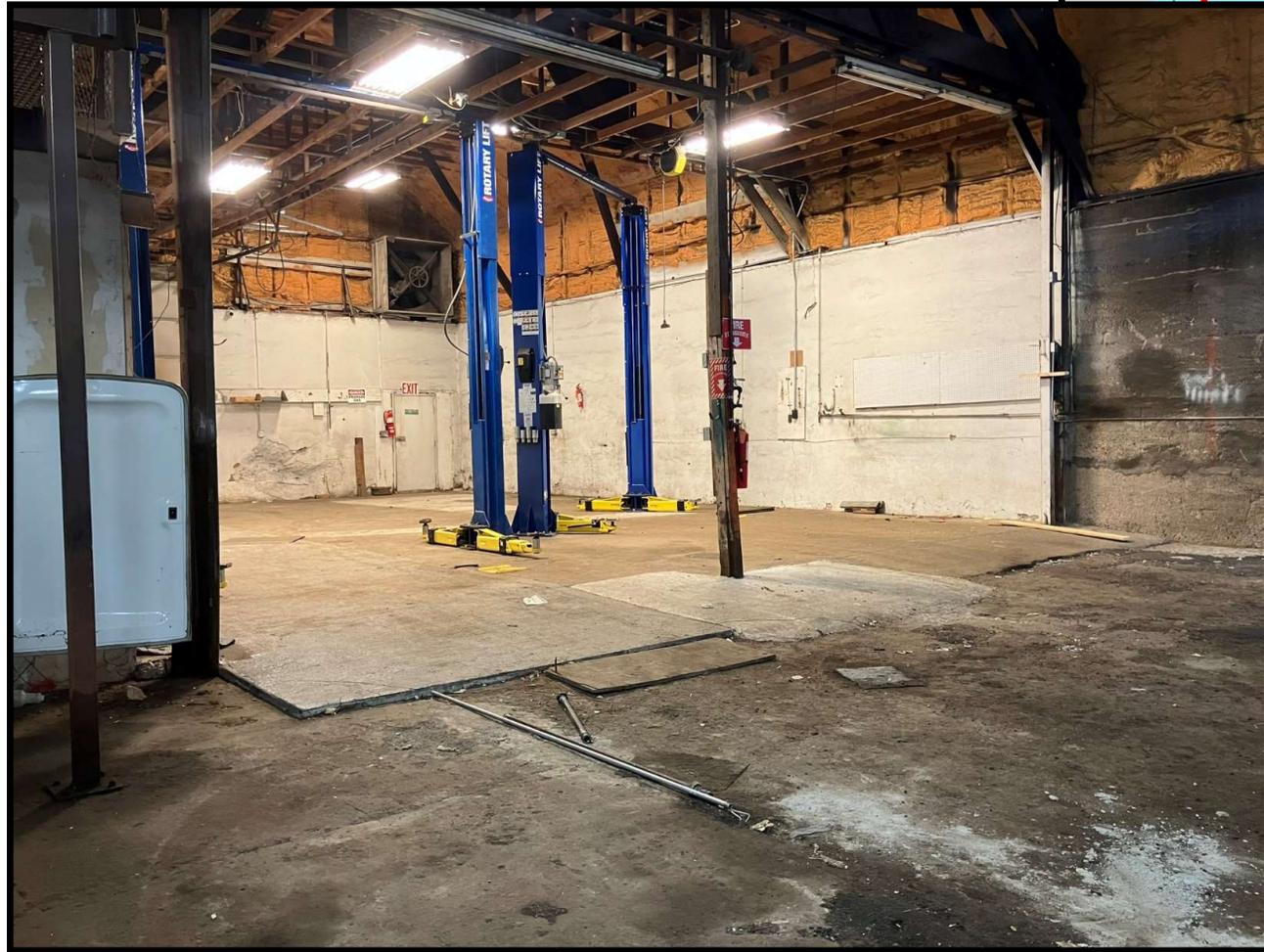
FACILITIES

- 4. Main building
- A. Garage (main bay)
 - (more photos)



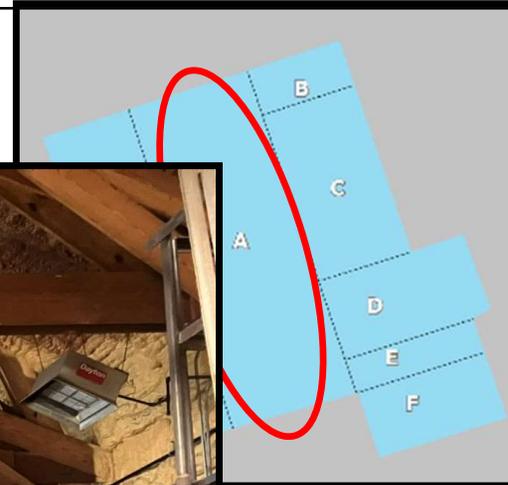
FACILITIES

- 4. Main building
- A. Garage (main bay)
 - (more photos)



FACILITIES

- 4. Main building
- A. Garage (main bay)
 - (more photos)



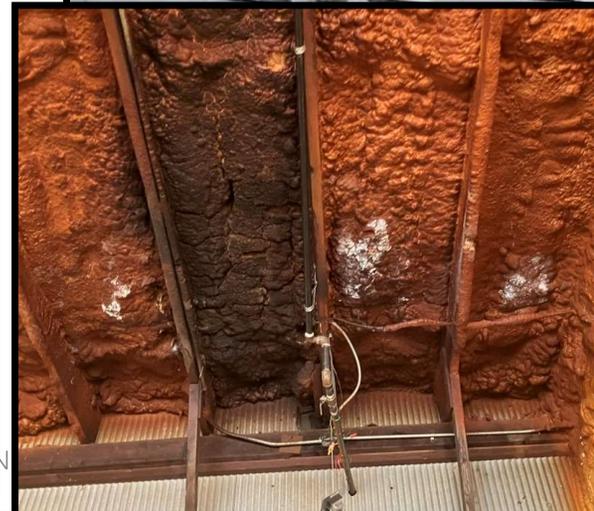
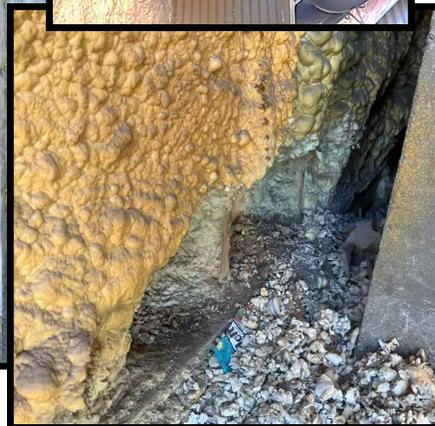
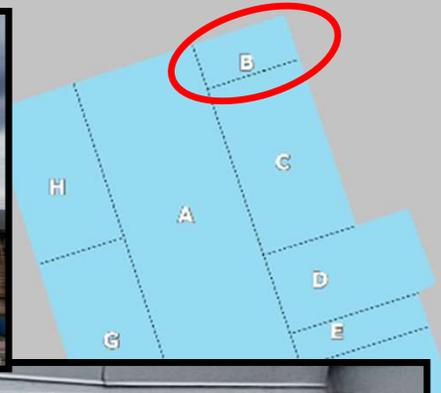


FACILITIES

4. Main building

B. Cold Patch

- Part of east wing addition; roof interrelated with main bay
- Birds nest in north wall,
- Racoons nest in south wall; have burrowed through ceiling and floor.
- Ceiling insulation burnt

