



Le Sueur County, MN

Tuesday, August 2, 2016

Board Meeting

Item 9

10:10 a.m. Darrell Pettis, Administrator / Engineer

RE: Space Study Direction

RE: Right of First Refusal

RE: MCIT Letter

Staff Contact:

Le Sueur County

Facility Assessment Study

June 28, 2016



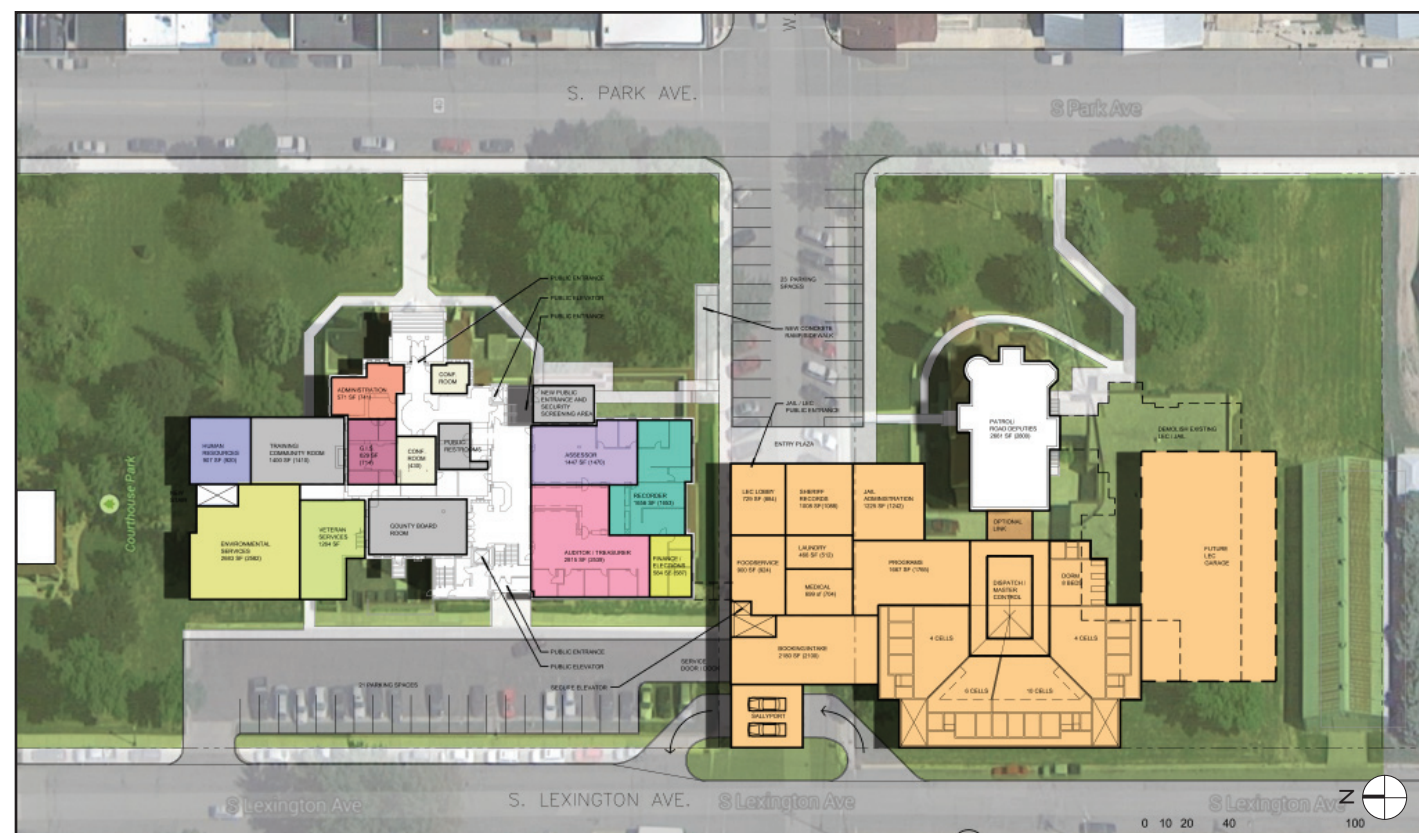
Le Sueur County

Facility Assessment Study

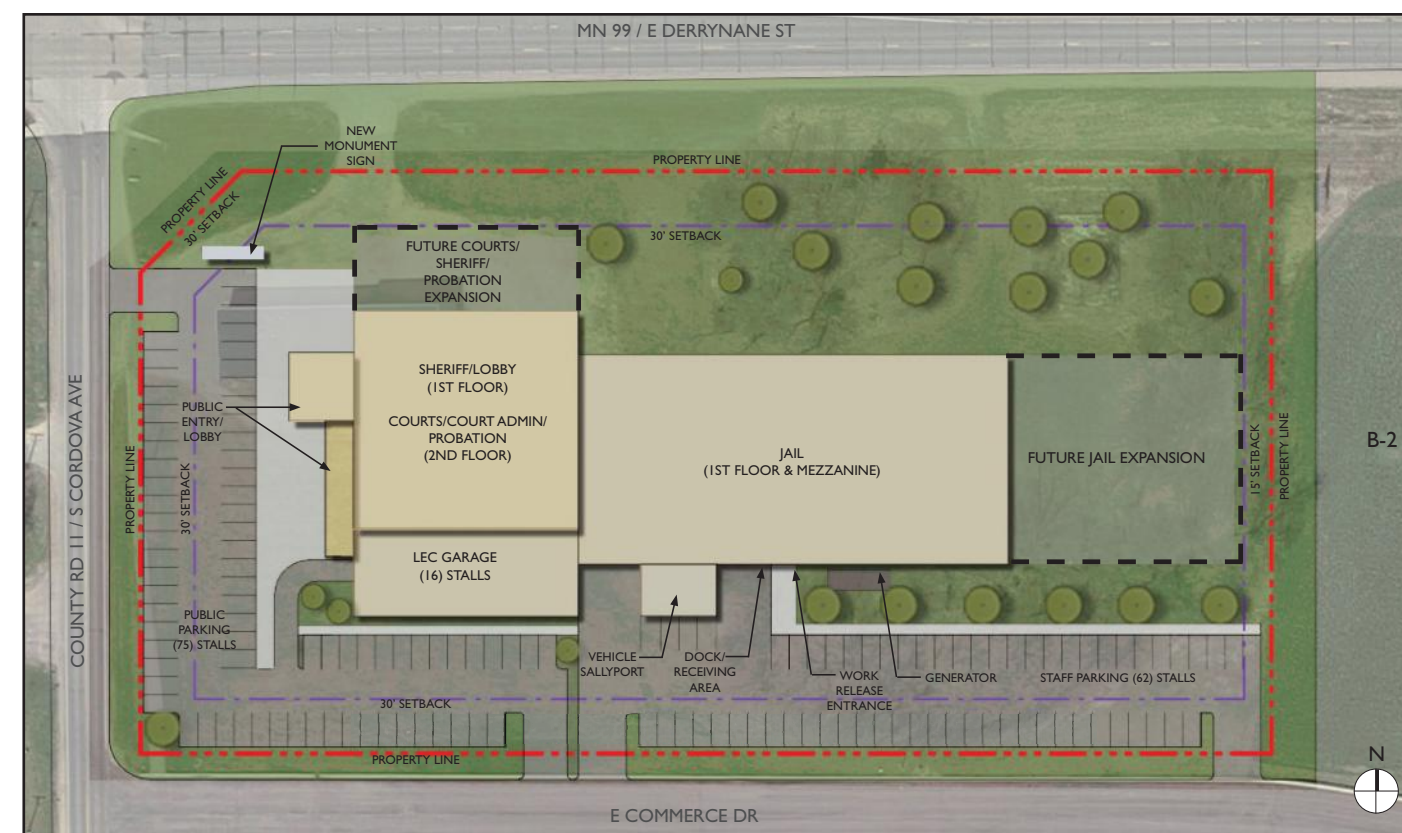
06/28/2016

Project #: 1136.11

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CONCEPT D



CONCEPT E



CONTEXT MAP

Le Sueur County

Facility Assessment Study

06/28/2016

Project #: 1136.11

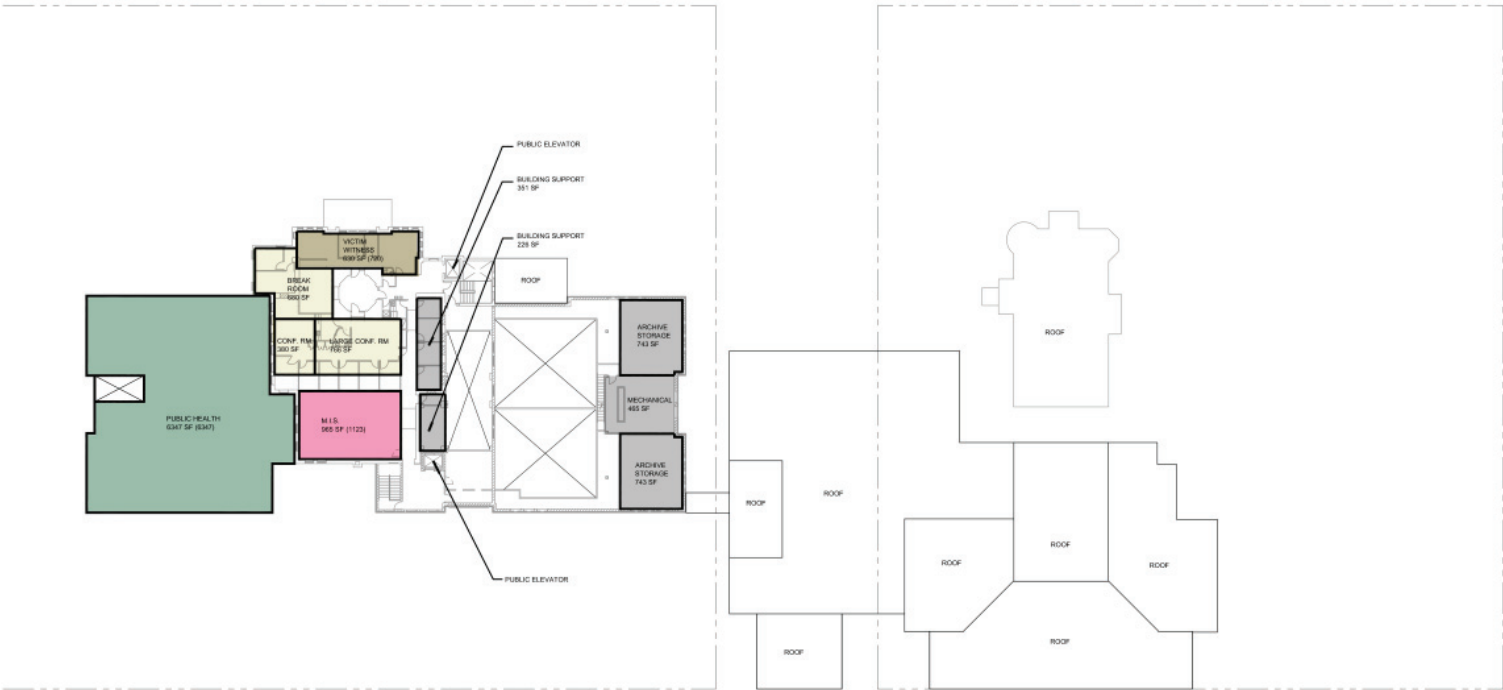
Government Services / LEC / Jail
Concepts

