



# Nassau County's Real Estate Consolidation Plan

December 2003





*“We shape  
our  
buildings  
and then  
they shape  
us.”*

*- Sir Winston  
Churchill*

# Nassau County Real Estate Consolidation Plan

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## Outline

Background

How the Plan was Developed

Factors Considered in Plan Design

Campus Plan

- Health & Human Services Center

- Government Operations Center

- Public Safety Center

Plan Summary

Plan of Finance

Implementation Steps

# Background

# Nassau County Real Estate Consolidation Plan

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- The size of Nassau County's government has grown drastically over the past six decades to support the needs of its rapidly increasing constituent base
- The effect of this rapid growth without a master plan has resulted in more costly government that functions inefficiently
- Workplace efficiencies and logical adjacencies among County departments are not possible because of poor planning and historically bad workspace management

# Nassau County Real Estate Consolidation Plan

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- No comprehensive inventory existed until recently of what property the County owns and occupies, owns and leases, and leases from third parties
- Existing County buildings are crumbling and leaking creating health & life safety violations
- Lack of adequate ongoing maintenance of an antiquated physical plant has resulted in an inefficient and costly operating platform

## How the Plan was Developed

# Nassau County Real Estate Consolidation Plan

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- Centralized the County's real estate function
- Selected Insignia/ESG for providing strategic real estate services to County.
- Developed County's first comprehensive property inventory of Owned, Leased to third parties, Leased from third parties and Surplus properties



# Nassau County Real Estate Consolidation Plan

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- Proposed five Nassau County government “campuses” to house related government entities
  - Health and Human Services Center
  - Government Operations Center
  - Public Safety Center
  - Courts Complex
  - Corrections Complex

# Nassau County Real Estate Consolidation Plan

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- Selected Parsons Brinckerhoff for environmental impact study (SEQRA)
- Selected Carter Burgess / Greyhawk for Program Manager
- Retained architectural design teams for Public Safety Center and Government Operations Center

# Factors Considered in Plan Development

# Nassau County Real Estate Consolidation Plan

- Cost to just remediate existing life safety conditions
- Cost to construct or renovate existing physical plant
- Reduction of operating costs
  - **Workplace efficiencies**
    - ✓ **Density**
    - ✓ **Office/ workstation mix**
  - **Energy savings**
- Balance the impact on surrounding community with needs of population served
  - **Traffic, public transportation, neighborhood character**
  - **Influence future reuse of County properties**
  - **Returning tax-exempt properties to tax rolls**
- Landmark status / History of Old Courthouse
- Legal requirements relative to Board of Elections
- Community input through public meeting
- Legislative Input

# Nassau County Real Estate Consolidation Plan

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Major Capital Investment of \$146.1 Million required to remediate existing code violations and Life/Safety conditions without Real Estate Consolidation Plan.

Health & Human Services	\$ 41.8 Million
Government Operations Center	\$ 91.2 Million
Public Safety Center	<u>\$ 13.1 Million</u>
	\$146.1 Million

## Health & Human Services Center

# Nassau County Real Estate Consolidation Plan

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## Health & Human Services Center

- 8 Departments operating in 5 locations
- One of County's worst physical plant
- Employee working conditions poor and client service difficult
- Inconsistent with "No Wrong Door" policy

# Nassau County Real Estate Consolidation Plan

*101 County Seat Drive  
Social Services Building*

**101**  
COUNTY SEAT DR.





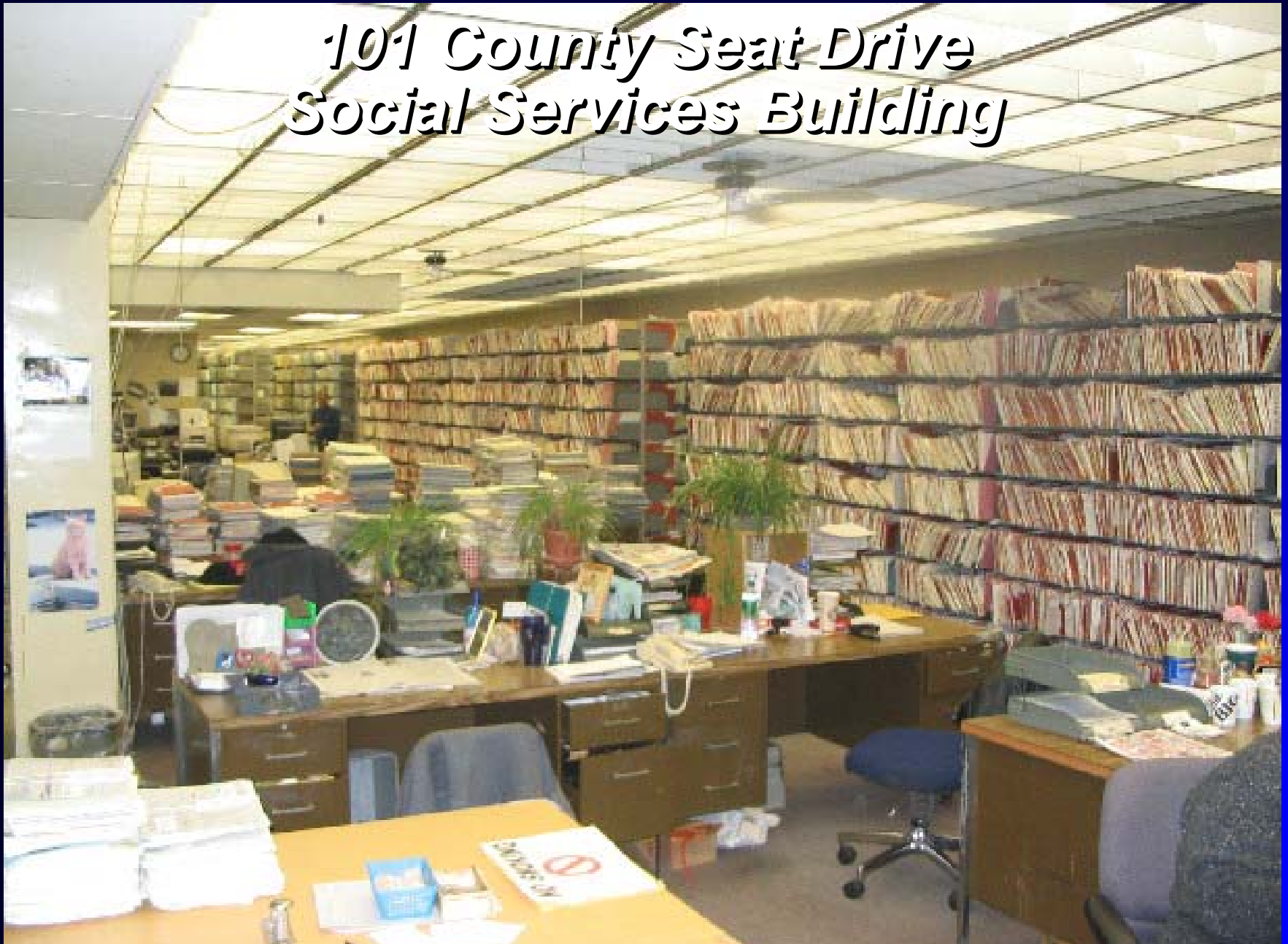
# Nassau County Real Estate Consolidation Plan

*101 County Seat Drive  
Social Services Building*



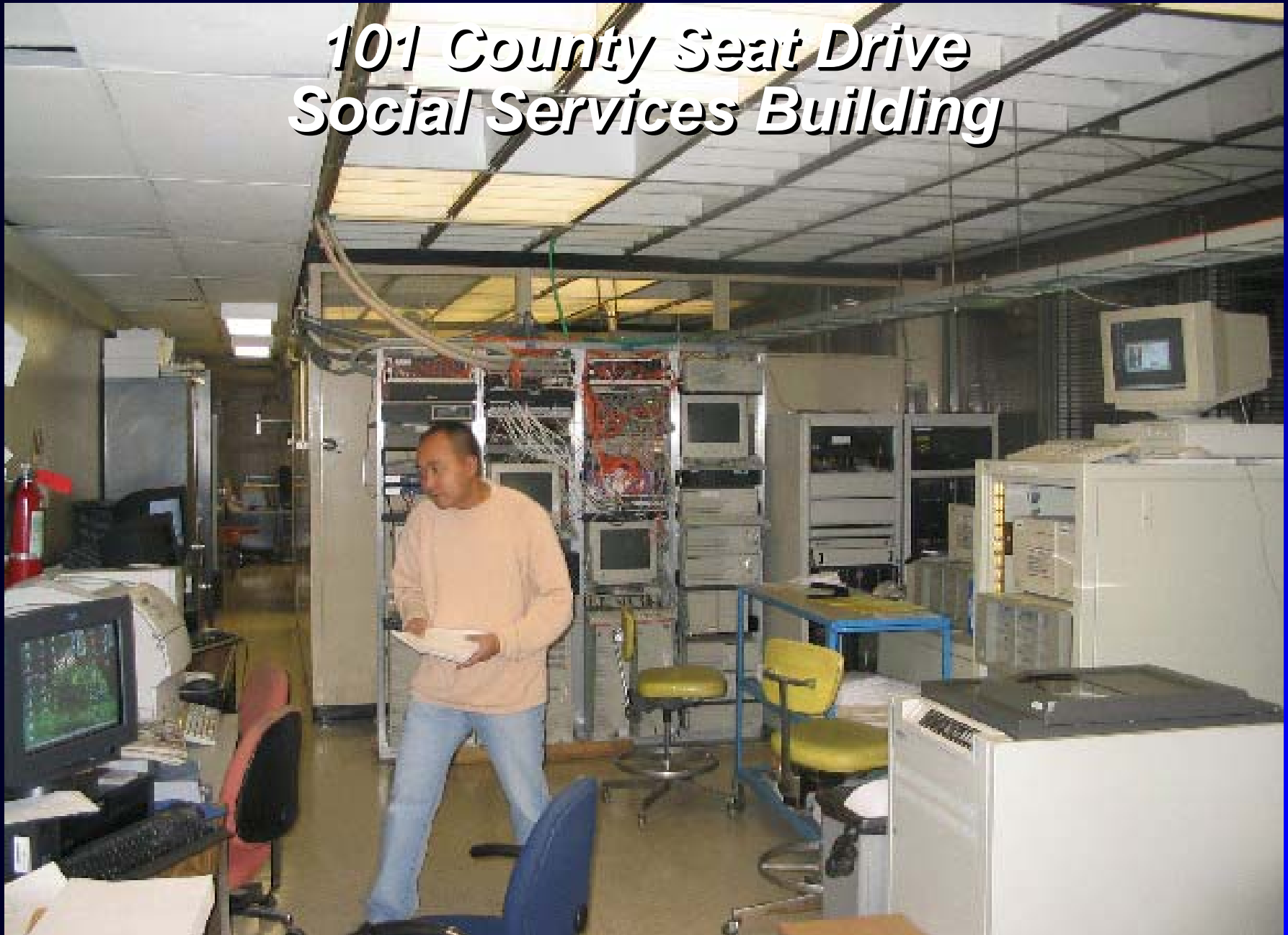
# Nassau County Real Estate Consolidation Plan

