

# The Challenge of Restructuring Public Facilities by Municipal Government in Narashino



Narashino city office  
Facility Management Section

# The story so far

## The story so far

### ■ 2003~2004 <<Finance Section >>

- Aging of public facilities gained attention in the municipal level.
- Prototype of “Public Facilities White Paper” published in a cross-sectional way.

### ■ 2005 <<Administrative reform Section>>

- Development of the official “Public Facilities White Paper” and “Improvement Plan of Public Facilities” addressed as one of the major issues in Implementation Plan of “The Third Administrative Reform Outline”.
- The issue proceeded to intensive reform stage.

### ■ 2007 << Finance Section >>

- “Public Facilities White Paper Development Committee” established in a cross-sectional manner.
- Development of the paper started based on case studies in other cities.

### ■ 2008 <<Management reform Section>>

- “Public Facilities Management White Paper” published, which fully revealed actual status of public facilities throughout the city.
- The Paper gained attention nationwide because of visualization of all facilities status including utilization situation, cost etc.

## The story so far

### ■ 2009~2010 <<Management reform Section>>

- “Expert Committee for the Study of Restructuring Public Facilities” established as a third-party body for developing specific countermeasures.
- The Great East Japan Earthquake in March 11.
- Proposal from the Expert Committee in March 24.

### ■ 2011 <<Management reform Section>>

- Suspension due to the disaster rehabilitation and reconstruction including construction plan of a new city hall building.
- “Special Committee for Investigation of Public Facilities” established in the City Assembly.

### ■ 2012 <<Facility Management Division(set up a department)>>

- “Basic Policy for Restructuring Public Facilities” developed in May.
- “Implementation Plan for Restructuring Public Facilities” now under development. (to be completed in September 2013)

Why restructure of  
public facilities  
need to be implemented?  
(current situation and challenge)