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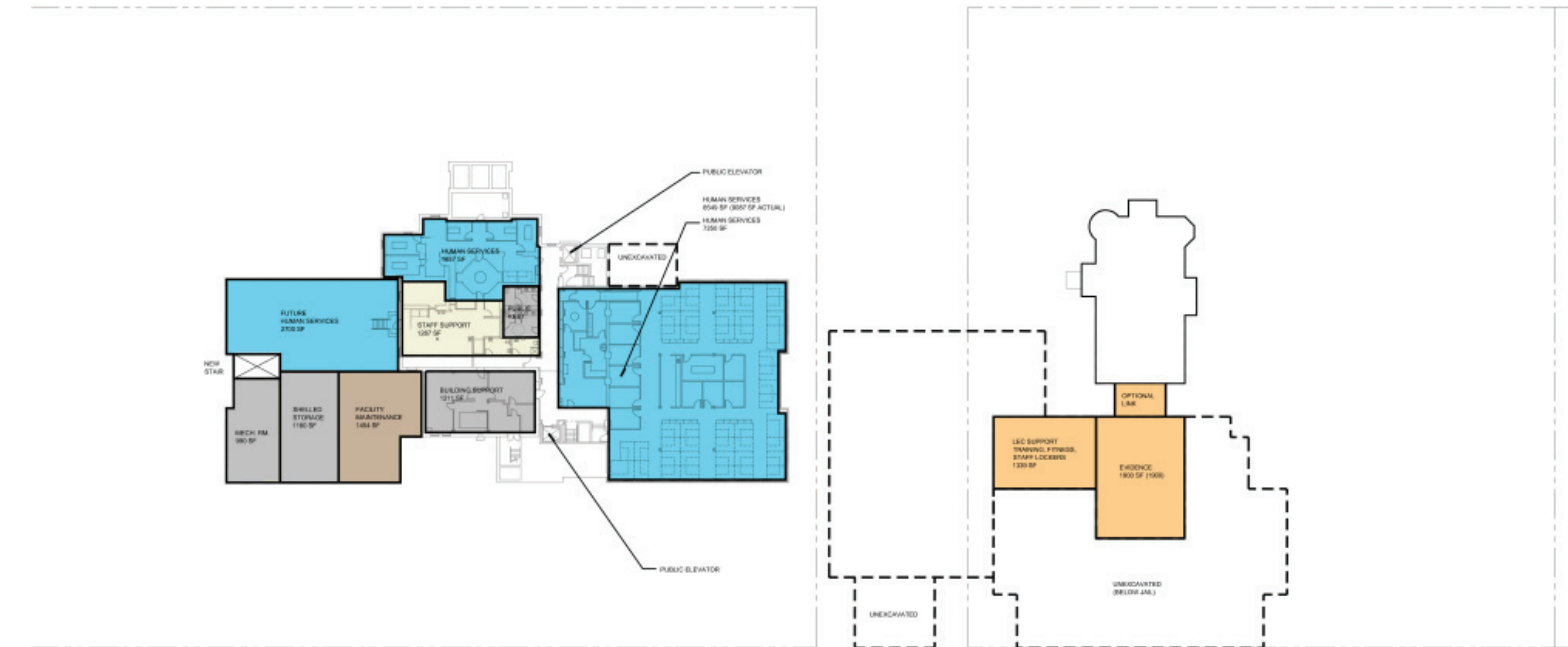
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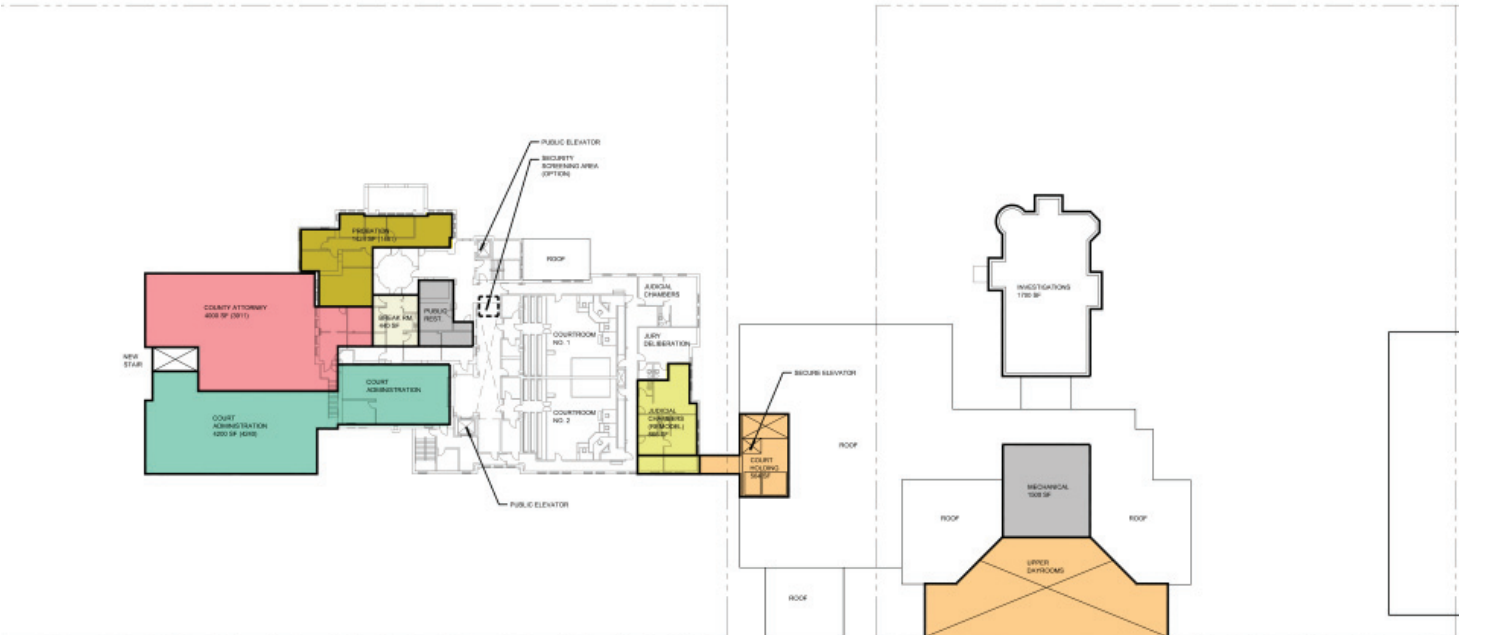
FIRST LEVEL



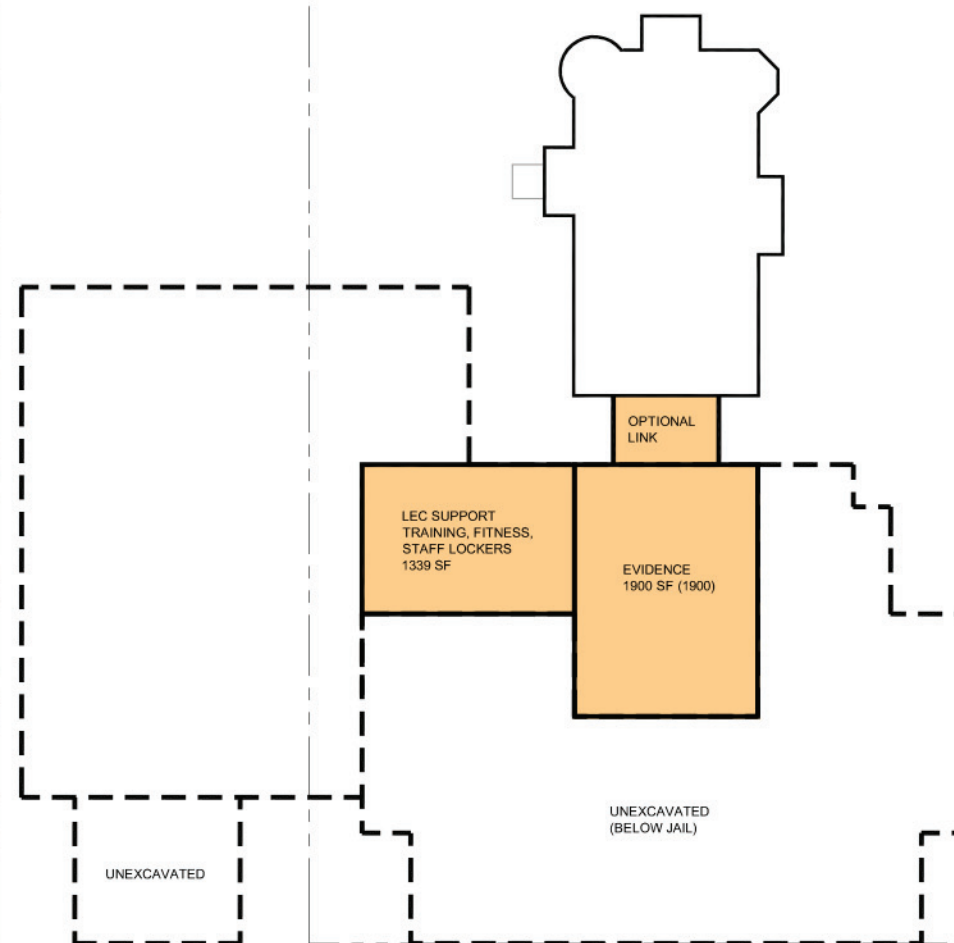
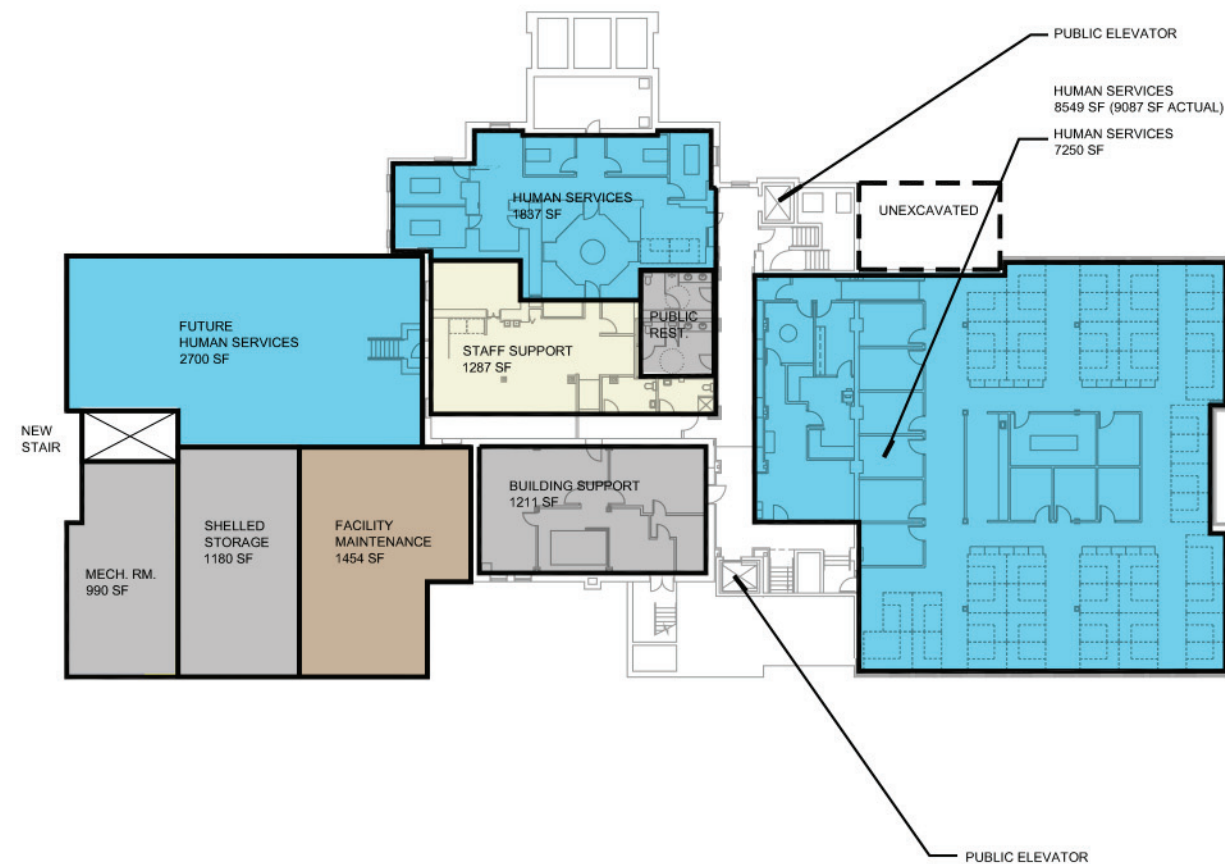
THIRD LEVEL