*101 County Seat Drive  
Social Services Building*



# Nassau County Real Estate Consolidation Plan

*101 County Seat Drive  
Social Services Building*



# Nassau County Real Estate Consolidation Plan

*101 County Seat Drive  
Social Services Building*



# Nassau County Real Estate Consolidation Plan

## *101 County Seat Drive Social Services Building*



# Nassau County Real Estate Consolidation Plan

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***Required System Upgrades to Remedy existing Deficiencies = \$41.8 million***

- Numerous Fire Marshal citations for Life Safety conditions remain unaddressed
  - Existing electrical system is deteriorated and undersized so minimal office equipment overloads system; causing small fires
  - Building envelope, as well as roof, is leaking

# Nassau County Real Estate Consolidation Plan

## *Required System Upgrades to Remedy existing Deficiencies = \$41.8 million (Cont.)*

- Asbestos and Americans with Disabilities Act
  - Asbestos prevalent throughout building; in floor tiles, pipe and ceiling insulation, in spray-on insulation on all ceiling beams (Any time you open ceiling, abatement must occur first)
  - ADA compliance cannot be achieved at this site due to location of building
  - Minimal access for those who need services most

# Nassau County Real Estate Consolidation Plan

## *Required System Upgrades to Remedy existing Deficiencies = \$41.8 million (Cont.)*

### ➤ Poor Infrastructure

- HVAC – lack of proper ventilation causing “Sick Building” syndrome; can no longer repair control systems
- Parking Lot severely deteriorated

### ➤ Excessive Energy Costs

- Major security issues – no site security at all; reliant on guards at door for all security. No security for visitors or employees.



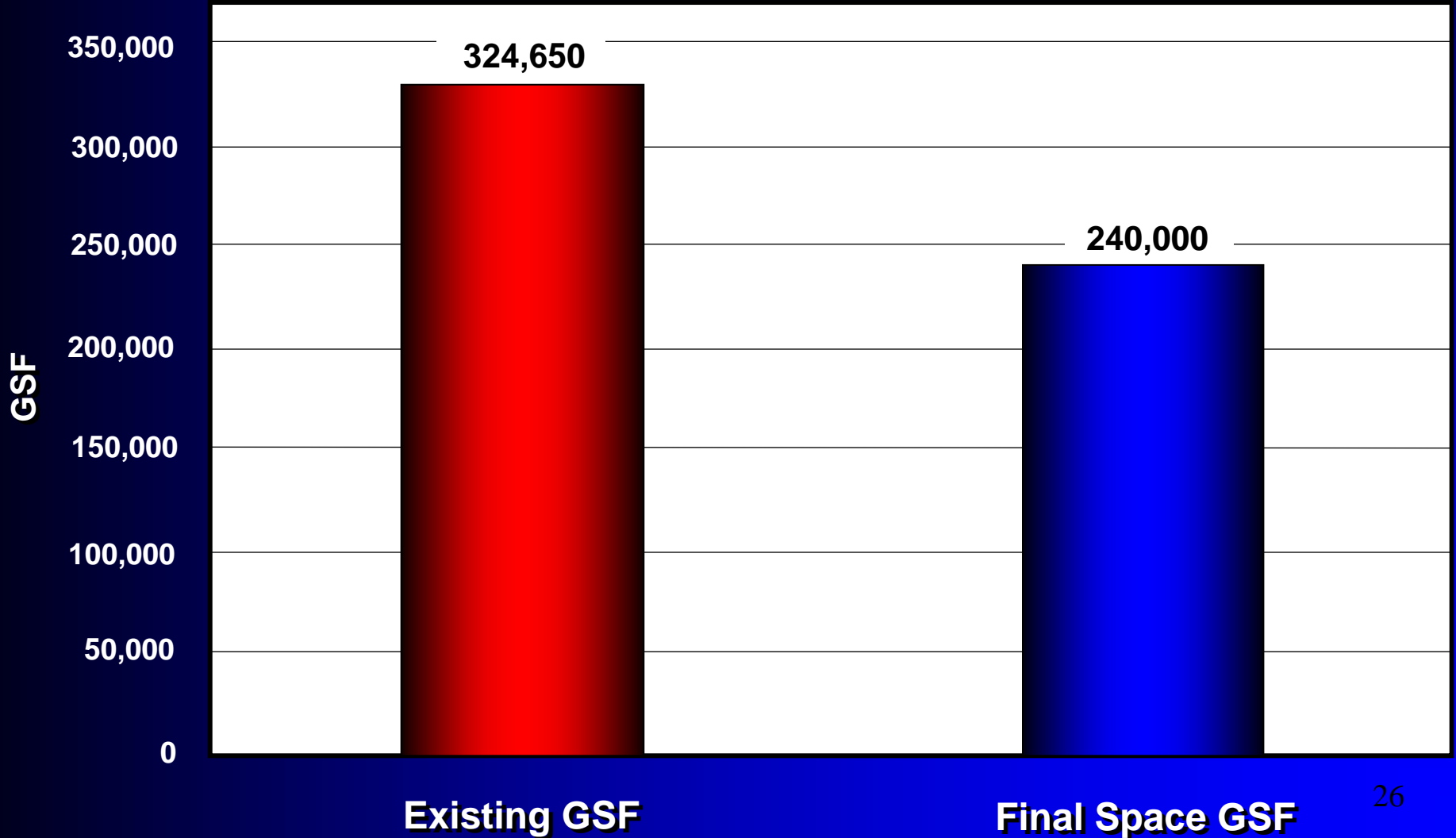
# Nassau County Real Estate Consolidation Plan

## *Proposed Health & Human Services Center - Uniondale*



# Nassau County Real Estate Consolidation Plan

## *Health and Human Services Program Comparison*



# Government Operations Center

# Nassau County Real Estate Consolidation Plan

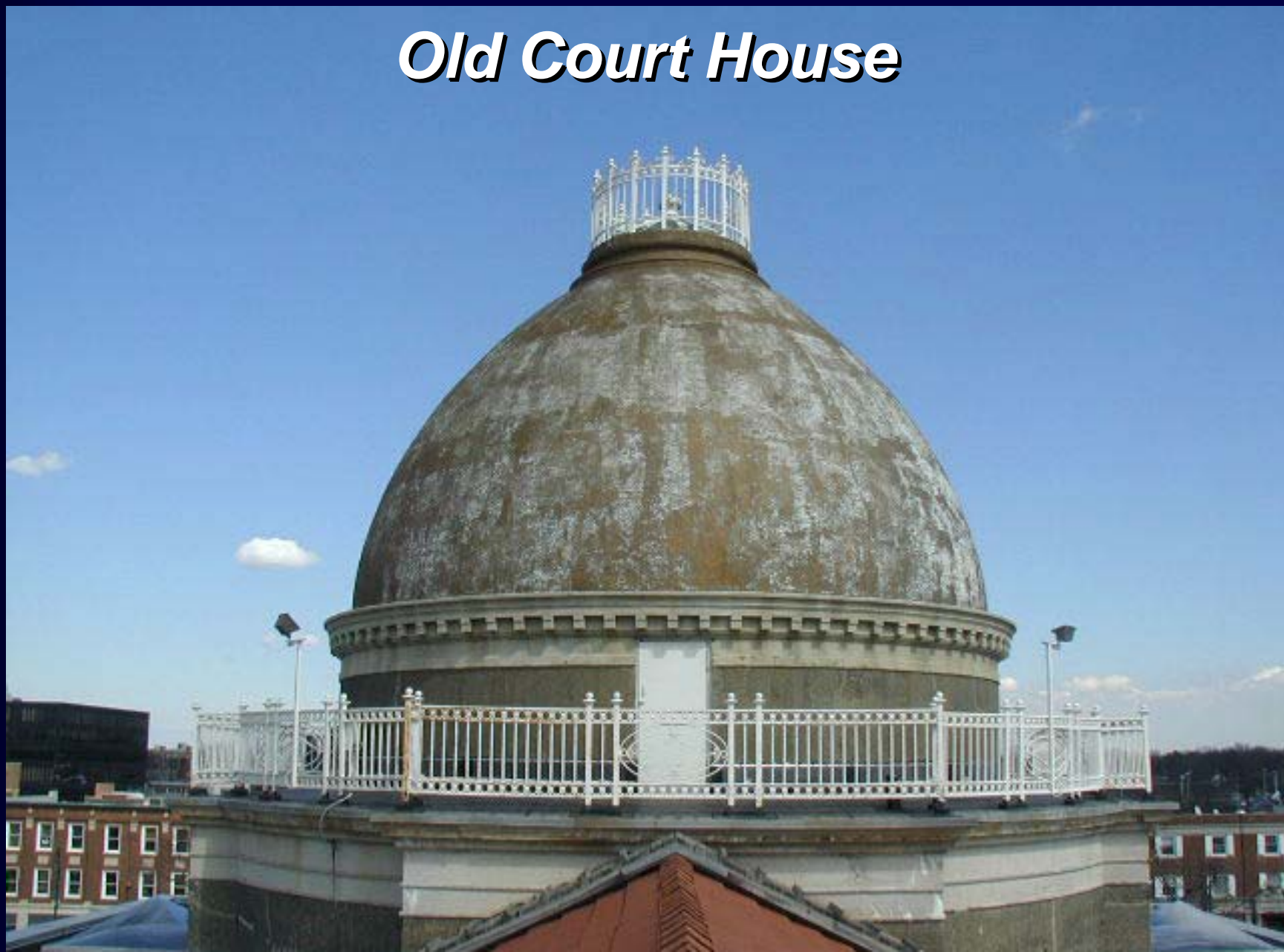
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## ***Government Operations Center***

