

Handout

PROPOSED
AITKIN COUNTY GOVERNMENT
CENTER ADDITION
PUBLIC OPEN HOUSE

March 14, 2017



AITKIN COUNTY GOVERNMENT CENTER ADDITION
PUBLIC OPEN HOUSE

03/14/2017 Project #: 2121.01

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AITKIN COUNTY COURTHOUSE ADDITION

Aitkin County is in the process of adding on to the current courthouse. This will help to achieve operation efficiencies and keep court related functions in a common area that is secure and separate from non-related court functions.

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WHAT ARE THE GENERAL PLANS

- Restore the original courthouse so that it will now house court related functions such as the County Attorney, Court Administration and Probation.
- At the site of the "Old Jail" a new administrative building will be constructed to house county department and services that most citizens are accustomed to dealing with.
- The new Administrative Building will be attached to the original courthouse and West Annex but there will a security entrance and other security measures for the public to enter the original courthouse.
- The Administrative Building will be readily accessible to the public.

SECURITY

- The world is trending toward higher security (metal detectors, etc) in the court system. Under the current building situation it would likely require all people entering the court house for any reason to go through security.
- Separating the “courts” from the “administrative” functions would allow the appropriate security measures for entry into court or legal proceedings without inconveniencing people in to pay taxes, get a permit, see the VSO, attend meetings etc.

ACCESSIBILITY

- The layout of the current court house is not conducive to folks with mobility issues; and with a growing senior citizen population in Aitkin County the current building does not serve well, now or in the future.
- An administrative building with services on a single level would better serve seniors and veterans with mobility issues.
- In addition, a new layout for an administrative building would lessen the risk of falls. Multiple falls are observed every year at the bottom step of the big staircase that is currently utilized by the public. This probably happens more than any of us know.

SERVICES

- Currently the layout of county departments in the court house does not logically segregate offices with similar functions to serve the public.
- An administrative building with a thoughtful layout of similar functions (including current off-site offices where we pay rent... SWCD, License Center) will better serve clients.
- An administrative building with a new office layout will be more conducive to sharing of department resources for efficiency. For example, it would be easier to share printers/copiers and help people at counters when the counter is visible to more people and accessible by other departments.

21ST CENTURY

- Our court house was not designed for the 21st century and thus has limited capacity to adapt services for the next generation of users.
- An administrative building designed with the 21st century user in mind could provide the services expected by the next generation of clients.
- A design to enhance the use of technology for “self service” will likely facilitate the gradual reduction of the employees required to provide customer service for future generations.