1962

1963

Government Office Building



1964

1966

City Hall



1972

1974

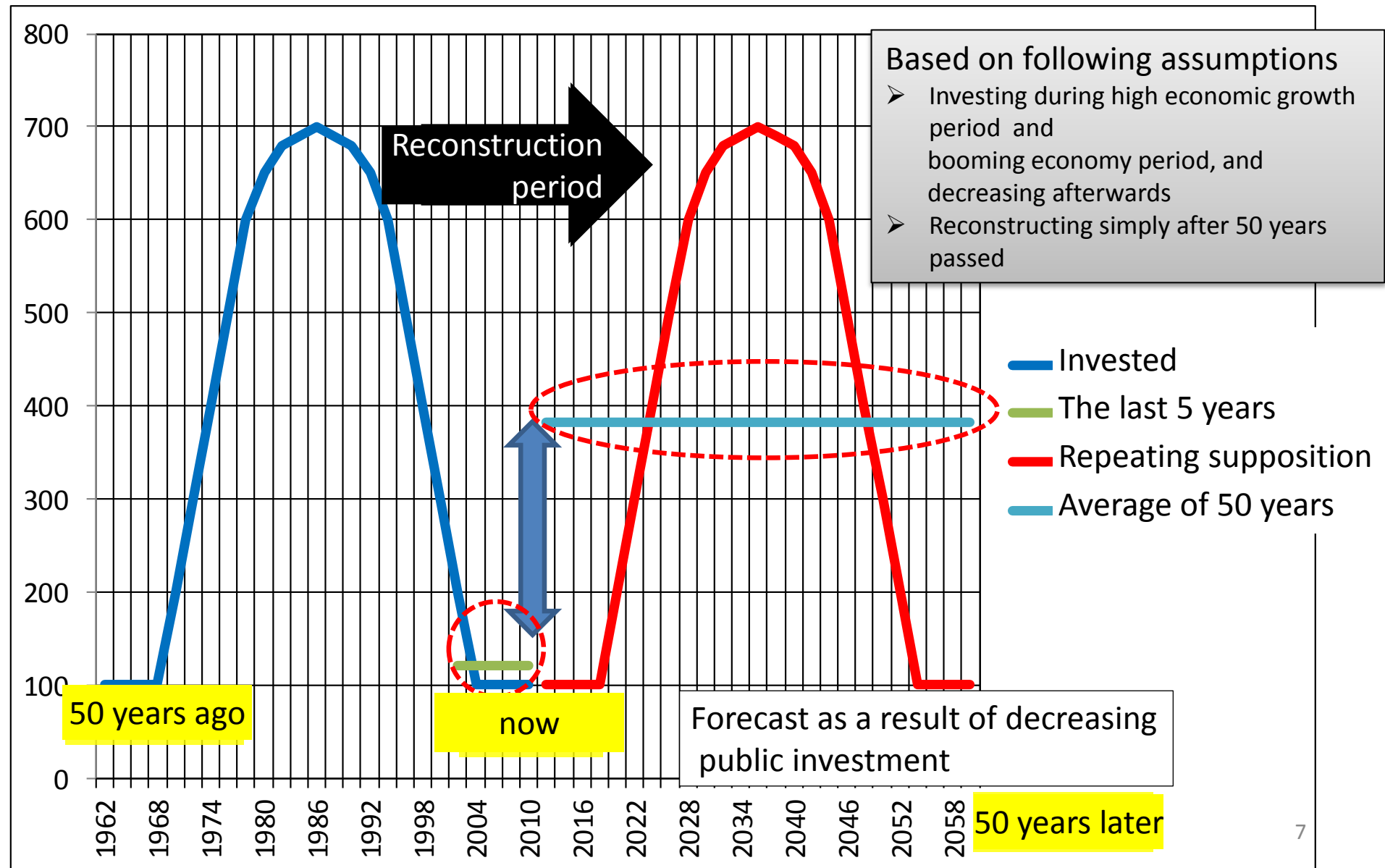
Highschool



Aging proceeds as time goes by. Reconstruction required.