- Operating in 8 different buildings making delivery of County service inefficient
- Historic Old Court House, once symbol of civic pride, is in gross disrepair
- Other GOC buildings require major capital investment

# Nassau County Real Estate Consolidation Plan

## *Old Court House*



# Nassau County Real Estate Consolidation Plan

*Old Court House*



# Nassau County Real Estate Consolidation Plan

*Old Court House*



# Nassau County Real Estate Consolidation Plan

## *Old Court House*





# Nassau County Real Estate Consolidation Plan

## *Old Court House*



# Nassau County Real Estate Consolidation Plan

## *Old Court House*



# Nassau County Real Estate Consolidation Plan

## *Old Court House*



# Nassau County Real Estate Consolidation Plan

*Old Court House*



# Nassau County Real Estate Consolidation Plan

## *Old Court House*



# Nassau County Real Estate Consolidation Plan

*240 Old Country Road*



# Nassau County Real Estate Consolidation Plan

*240 Old Country Road*



# Nassau County Real Estate Consolidation Plan

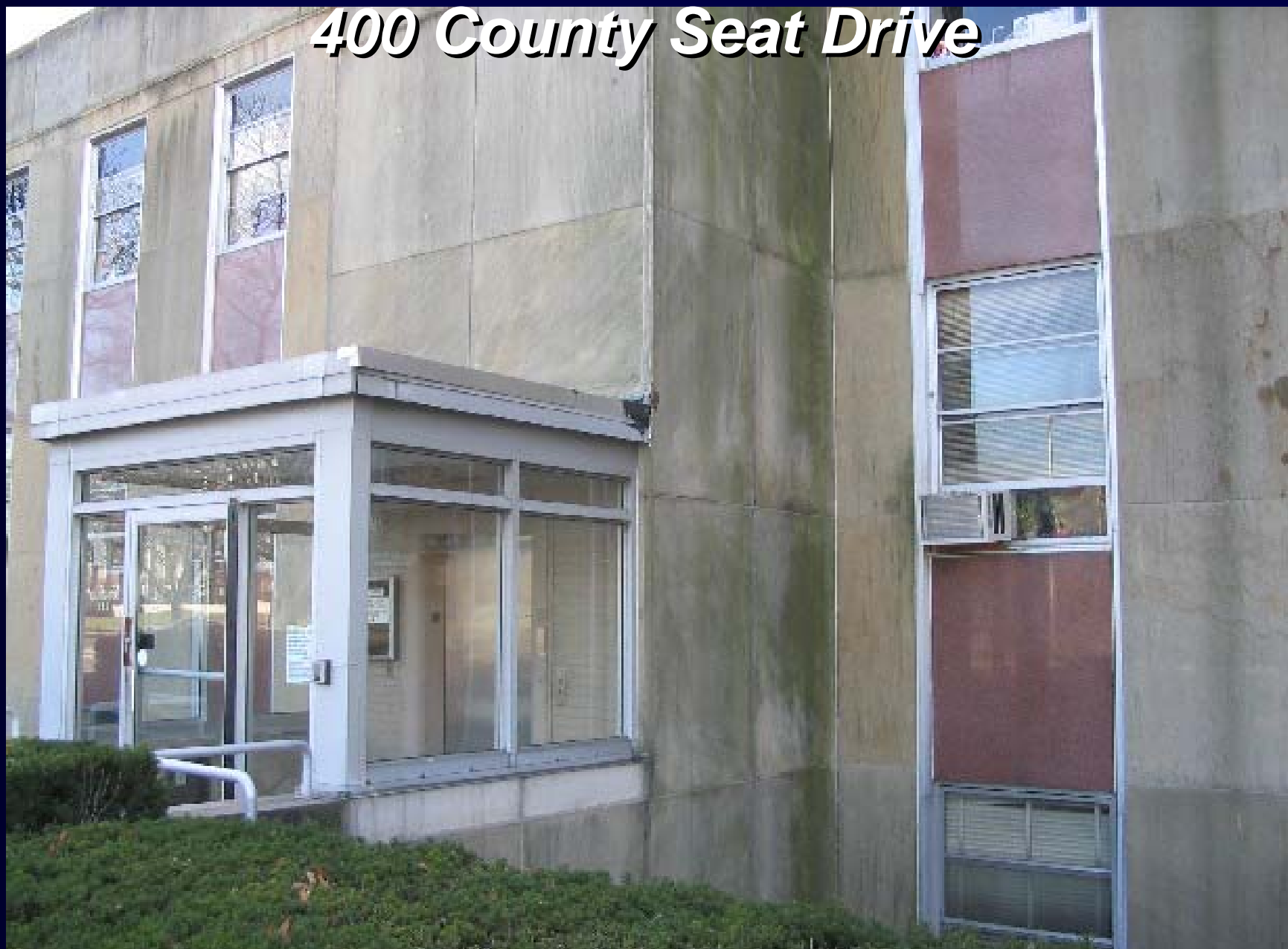
*240 Old Country Road*





# Nassau County Real Estate Consolidation Plan

*400 County Seat Drive*



# Nassau County Real Estate Consolidation Plan

*400 County Seat Drive*



# Nassau County Real Estate Consolidation Plan

*400 County Seat Drive*



# Nassau County Real Estate Consolidation Plan

*400 County Seat Drive*



# Nassau County Real Estate Consolidation Plan

*400 County Seat Drive*



# Nassau County Real Estate Consolidation Plan

*200 County Seat Drive*



# Nassau County Real Estate Consolidation Plan

*200 County Seat Drive*



# Nassau County Real Estate Consolidation Plan

*200 County Seat Drive*





# Nassau County Real Estate Consolidation Plan

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## *Required System Upgrades to Remedy existing Deficiencies = \$91.2 million*

- Numerous Fire Marshal violations for Life Safety conditions remain unaddressed
  - Some buildings have no fire alarm systems; those that do are not tied into fire departments
  - Other buildings have no sprinkler systems and inadequate emergency exiting; inadequate to protect buildings and occupants.

# Nassau County Real Estate Consolidation Plan

## ***Required System Upgrades to Remedy existing Deficiencies = \$91.2 million (Cont.)***

### ➤ Code Violations

- Asbestos prevalent in both structure and finishes, creating Life Safety issues and hampering improvements - dramatically increases cost
- Electrical systems are original systems – undersized and deteriorated so they cannot support facility needs
- Electric distribution and supply can no longer meet demand. No potential to modernize services

# Nassau County Real Estate Consolidation Plan

## *Required System Upgrades to Remedy existing Deficiencies = \$91.2 million (Cont.)*

### ➤ Poor Infrastructure

- Outdated HVAC systems with control system failures create “Sick Building” syndrome
- Lack of proper ventilation leads to possible mold spore growth
- Inadequate Security to safe guard sites, employees and visitors at all GOC buildings
- Handicapped accessibility is limited by structure in all facilities.

# Nassau County Real Estate Consolidation Plan

## *Required System Upgrades to Remedy existing Deficiencies = \$91.2 million (Cont.)*

### ➤ Poor Infrastructure (Continued)

- Old Courthouse walls are deteriorating; cornice stones falling off
- One West Street walls and parapets are crumbling, allowing water to infiltrate structure
- 240 Old Country Road, roof is so deteriorated that tarps are used to cover computer equipment inside building

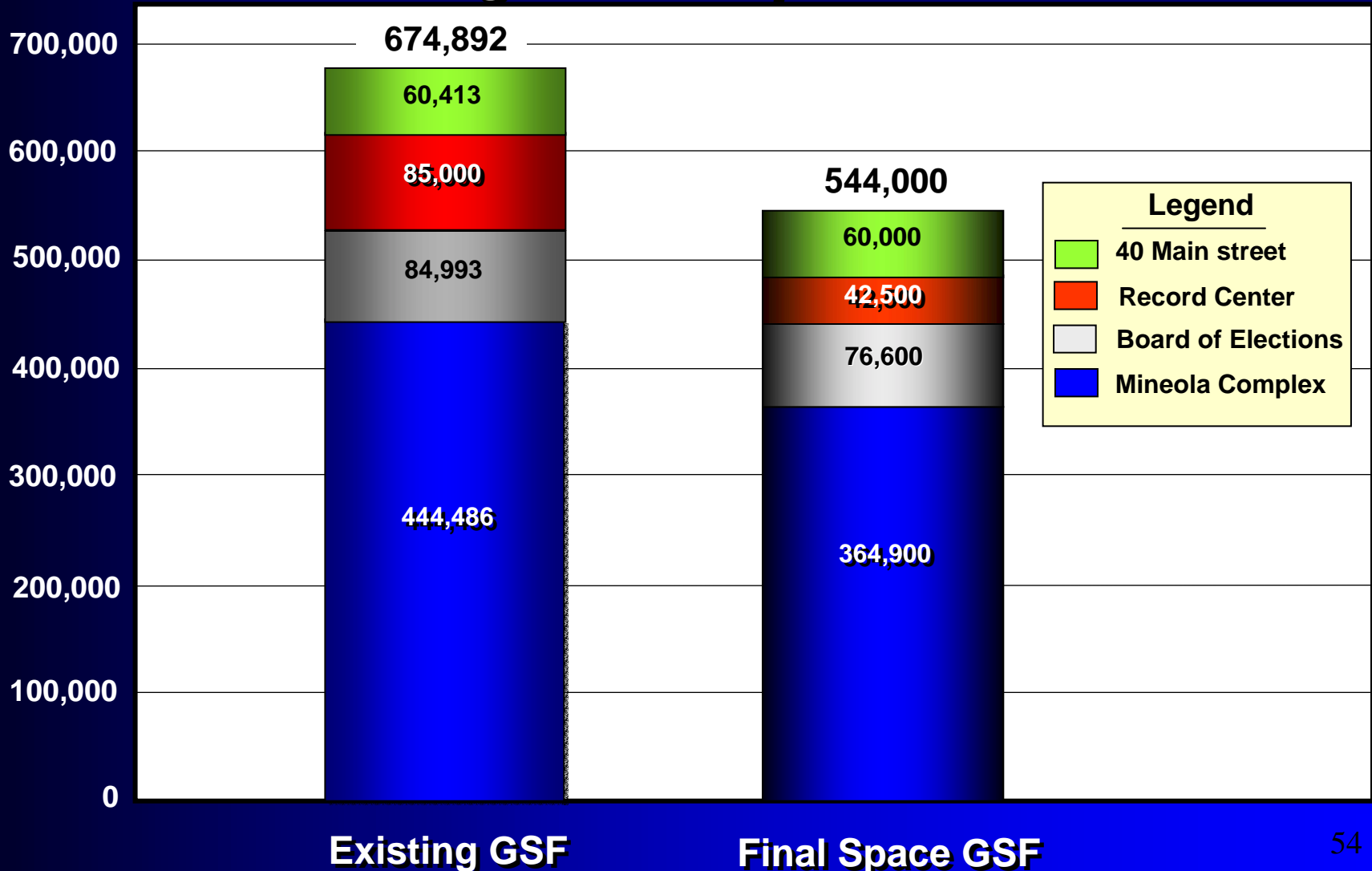
# Nassau County Real Estate Consolidation Plan

