



Commissioners  
Steven A. Davis  
Jeffrey M. Fix  
David L. Levacy

County Administrator  
Carri L. Brown

Clerk  
Rachel A. Elsea

## Frequently Asked Questions – September 2021 Fairfield County Government Services Center Northwest

### 1. What is the purpose of the Fairfield County Government Services Center Northwest?

The purpose of the Fairfield County Government Services Center Northwest is to provide a visible county facility to improve public services and provide a positive physical presence in the Northwestern portion of the county.

First occupants of the Center will be the Fairfield County Sheriff. The Clerk of Courts Title Office will follow in 2022. Renovations will begin in 2022.

The county hopes to house the state BMV at the same site when the state office is able to change locations.

Fairfield County offices will be able to use the space for meetings, trainings, and satellite offices as scheduled.

### 2. What is the estimated cost of the purchase and renovation of the project?

The purchase price of the building is \$2.2 M. This is for 30,000 square feet of space. The cost of the renovation for the first phase of improvements (to house the Sheriff's substation, the Clerk of Courts Title Office, and general office and conference space) is estimated at \$ 1.5 M, including furniture, fixture, and equipment. The cost of the renovation for the second phase of improvements to prepare space (that is intended to be leased) will be \$800,000. This renovation is not expected to begin until the latter part of 2022.

Renovating an existing building will cost about half of the estimated cost of new construction. The estimates are impacted by the current supply chain disruptions based on the pandemic. In addition, renovating is an option that makes better use of available supplies and materials from a broad perspective.

Estimated total Cost	Square Feet	Cost per Square Foot
\$4,500,000 for renovation	30,000	\$150
\$9,000,000 for new construction	30,000	\$300

### 4. Annually, how much money is now dedicated to the leasing of buildings for similar purposes?

From a county perspective, about \$30,000 is spent annually on leased space.

With the renovation project, over a period of 30 years, the reduction in leasing costs is \$900,000. Those funds can be used for other general fund purposes.



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## 5. How will the costs of the project be supported?

County general fund money will be used for the purchase. Over time, the Clerk of Courts Certificate of Title Fund will reimburse the general fund for a significant portion of the costs based on surplus of revenue in the Clerk of Courts Title fund. This is an advantageous action for the Clerk of Court Title, given there are plans for one-stop location for title and license processing. This will result in convenience and stability of services for the public. Other county residents will also benefit by the availability of the Clerk of Courts Title offices.

With a contribution of \$750,000 annually, the first phase of the project will be reimbursed within five years.

The second phase of the project will also be supported by the general fund. Rental income is anticipated to cover costs over the useful life of the building, with a payback period of 23-27 years.

Special revenue funds will be examined for potential use if consistent with the terms of the funding.

## 6. What are some benefits of the project and its associated partnership?

The public will have improved services with an effective facility that will be well-maintained.

There is a strong partnership with Ohio University, Fairfield County, Pickerington Schools, the City of Pickerington and Violet Township to support multiple public services.

- Ohio University will be able to use the space through the current academic year and will maintain quality higher education for the area.
- There is an exciting new partnership with the City of Pickerington Schools for Ohio University to expand its courses at the high school.
- The Workforce Center in Fairfield County will continue to host Ohio University.
- Fairfield County will pursue annexing the site to the City of Pickerington.
- Violet Township residents will benefit from the improved facilities and new services.

In addition, the project will include a new drive -thru to allow for convenience, social distancing, and health safeguarding to support responses to the pandemic.

By 2023, there will be a one-stop opportunity for the Clerk of Courts Title and Ohio BMV.

In 2022, the County Sheriff's Office will open at the new site.

Multiple county services will be available on a pre-scheduled basis at the Center beginning in 2022. For example, the Board of Elections will host educational events and a voting location at the Center. The Veteran Services Commission will schedule office hours at the location, too.

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### 7. What are the cost estimates for the project?

Phase 1 include the purchase price of \$2.2M, renovation costs of \$.8M.

Phase 2 includes renovation costs of \$.8 M.

Furniture, fixture, equipment (including technology) and contingencies are estimated at \$ .7 M.

That is a total of \$4.5 M.

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