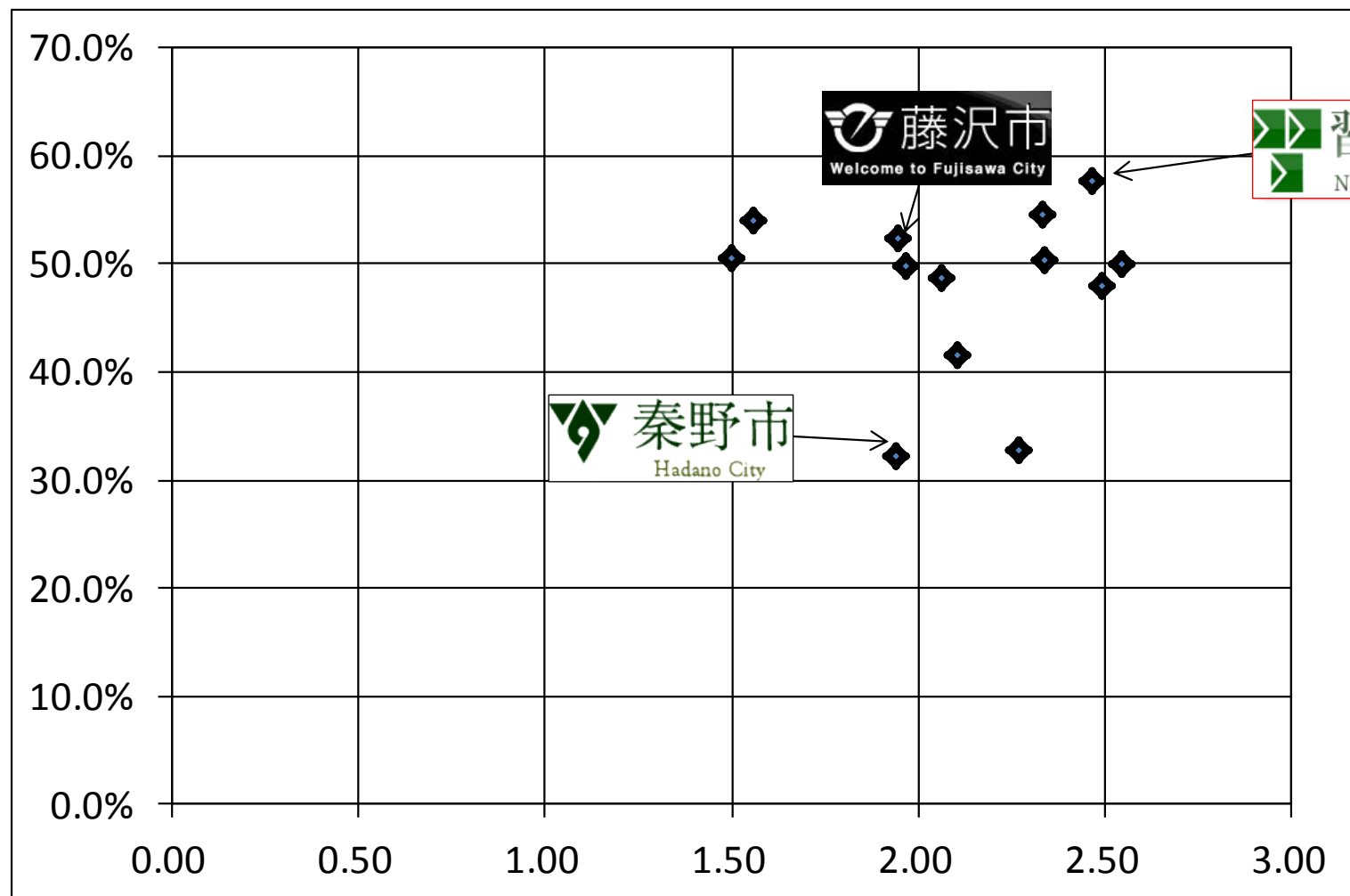


## Reconstruction cycle of public facilities



## Current situation of public