## *Proposed Government Operations Center*

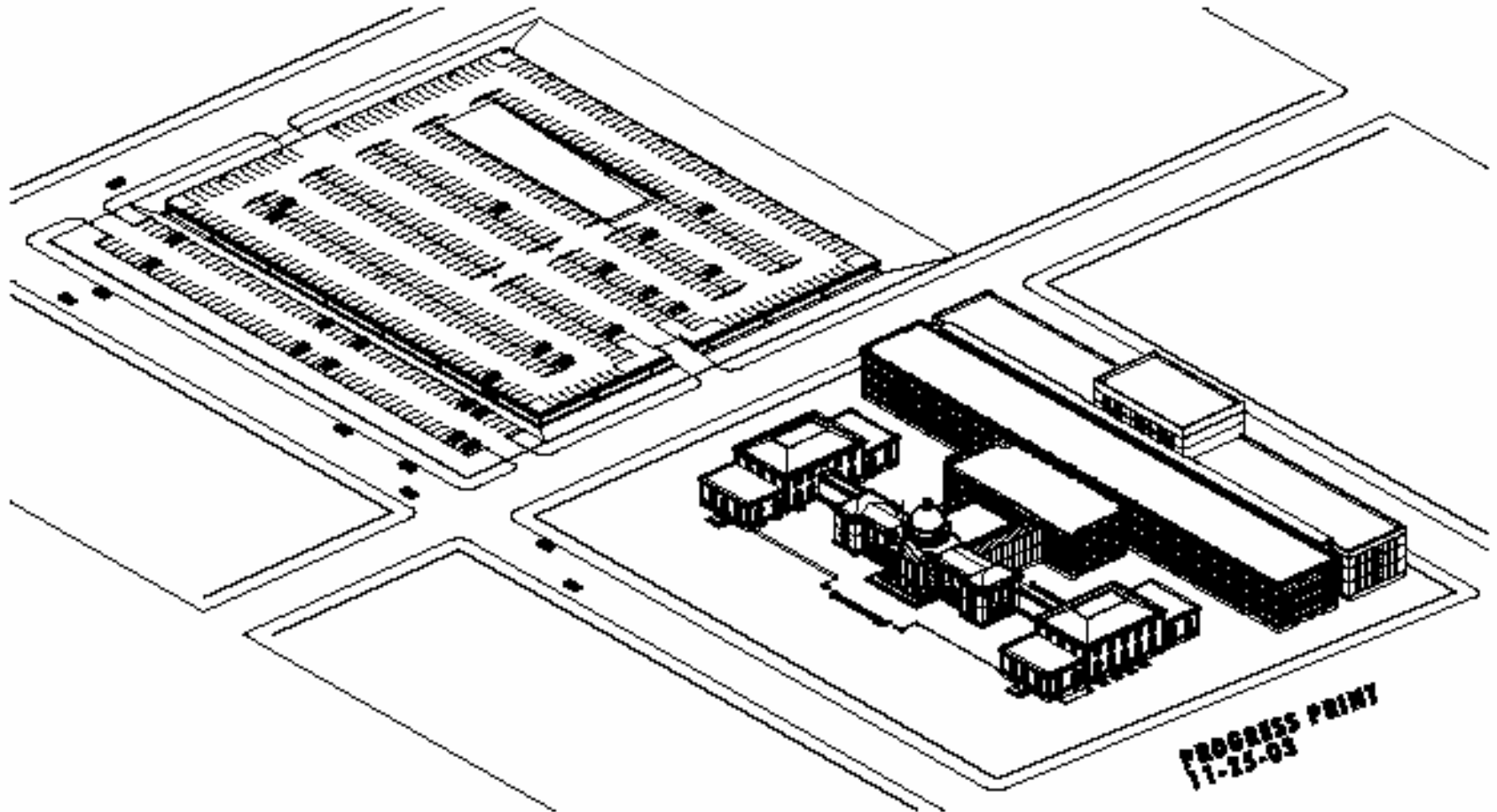


# Nassau County Real Estate Consolidation Plan

## Government Operations Center Program Comparison



# Nassau County Real Estate Consolidation Plan



PROGRESS PRINT  
11-25-03



GOVERNMENT OPERATIONS CENTER

ARCHITECT: HOK

NEW YORK UNIVERSITY LEAD  
112 5th St, 10th Floor  
New York, NY 10003  
Tel: 212.242.4000  
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# Nassau County Real Estate Consolidation Plan



4433

**PROGRESS PRINT**  
11-25-03



GOVERNMENT OPERATIONS CENTER

ARCHITECTURE BY



NEW YORK STATE  
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NEW YORK STATE  
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NEW YORK STATE  
114 0000 00000