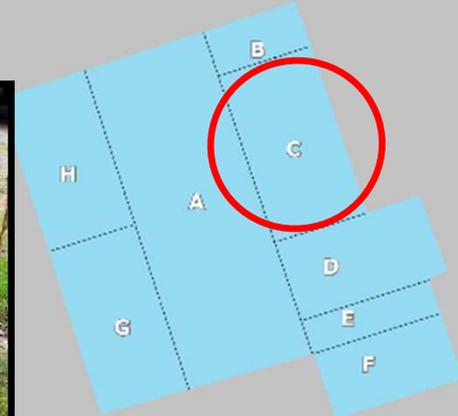


FACILITIES

4. Main building

C. Traffic Control Storage

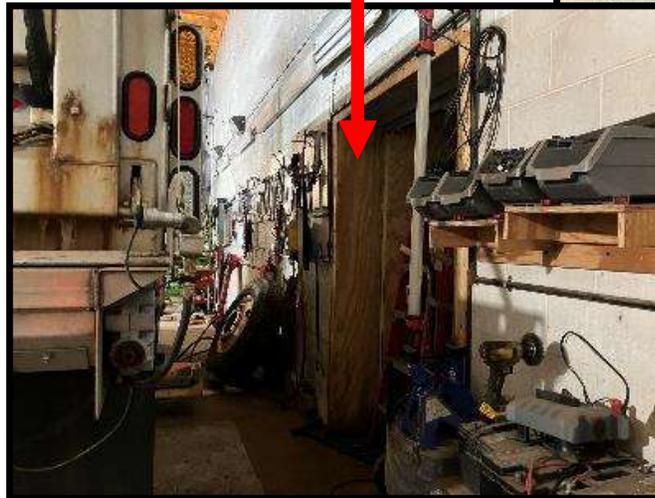
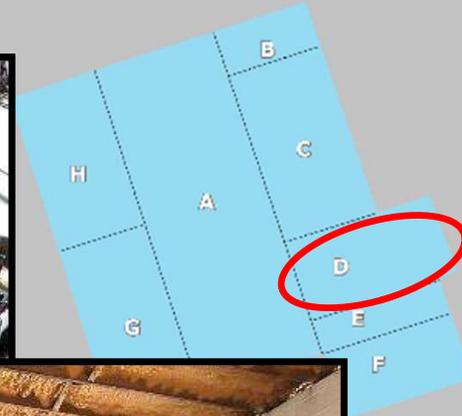
- Part of east wing addition; roof interrelated with main bay
- Structural posts rusted completely through at the base; persistent roof leaks
- No functional lighting
- Raccoon access point to patch bay



FACILITIES

4. Main building D. Garage

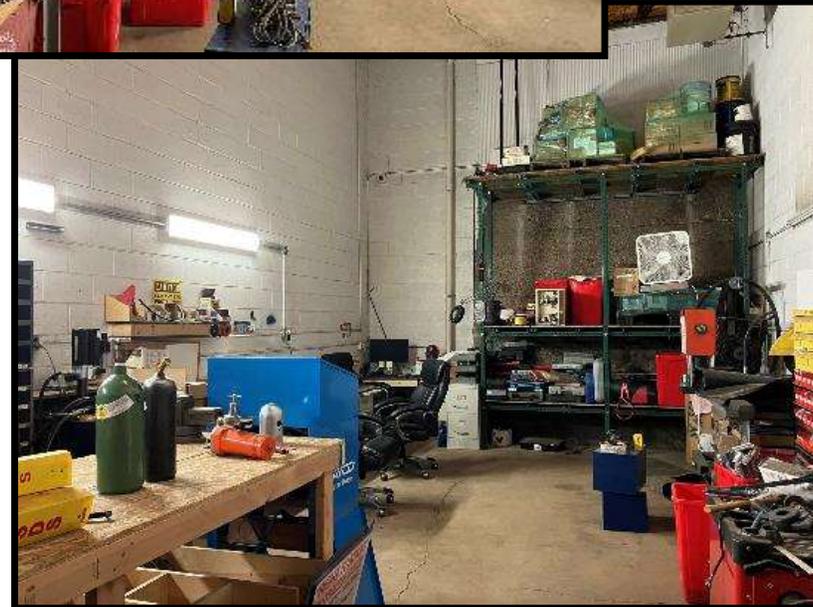
- Part of CMU addition; roof interrelated but less than west & east
- Currently occupied due to need to maintain operations
- Hoist capable of lifting 50,000lbs; cannot handle new refuse trucks
- Little/no maneuvering room; lean-to added to allow maneuvering on north side



FACILITIES

4. Main building E. Welding bay/fab bay

- Part of CMU addition; roof interrelated but less than west & east
- Currently occupied due to need to maintain operations; currently used as work area for parks & signs as well.
- No dedicated ventilation

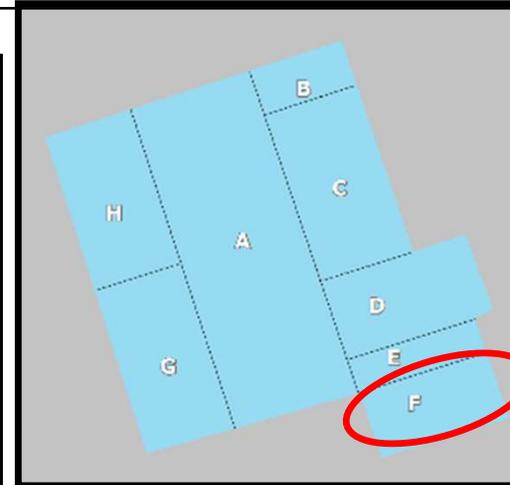


FACILITIES

4. Main building

F. Wash rack

- Part of CMU addition; roof interrelated but less than west & east
- Required to wash out vehicles like sweeper, vactor; clean salt trucks & plows; part of routine vehicle maint
- Currently occupied due to need to maintain operations
- Not wide enough to comfortably wash the CMVs

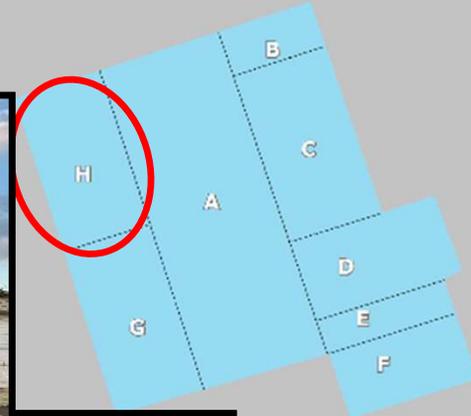


FACILITIES

4. Main building

H. Parks

- Part of west wing addition; roof interrelated with main bay
- Houses lawnmowers in summer; sidewalk snow removal in winter
- Storage for facility and park maintenance equipment
- Workbench for equipment repair and carpentry/furniture repair
- Vacated due to roof concerns
- Serviceable but small

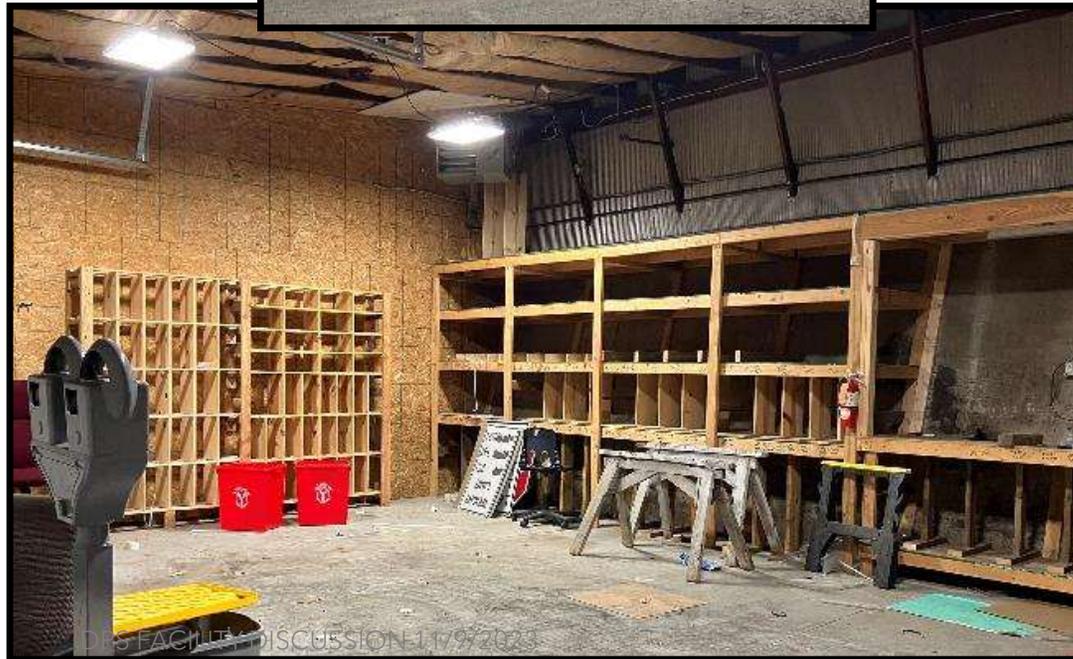
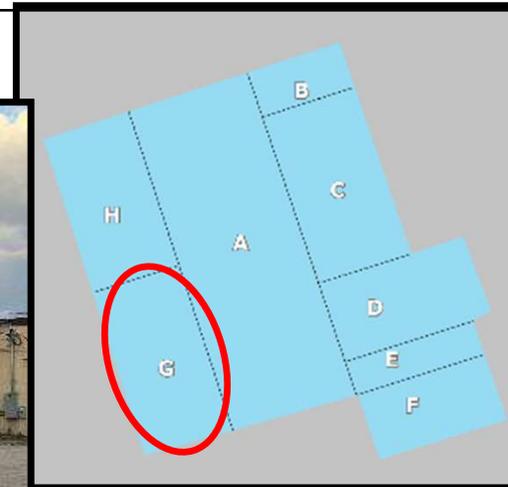