facilities aging (compared with other cities)

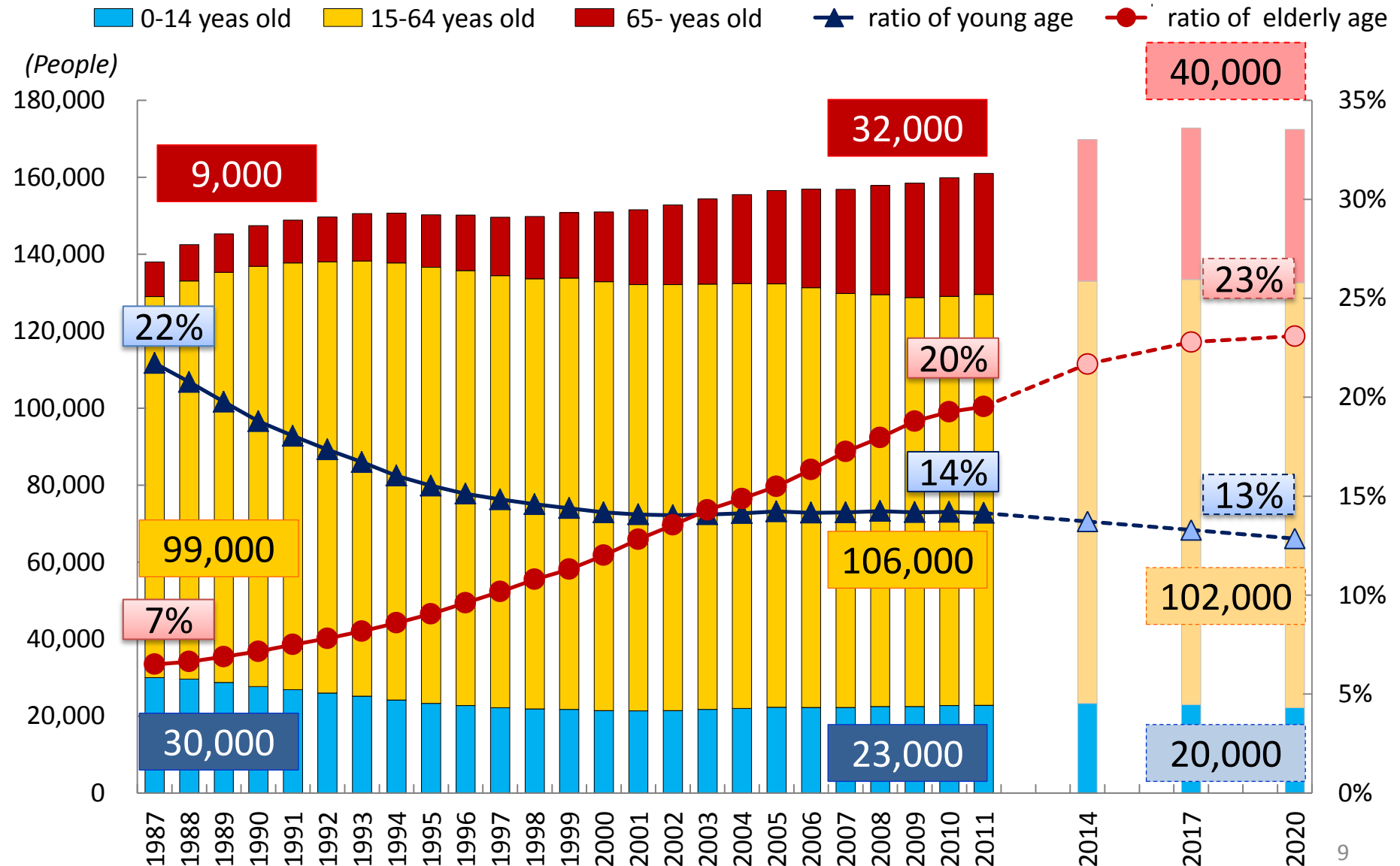
*The percentage of 30 years have passed*