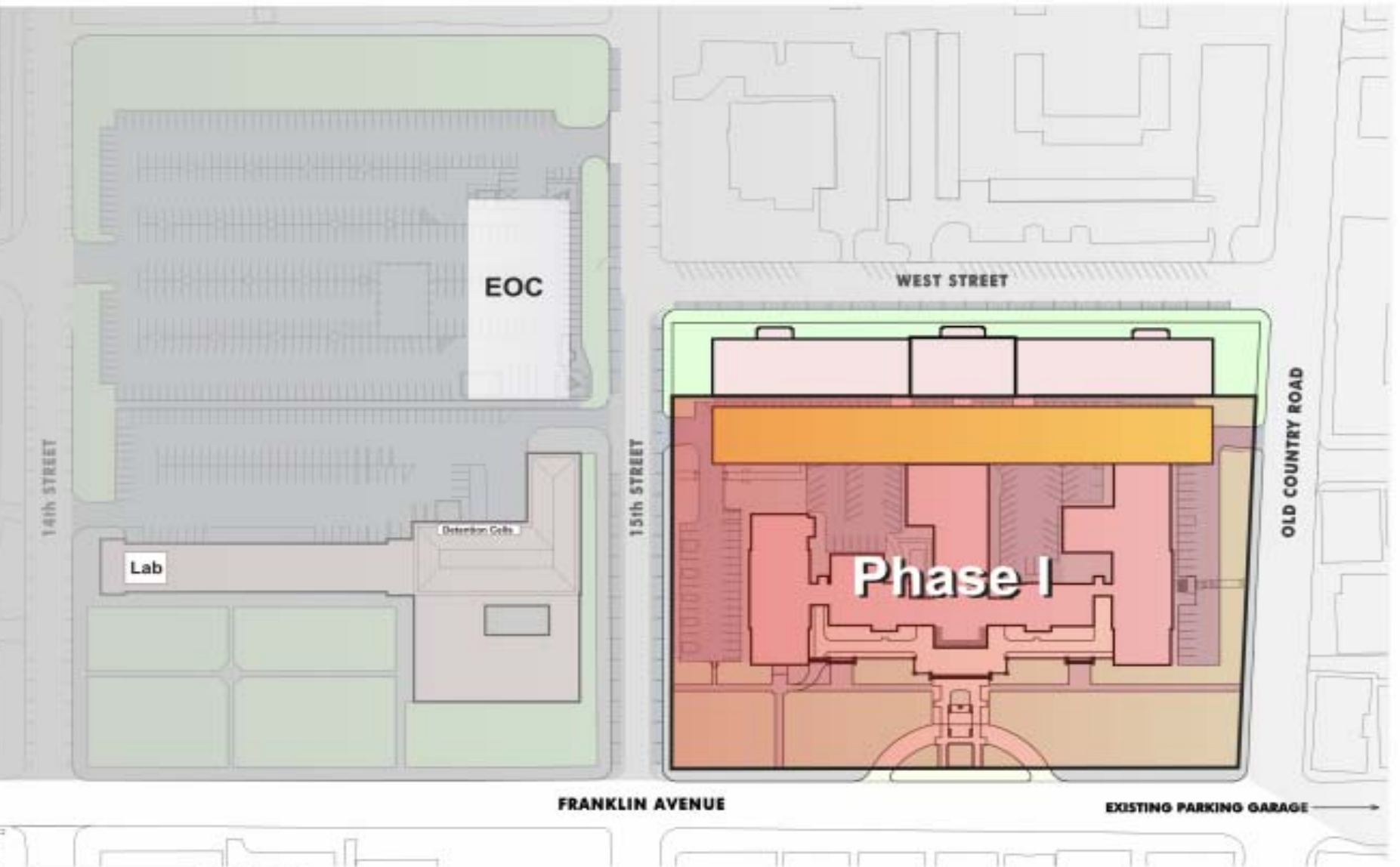


# Nassau County Real Estate Consolidation Plan



# Phase I

May 2004 - September 2005

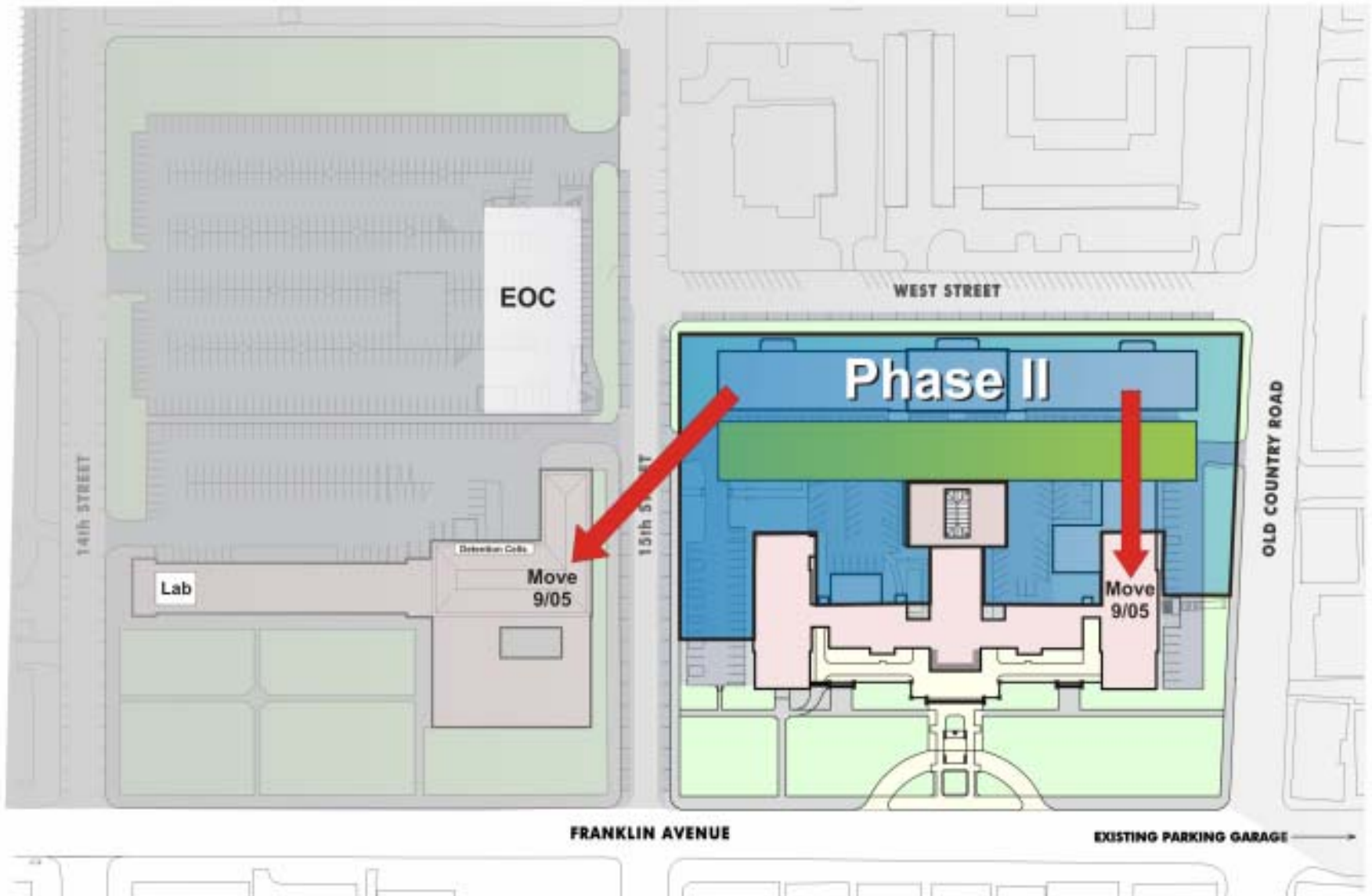


Phase I  
OCTOBER 21, 2003



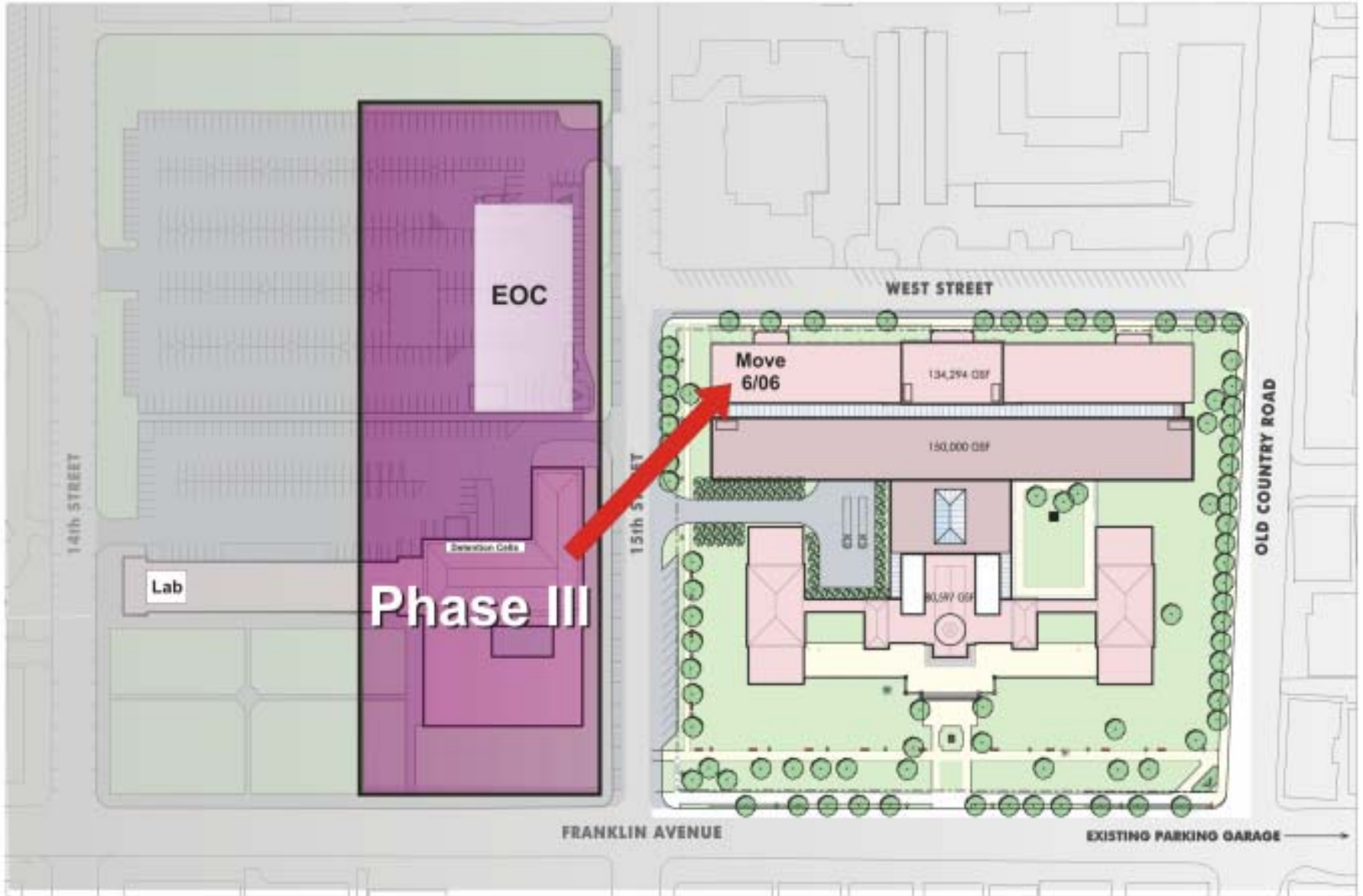
# Phase II

September 2005 - June 2006



Phase II  
OCTOBER 21, 2003

# Phase III June 2006 - February 2007



## Phase III

OCTOBER 21, 2003



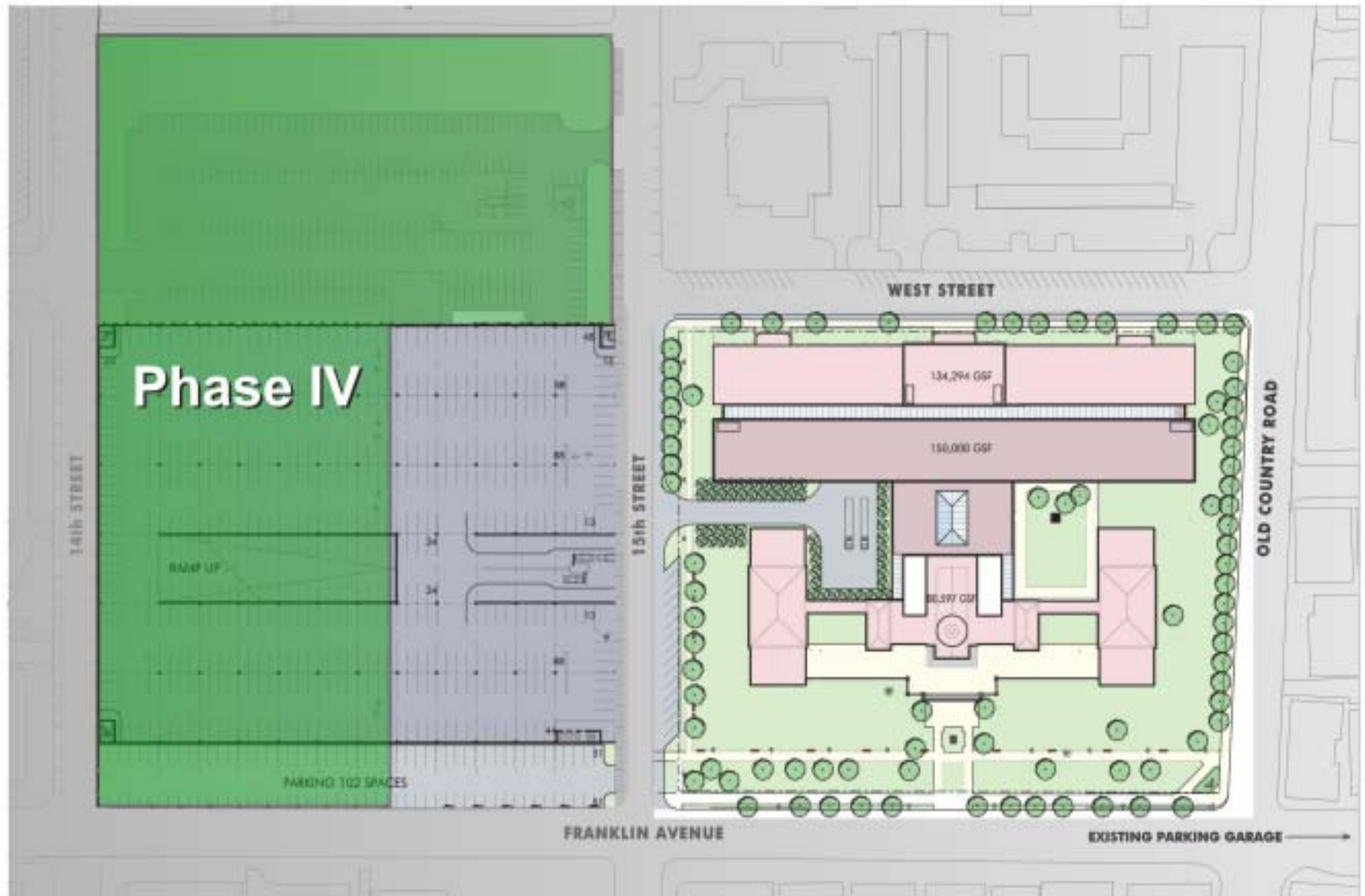
HLW International LLP

110 Fifth Avenue  
New York, NY 10003  
tel: 212.502.4600  
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hlw

# Phase IV

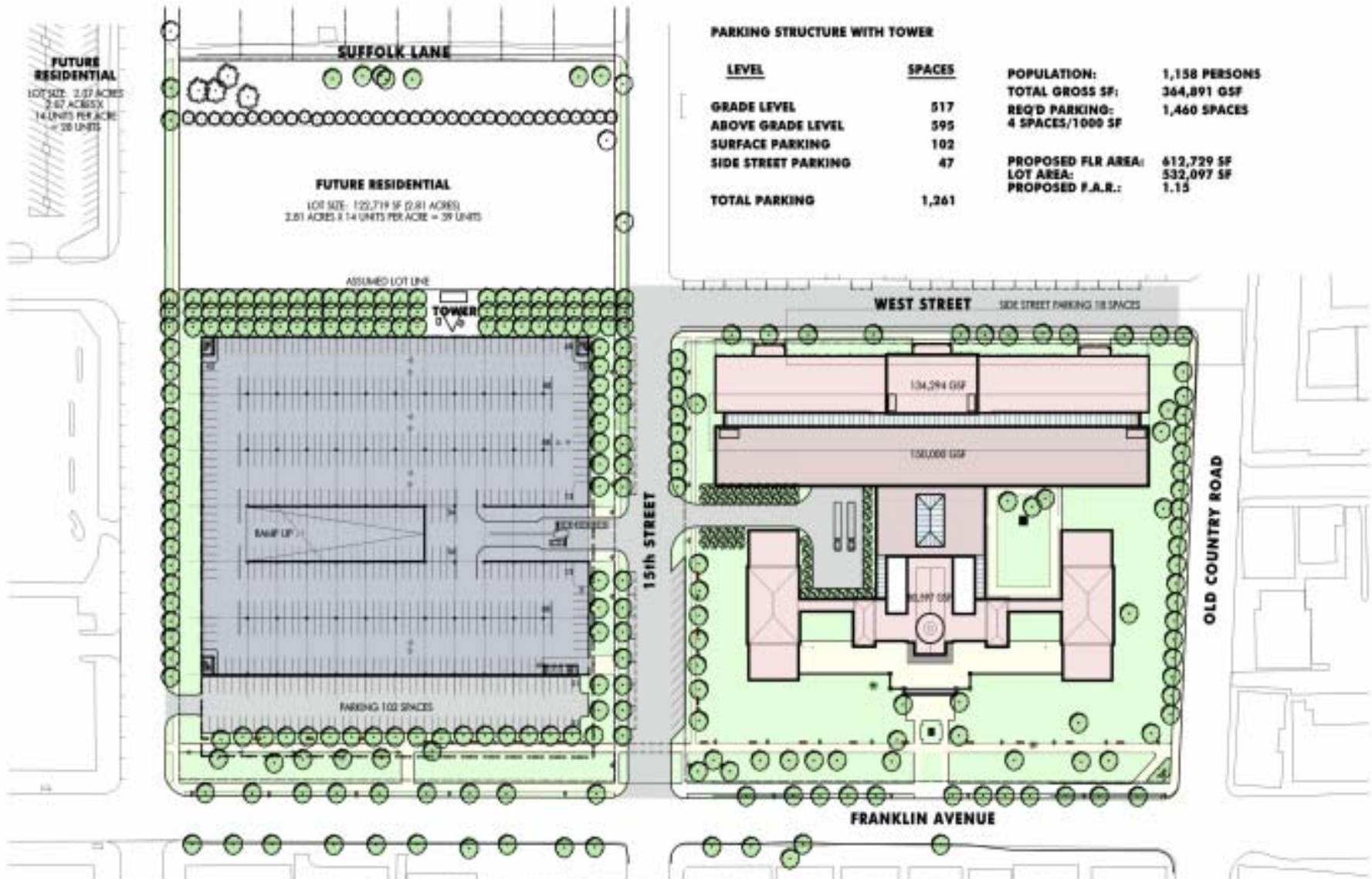
February 2007 - June 2007



Phase IV  
OCTOBER 21, 2003



# Final June 2007



## PARKING STRUCTURE WITH TOWER

LEVEL	SPACES
GRADE LEVEL	517
ABOVE GRADE LEVEL	595
SURFACE PARKING	102
SIDE STREET PARKING	47
<b>TOTAL PARKING</b>	<b>1,261</b>

POPULATION:	1,158 PERSONS
TOTAL GROSS SF:	364,891 GSF
REQ'D PARKING:	4 SPACES/1000 SF
PROPOSED FLR AREA:	612,729 SF
LOT AREA:	532,097 SF
PROPOSED F.A.R.:	1.15

SCHEME 102303 - SMALL BUILDING WITH 1490 FRANKLIN AVE & WITH 1916 COURTHOUSE

OCTOBER 21, 2003

HLW International LLP

115 Fifth Avenue  
New York, NY 10003  
Tel: 212.251.4000



## Public Safety Center

# Nassau County Real Estate Consolidation Plan

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## *Public Safety Center*

- 11 separate “headquarters” locations scattered throughout County
- Crowded and obsolete facilities impose limitations on police and fire marshal operations