FACILITIES

4. Main building

G. Sign shop

- Part of west wing addition; roof interrelated with main bay
- Storage of sign stock, parking meter stock, traffic counter/speed signs, signals
- Repair/alteration of same
- Assemble unique signs (such as street signs); order some standard/complex
- Vacated due to roof concerns
- Serviceable



DIS FACILITY DISCUSSION 1/17/2023

FACILITIES

5. Fuel pumps

History and Purpose

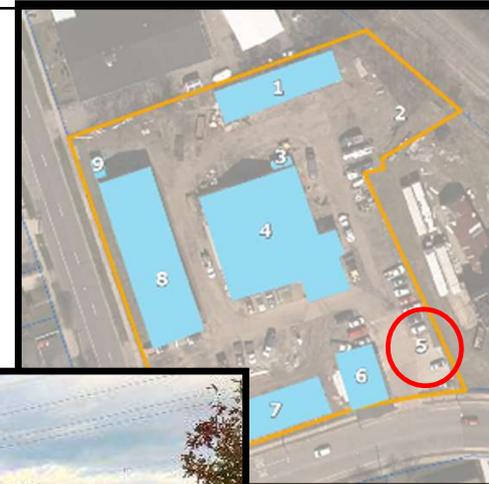
- Completely replaced recently (<5 years) due to leaking
- Dispense diesel and gasoline to DPS and City Hall fleet

Immediate need

- Frequently stop working on hot days (also an issue at Fire, but to a lesser extent)

Shortfalls to address

- Paper "ticket" system to track dispensing
- When power is lost to DPS, power is lost to the pumps & control system; no backup generator. Takes several days to restore full function to pumps after outage.
- No canopy for weather protection



DPS FACILITY DISCUSSION 11/7/2023

FACILITIES

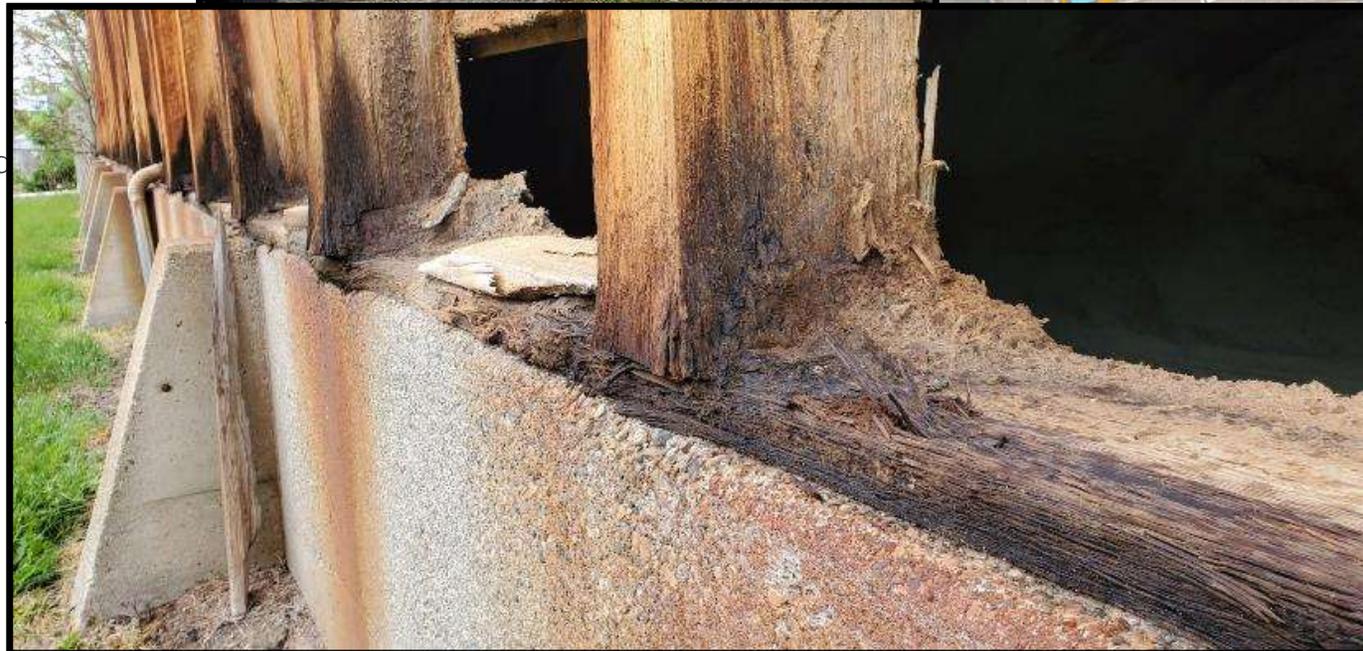
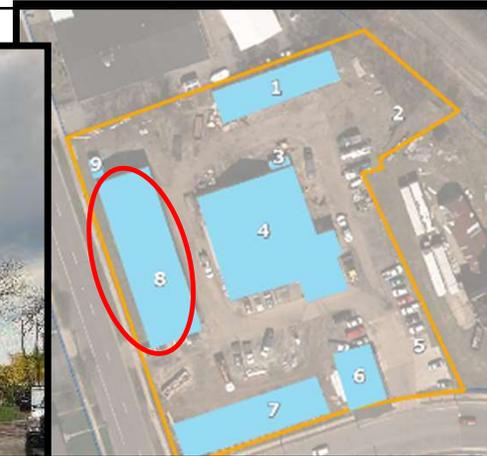
8. Salt barn

History & purpose

- Constructed in ~1990s
- Holds salt stock

Immediate issues

- Structural assessment performed July 2022 by one firm, May 2023 by another.
- Full replacement recommended.



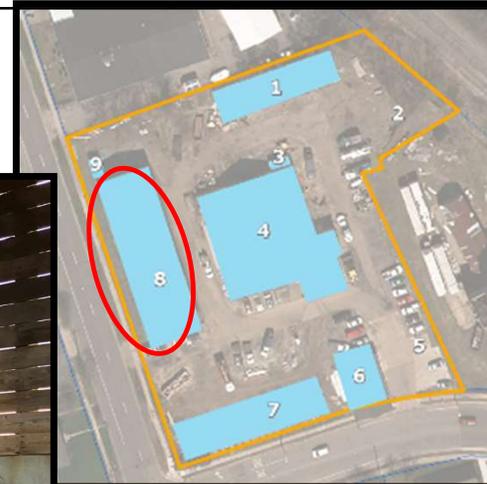
DPS FACILITY DISCUSSION 11/9/2023

FACILITIES

8. Salt barn

Shortfalls to address

- Placement makes salt deliveries and loading awkward; cannot relocate w/o relocating other buildings
- No space to accommodate brine





GOALS

RETAIN AND ATTRACT STAFF

Retain and attract staff by ensuring they have the tools necessary to do their jobs well and by providing performance incentives.

I am Eric Ronewicz and I am the business representative (TPOAM) for the Ypsilanti Public Employers Association. I am informing you of our (TPOAM/Ypsilanti PEA) support for resolutions 2023-216 and 2023-217.

These resolutions will resolve the current unacceptable working conditions that the City of Ypsilanti employee's must endure daily while performing their specific job assignments for the City. From my understanding, there are plethora of safety and hazardous working conditions ranging from unsafe buildings (two mechanics bays are deemed as unsafe (condemned) and not usable as well as safety/structural issues to the salt storage building) to various fire code issues (lack of fire suppression, proper alternative exits etc.) as well as electrical and functionality problems with the current department of public services buildings.

I encourage each and every member of council inspect the current state of the DPS buildings and yards for themselves in order to inspect the conditions that our City employee's work within.

The current DPS yard has outlived its functionality, space and immediate action to address the problems is much needed. I do not believe it is feasible for the City to rehabilitate the current facility as unfortunately age and use has taken its toll on it. It is time for the City to upgrade the DPS yard and the current resolutions would allow for that with the purchase of a new site and budgeting.

I was a City resident in the past and my home had a rental dwelling attached to it. My rental unit would undergo rental inspections which pointed out issues of the home and what was needed to address said deficiencies. If I did not update them, I would lose the certificate of occupancy for my rental unit. I do not currently believe the current state of the DPS yard would pass structural and fire inspections etc. If the DPS buildings would not pass an inspection, why are we subjecting City employee's to the current conditions? Why are we allowing the City to be exempt from their own policies, ordinances as well as state and federal laws?

I worked at the City of Ann Arbor and they had a similar issue with their DPS yards as well as the police department. As for the cities DPW yard, they built a brand new facility that fit their need to combine public services at one specific location. This is similar to our request to pass resolution 2023-216 which would enable to the City, as soon as practical, to move specific department classifications to the new space in order to continue to perform their City service. In the near future, the rest of the department then could move to the property to have one central DPS yard.