*Total floor space of public facilities per citizen (m<sup>2</sup>)*

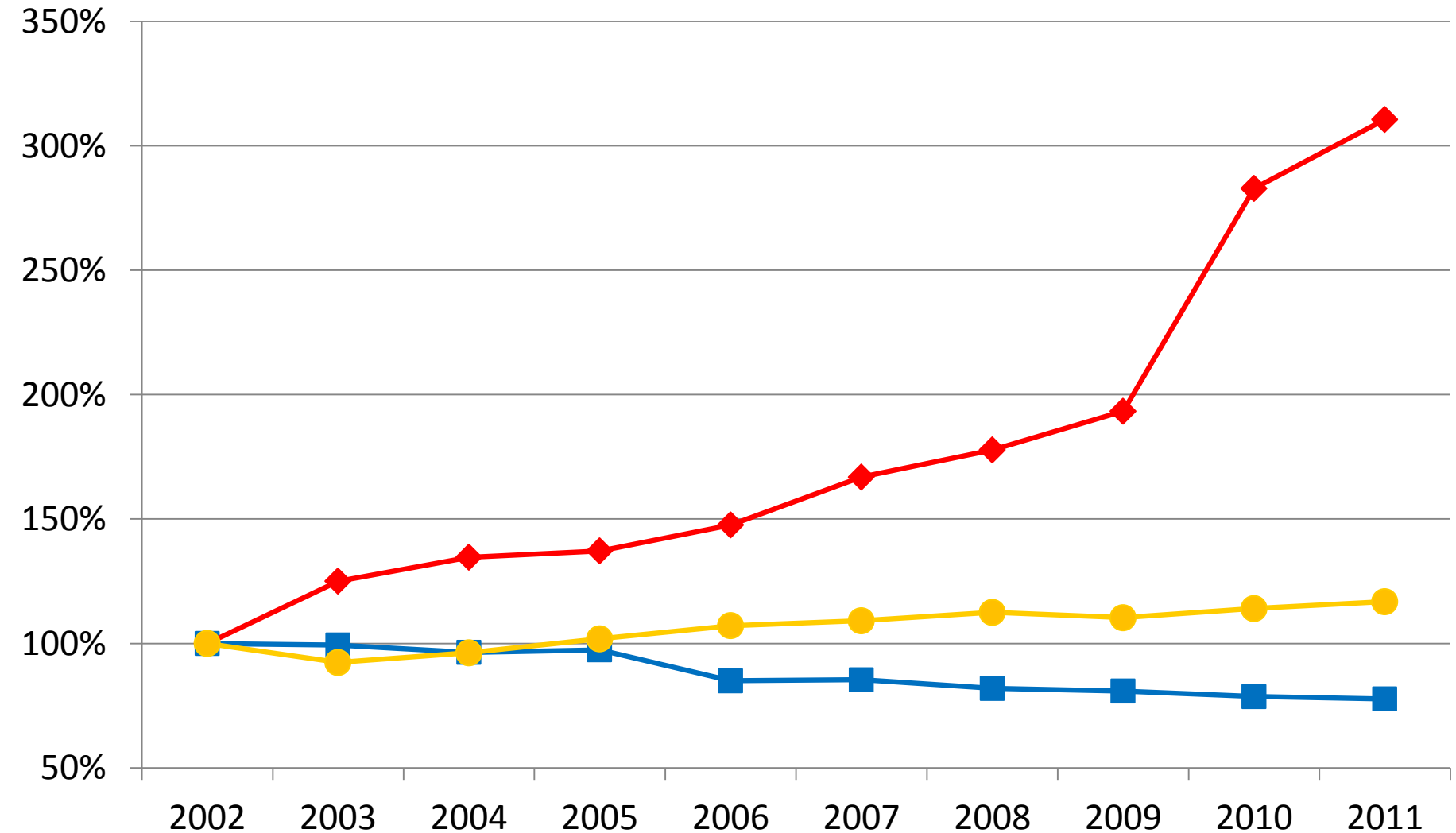


## Demographical composition change



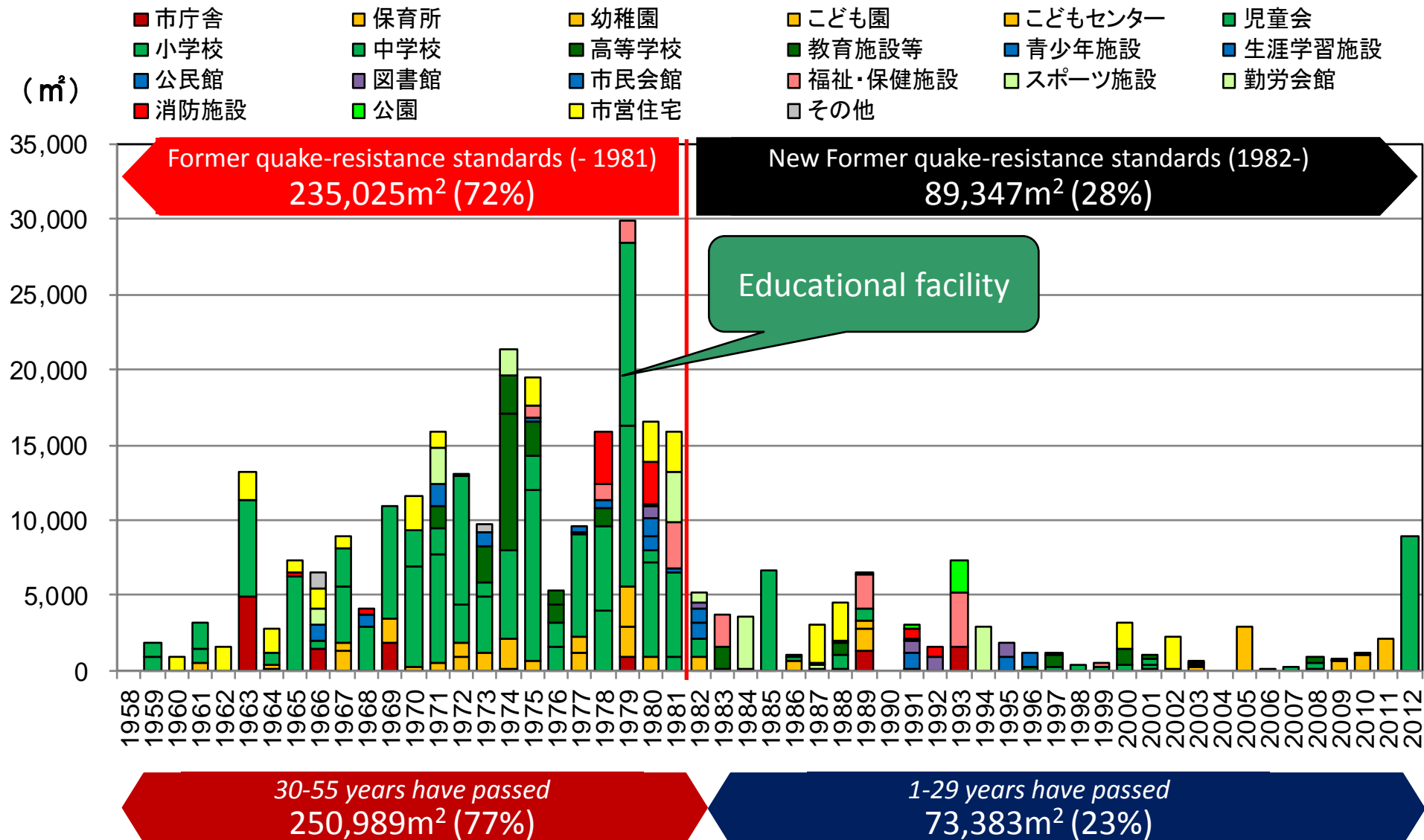
## Fiscal outlook

■ Personnel expenses    ◆ Aid costs    ● Public loan costs



# The Challenge of Restructuring Public Facilities

## Current situation of Narashino City

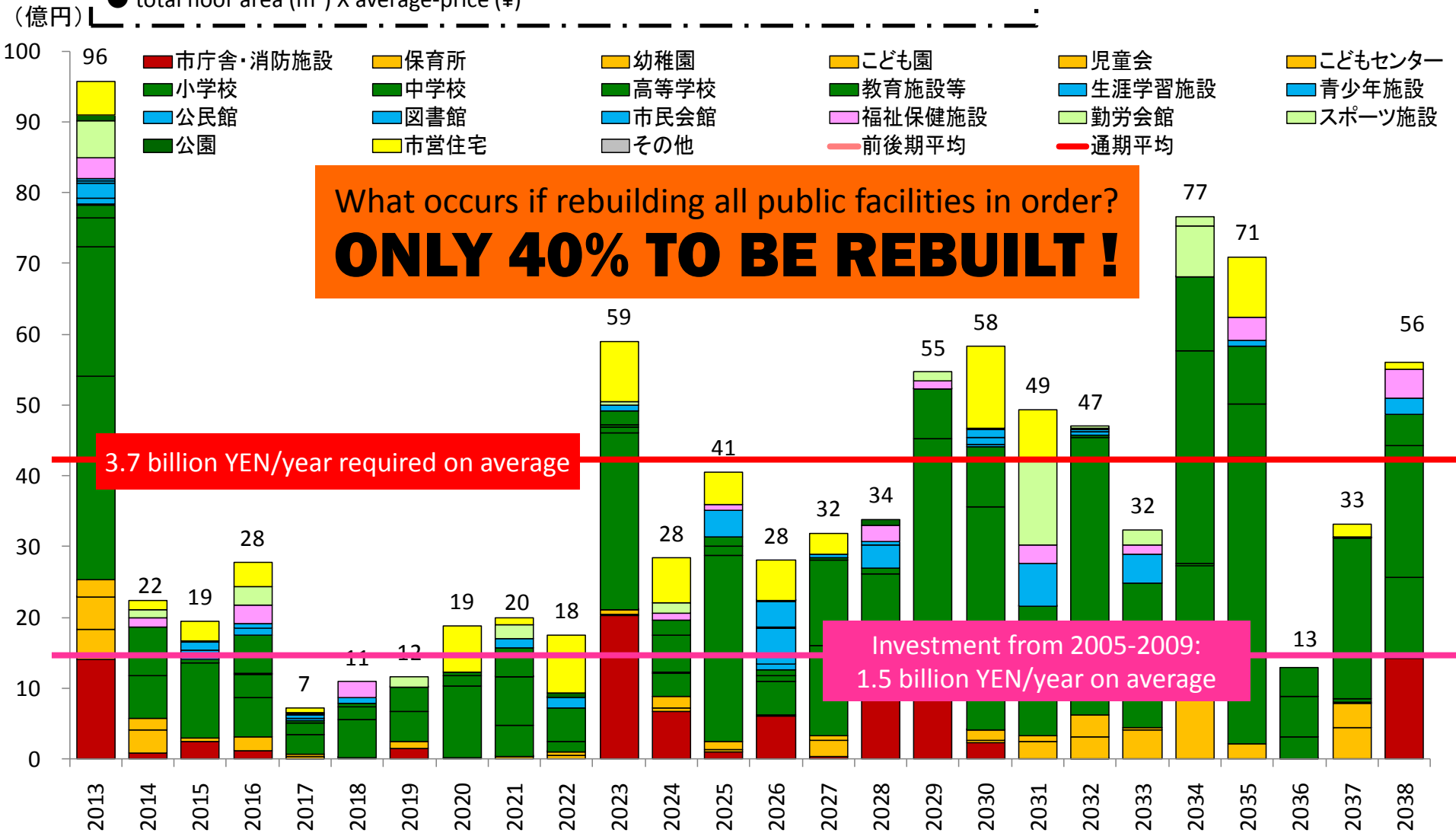


What occurs if rebuilding  
all public facilities in order?