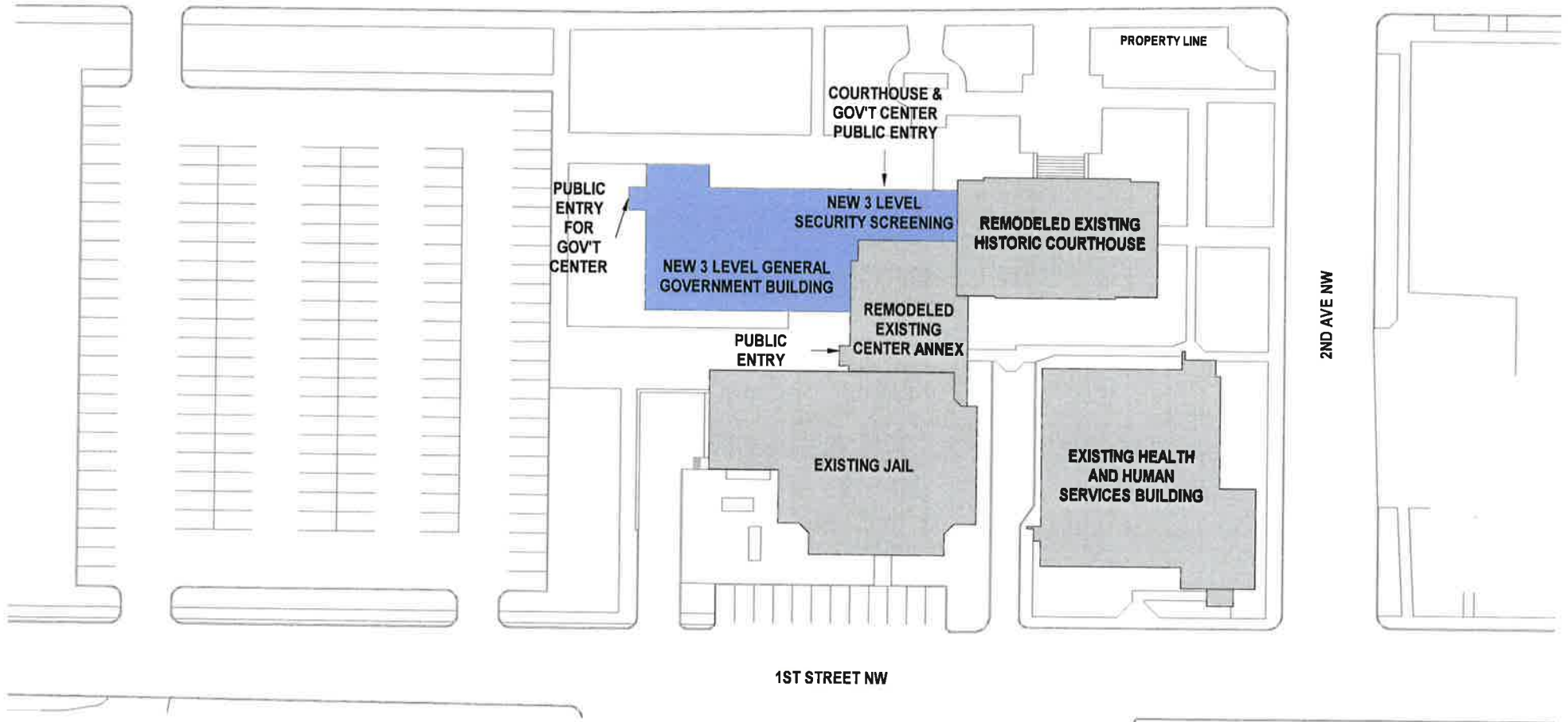
MAJOR INVESTMENTS NEEDED TO MAINTAIN WEST ANNEX

- If Aitkin County doesn't proceed with a new building project, further maintaining and upkeep of the West Annex and the old jail would be an unwise use of public funds given the condition of those structures.
- Even with a major upgrade to the existing buildings, we would still have an old building with accessibility issues, poor customer service design and limited future use.

SPACE SHORTAGE

- There exists a huge space shortage in most departments as well as the inadequate size of the County Boardroom.
- Space shortages include not only lack of meeting space but for county records and documents. Currently documents that by law need to be kept are stored in county garages and attics because there is no more space in the courthouse.

MN 210 / 2ND STREET NW



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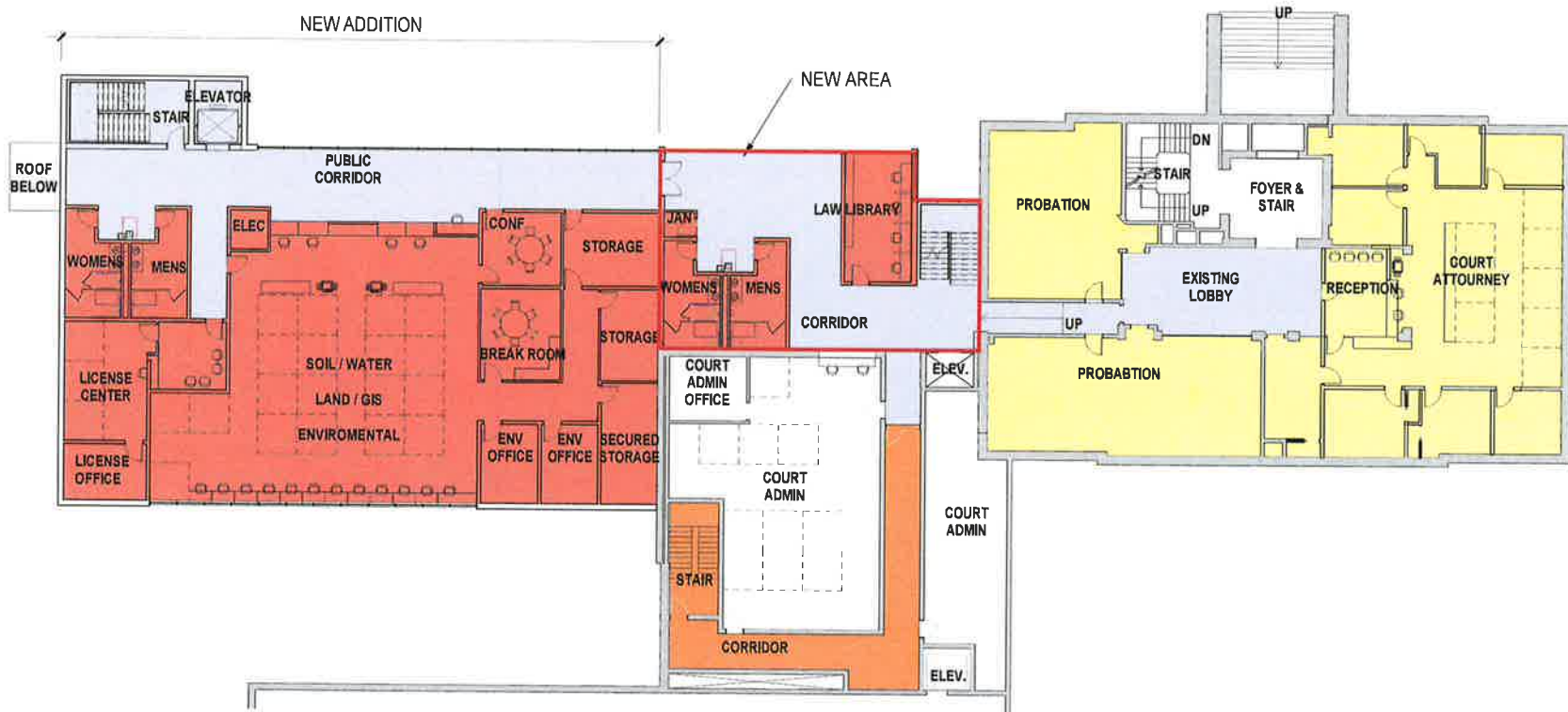
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SITE PLAN