Again, we support the resolution for the purchase of the property for the Department of Public Services and if we can be of any assistance, please let us know.

FACILITIES

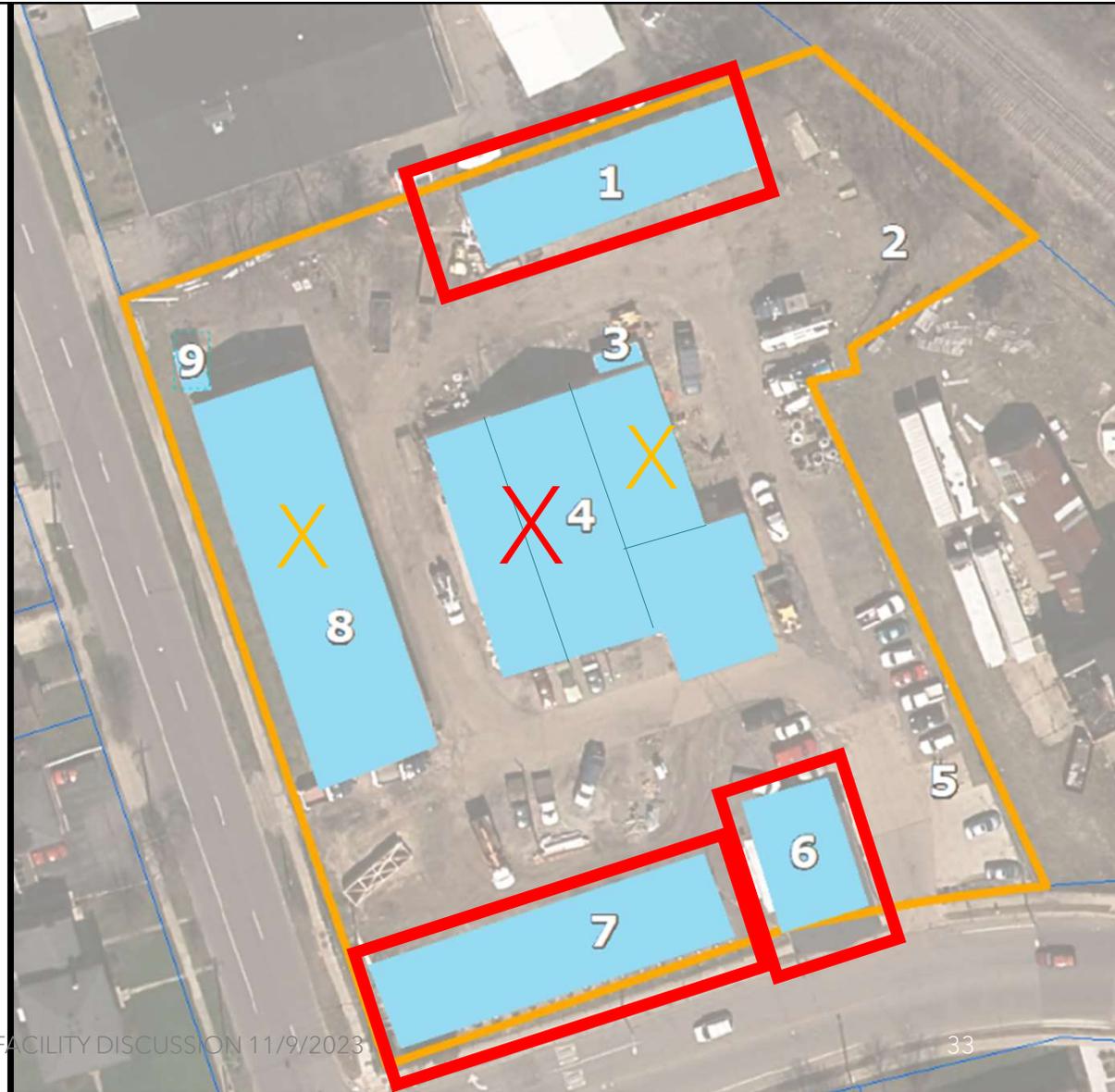
14 West Forest Ave, 2.4 ac

High-priority
immediate need

- 4. Main Building
- 5. Fuel pumps
- 8. Salt Barn

Deficient but serviceable
address w/in 5 years

- 1. Pole Barn
- 6. Office
- 7. Truckport



FACILITIES

1. Pole Barn

History & purpose

- Constructed in the 1980s
- Storage of equipment and materials

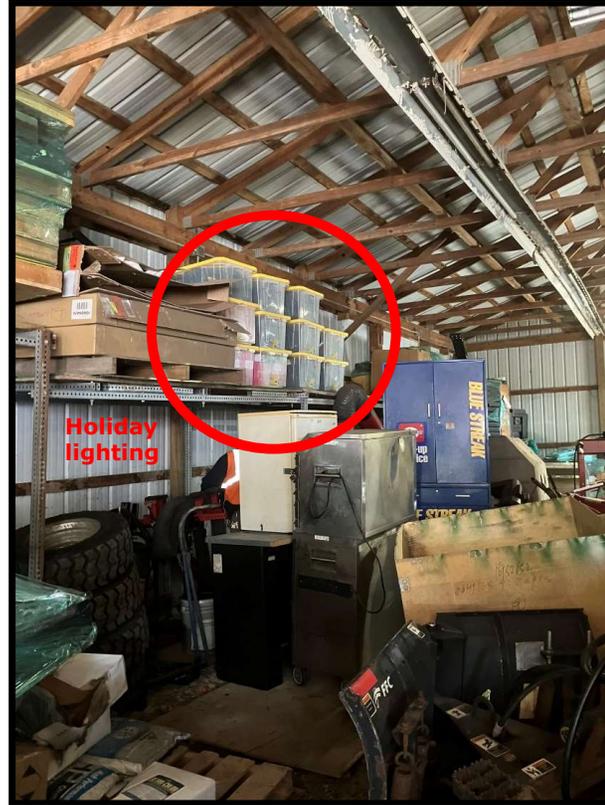
Shortfalls to address

- Constructed atop Owen Drain easement; no opportunity to reconstruct, expand
- Dirt floor; issues with mud tracking/ponding potentially with vapor intrusion
- Issues with dampness, animal nests and intrusion (racoons)
- Space at rear difficult to access for maintenance due to vegetation
- Small



FACILITIES

1. Pole Barn
(more photos)



FACILITIES

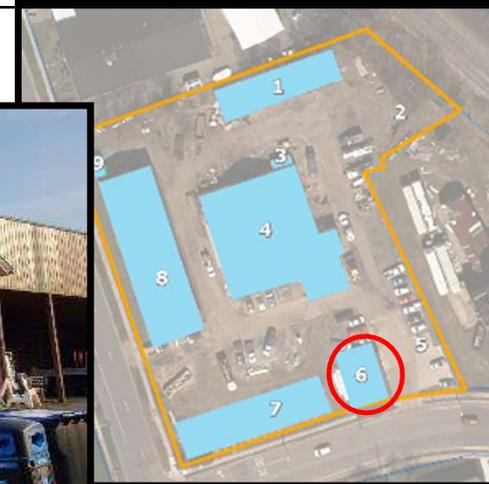
6. Office building

History & purpose

- Consists of breakroom/locker room/meeting room; entryway; main office; director office/server room with utility closet; men's room with shower; ladies' room/storage closet

Shortfalls to address

- No room for separate breakroom/locker room facilities
- Not enough locker space or even table space for current employees
- No separate utility room/closet; breaker panel adjacent to uniform storage
- No storage space



DPS FACILITIES DISCUSSION 11/9/2023

FACILITIES

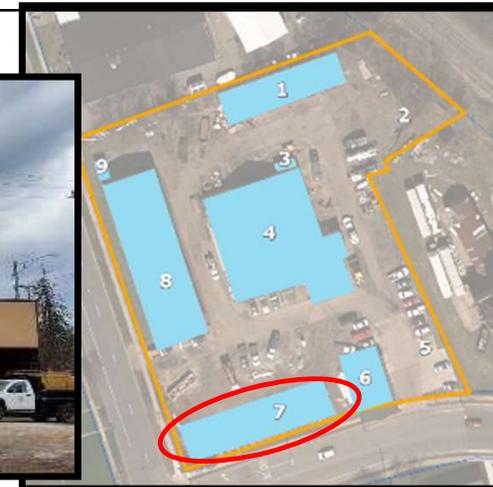
7. Truckport

History & purpose

- Constructed 2015
- Area to keep trucks plugged in and shielded from inclement weather for timely response and extending useful service life
- Hosts solar panels

