



FAQ

Jolly Road Building Expansion Project

This FAQ has been put together to answer the most commonly asked questions about the Jolly Rd Building Expansion Project.

Throughout this building construction process this FAQ will be updated as common questions from consumers, the general public, and employees arise.

Q: What is the purpose of the expansion?

A: This expansion effort, slated to result in about 42,600 additional square feet (adding about 55% more floor space to our current 812 East Jolly Road space), is intended to address several space-related needs. The building expansion will:

- Accommodate the staff growth that we have seen in the past and are projected to see in the future,
- Allow some CMHA-CEI operations and staff who previously moved out of the 812 E Jolly Rd location to come back to E Jolly Rd where their functions would be better carried out,
- Allow us to address proximity needs – Frequently, the work of one unit would be more efficient, effective, and would improve consumer service if it was located in close proximity to another unit that provides similar services,
- And address the long desired and recently identified needs for consumer/staff oriented improvements to our current space. These improvements include: Improved waiting areas and common spaces, increased storage space, increased number of meeting rooms, the addition of wellness and gathering places for consumers and staff, additional security-related design features, and additional building design features that increase the access to natural lighting for as many staff work areas as possible.

Q: When will construction begin?

A: Construction is expected to begin on June 12th, 2017.

Q: When will construction end?

A: The expected completion date of the expansion will be Summer 2018.

Q: How long will the construction take?

A: The new addition will take about one year. There will also be ongoing renovations to the existing building. Some of the suites will be renovated in the existing building after the new addition construction is completed. We expect this to be ongoing for an additional year.

Q: How will the construction during the building expansion affect my ability to access the building in order to receive services?

A: We are planning to move the main entrance during construction to the west side of the building at the loading dock area.

Additional security will be on site to help direct consumers and visitors.

The west side parking area and drive will be modified in order to provide a circular drive to assist in the drop off and pick up of consumers during construction.

Q: The new addition is supposed to have some improved areas for consumers. What are those improvements?

A: Several improvements with this expansion include:

- Larger main lobby with additional seating,
- Larger waiting rooms, rest rooms near the front lobby,
- An increase in the size of the St. John Pharmacy,
- And relocation of Jolly Java near the main lobby.

Q: When the building is finished, will there be a drop off area for Vans and Buses?

A: Yes, the new drop off will have:

- Area in front for loading and unloading buses and vans,
- The new foyer area will allow consumers to watch for transportation,
- And the new outside front area will be under a canopy also allowing consumers to wait and watch for transportation.

Q: Will the new parking areas during construction have accessible parking near the building?

A: Yes, the area to the west of the building will be designated for accessible parking. Additional accessible parking spaces will also become available at the end of Construction in the large existing lot.

Q: How will the new building expansion and construction affect my access as a Consumer to Crisis Services (CS), Bridges Crisis unit (BCU), St. John Pharmacy, and Birch Health Clinic?

A: During construction, CS, BCU, St. Johns Pharmacy and the Birch Health Clinic will remain open and operational at all times. There may be changes to the voluntary or walk in CS entry point and there will be some renovations within CS during the construction period but it will remain open and operational at all times.

Q: How will Employee and Consumer parking be impacted during Construction?

A: The existing front parking area will become unavailable for parking. This will cause us to lose about 30 spaces. This change will force more parking in the larger lot where we recently added an additional 70 spaces in 2014.

Additionally, the construction management company will be creating a new parking lot on the property at 830 and 836 Jolly Road to the east of the building that will provide about 80 additional new spaces.

During construction, the contractors will park in the east lot. Therefore, we hope to minimize impacts to employee and consumer parking in part with the additional 70 parking spaces added to the large lot in 2014.

Q: Will there be a lot of construction noise?

A: As with any construction project comes a certain amount of noise. However, we will work with the construction management company to reduce or minimize the impact of the noise related to some of the jobs or tasks that tend to generate a little more noise than others. But overall, expect that there will be some general construction noise for the duration of the project.

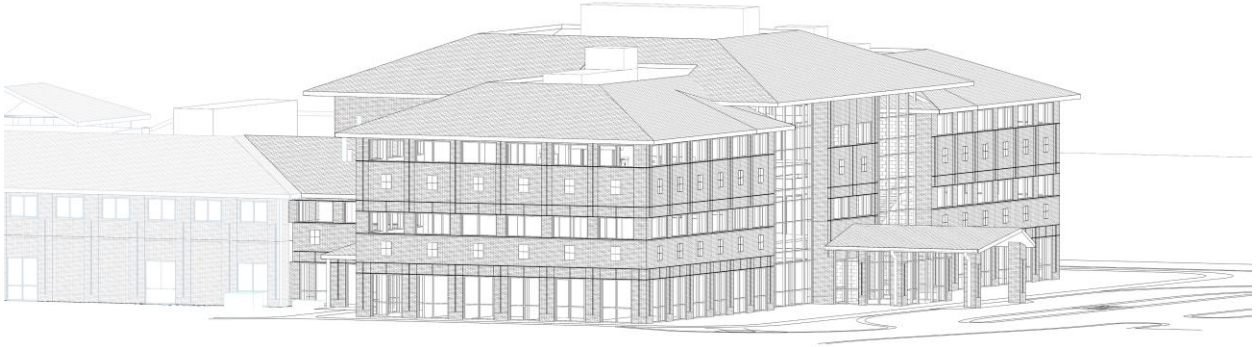
Q: With all of the different Contractors on site, how will CMHA-CEI handle the Safety of Employees and Consumers during Construction?