LOWER LEVEL



SECOND LEVEL



LOWER LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

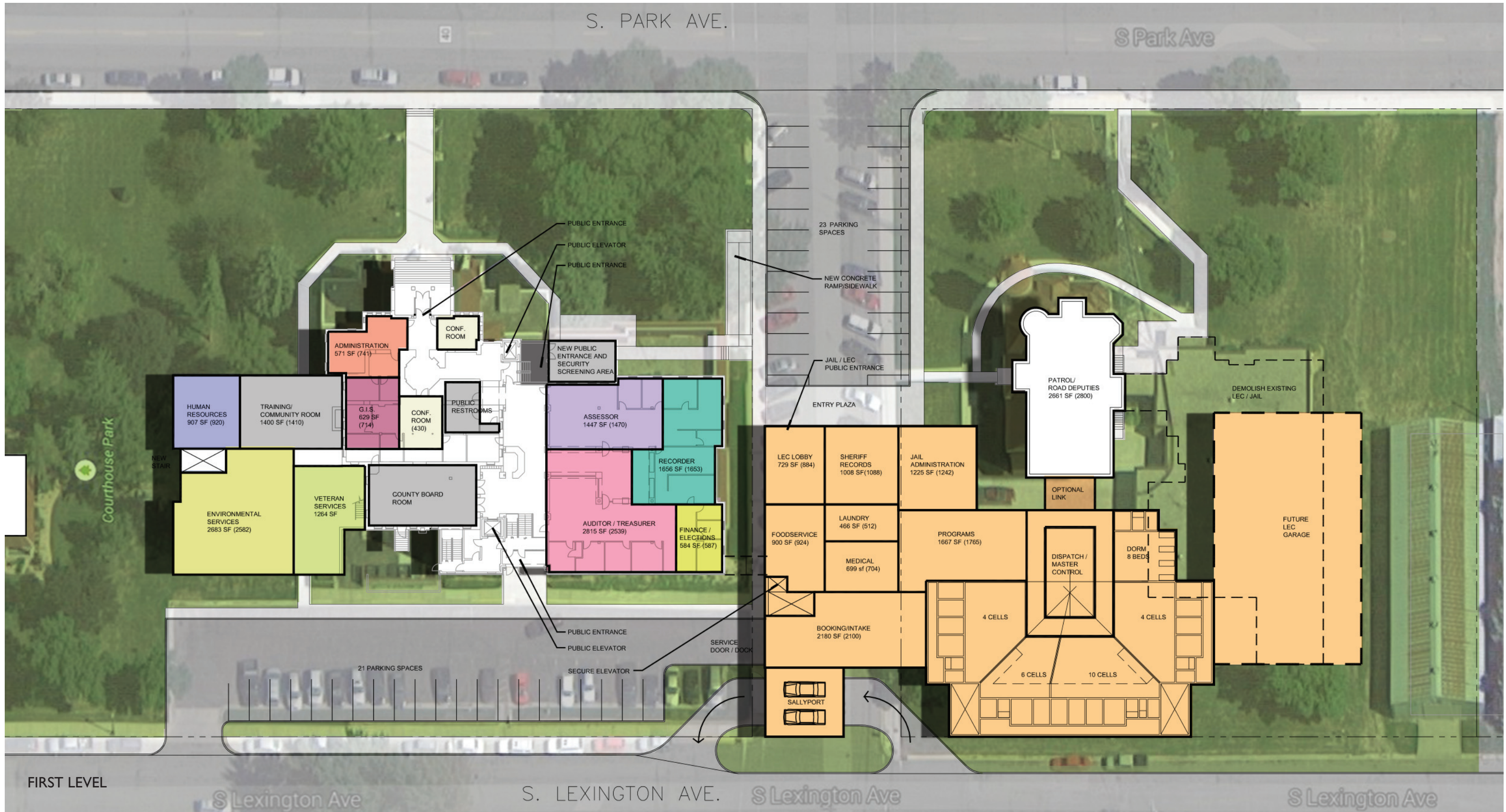
Project #: 1136.11

Concept D
Government Services / LEC / Jail



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Le Sueur County

Facility Assessment Study

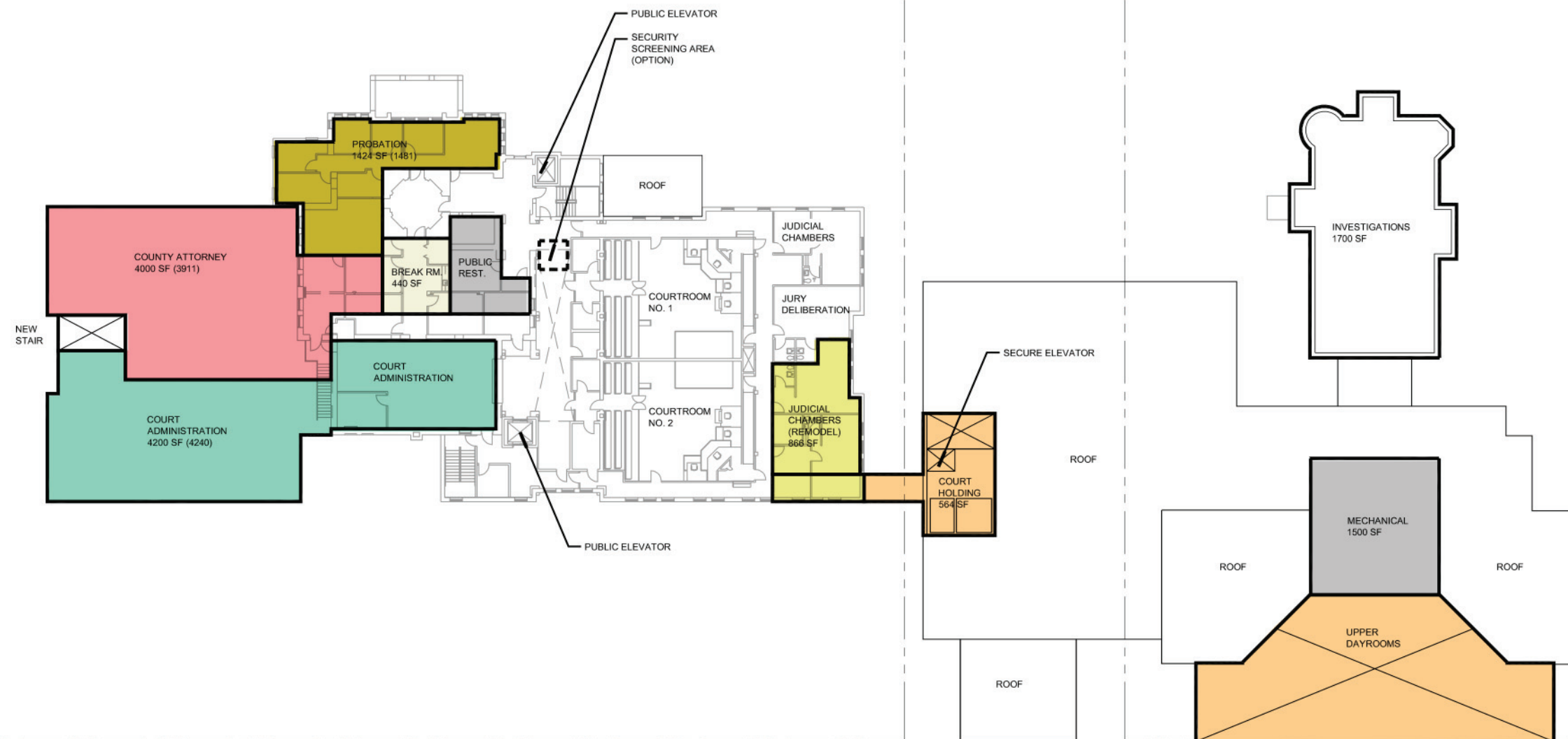
06/28/2016

Project #: 1136.11

Concept D Government Services / LEC / Jail



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SECOND LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

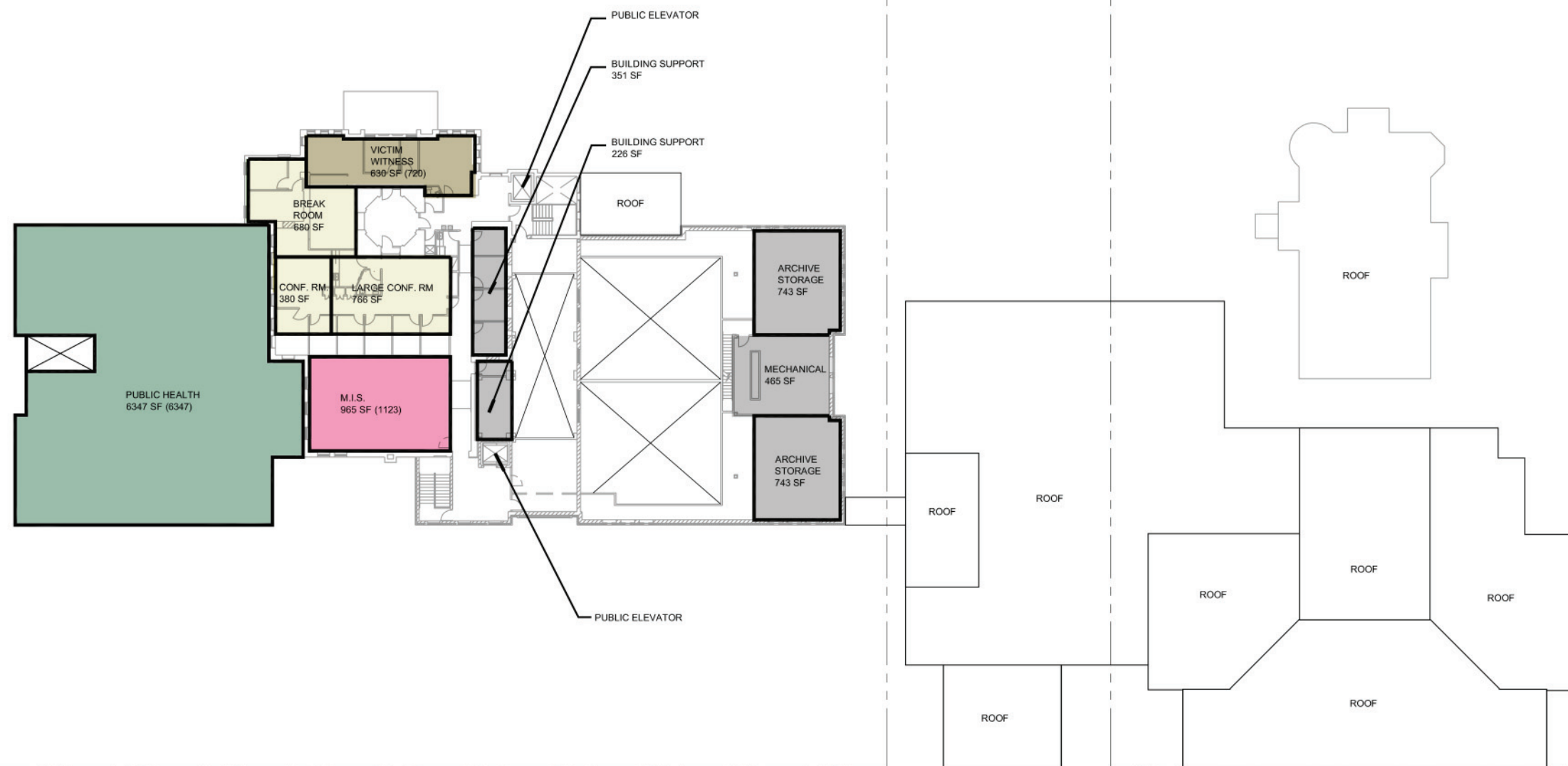
Project #: 1136.11

Concept D
Government Services / LEC / Jail



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THIRD LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