Shortfalls to address

- Siding on ends (east & west) added after initial construction as was electrical; needs paved floor and fire suppression
- Too short to fully house longer (and higher-value) trucks, such as vactor and hi-ranger
- No heating to melt snow/ice from trucks in use
- Solar panels; no batteries and cannot provide backup power
- Spacing of support posts, location relative to utility pole and hydrant make maneuvering challenging



DPSTAGILITYDISCUSSION/11/1/2023

FACILITIES

Pros

- Good to have entrances from two streets
- Good location for access to the City overall, especially snow removal and mowing
- On a separate DTE circuit & water main from other emergency facilities (PD & FD)

Cons (current conditions)

- High risk of structural failure; leads to effectively unlimited risk in terms of worker safety, liability
- Fuel pumps intermittently fail in summer
- No standby generator for emergencies/power outages; necessary for fuel pumps, gate, hoists, etc
- History of use as an industrial site since the 1800s makes significant redevelopment challenging and current use problematic; Phase I analysis underway
- Motorized gate intermittently fails in winter
- Humidity issues in storage buildings (pole barn, storage cont, etc)
- Hydrant and utility pole placed in the center of the main maneuvering area for trucks
- No safe and convenient storage for storm drain repair material or other misc material

Cons (future capacity)

- No place to locate propane fueling tanks or electric chargers; service garage cannot safely accommodate service needs of either
- Cannot serve as emergency response center in most common emergencies
- Unable to add staff due to limitations of locker/break rooms, parking limitations
- Unable to add equipment (ex, sweeper for permeable pavement) due to space limitation

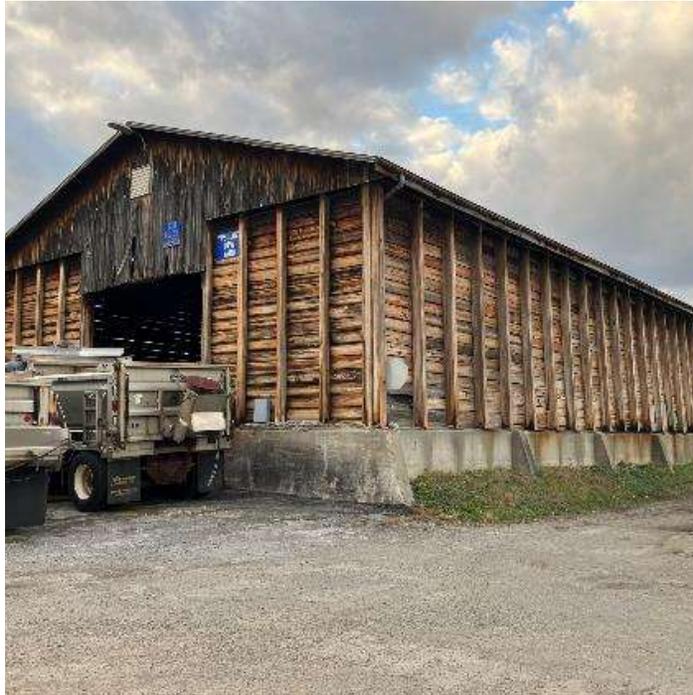


FACILITIES

Summary

- Fixing each repairable issue is technically possible but would not address underlying issues of layout/space limitations or contamination, and scale of repairs would require temporary relocation (1-2 years), incurring significant and unknown costs.
- Testing and remediating/performing due care of expected contamination issues would require significant work and investment, and at least temporary relocation (1-2 years), incurring significant and unknown costs.
- Correcting layout/space limitations would require significant work and investment, and relocation (2-3 years), would trigger the due care/remediation, and incur significant unknown costs.
- Relocating DPS as soon as possible, either temporarily or permanently, is the only option to continue operations regardless of course of action regarding current location.





AGENDA

- Goals
- DPS functions
- DPS facility
- Options
- Next steps



RELOCATION OPTIONS

Site Requirements

- All functions on one site
- Safe, code-compliant buildings
- Within the City or immediately adjacent

- Service garage & wash bay (heavy trucks, passenger vehicles, equipment; 7.5k sf ±)
- Workspace (signs, parks/carpentry, welding/mechanical; 5k sf ±)
- Storage spaces for vehicles & equipment
- Storage space for material - enclosed (salt, cold patch, etc; 8k sf+)
- Storage & disposal space for material - open (aggregate, vector pad, etc; 2.5k sf±)
- Admin & staff space (restrooms, locker rooms, parking, office, breakroom, meeting, etc; 2.5k sf±)
- Fueling (diesel & gas)

Timelines

- To construct new, 2-5 years depending on location

- To move, less than a year; timeline varies depending on how many alterations to site & building; if move in can be phased, etc

- Time is of the essence

RELOCATION OPTIONS

Search Process

- Initial structural assessment in July 2022; brought to light in late fall 2022 due to staffing change
- Working on alternatives since late fall 2022
- Second structural assessment in May 2023; second opinion as well
- Searching for alternative property since May; working with a broker since the end of August.

Options

- Lease
 - Most commercial leases would be between 3-5 years; would have to put significant money into most properties and not be able to recoup investment
- Purchase
 - Could resell if move were temporary, potential to recoup some investment



RELOCATION OPTIONS

Cost Considerations: Cost Overall

How is industrial real estate valued?

Four main methods:

- **cost approach** (what is the cost to build new);
- **income approach** (not applicable here; not renting it out);
- **sales comparison approach** (not appropriate here, as no similar properties have recently sold in the area in which we are looking; this is the approach most commonly used in residential real estate);
- **gross rent approach** (not applicable here; not renting it out).

We used the *cost approach*.



RELOCATION OPTIONS

Cost Considerations: Cost Overall

So what about those comps in the packet?

- Of the 20+ industrial properties in that list sold in the last 3 years in Washtenaw County, only 9 were in Ypsilanti or Ypsilanti Township. None were in Superior. (Location requirement)
- Of the 9 that were in that list, two were missed opportunities- adjacent to the DPS yard, but neither had been listed publicly for sale.
 - NOTE: Many commercial properties are never listed publicly, unlike residential properties. Working with a broker can allow access to this real estate network. We began working with a broker in August.
- Of those 9, only 3 were in the right lot size range (3+ acres), all in Mansfield. All sold in 2022. Each had unique circumstances around their sale. One was very linear and adjacent to residential. Another parcel was approximately 25% floodplain.
 - Mansfield holds 20 parcels, 9 of which have no floodway, 7 of which have enough acreage for DPS.
 - Each industrial sale is unique because the sample size is incredibly small and each user has unique needs.
 - Comps rely upon a large statistical sample of properties that share similar characteristics across a broad geographic area.

Street Address	Community	Sale Date	Sale Price	Yr Blt	Floor Area	Cur. Appraisal	Land Value	Net Acreage	Grantor	Grantee	# C/I	Occupancy	Class	St
2-4 W Forest Ave	CITY OF YPSILANTI	12/3/2020	\$200,000	1922	5,522	\$196,967	\$84,017	1.23	Zamperia Brother LLC	Monarch Acquisitions II LLC	1	Warehouse	C	
1476 SEAVER	YPSILANTI TWP	02/11/22	\$10,500,000	2006	172,663	\$6,818,689	\$1,344,702	36.09	ORPHIC YPSILANTI, LLC	1476 SEAVER WAY LLC	1	Industrial - Light Manufacturing	S	
663 S MANSFIELD	CITY OF YPSILANTI	03/02/22	\$1,000,000	1997	17,200	\$812,690	\$116,120	2.90	HURON ADVERTISING CO., INC.	KINGDOM BROTHERS, LLC	2	Industrial - Light Manufacturing	C	
626 N HURON	CITY OF YPSILANTI	07/27/22	\$1,225,000	0	15,952	\$529,790	\$72,420	1.30	NORTH HURON HOLDINGS, LLC	PRESTIGE YPSILANTI STORAGE LLC	4	Warehouses - Storage	C	
612 S MANSFIELD	CITY OF YPSILANTI	09/12/22	\$435,000	1986	8,060	\$278,748	\$123,520	3.09	SINGLE DAVID	ANS 2 LLC	2	Industrial - Light Manufacturing	S	
599 S MANSFIELD	CITY OF YPSILANTI	10/07/22	\$1,100,000	1988	14,000	\$507,254	\$166,000	4.15	CAD TAVERN, INC	SKY HOLDINGS GROUP LLC	2	Warehouses - Storage	S	
535 S MANSFIELD	CITY OF YPSILANTI	11/25/22	\$3,175,000	1998	42,880	\$1,172,271	\$178,760	4.47	QC AMERICAN	535 S MANSFIELD LLC	2	Industrial - Light Manufacturing	C	
12 E FOREST	CITY OF YPSILANTI	02/28/23	\$650,000	1830	53,936	\$525,094	\$102,400	2.56	MICHIGAN LADDER PROPERTIES LLC	YPSILANTI WAREHOUSE LLC	5	Industrial - Light Manufacturing	D,Pole	
576 S MANSFIELD	CITY OF YPSILANTI	03/31/23	\$550,000	1999	7,200	\$324,941	\$67,448	0.89	HAMAMA, MARK	RABIAH, SABAH	1	Office Buildings	C	