- Existing facilities cannot support post 9/11 technologies and enhanced building security needs



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – NCPD HQ***



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – NCPD HQ***



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – NCPD HQ***



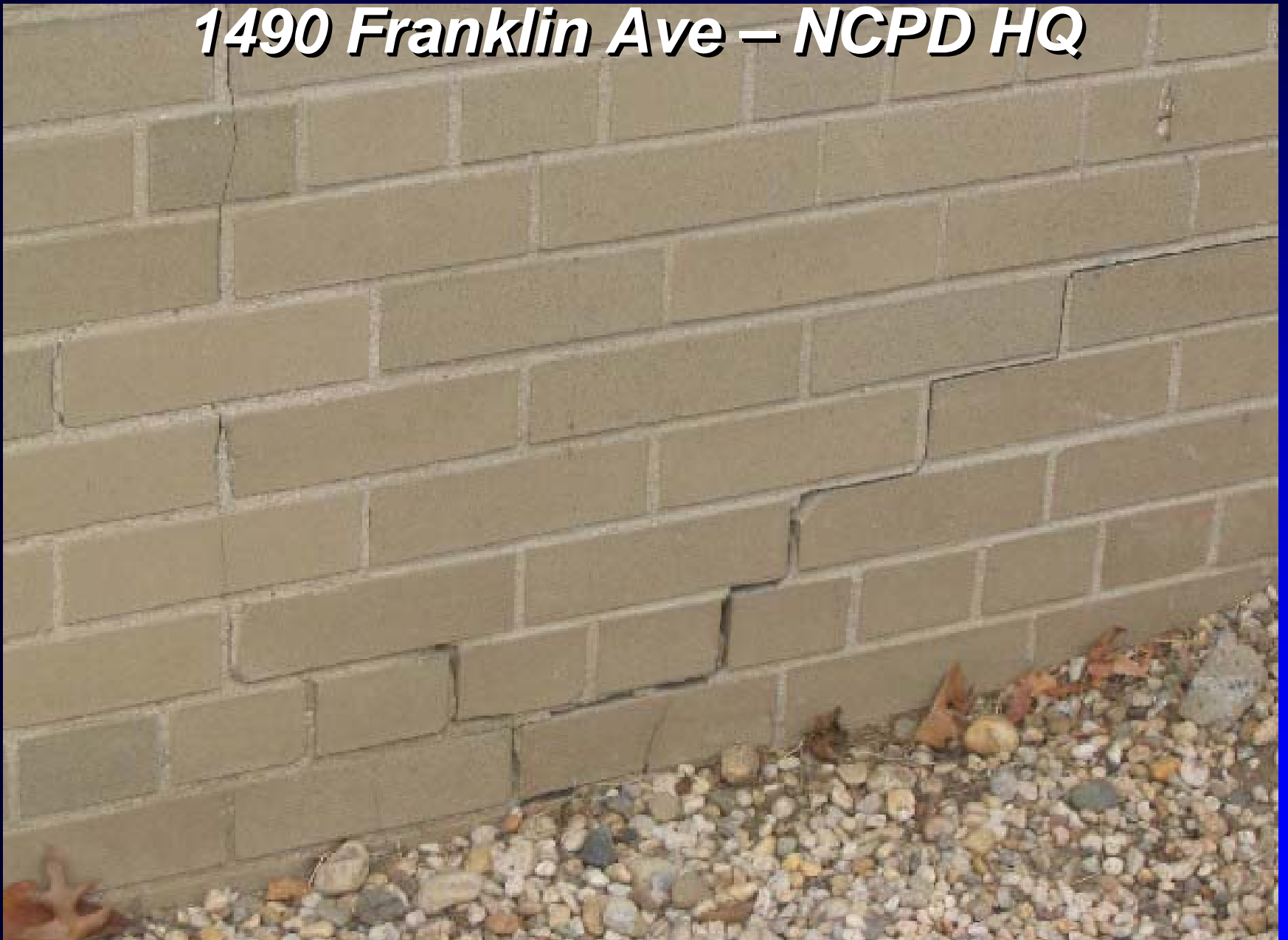
# Nassau County Real Estate Consolidation Plan

*1490 Franklin Ave – NCPD HQ*



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – NCPD HQ***



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – NCPD HQ***



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – Communications Bunker***



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – Communications Bunker***





# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – Communications Bunker***



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – Communications Bunker***



# Nassau County Real Estate Consolidation Plan

***1490 Franklin Ave – Communications Bunker***



# Nassau County Real Estate Consolidation Plan

## ***Required System Upgrades to Remedy existing Deficiencies = \$13.1 million***

- Asbestos is prevalent throughout all buildings causing on-going abatement projects as materials deteriorate
- Handicapped accessibility for both employees, public, and prisoners, is inadequate resulting in pending litigation
- Building floor plan does not allow for separation of public and police functions thereby limiting safety/security in building for police and visitors