Project #: 1136.11

Concept D
Government Services / LEC / Jail



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NORTHEAST VIEW



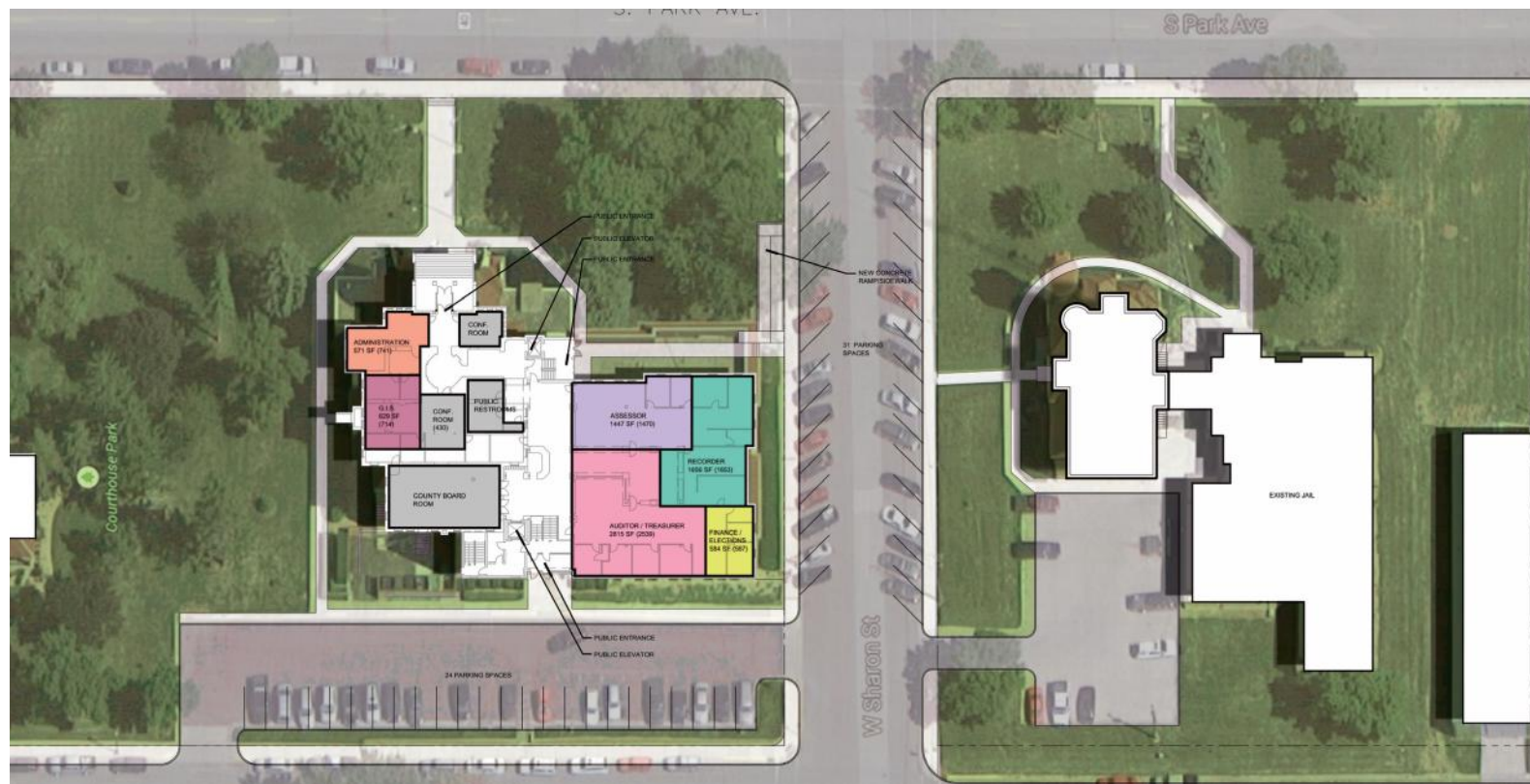
NORTHWEST VIEW



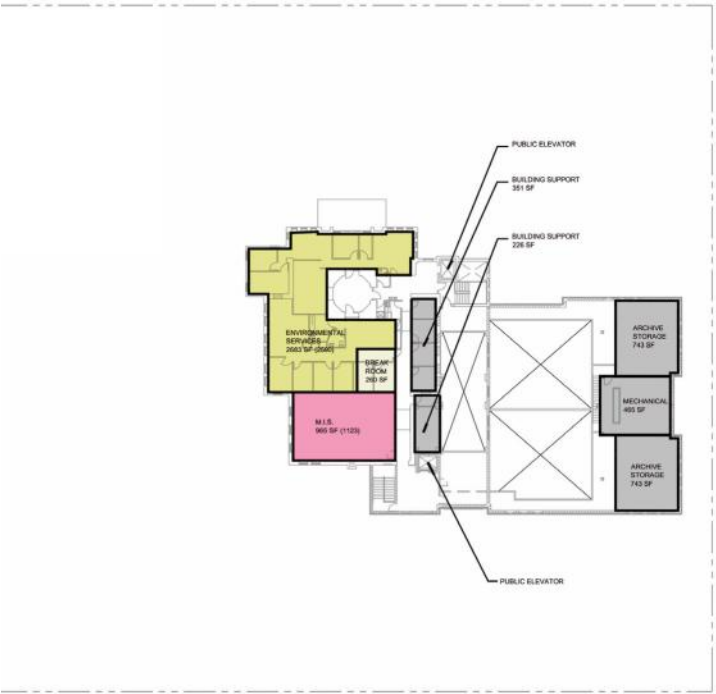
SOUTHWEST VIEW



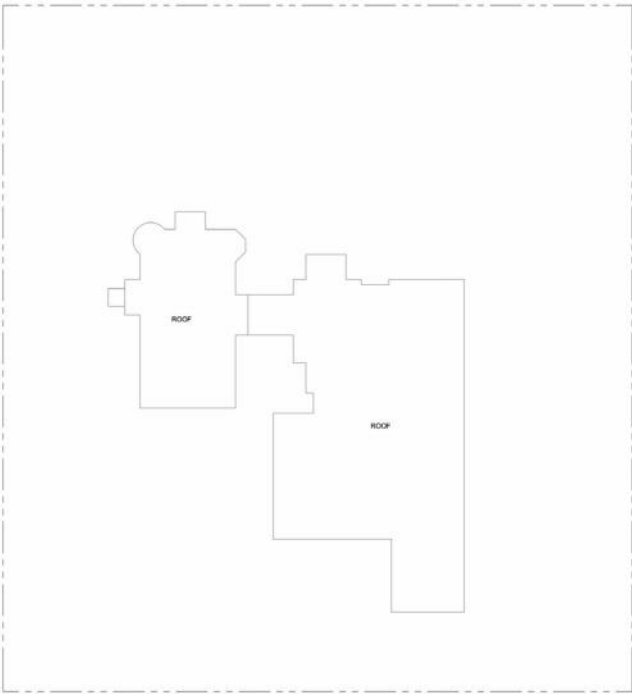
SOUTHEAST VIEW



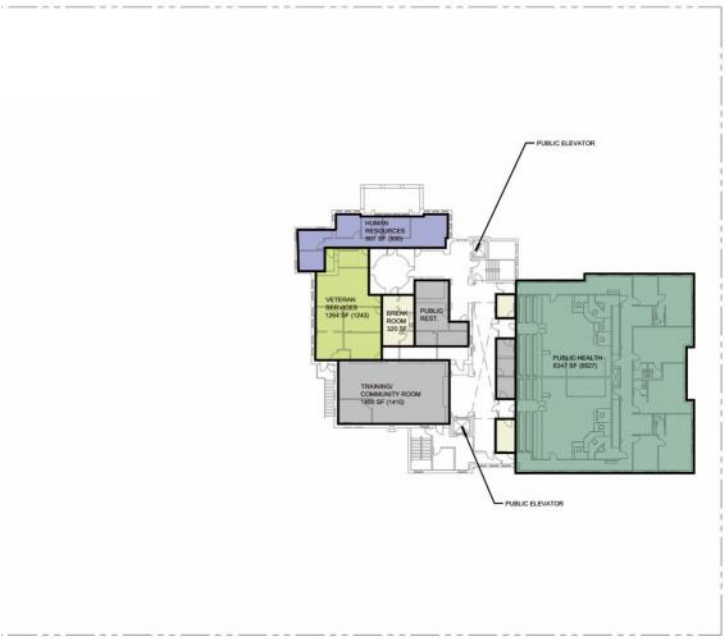
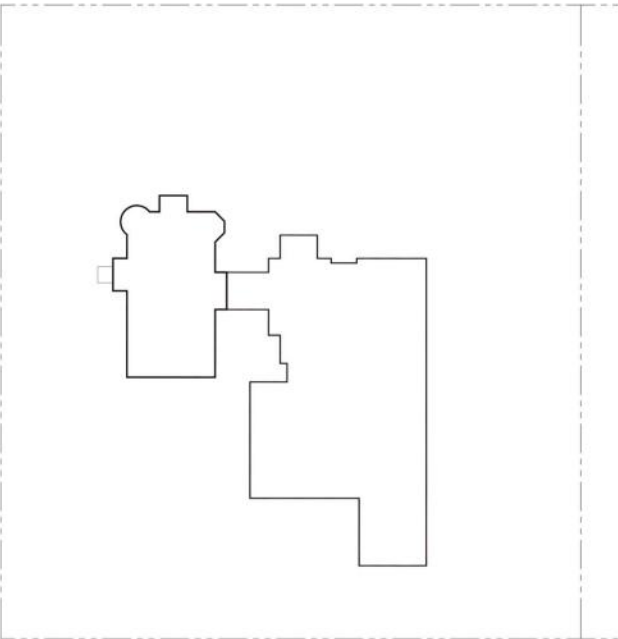
FIRST LEVEL