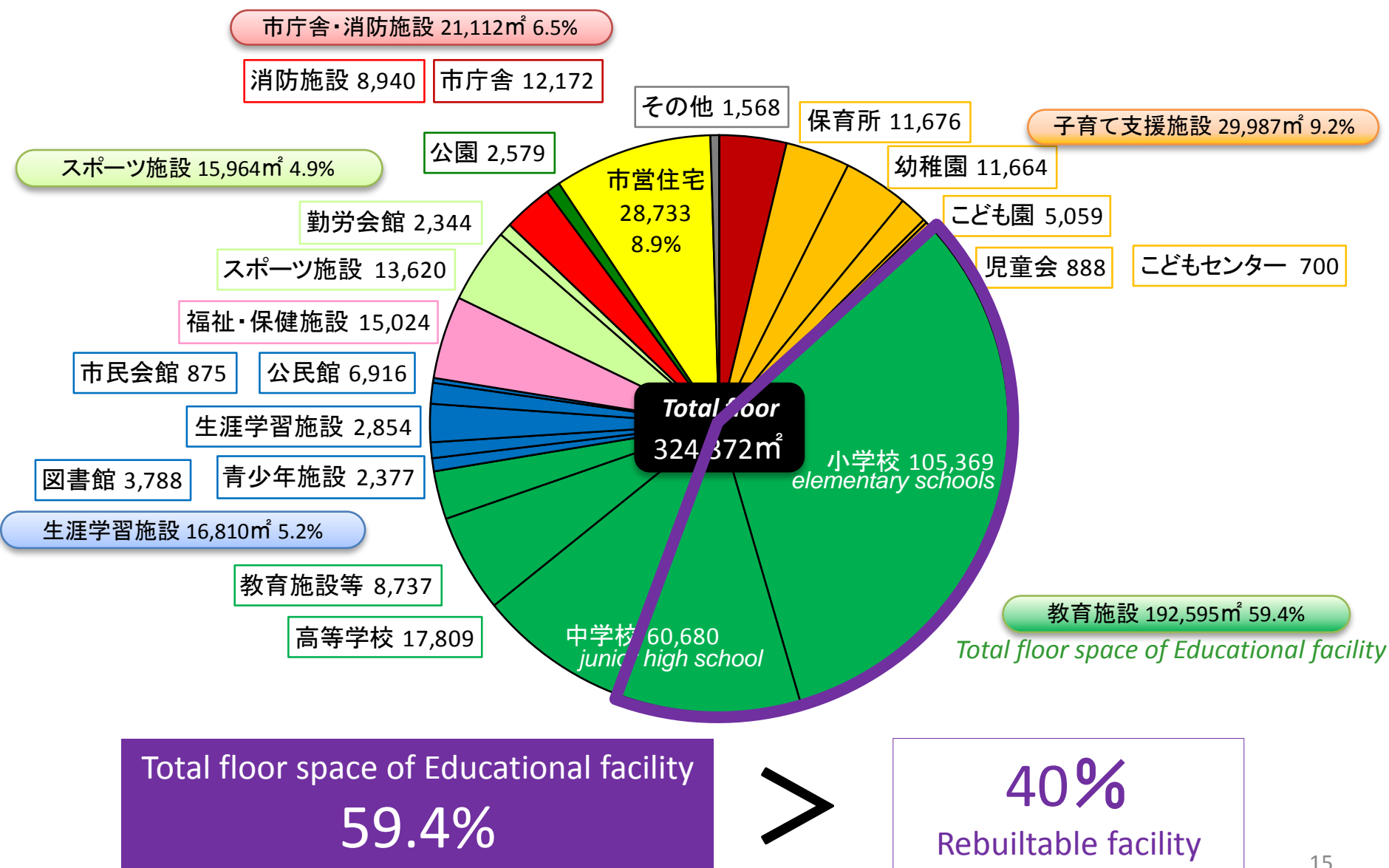
# The Challenge of Restructuring Public Facilities

## Conditions of estimation

- We will hypothesize that rebuilding it in 60 years old.
- The preliminary calculation of the massive repairing and rebuilding cost.
- total floor area (m<sup>2</sup>) X average-price (¥)