# Nassau County Real Estate Consolidation Plan

## ***Required System Upgrades to Remedy existing Deficiencies = \$13.1 million (cont.)***

- Poor infrastructure. Structures are deteriorating causing the closing of stairs and ramps
- HVAC system does not provide adequate ventilation for current staffing levels
- EOC/911 in bunker has suffered from on going ventilation issues for years

# Nassau County Real Estate Consolidation Plan

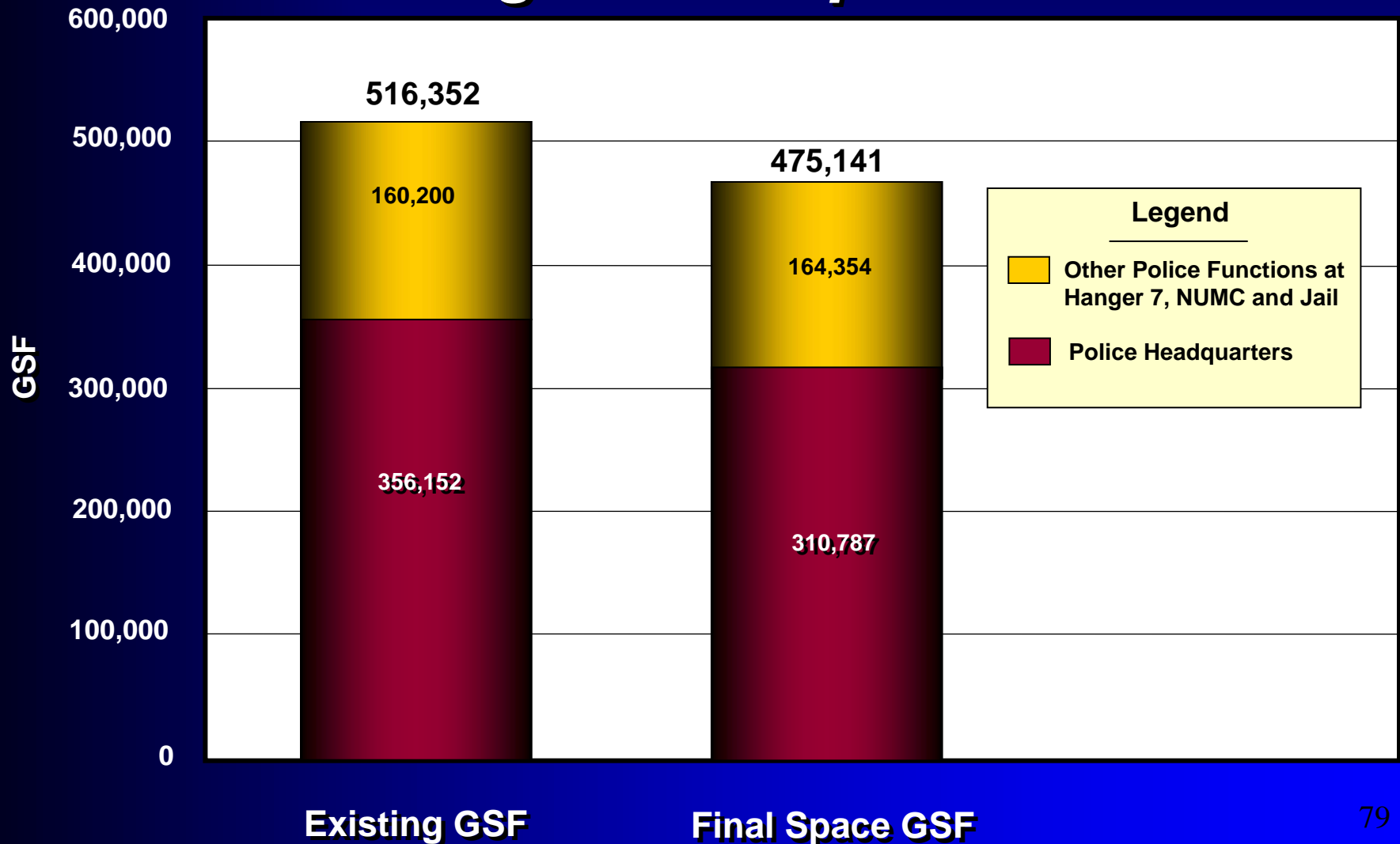
## ***Required System Upgrades to Remedy existing Deficiencies = \$13.1 million*** (Cont.)

### ➤ Poor Infrastructure

- Security is inadequate to safeguard site, buildings and occupants
- Outdated and under-sized electrical systems cannot support modern Police Department equipment
- At the Police Headquarters the fire detection and alarm systems are not adequate and there is no sprinkler system should a fire occur

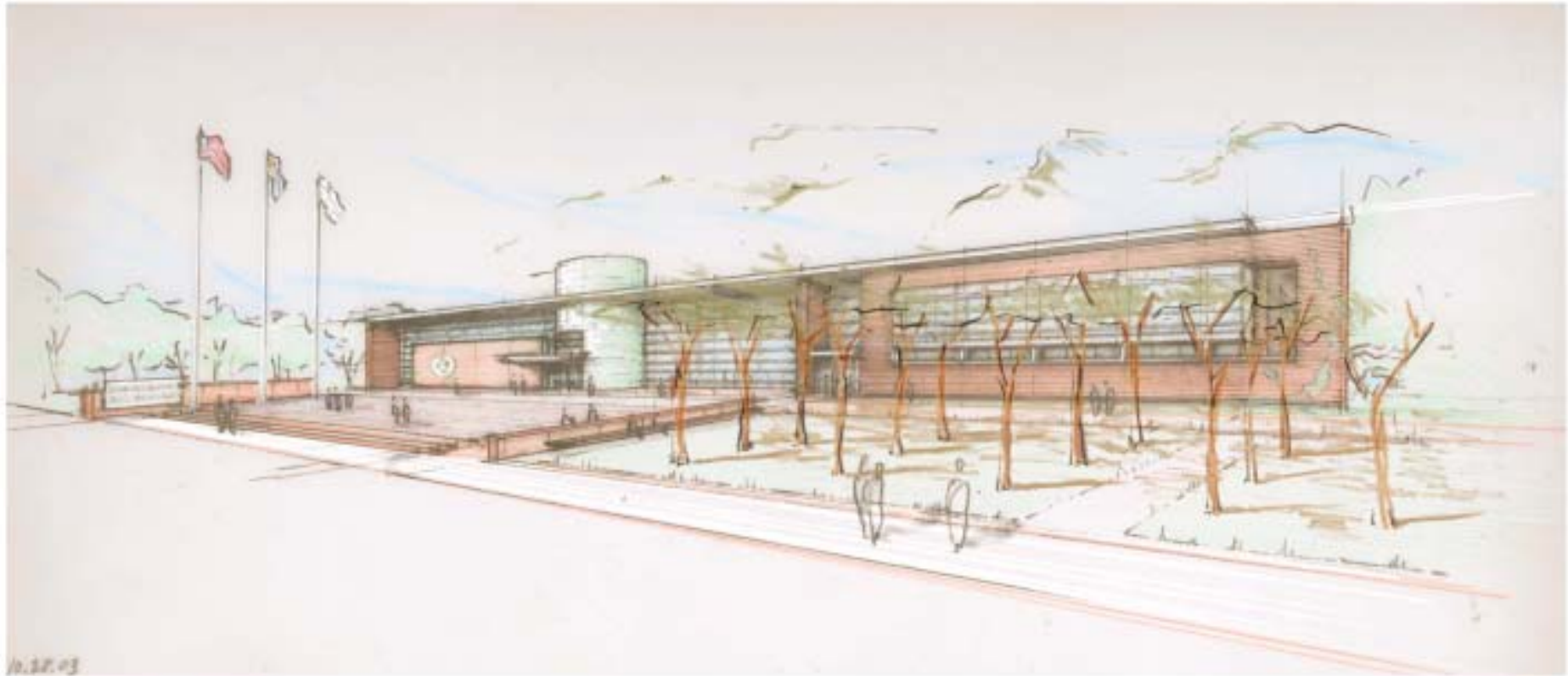
# Nassau County Real Estate Consolidation Plan