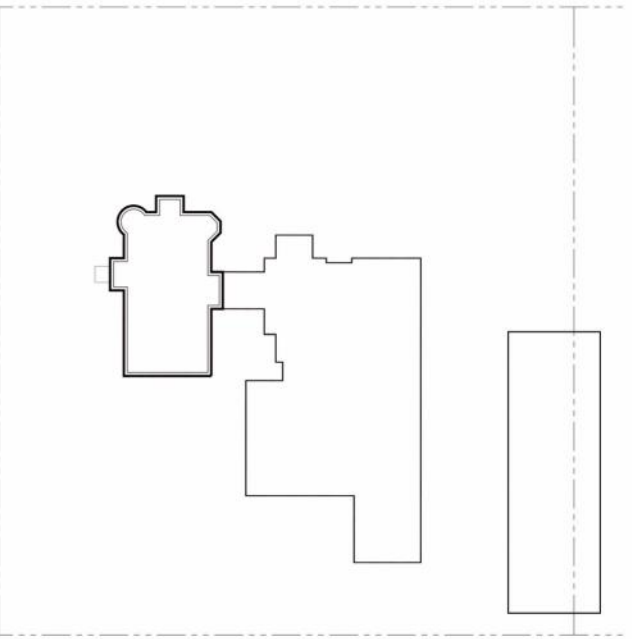
THIRD LEVEL

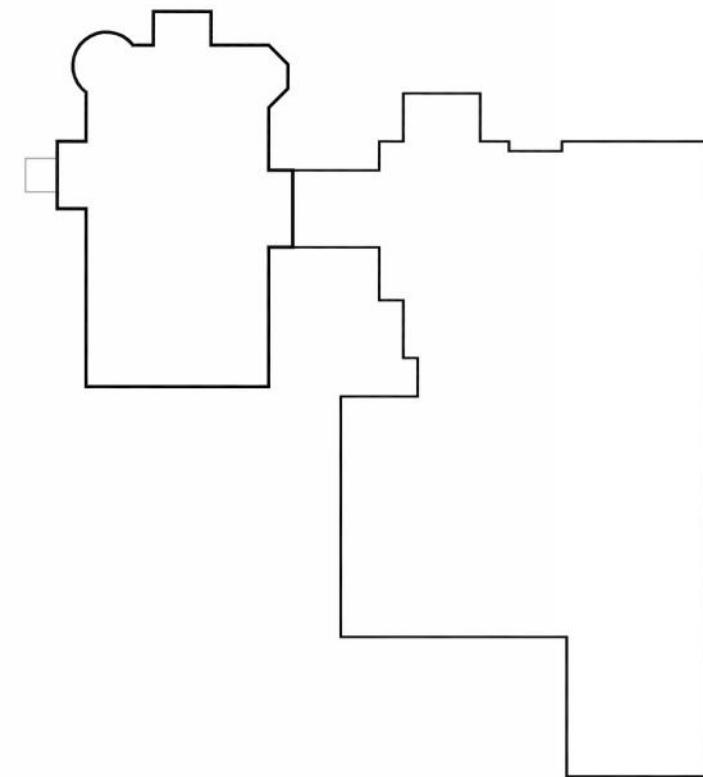
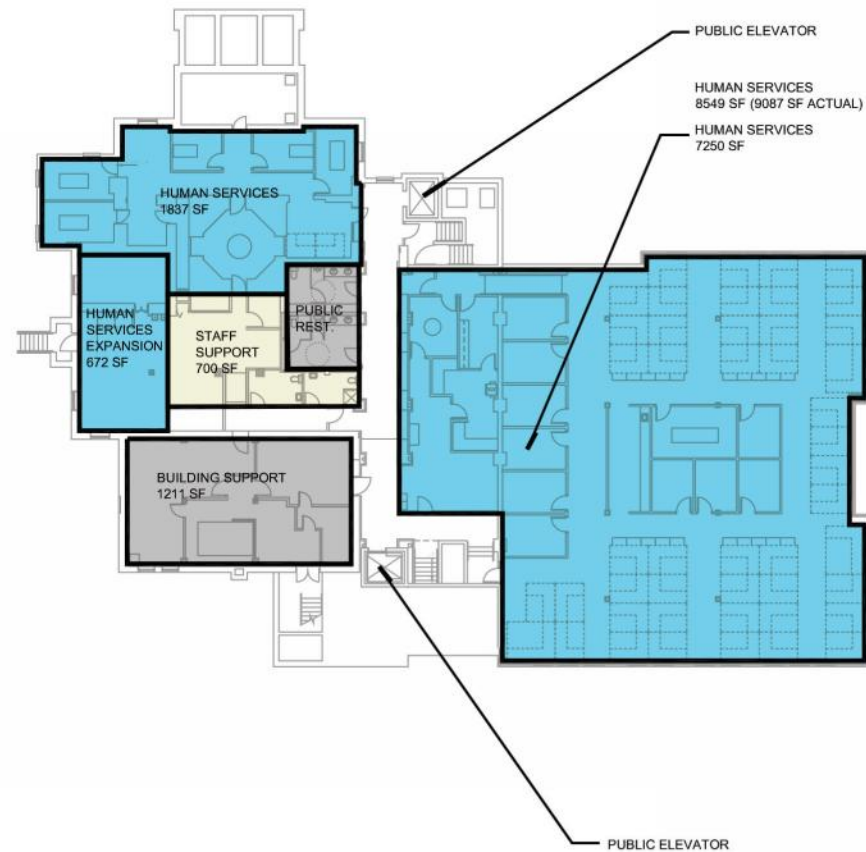


LOWER LEVEL



SECOND LEVEL





LOWER LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

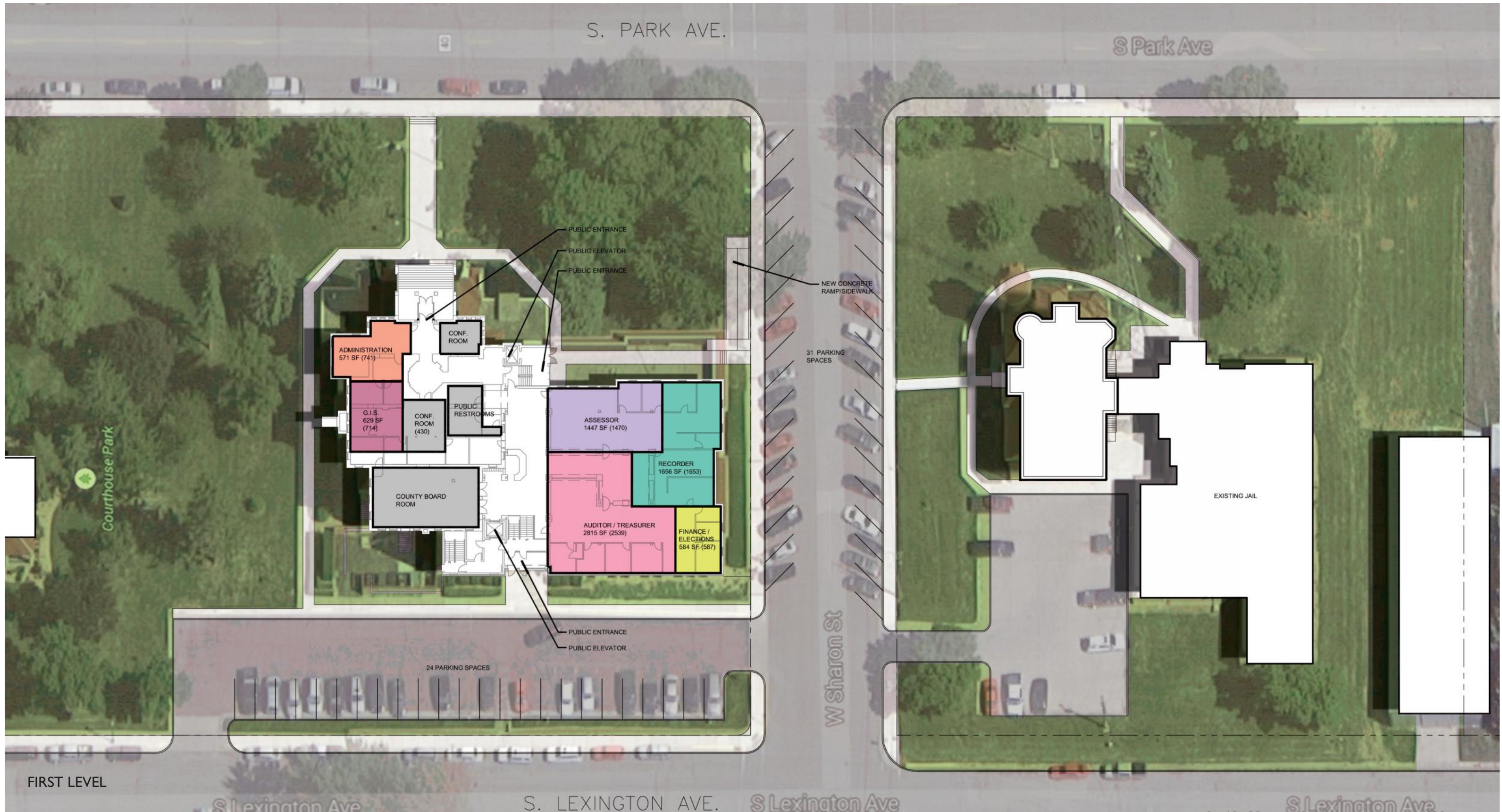
Project #: 1136.11

Concept E - Existing Courthouse Remodel
Government Services / LEC / Jail



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Le Sueur County

Facility Assessment Study

06/28/2016

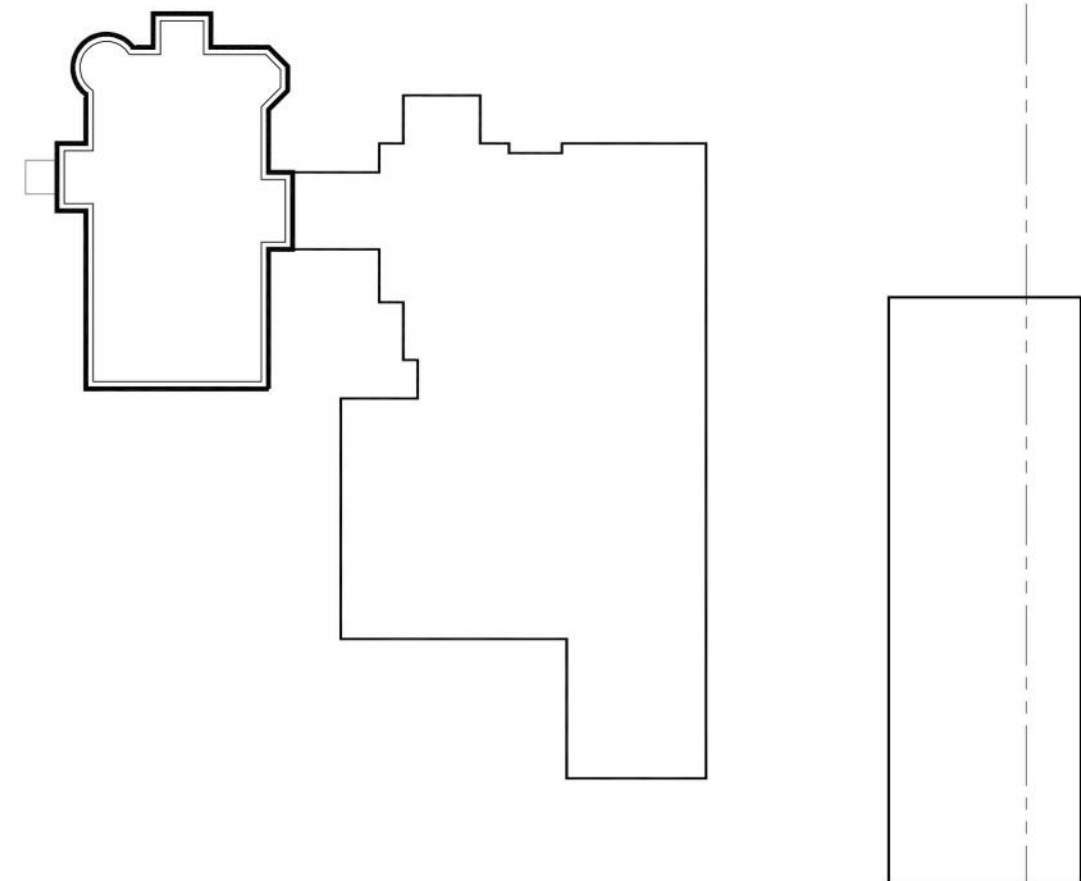
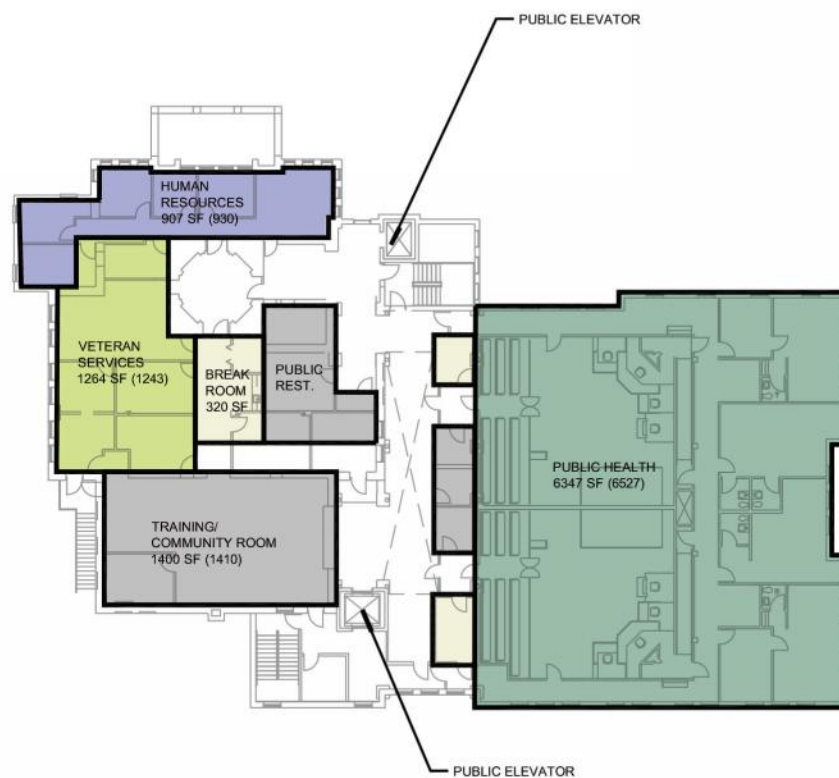
Project #: 1136.11

Concept E - Existing Courthouse Remodel Government Services / LEC / Jail



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SECOND LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