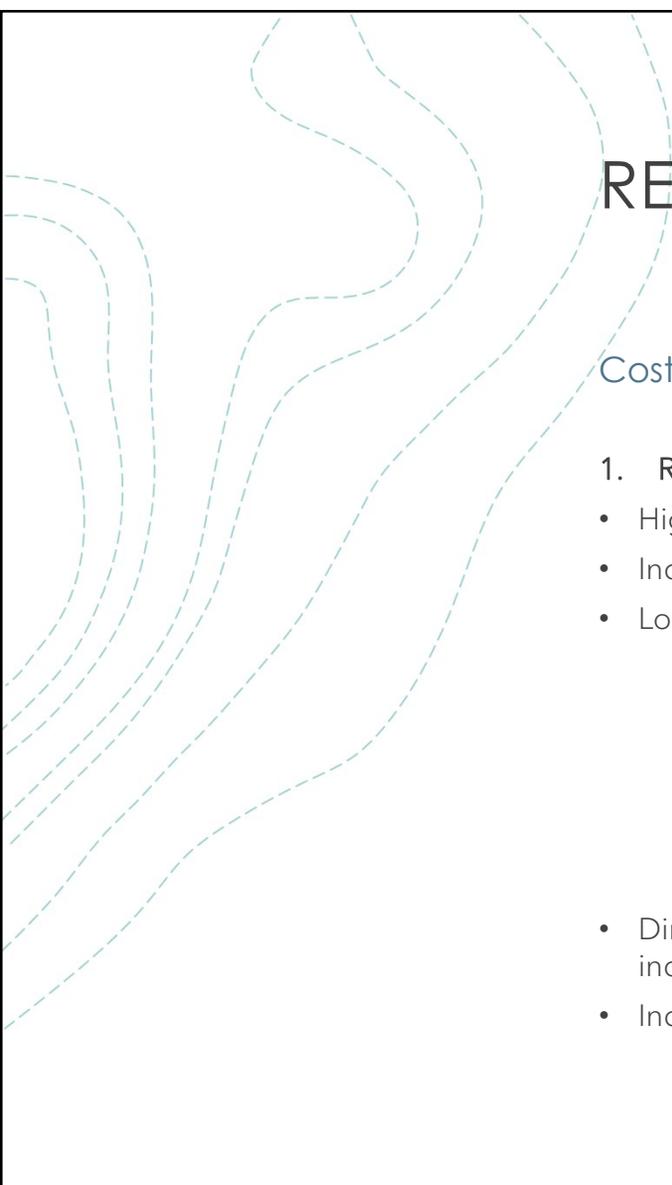
RELOCATION OPTIONS

Cost Considerations: Cost Overall

Other factors affecting cost

- Publicizing the search, including the magnitude of the conditions at DPS and thus the urgency with which DPS needed to move, would have driven up the cost, as there are very few potential locations.
 - Affected the decision to use a broker rather than to conduct a search using City staff
- Industrial vacancy is at a historic low in SE Michigan - 3%
- The City does not contain many modern industrial properties.
- Failing to secure an alternative location in a short timeframe was not a viable option.





RELOCATION OPTIONS

Cost Considerations: Cost of Alternatives

1. Remain in current DPS yard indefinitely (“do nothing”)

- High unknown monetary cost due to worker safety issues
- Increased risk exposure due to documented, known issues with two buildings
- Loss of ability to provide direct services
 - Can contract out some work but not all, due to nature of work;
 - Contracting work would trigger issues with union contract. Could not lay off workers while using contractors to perform union work; effectively will be paying union labor atop contractors’ costs &/or entering into arbitration/litigation.
 - Likely untenable in the long term due to costs and delays in service.
- Direct services would slow and potentially be suspended from time to time due to increased issues with mechanical failures
- Increased costs and both worker and public frustration, employee turnover



RELOCATION OPTIONS

Cost Considerations: Cost of Alternatives

2. Remain in current DPS yard while a new yard is constructed elsewhere
 - All downsides of option 1 apply, but duration presumably limited
 - Round figure of \$3M/year in transfer/delay costs
 - Cost to construct new likely between \$7-15M, depending on setting
 - Likely only buildable location is Water Street; infrastructure would need to be constructed and site carefully selected; potential public process as well

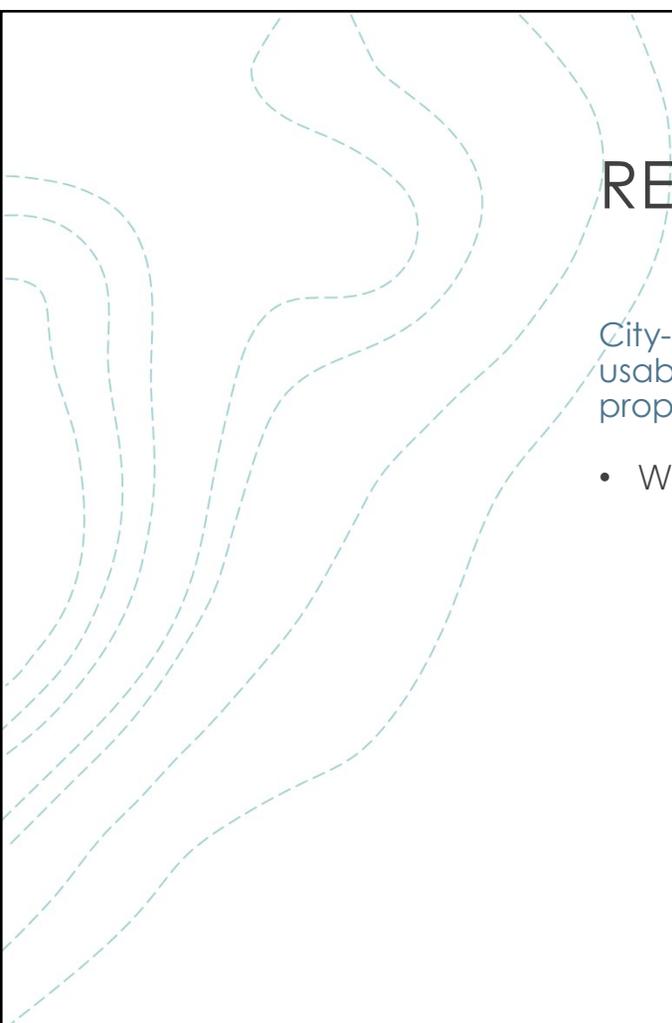


RELOCATION OPTIONS

Cost Considerations: Cost of Alternatives

3. Move DPS yard ASAP

- Downsides of option 1 may apply in limited extent during time of moving/buildout; best outcome for worker safety
- Cost to modify expected to be significantly less than that to construct new
- Can be a temporary or permanent move; same modifications would likely need to be made to site regardless.



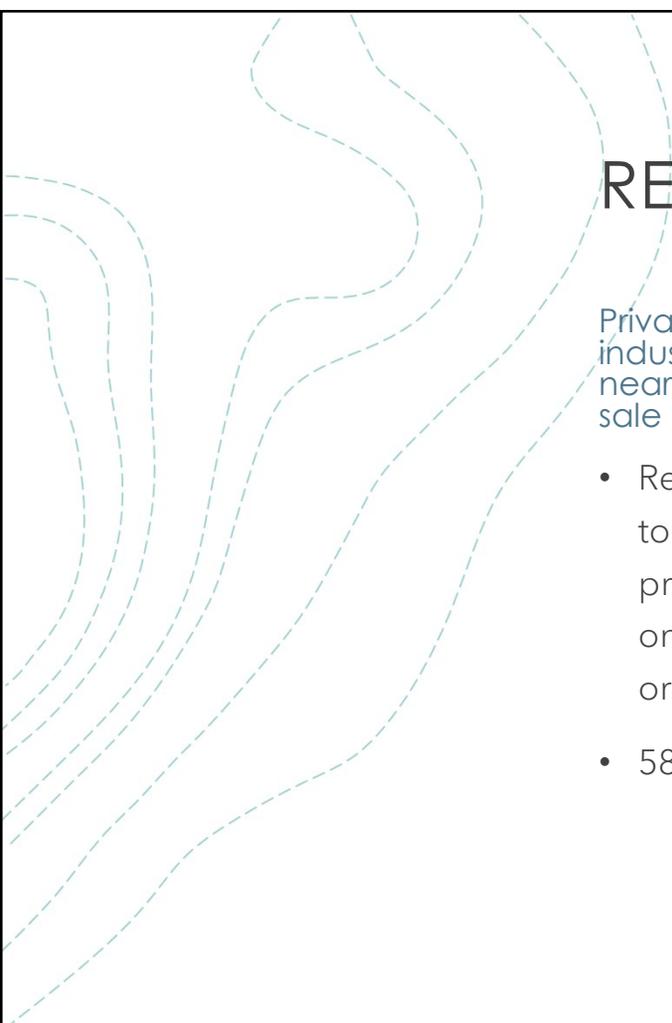
RELOCATION OPTIONS

City-owned potentially usable vacant/buildable properties

- Water Street

City-owned NOT usable vacant/buildable properties

- Floodway/plain
 - Waterworks Park/compost yard
 - Railroad St
- Size/access
 - 326 E Michigan
 - 731 W Michigan
 - 206 N Grove
 - Former landfill
- Parks