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SCALE: 1" = 30'-0"

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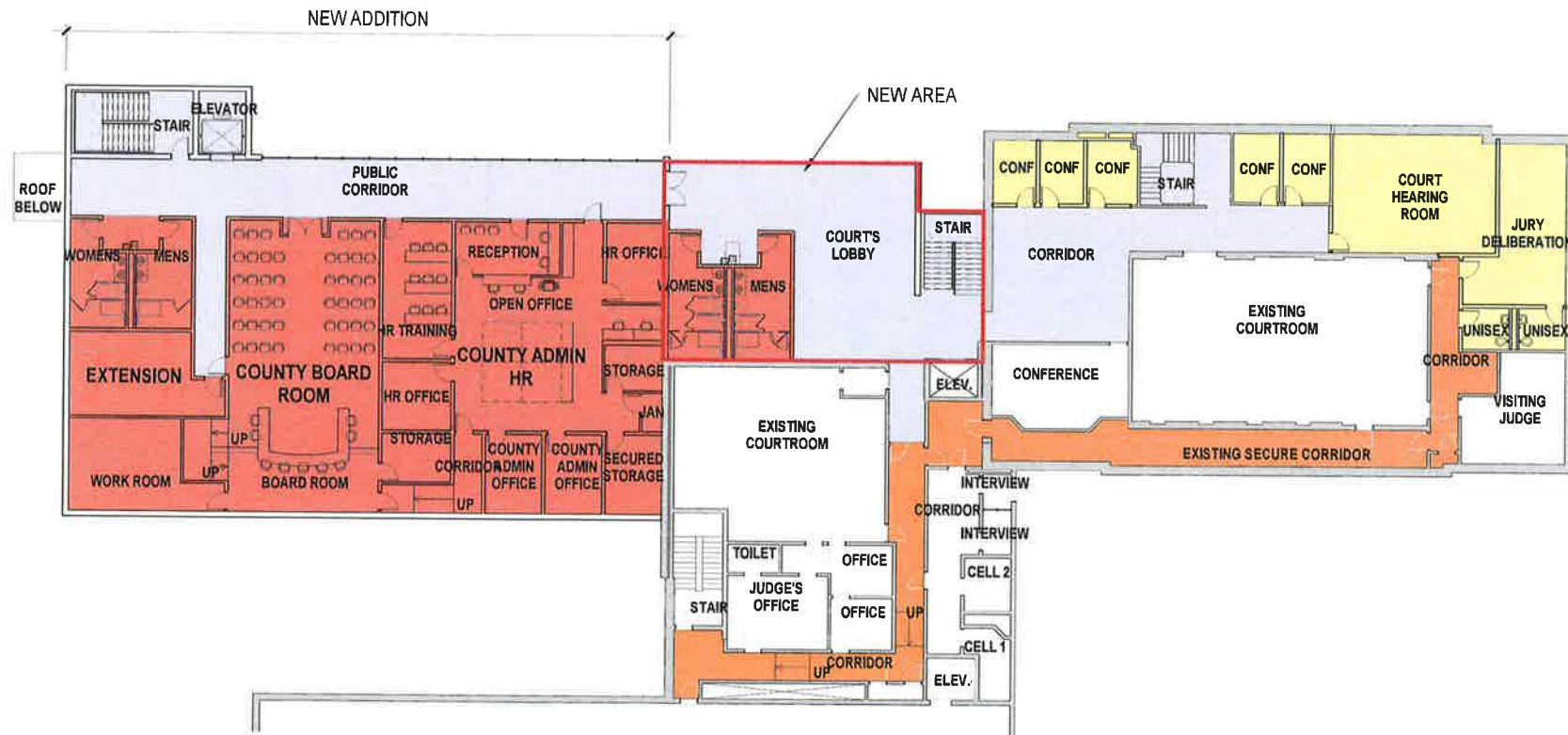
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2ND LEVEL



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SCALE: 1" = 30'-0"