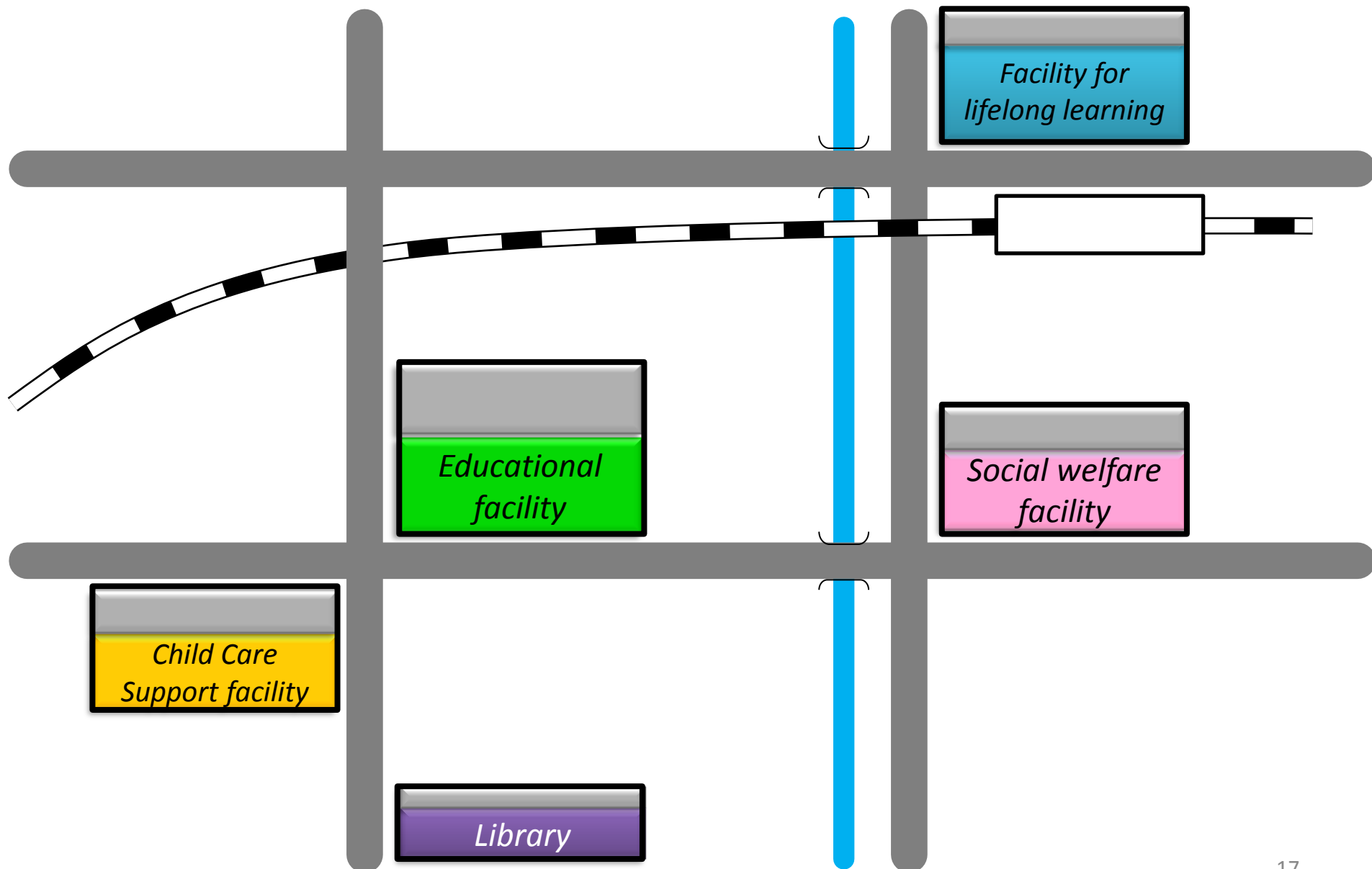


What occurs if rebuilding only 43%  
out of all public facilities in the city?





So, What should we do?



## Building



## Common space



## Function for Facility



Social welfare  
facility

Library

Child Care  
Support facility

Educational  
facility

Facility for  
lifelong learning

# Basic Policy and Presupposition

# *Presupposition*

## *Basic Policy*

【Ⅰ】 It is necessary to consider “facilities” and “functions”.

【Ⅱ】 Reduce facilities

【Ⅲ】 Qualitative Improvements in Supervision

## 【 I 】 It is necessary to consider “*facilities*” and “*functions*”.

### 【Basic Policy 1】

- From Emphasize on “*facilities*” to prioritize “*functions*”.
- To stop single using , and To promote multi-functioned and Complex facility.

## 【 II 】 Reduce facilities

### 【Basic Policy 2】

- Reduce the number of facilities to be rebuild for minimizing financial burden
- Maintain functions while reducing the number of facilities

### 【Basic Policy 3】

- Prioritize based on demographic situation and citizen’s needs
- Prioritize functions, not buildings themselves

### 【Basic Policy 4】

- Sell or rent the unused ground caused by facilities reorganization
- Secure financial resources by charging fees, establishing the fund etc

## 【Ⅲ】 Qualitative Improvements in Supervision

### 【Basic Policy 5】

- Improve facilities “shelf life” by premeditated maintenance
- Reduce the life cycle cost by preventive maintenance

### 【Basic Policy 6】

- Reduce environmental load
- Improve qualities of functions through operational efficiency and responsiveness

### 【Basic Policy 7】

- Strengthen the equipment necessary for evacuation by complex and multi-functioned facilities



# Implementation Plan for Restructuring Public Facilities

## (1) Development of the Plan

- ★Covering 25 years (2014-2038)
- ★Emphasized as one of the major issues in City's comprehensive plans such as the Basic Policy and the Outline
- ★Scheduling reconstruction regarding each targeted facility

## (2) Cross-sectional effort

Ensuring consistency with other plans/programs under other sections' control such as school facilities, child/family support facilities, continuing studies facilities etc.

# The Challenge of Restructuring Public Facilities

2014-2019

2020-2025

2026-2038

## Comprehensive Plan of Narashino City

Early period

Late period

## Implementation Plan for Restructuring Public Facilities

1<sup>st</sup> period

2<sup>nd</sup> period

3<sup>rd</sup> period

Detailed

Flexible

Marking for  
consideration



Detailed plan to be developed in the 1st period based on various estimates, while rough direction to be indicated in the 2nd and 3rd period for further discussion. We will not stick to the plan but will respond unexpected situations flexibly.

We tend to anticipate difficulties and impossibilities under the situation that each municipal government is required to deal with aging of public facilities with lack of financial resources.

Narashino City, however, tries to recognize this issue in positive manner and lead to invigoration of local community.

We have benefited a lot by existing public facilities which have been taken over from our predecessors. Every citizen has responsible for tackle this challenge in order to hand down public services to next generations.