RELOCATION OPTIONS

Privately-owned industrial facilities in or near the City listed for sale or lease

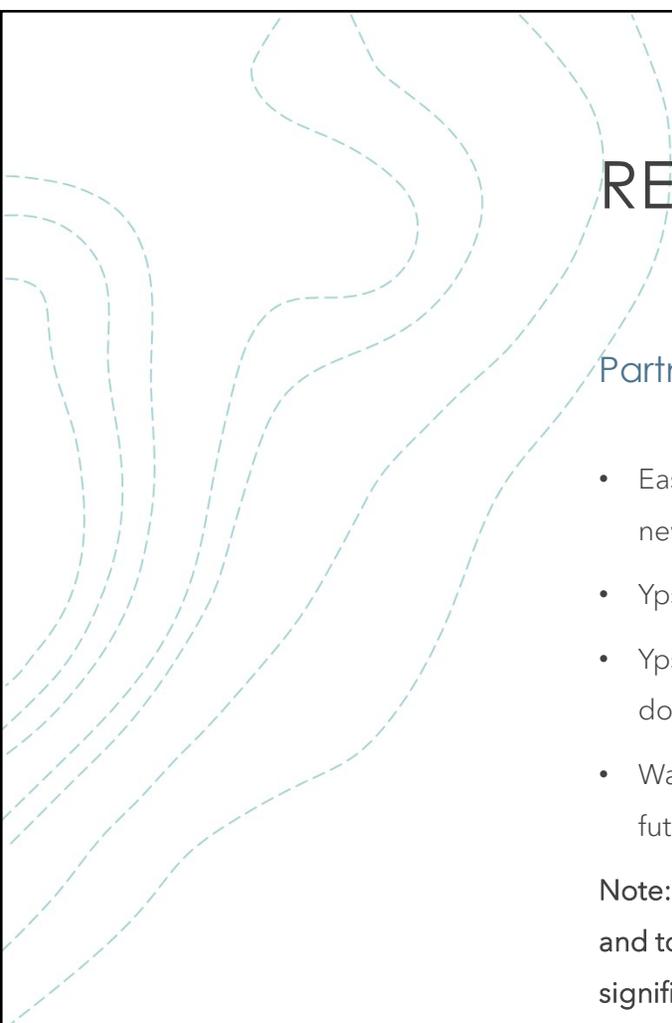
- Researched and/or toured several properties no longer on the market for sale or for lease
- 580 S Mansfield

Privately-owned vacant land in or near the City listed for sale and suitable for industrial use

- Researched and eliminated several properties outside the City limits
- No suitable privately owned vacant land within the City

Privately-owned industrial facilities or vacant land in or near the City not listed for sale or lease

- Did not approach private property owners who did not list their properties for sale or lease.
- Approached by 599 S Mansfield via their attorney after news story released; property not listed.



RELOCATION OPTIONS

Partnerships

- Eastern Michigan University: currently space-constrained. If exploring partnership, would need to be new build. Willing to partner on some services, materials; case by case.
- Ypsilanti Community Schools: Did not approach. Majority of school facilities are out of the City.
- Ypsilanti Township: Did not approach. Challenges with taking Township land off their tax rolls; they do not have an equivalent facility.
- Washtenaw County Road Commission: willing to partner for short time (materials storage) and on future items (such as brine); did not consult regarding longer-term partnership

Note: DPS is expected to play a significant role in emergency response, particularly for weather events, and to provide timely response in other urgent (non-emergent) situations. Autonomy and location are significant considerations.



RELOCATION OPTIONS

A disclaimer on numbers

- The numbers presented are not intended as a quote nor represented as such. Quotes and bids were not solicited as there is not yet a project for anyone to quote or bid.
- These numbers were developed by consulting industry professionals, reviewing similar projects and their budgets, adjusted for year of construction.
- These numbers represent construction costs, and do not take into consideration design costs of oversight costs, potentially adding around 25%.
- These numbers are order of magnitude numbers to be used for comparison of options.



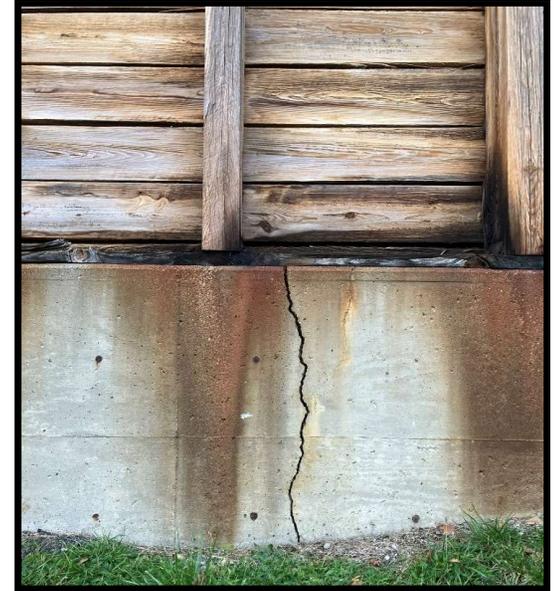
RELOCATION OPTIONS

14 W Forest ("do nothing" – but repair everything)

Repair main building and bring to modern code

- Remediation/due care: unknown, approx. \$5M
- Approx \$2M to replace roof with improved, functional version
- Approx \$1M for fire suppression and life safety
- Approx \$250k for admin building expansion & life safety improvements
- Approx \$750k for salt barn replacement
- Approx \$50k for fuel pump improvements
- Approx \$100k for hoist improvements
- Approx \$9M delay/transition costs *and significant risks due to safety issues*

Total: at least \$4.15M, plus delay/transition and remediation costs (\$14M+); still unlikely to be able to accommodate future needs of City due to space constraints





RELOCATION OPTIONS

Water Street (build new)

- Extensive timeline (3+ years)
- Public involved in site selection and design
 - Incorporate in RFQ development
- Develop remediation plan/due care (\$1M)
- Potentially bring utilities, roadway, to site
- Design
- Construct

Potential cost: minimum of \$7M, plus delay costs (>\$9M); total of >\$16M

Water Street Engagement timeline: (approved by Council 11/7/23)

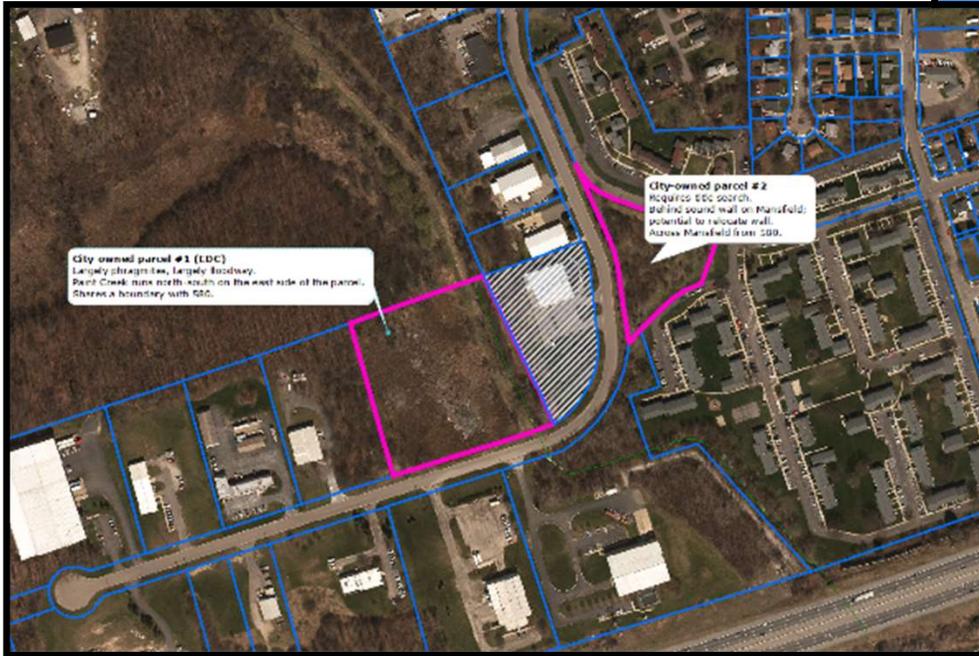
- RFQ Drafting, Review, and Solicitation (Sept 2023 - July 2024)
 - Community Engagement (Jan 2024 - Feb 2024)
- Development Application Review (July 2024 - Sept 2024)
- Selection Assistance (Oct 2024 - Dec 2024)