## Public Safety Center Program Comparison



# Nassau County Real Estate Consolidation Plan

## *Proposed Police & Fire Marshal Headquarters - Westbury*

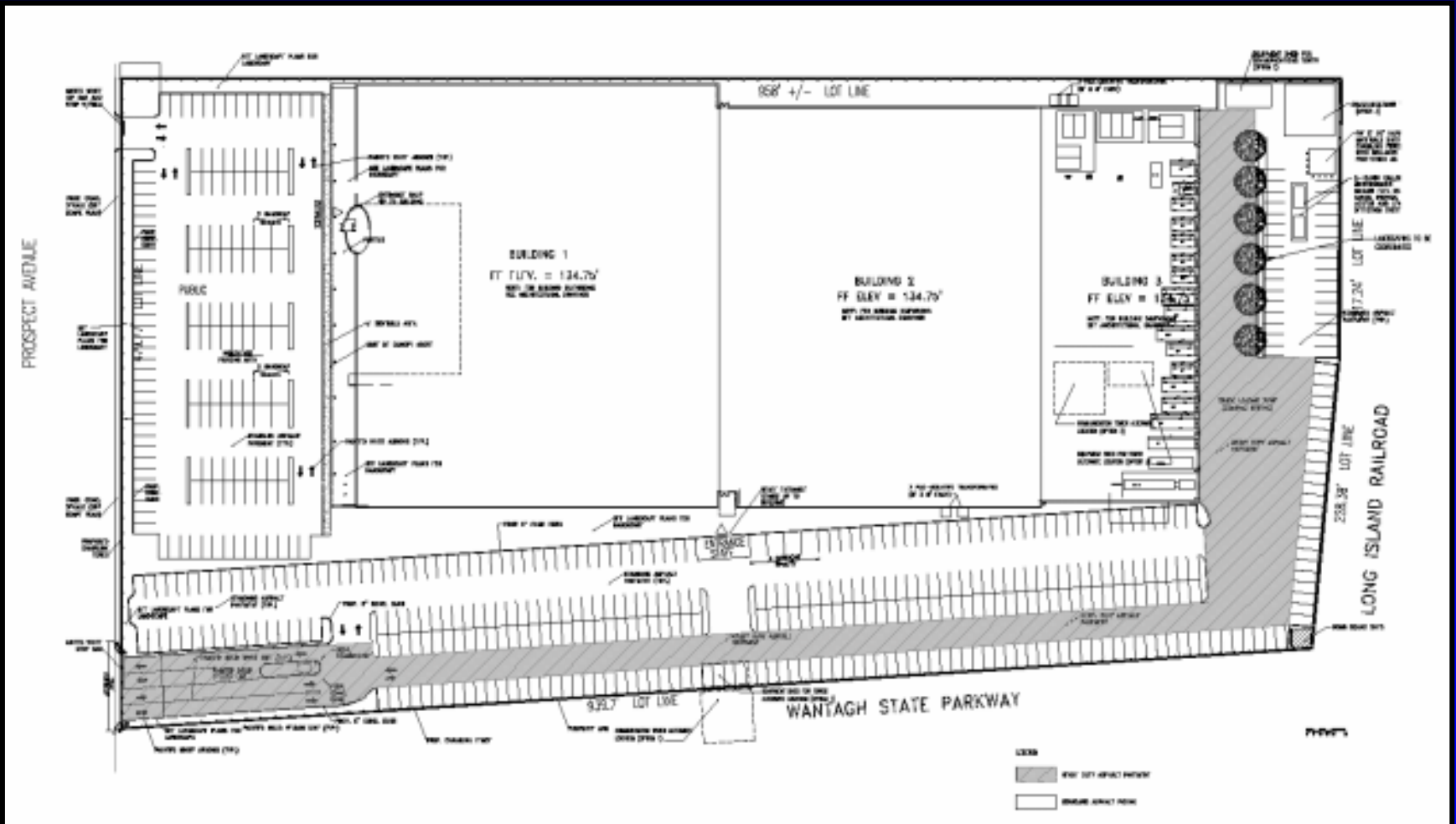


10.32.03



# Nassau County Real Estate Consolidation Plan

## Proposed Police & Fire Marshal Headquarters - Westbury



## Plan Summary

# Nassau County Real Estate Consolidation Plan

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## ***Why Real Estate Consolidation makes sense:***

- Delivers improved government services in a cost effective manner
- Borrowing over \$146,000,000 (HHS \$41.8M; GOC \$91.2 M and; PSC \$13.1 M) for basic immediate repairs will not create an efficient and consolidated real estate footprint.
- Ongoing repairs will not be offset by sales of surplus County real estate and increased operating efficiencies.
- Reduces overall number of Buildings the County has to operate and maintain
- Increases Employee & Constituent satisfaction

## Plan of Finance

# Nassau County Real Estate Consolidation Plan

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## *Plan Savings Summary*

Health & Human Services	135,800,800
Government Operations Center	64,482,000
Public Safety Center	<u>12,348,000</u>
	212,630,800

# Nassau County Real Estate Consolidation Plan

## *Health & Human Services Campus*

Annual Cost of borrowing (\$41.8 mil) to Address Code Violations and Immediate Infrastructure Repairs	\$ 3,733,251 (annually)
Efficiency Savings Attributable to Consolidated Facility	<u>\$ 10,087,789 (annually)</u>
Eliminate Current Third Party Leases	
Reduced Operating Costs	
Total	\$ 13,821,040
Estimated Annual Cost for New HHS Leased Facility	<u>\$( 8,406,000)</u>
Annual Savings to County	\$ 5,415,040
Savings over 20 Years	\$108,300,800
Sale of HHS County Facilities	<u>\$ 27,500,000</u>
101 County Seat Drive	
240 Old Country Road (portion)	
209 Main Street	
Total Benefit to County Due to HHS Consolidation	\$135,800,800

# Nassau County Real Estate Consolidation Plan

## *Government Operations Center*

Capital Cost to Address Code Violations and Immediate Infrastructure Repairs	\$ 91,200,000
Efficiency Savings Attributable to Consolidated Facility (\$4,975,900 Annually)	\$ 98,498,000
Eliminate Current Third Party Leases	
Reduced Operating Costs	
Sale of GOC County Facilities (partial list)	\$ 17,990,000
240 Old Country Road (portion)	
400 County Seat Drive	
200 County Seat Drive	
100 County Seat Drive	
160 Old Country Road	
Sale of Other Government Operations Center Facilities	<u>\$ 28,810,000</u>
Total	\$ 236,408,000
Cost to Construct GOC	<u>\$(171,926,000)</u>
Total Benefit to County Due to GOC Consolidation	\$ 64,482,000

# Nassau County Real Estate Consolidation Plan

## *Public Safety Center*

Cost to Address Code Violations and Immediate Infrastructure Repairs	\$ 13,103,000
Efficiency Savings Attributable to Consolidated Facility (\$3,192,000 Annually)	\$ 63,124,000
Eliminate Current Third Party Leases	
Reduced Operating Costs	
Sale of PSC County Facilities	<u>\$ 50,857,000</u>
Newbridge Road	
Brush Hollow Road	
Bethpage Properties	
Total	\$ 127,084,000
Cost to Construct PSC	<u>\$ (114,736,000)</u>
Total Benefit to County Due to PSC Consolidation	\$ 12,348,000



# Nassau County Real Estate Consolidation Plan

## Health & Human Services Consolidation

Estimated Lease Cost	\$ 8,406,000	
Efficiencies	<u>\$10,087,789</u>	
Net Benefit	\$ 1,681,789	Pays for itself*

\* Excludes land sales and avoided Capital Costs

## Government Operations & Public Safety Centers Consolidation

### Program Cost

Public Safety Center	\$114,736,000
Government Operation Center	<u>\$171,926,000</u>
Subtotal	\$286,662,000

### Resources

Land Sales	\$125,200,000
Efficiencies	<u>\$161,622,000</u>
Subtotal	\$286,822,000

Net Benefit to County	\$ 160,000
Avoided Capital Cost	<u>\$146,100,000</u>

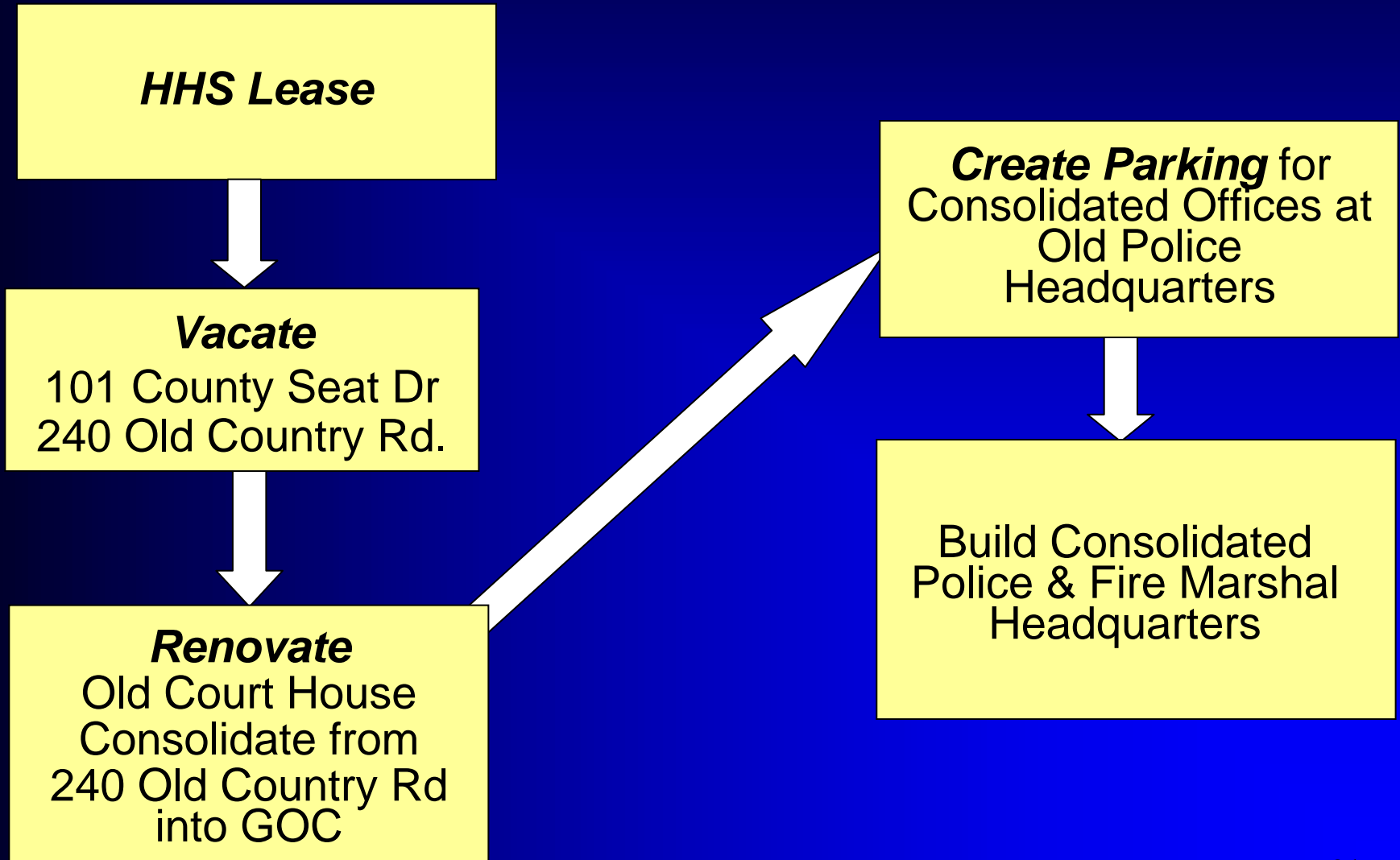
Total Overall Savings to County \$146,260,000\*\*

\*\* Excludes \$32.8 Million in financed avoided capital improvements and \$40.4 Million in efficiency savings, for Health & Human Services, over 20 years

# Implementation Steps

# Nassau County Real Estate Consolidation Plan

## *Implementation*



# *Next Steps*

**Legislative &  
Financial  
Reviews**

**Start  
Construction**

**Finish  
Consolidation  
Program**

**Dec 2003**

**Spring 2004**

**Spring 2007**

***ONGOING COORDINATION***