A: There will be around 25 to 40 Contractors on the job site any given day. CMHA-CEI Facilities staff will work closely with the construction management company, their safety professional and project manager in order to proactively address issues and concerns before the project begins and make adjustments during the course of the project.

Q: What will the expansion look like?

A: The darker gray in the photo below is the new portion of the building.

West Perspective



South East Perspective



Elevation Perspectives



Funding FAQs

Q: With the reduction in State of Michigan General Fund Dollars in 2015 that supports Consumer services, how can CMHA-CEI afford a building expansion project?

A: This expansion will be **completely financed with existing dollars**, with **General Fund Dollars paying for only approximately 5% of the cost of the expansion***.

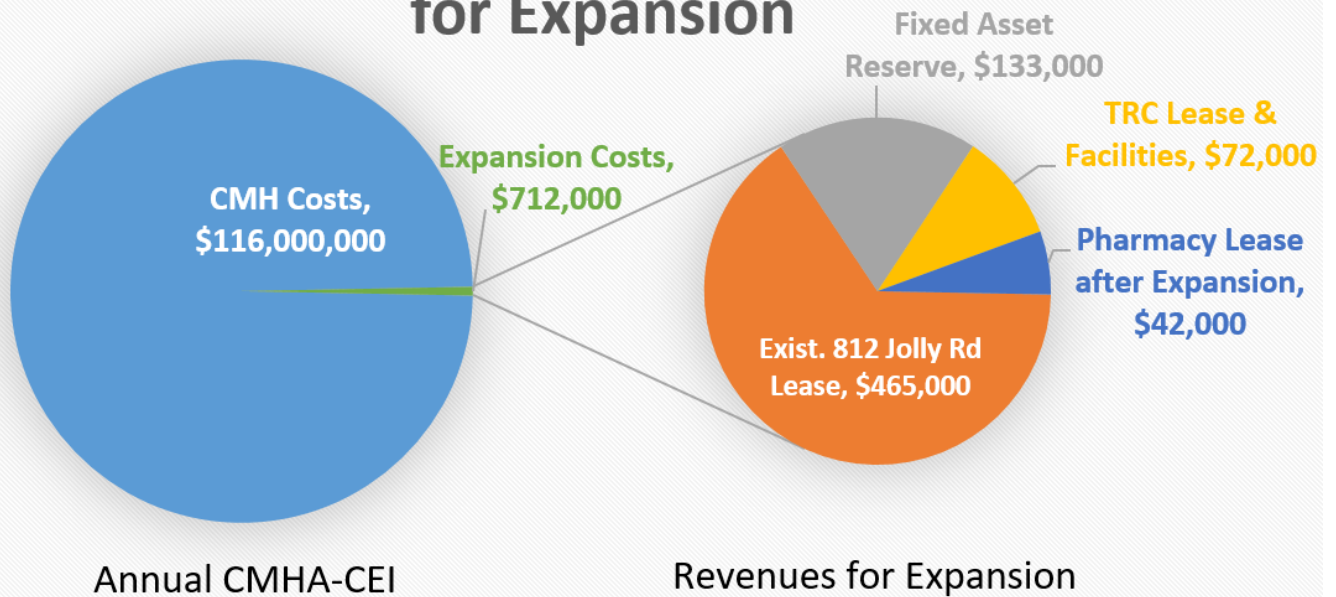
These existing dollars will come from four sources:

- Those dollars currently being used to pay the lease on the 812 East Jolly Rd building. These dollars will be free to pay for this expansion once we make our final lease payment on the current bond. We are working with the Ingham County Building Authority to coordinate the final lease payment on the existing bond during construction,
- Those dollars currently used to lease space for CMHA-CEI operations that are currently housed in other locations but would move to 812 East Jolly Road,
- Those dollars currently in the budget for fixed asset reserves, and
- Those dollars coming from increased revenue from the on-site pharmacy.

**The cost of the building expansion will be paid for through an Ingham County Building Authority Bond. CMHA-CEI will enter into a new 20-year lease agreement with the County to repay the bond. The 20-year repayment period greatly minimizes the financial impact in any one fiscal year. The annual cost of the expansion will account for less than 1% of the total CMHA-CEI annual budget. The current annual budget is approximately \$116 million.*

See chart on next page:

CMHA-CEI Annual Budget & Revenues for Expansion



While it's true that this CMHA-CEI and CMH's across the State of Michigan have realized reductions in General Fund dollars, at the same time CMHA-CEI has also realized increases in Federal Medicaid and Healthy Michigan dollars as a result of increased enrollments. These two funding sources are the main contributing factors behind our recent as well as expected future growth.

Q: The building expansion is supposed to help with future growth. How long will the new addition accommodate expected new growth?

A: About 7 years. A growth study was conducted to examine ten years of CMHA-CEI employee and consumer growth history. The 7-year expansion is based on that study.

Impacts that could shorten that time frame:

- If CMHA-CEI experiences a change in funding related to Federal Medicaid,
- and Healthy Michigan dollars in the form of a dramatic increase in the number of consumers seeking services.

If the anticipated growth does not occur as expected, the building expansion will allow us to bring in additional programs that are currently leasing space elsewhere and reduce costs.