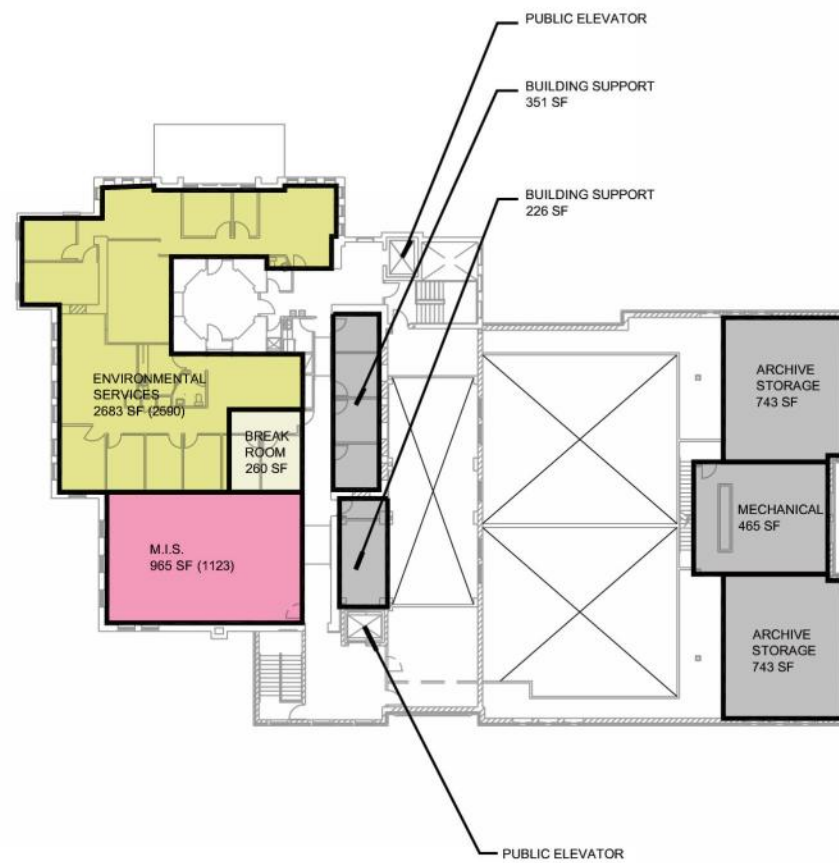
Project #: 1136.11

Concept E - Existing Courthouse Remodel
Government Services / LEC / Jail



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THIRD LEVEL

Le Sueur County

Facility Assessment Study

06/28/2016

Project #: 1136.11

Concept E - Existing Courthouse Remodel
Government Services / LEC / Jail



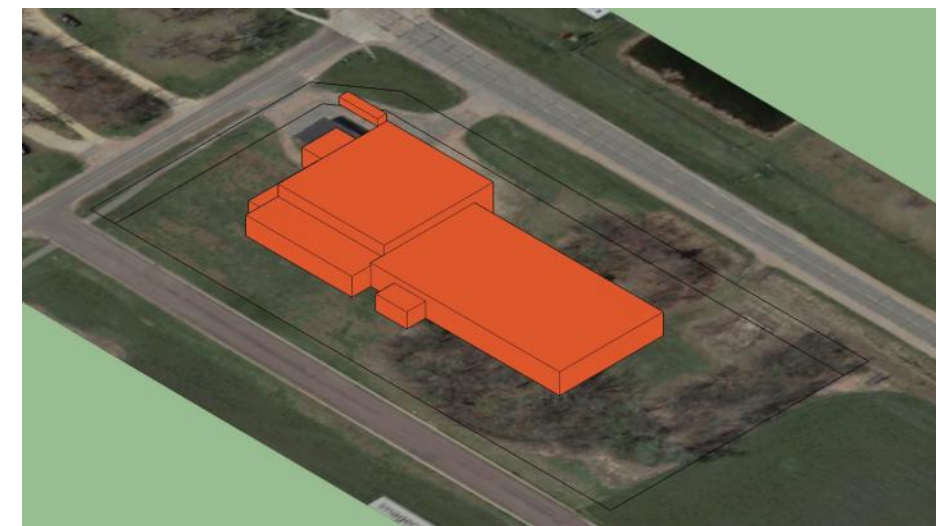
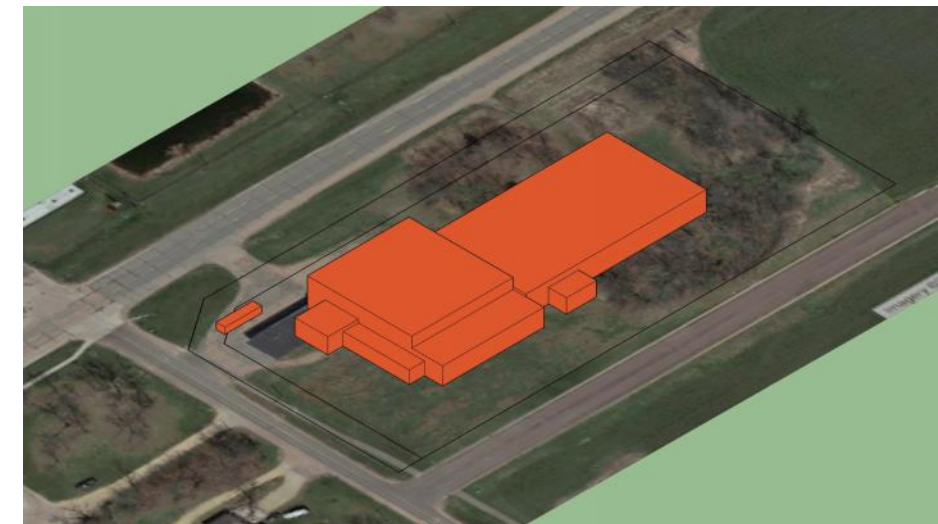
BKV
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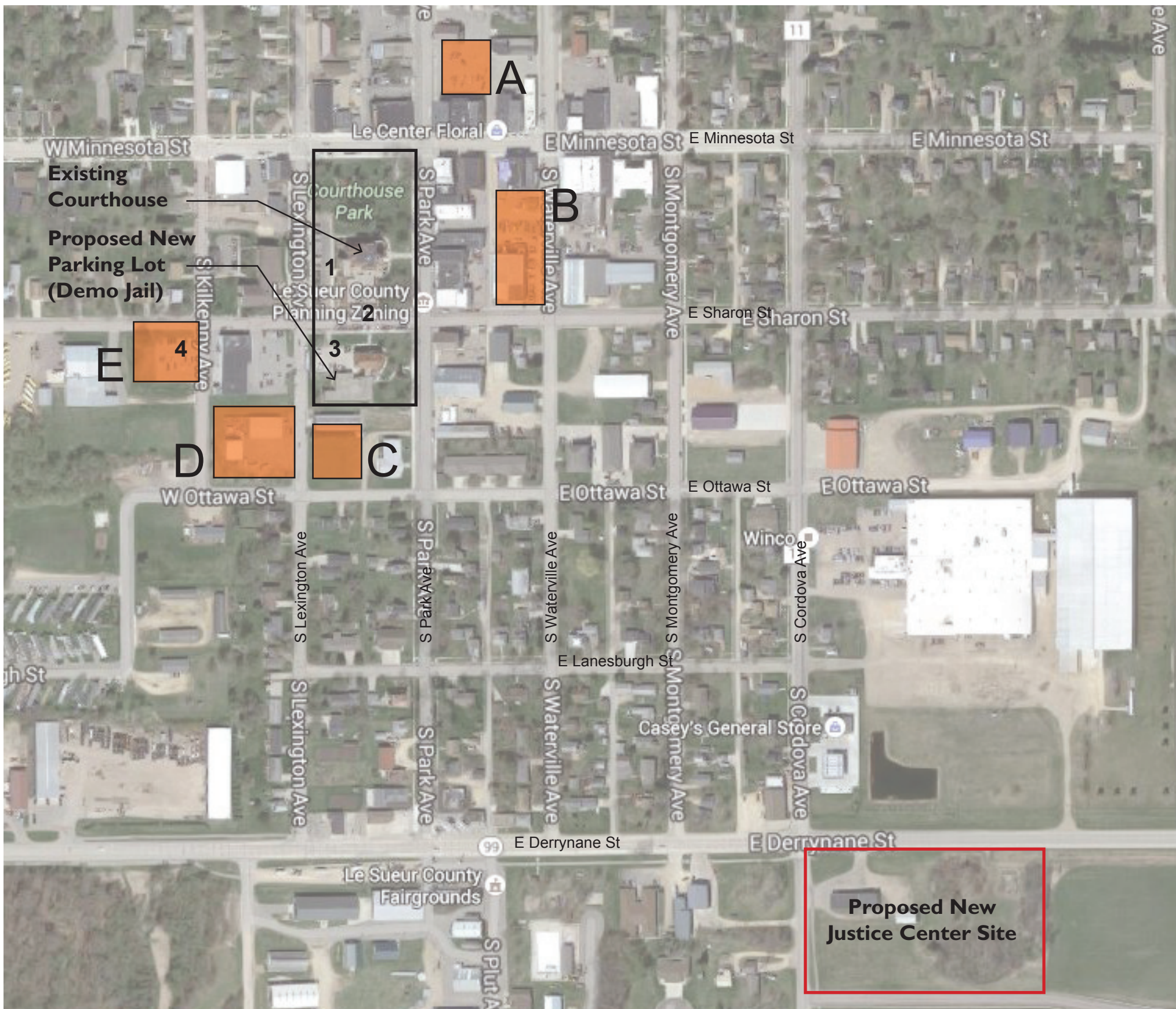
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VIEW FACING EAST





Current Off Street County Parking

- 1- 24 spaces in the west lot
- 2- 38 spaces in East Sharon St
- 3- Approx. 14 spaces in the LEC lot
- 4- 33 spaces off West Sharon St

Total Current Parking = 109

Long Range Additional Parking Impacts

- Moving environmental services to the County Government campus
- Increase of employees over time
(in 15 years there could be 198 total employees for the 17 departments at the government center and 40 at the LEC for a total of 238)

Potential Off Street Parking Need

150 to 200 (not including LEC)

Off Street Parking Required at New Justice Center (Concept E)

137 spaces

A: City Public Parking Lot
33 cars

B: Private Property
107 cars

C: Church Property
58 cars

D: City Property
105 cars

E: County Property
81 cars

*Existing Courthouse Property
76 cars

Le Sueur County

Facility Assessment Study

06/28/2016

Project #: 1136.11

Parking Analysis

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Task Name	Start	Finish	2016 JunJulAugSepOctNovDec	2017 JanFebMarAprMayJunJulAugSepOctNovDec	2018 JanFebMarAprMayJunJulAugSepOctNovDec	2019 JanFebMarAprMayJunJulAugSepOctNovDec
Le Sueur County - Project Schedule						
County Board Approval to Proceed	Tue 7/26/16	Tue 7/26/16	◆ 7/26			
Schematic Design Phase	Tue 7/26/16	Thu 10/20/16				
County Review & Approval of SD Phase	Fri 10/21/16	Fri 10/28/16				
Design Development Phase	Mon 10/31/16	Thu 1/19/17				
County Review & Approval of DD Documents	Thu 1/19/17	Thu 1/26/17				
Construction Document Phase	Fri 1/27/17	Thu 3/23/17				
County Review & Approval of CD Documents	Fri 3/24/17	Tue 4/4/17				
Bidding Phase	Wed 4/5/17	Fri 4/28/17				
Issue Bid Documents	Wed 4/5/17	Wed 4/5/17				
Pre Bid Review Meeting	Tue 4/18/17	Tue 4/18/17				
Bid Opening & Evaluation	Thu 5/4/17	Tue 5/16/17				
Bid Award & Contract Execution	Wed 5/17/17	Wed 5/17/17				
New Justice Center Construction Phase (Estimated Duration)	Mon 5/15/17	Fri 7/6/18				
Department Move & Set Up	Mon 7/9/18	Fri 7/27/18				
Government Center Construction - Phase 1 (2nd Level Demolition, Swing Space Prep and 1st Floor Remodeling)	Mon 7/30/18	Fri 11/30/18				
Department Move & Set Up	Mon 11/26/18	Fri 12/21/18				
Government Center Construction - Phase 2 (2nd Level Remodeling)	Mon 1/7/19	Fri 5/3/19				
Department Move & Set Up	Mon 5/6/19	Fri 6/7/19				
Government Center Construction - Phase 3 (3rd Level Remodeling)	Mon 6/10/19	Fri 8/23/19				
Department Move & Set Up	Mon 8/26/19	Fri 9/13/19				