RELOCATION OPTIONS

580 S Mansfield (move ASAP; some construction prerequisite)

- Change use of building
 - Remove existing partial buildout (break even with sale of material)
 - Add fire suppression (\$250k)
 - Add hoists, add door, add exhaust (\$150k)
- Add fence/gate x2 (\$500k), pavement (\$500k), salt barn (750K), storage buildings (\$1.5M), outdoor storage (\$250k), fuel
- Letter of Map Amendment necessary for new construction
 - ACE joint permit possibly needed for portions of new construction depending on location, LOMA; timeline varies
- City-owned site across Mansfield necessary to use for storage, outbuildings
 - Directly adjacent to low-income housing; environmental justice issue with noise
- Total cost likely \$10M+ including acquisition (\$3.1M), transition (\$3M+), construction (\$3.9M+); space limitations will still likely hinder support of long-term City goals

580 S MANSFIELD

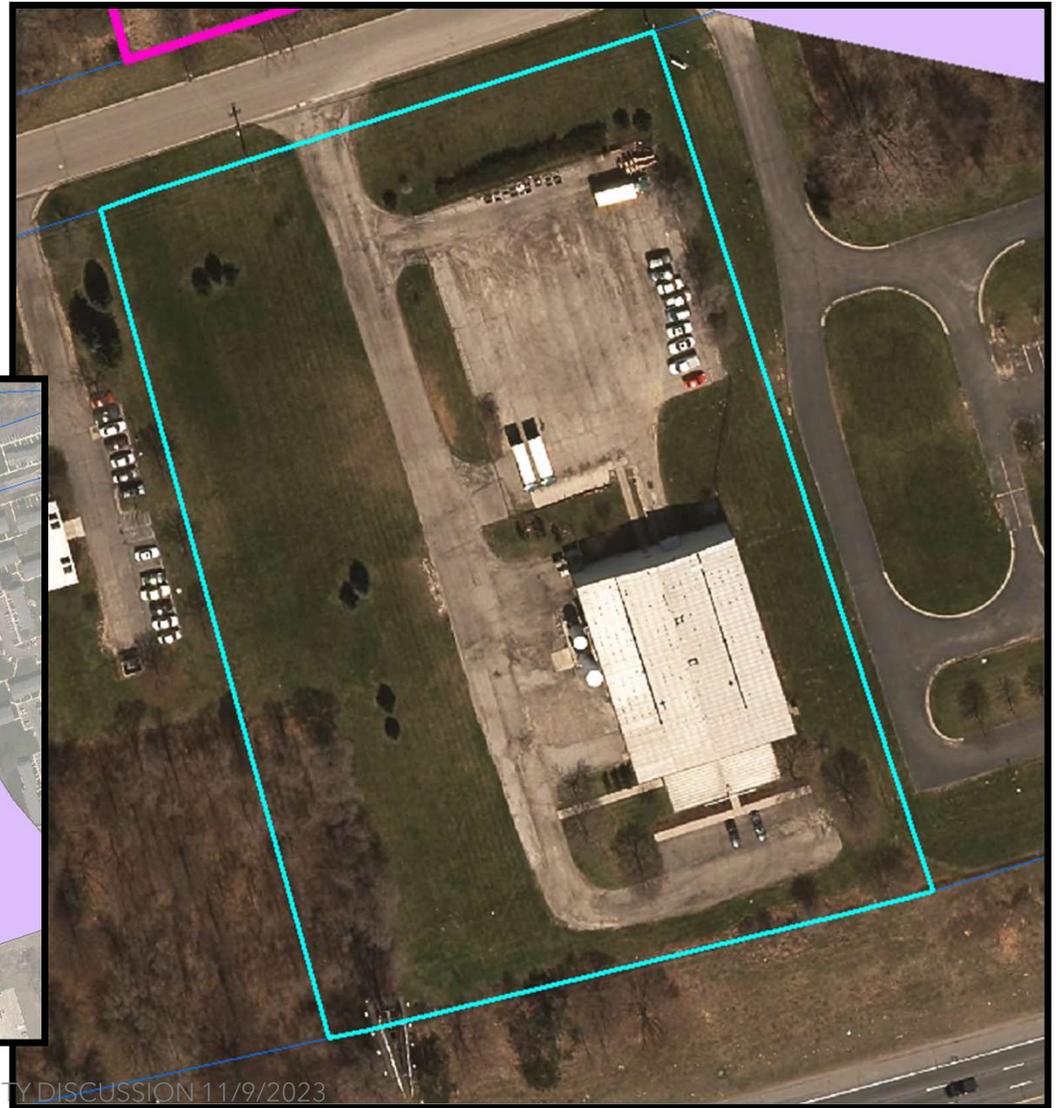
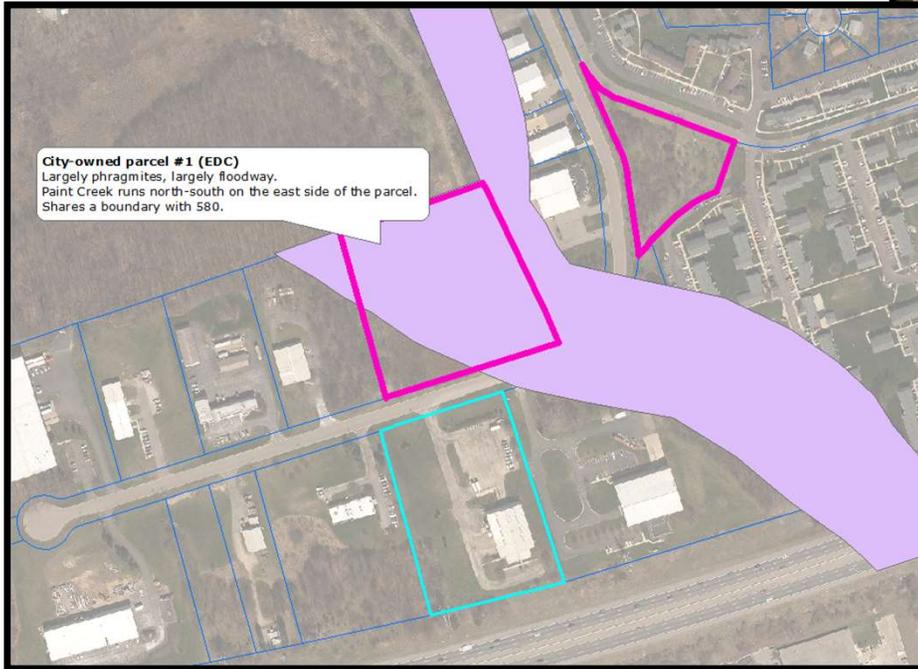


RELOCATION OPTIONS

599 S Mansfield (move ASAP; some construction prerequisite)

- Minor building updates needed immediately (conversion of space to locker & breakrooms (\$150k); adequate vehicle hoists (\$100k)
 - A small addition for admin/operations will be required for full compliance (\$250k)
- Salt barn needed ASAP (\$750k)
 - Storage building, etc will be required but not immediately (\$1.5M)
- Total cost likely \$7.5M including acquisition (\$3.8M), transition (\$1M), construction (\$2.75M).

599 S MANSFIELD





COMPARISON OF OPTIONS

	14 W FOREST	WATER STREET	580 S MANSFIELD	599 S MANSFIELD
Purchase cost	\$0	\$0	\$3.1M	\$3.8M
Construction cost	\$4.15M+	\$7M+	\$3.9M+	\$2.75M
Remediation cost	Unknown, high (\$5M)	Unknown, location/design dependent, assume \$1M	None anticipated	None anticipated
Transition cost	3+ years (\$9M+)	3+ years (\$9M)	6-12 months (\$3M+)	1-3 months (\$1M)
Non-monetary Risks	Remediation/due care	Public process, remediation/due care, infrastructure	FIRM amendment; use of additional parcel	None known
TOTAL	\$18.15M+	\$17M+	\$10M	\$7.55M