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3RD LEVEL



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EXTERIOR RENDERING

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**Aitkin County
Proposed Schedule
March 14, 2017**



| Task Name | Start | Finish | 2017 | 2018 |
|---|--------------|--------------|--|------|
| | | | MarAprMayJunJulAugSepOctNovDecJanFebMarAprMayJunJulAugSepOctNovDecJanFebMarApr | |
| Aitkin County: Proposed Project Schedule | Mon 3/2/15 | Mon 3/2/15 | | |
| Public Information Meeting | Tue 3/14/17 | Tue 3/14/17 | ◆ 3/14 | |
| Public Hearing | Tue 3/28/17 | Tue 3/28/17 | ◆ 3/28 | |
| Project Approved to Proceed | Tue 5/2/17 | Tue 5/2/17 | ◆ 5/2 | |
| Design & Document Phases | Tue 5/2/17 | Fri 11/24/17 | | |
| Construction Phase - Bid Package 1 | Mon 9/4/17 | Fri 1/19/18 | | |
| Construction Phase - Bid Package 2 | Mon 1/1/18 | Fri 11/23/18 | | |
| Existing Building Remodeling | Mon 12/10/18 | Fri 3/29/19 | | |

**AITKIN COUNTY GOVERNMENT CENTER ADDITION
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SCHEDULE



Aitkin County
Government Center Addition
Concept Review - Draft Estimate



| DIVISIONS OF WORK | SD TOTALS | Cost/SF | Estimated Value |
|---|-----------|---------|---------------------|
| Existing Courthouse Remodel | 6,800.00 | 85.00 | 578,000.00 |
| New Government Services Addition | 21,600.00 | 240.00 | 5,184,000.00 |
| New 3-Level Secure Lobby Addition | 5,600.00 | 245.00 | 1,372,000.00 |
| West Annex Demolition | 7,887.00 | 12.00 | 94,644.00 |
| Sub Total Construction | | | 7,228,644.00 |
| General Requirements | | | 578,291.52 |
| Building Permitting / Plan Review | | | 68,000.00 |
| WAC / SAC (Water and Sewer Access Fees) | | | 0.00 |
| Design & Construction Contingency 7% | | | 546,485.49 |
| Material Sales Tax Exemption - Included in Cost/SF Numbers Above | | | 0.00 |
| Sub Total | | | 6,421,421.01 |
| Construction Management Fee | | | 235,799.79 |
| Architect/Engineering Fee | | | 588,691.01 |
| Architect Reimbursables | | | 20,000.00 |
| Inflation Factor - Consideration / Review (Mid-Point of Year at 2.5%) | | | 210,535.53 |
| Construction Cost | | | 9,476,447.33 |
| Owner Items | | | |
| FF&E (2.5% of Sub Total Construction) | | | 210,535.53 |
| Site - Street Vacate / Utility Relocate (Allowance) | | | 150,000.00 |
| Sub Total Owner Items | | | 360,535.53 |
| PROJECT TOTAL* | | | 9,836,982.86 |

* ESTIMATE DOES NOT INCLUDE MINNESOTA STATE PREVAILING WAGES.

* BASE PROJECT TOTAL DOES NOT INCLUDE COSTS FOR INCIDENTALS TO ONGOING GOVERNMENT OPERATIONS THAT NEED TO BE ACCOUNTED FOR DURING PHASING AND DISRUPTION OF PROJECT.

* SITE UTILITIES / IMPROVEMENTS HAS BEEN INCLUDED AS AN ALLOWANCE AT THIS POINT. WAC / SAC IS NOT INCLUDED AT THIS TIME. FURTHER REVIEW WITH CITY ON WHAT THEIR REQUIREMENTS WILL BE IS NECESSARY.

* ESTIMATE IS BASED ON HISTORICAL VALUES AND IS AN APPROXIMATION OF CONSTRUCTION COSTS FOR SPRING 2017. AN INFLATION VALUE HAS BEEN INCORPORATED INTO THE PROJECT AS START DATE HAS ADJUSTED.

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BUDGET ESTIMATE

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BUDGET AND FINANCING

- The estimated budget for the new addition and current courthouse remodel is \$10,215,000.00, including construction, design and furnishings, bond issuance.
- Aitkin County would issue a 20 Year Capital Improvement Bond (CIP) to finance the building project. Estimated additional property taxes would be:

| | |
|---|-------------------|
| Homesteaded Residence valued at \$100,000 | \$20.00 per year |
| Homesteaded Residence valued at \$200,000 | \$50.00 per year |
| Homesteaded Residence valued at \$500,000 | \$140.00 per year |
| Commercial property valued at \$250,000 | \$119.00 per year |
| Commercial property valued at \$1,000,000 | \$540.00 per year |
| Seasonal property valued at \$200,000 | \$56.00 per year |