PROJECT COST ESTIMATE

Master Plan Concept D			
	Area	Cost / SF	Estimated Total
Existing Court House Remodeling	10,500	\$85	\$892,500
Government Services Addition	34,230	\$230	\$7,872,900
New Secure Lobby Addition	540	\$285	\$153,900
Jail Building Addition	20,675	\$290	\$5,995,750
Garage Building Area	7,000	\$75	\$525,000
Jail Demolition			\$85,000
Sub Total			\$15,525,050
Emergency Generator			\$275,000
New Cold Storage Building			\$350,000
Site Development Cost			\$410,000
Sub Total			\$16,560,050
10% Design & Construction Contingency			\$1,656,005
Estimated Construction Cost			\$18,216,055
Jail Material Tax Rebate (estimate)			\$180,000
Total Estimated Construction Cost			\$18,036,055

Master Plan Concept E			
	Area	Cost / SF	Estimated Total
Existing Court House Remodeling	18,000	\$85	\$1,530,000
LEC Building Area	26,872	\$230	\$6,180,560
Judicial Building Area	8,913	\$230	\$2,049,990
Courts Areas	4,287	\$265	\$1,136,055
Jail Building Area	19,014	\$290	\$5,514,060
Garage Building Area	7,000	\$75	\$525,000
Sub Total			\$16,935,665
Emergency Generator			\$275,000
Existing Building Demolition & Site Clean Up			\$40,000
New Cold Storage Building			\$350,000
Site Development Cost			\$450,000
Sub Total			\$18,050,665
7% Design & Construction Contingency			\$1,263,547
Total Estimated Construction Cost			\$19,314,212
Jail Material Tax Rebate (estimate)			\$160,000
Total Estimated Construction Cost			\$19,154,212

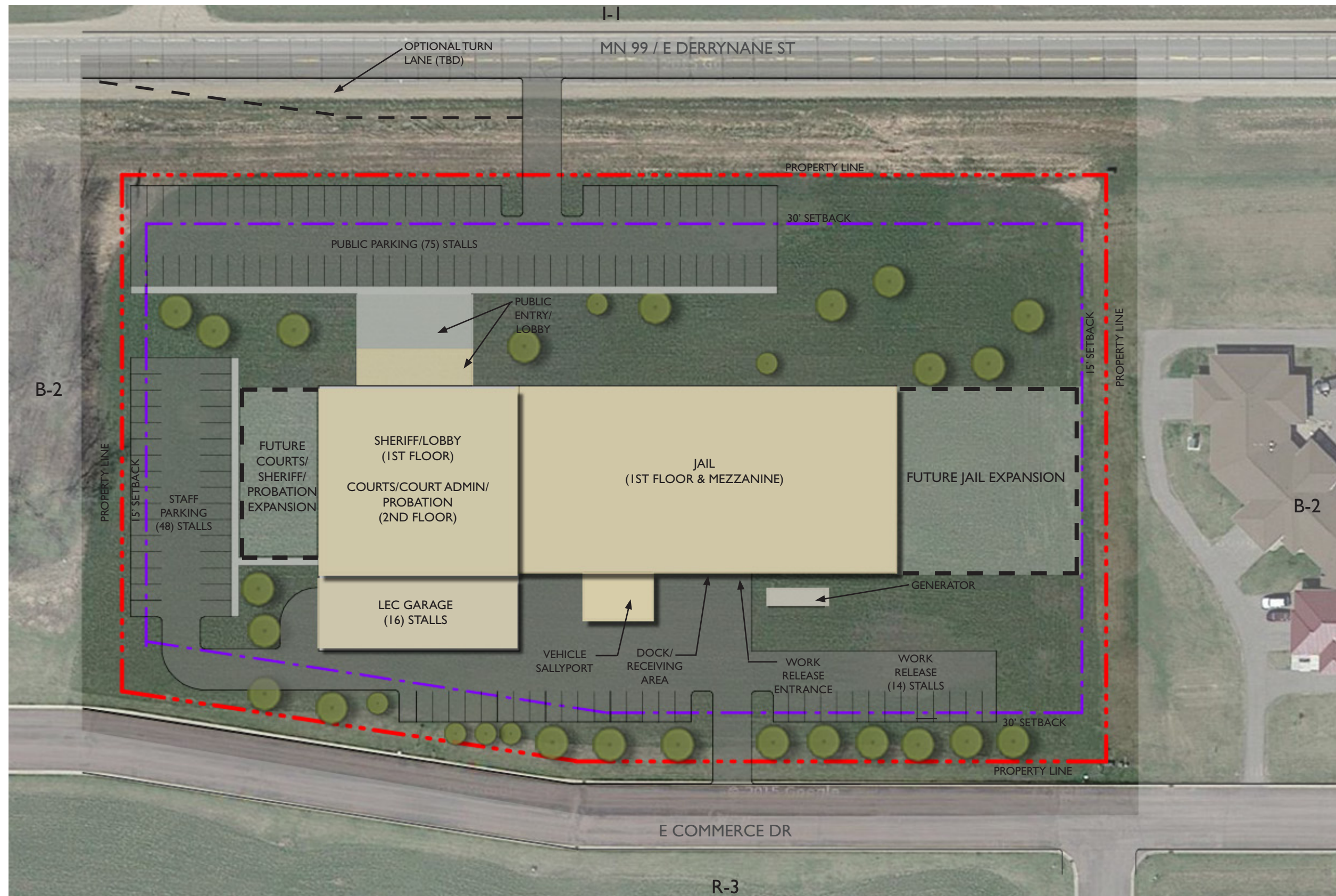
PROJECT TAX IMPACT ESTIMATE

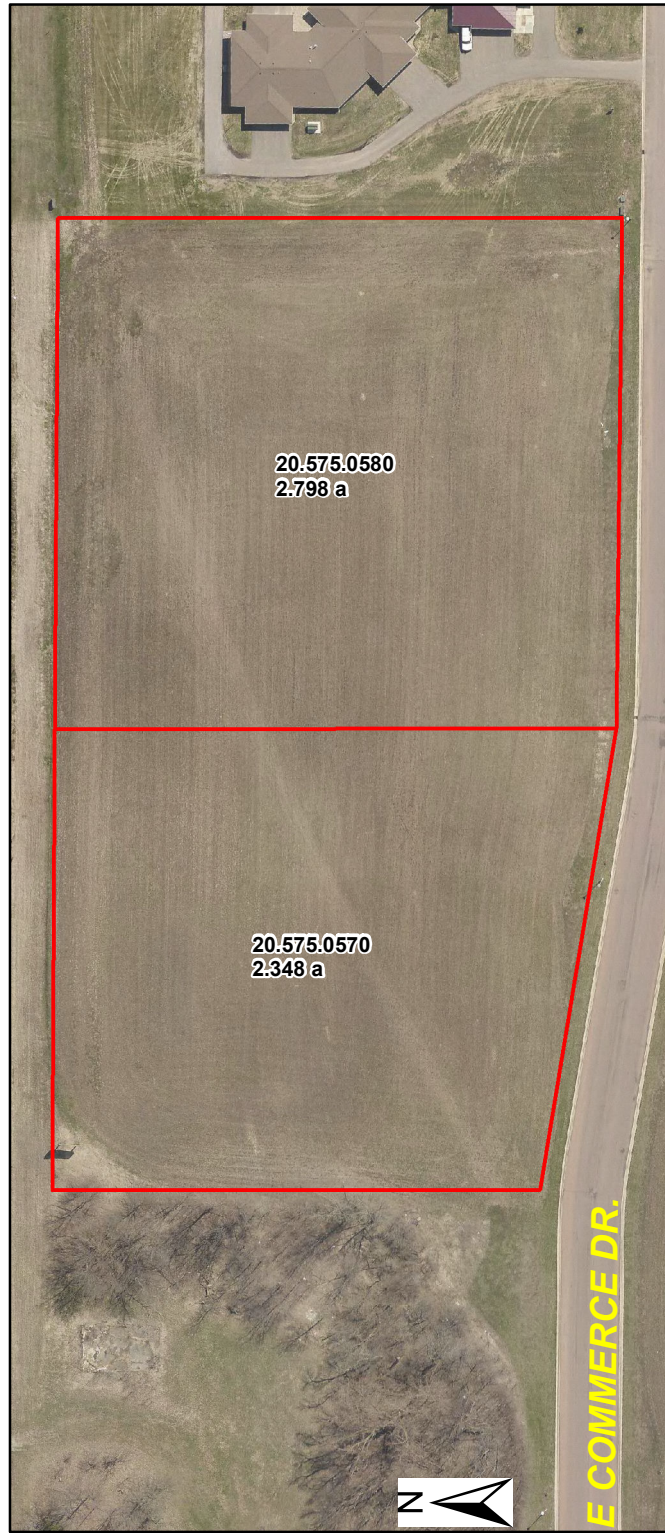
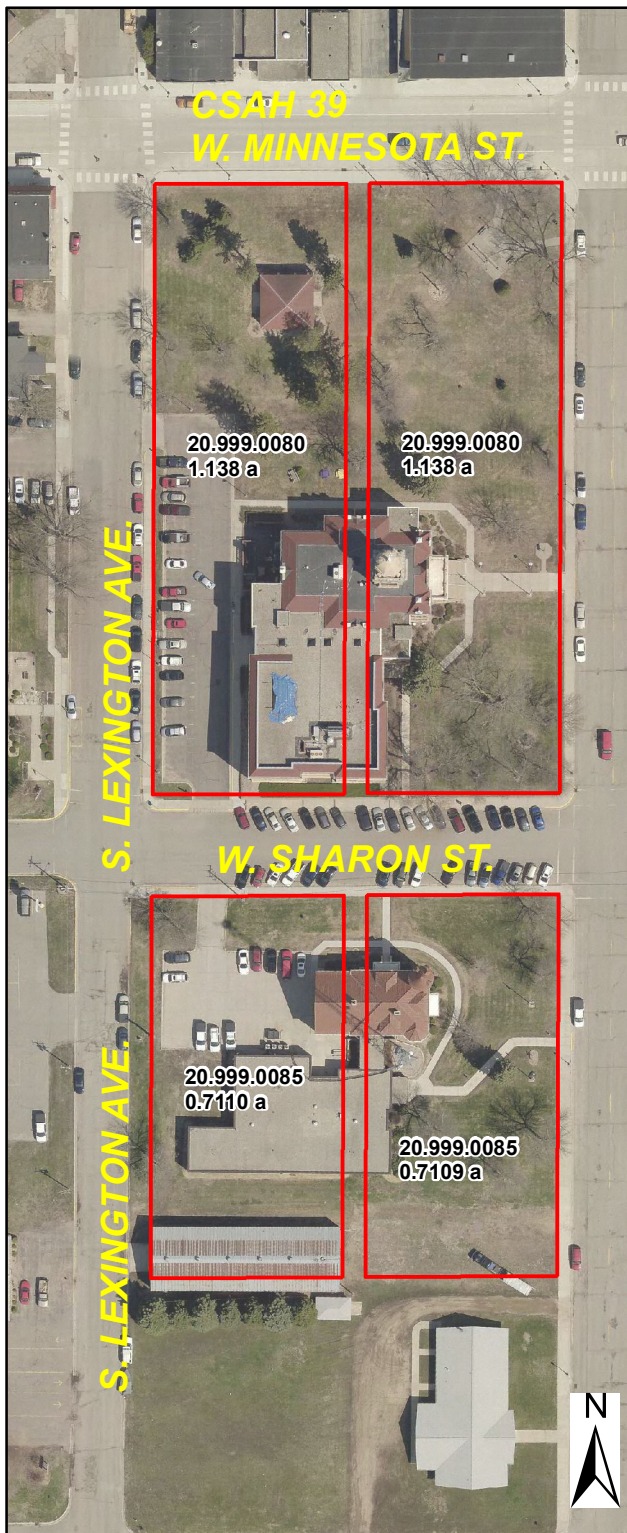
BOND ISSUANCE INFORMATION	
Bond Issue Amount	\$19,375,000
Number of Years	20
Average Interest Rate	2.90%
Estimated Bond Rating	S&P AA / Stable
PROPERTY TAX INFORMATION	
Estimated Net Tax Capacity - Payable 2017	35,250,000
Estimated Debt Levy @ 100% - Average	1,300,000
Estimated Tax Capacity Rate:	
Payable 2017 - Without Proposed Bonds	47.000%
Payable 2017 - Without Proposed Bonds	50.688%
Estimated Tax Rate Increase	3.688%

TAX IMPACT ANALYSIS							
Type of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current County Tax	Proposed Tax Increase*	Proposed County Tax
Residential Homestead	\$ 50,000	\$ 20,000	\$ 30,000	\$ 300	\$ 151.10	\$ 11.06	\$ 162.17
	75,000	30,000	45,000	450	226.66	16.60	243.25
	100,000	28,240	71,760	718	361.44	26.46	387.91
	125,000	25,990	99,010	990	498.69	36.51	535.21
	150,000	23,740	126,260	1,263	635.95	46.56	682.51
	175,000	21,490	153,510	1,535	773.20	56.61	829.81
	200,000	19,240	180,760	1,808	910.45	66.66	977.12
	225,000	16,990	208,010	2,080	1,047.70	76.71	1,124.42
	250,000	14,740	235,260	2,353	1,184.96	86.76	1,271.72
Commercial/Industrial	300,000	10,240	289,760	2,898	1,459.46	106.86	1,566.33
	\$ 100,000	\$ -	\$ 100,000	\$ 1,500	\$ 755.52	\$ 55.32	\$ 810.84
	200,000	-	200,000	3,250	1,636.96	119.86	1,756.82
	300,000	-	300,000	5,250	2,644.32	193.62	2,837.94
	400,000	-	400,000	7,250	3,651.68	267.38	3,919.06
Apartments (4 or more units)	500,000	-	500,000	9,250	4,659.04	341.13	5,000.17
	1,000,000	-	1,000,000	19,250	9,695.84	709.93	10,405.77
	\$ 200,000	\$ -	\$ 200,000	\$ 2,500	\$ 1,259.20	\$ 92.20	\$ 1,351.40
Agricultural Homestead **	300,000	-	300,000	3,750	1,888.80	138.30	2,027.10
	500,000	-	500,000	6,250	3,148.00	230.50	3,378.50
	\$ 150,000	\$ 23,740	\$ 126,260	\$ 1,381	\$ 695.73	\$ 50.94	\$ 746.67
	400,000	23,740	376,260	2,631	1,325.33	97.04	1,422.37
	500,000	23,740	476,260	3,131	1,577.17	115.48	1,692.65
Agricultural Non-Homestead (dollars per acre)	600,000	23,740	576,260	3,631	1,829.01	133.92	1,962.93
	800,000	23,740	776,260	4,631	2,332.69	170.80	2,503.49
	1,000,000	23,740	976,260	5,631	2,836.37	207.68	3,044.05
	\$ 6,500	\$ -	\$ 6,500	\$ 65	\$ 32.74	\$ 2.40	\$ 35.14
Seasonal/Recreation Residential	7,250	-	7,250	73	36.52	2.67	39.19
	8,000	-	8,000	80	40.29	2.95	43.24
	\$ 100,000	\$ -	\$ 100,000	\$ 1,000	\$ 503.68	\$ 36.88	\$ 540.56
	200,000	-	200,000	2,000	1,007.36	73.76	1,081.12
	300,000	-	300,000	3,000	1,511.04	110.64	1,621.68
	400,000	-	400,000	4,000	2,014.72	147.52	2,162.24

* The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.







Le Sueur County Justice & Government Center

BKV Project No. 1136.11

7/5/2016

Item	TOTAL	Comments
SOFT COST ESTIMATE		
Architectural & Engineering Fees	\$1,235,000	Based on estimated fee of 6.5% of construction cost at \$19 million
A & E Reimbursable Expenses	\$50,000	estimated at 4% of the A / E fees
Construction Predesign Manager Fees	\$90,000	
CM Reimbursable Fees	\$30,000	
Plan Review Fees	\$57,000	
Bid Document Printing	\$8,000	
Bid Advertising	\$2,000	
FF&E (Furniture, Fixtures & Equipment)	\$550,000	3% of construction estimate
Kitchen / Breakroom Equipment	\$20,000	
A/V Systems	\$400,000	
Low Voltage Cabling & Devices	\$225,000	
SAC & WAC Fees	\$40,000	
Power Company Connection Charges	\$60,000	
Geotechnical Soil Borings	\$10,000	
Alta Survey	\$5,000	
Special Construction Testing	\$45,000	
Builder's risk insurance	\$15,000	
Attorney Review Fees	\$4,000	
Permit Fees	\$88,000	Based on MN State fees of \$19 million construction
Property Purchase	\$180,000	Estimated
Owner Relocation / Move	\$0	to be done by internal forces
Commissioning	\$50,000	
Technology		
dispatch equipment, communications tower / antenna,		
portable radio system, voice/data system, telephone system	\$1,200,000	
Subtotal	\$4,364,000	
Estimating Contingency / Miscellaneous Cost (5%)	\$218,200	
Estimated Total Soft Cost	\$4,582,200	

Le Sueur County - Justice Center & Government Master Planning Study

Master Plan Concept D

	Area	Cost / SF	Estimated Total
Existing Court House Remodeling	10,500	\$85	\$892,500
Government Services Addition	34,230	\$230	\$7,872,900
New Secure Lobby Addition	540	\$285	\$153,900
Jail Building Addition	20,675	\$290	\$5,995,750
Garage Building Area	7,000	\$75	\$525,000
Jail Demolition			\$80,000
Sub Total			\$15,520,050
Emergency Generator			\$250,000
Site Development Cost			\$350,000
Sub Total			\$16,120,050
10% Design & Construction Contingency			\$1,612,005
Total Estimated Construction Cost in 2017			\$17,732,055
Estimated Construction Inflation to Construct in 2018			\$797,942
Total Estimated Construction Cost in 2018			\$18,529,997

Master Plan Concept E

	Area	Cost / SF	Estimated Total
Existing Court House Remodeling	18,000	\$85	\$1,530,000
LEC Building Area	26,872	\$230	\$6,180,560
Judicial Building Area	8,913	\$230	\$2,049,990
Courts Areas	4,287	\$265	\$1,136,055
Jail Building Area	19,014	\$290	\$5,514,060
Garage Building Area	7,000	\$75	\$525,000
Sub Total			\$16,935,665
Emergency Generator			\$250,000
Existing Building Demolition & Site Clean Up			\$40,000
Site Development Cost			\$450,000
Sub Total			\$17,675,665
7% Design & Construction Contingency			\$1,237,297
Total Estimated Construction Cost in 2017			\$18,912,962
Estimated Construction Inflation to Construct in 2018			\$851,083
Total Estimated Construction Cost in 2018			\$19,764,045

RIGHT OF FIRST REFUSAL

THIS AGREEMENT is made this _____ day of _____, 2016, by and between City of Le Center ("Grantor") and Le Sueur County ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$ 500.00 and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto said Grantee, a Right of First Refusal, the terms of which are more particularly set out below, to a tract of land situate, lying and being, in the County of Le Sueur, State of MN, more particularly described as follows:

Lots 1 and 2, Block 5, Horizon Addition, City of Le Center, MN. (Property)

1. Right of First Refusal. If at any time the Grantor shall receive a bona fide offer from any person, persons, organization, or organizations to purchase in whole or in part, the above described Property, the Grantor shall send Grantee a copy of the proposed Contract and notify Grantee of its intention to accept the same. The Grantee shall have the right within 30 days to accept the terms of said Contract in writing and within 90 days thereafter to purchase the above described Property, for the gross purchase price and on the terms specified in said Contract. If the Grantee shall not so elect within the said period of 90 days, the Grantor may then sell the above-described property to said offeror provided the said sale is on the said terms and conditions and for the price set forth in the said Contract sent to Grantee.

2. Warranty. Grantor herein hereby warrants and covenants good and marketable title to the above described Property and good right, full power, and lawful authority to grant, bargain, sell, and convey this Right of First Refusal.

3. Default. Should the Grantor herein enter into an assignment, sale, transfer, conveyance, or lease with terms in conflict with this Right of First Refusal, the Grantee may, at its option, in legal proceedings seek to have a court of competent jurisdiction declare this Agreement breached and decree and order that said assignment, sale transfer, conveyance, or lease is null, void, and of no effect. Nothing contained herein shall be construed to prevent specific performance of this Right of First Refusal or any term herein by either party.

4. Termination. This Right of First Refusal shall extinguish, terminate, and be null and void upon the consummation of assignment, sale, transfer, or conveyance in fee simple to a third party of the above described Property after full compliance with the terms of this Right of First Refusal, provided the sale is on the said terms and conditions and for the price set forth in the said contract sent to Grantee; however, if such sale is not consummated, this Right of First Refusal shall remain in effect, provided, however, that in any event, all rights hereunder shall terminate not later than 3 years after the date of this Right of First Refusal Agreement.

Subsequent to termination as above provided, Grantee shall upon Grantor's request execute and acknowledge a document stating such facts as are pertinent and fully relinquishing, waiving, and releasing all rights and obligations hereunder.

5. Entire Agreement. This Right of First Refusal constitutes the entire Agreement between the parties and can be modified only by a written instrument signed by the parties hereto.

6. Binding Effect. It is intended that all the provisions of this Right of First Refusal shall run with the land and that all the provisions hereto shall inure to the benefit of and shall be binding on the parties hereto, their heirs, legal representatives, successors, and assigns.

City of Le Center

Le Sueur County

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this _____ day of _____,
2016, by _____.

Notary Public

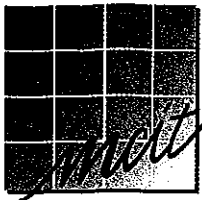
STATE OF MINNESOTA)
) ss.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this _____ day of _____,
2016, by _____.

Notary Public

Drafted by:

Brent Christian
Le Sueur County Attorney
65 South Park Ave.
Le Center, MN 56057
507-357-2278



Minnesota Counties Intergovernmental Trust

100 Empire Drive, Suite 100
St. Paul, MN 55103-1885
www.mcit.org

Phone: 651-209-6400
Toll Free: 866-547-6516
Fax: 651-209-6496

July 29, 2016

BOARD OF DIRECTORS

Scott Sanders
Trust Chair
Watonwan County
Commissioner

Felix Schmiesing
Vice Chair
Sherburne County
Commissioner

Graylen Carlson
Secretary/Treasurer
Lac qui Parle County
Commissioner

Donald Diedrich
Polk County
Commissioner

Richard Downham
Cass County
Commissioner

Dan Kuhns
Waseca County
Commissioner

Randy Schreifels
Stearns County
Auditor/Treasurer

Kevin Corbid
Washington County
Auditor

Charles Enter
Brown County
Administrator

Ms. Pam Simonette
Auditor/Treasurer
Le Sueur County
88 S Park Ave
Le Center, MN 56057-1644

RE: 2016 DIVIDEND NOTICE

Dear Ms. Pam Simonette,

After the review of MCIT's past and future return on investments, consideration of reserve changes to the Trust's bottom line and the final report of the independent auditors for fiscal year 2015, MCIT is again able to declare a dividend. This is the organization's 26th consecutive annual dividend to members. The financial audit conducted by Eide Bailly LLP and the analysis performed by Actuarial Advisors affirmed the soundness of the MCIT program and the fact that funds were available for dividend distribution. **This year's dividend totals \$12.213 million.** Performance in the workers' compensation division produced \$6.433 million of the dividend and \$5.780 million results from performance in the property/casualty division.

Your 2016 Dividend is \$ 112,154 allocated as follows:

- Workers' Compensation \$ 56,327
- Property/Casualty \$ 55,827

MCIT's ability to provide dividends reflects positive investment income, members' dedication to risk management and loss control, net income from conservative fiscal program management and better than expected claims development on a pool wide basis.

Dividends are a reflection of MCIT's past performance. Nothing guarantees ongoing positive performance. Each year the MCIT Board of Directors cautions members not to plan on dividends. We remain committed to the fiscal health of the organization and will continue to annually evaluate the merits of returning fund balance.

We are providing this letter to you for purposes of 2017 planning. The actual dividend payment will be issued in mid-November of this year.

"Providing Minnesota counties and associated members cost-effective coverage
with comprehensive and quality risk management services."

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MCIT's success is attributable to the long-term commitment of its membership. Members have been steadfast in their dedication to this venture. This dividend is a reward for your hard work.

Thank you for your ongoing participation in MCIT.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Sanders".

Scott Sanders, Watonwan County Commissioner
Trust Chair

cc: County Board Chair