



Le Sueur County, MN

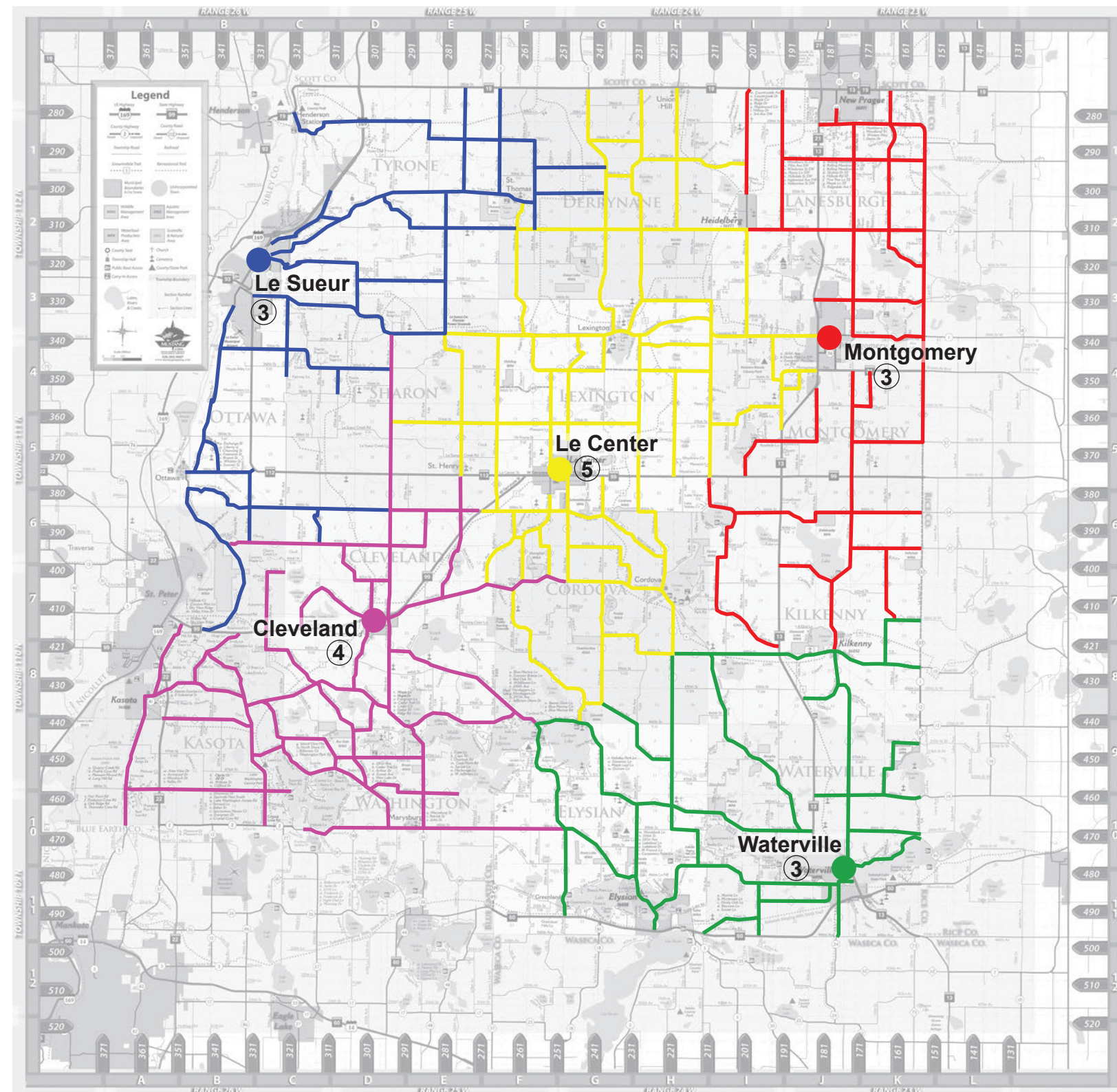
Tuesday, September 15, 2015

Board Meeting

Item 12

11:00 am BKV Work Session following Board Meeting

Staff Contact:



Le Sueur County

Facilities Study

09/15/2015 Project #: 1136.11

Facility Master Plan Study Public Works- Plow Routes

BKV
GROUP

2

Central vs. Decentral

Pros:

1. Simpler management- staff reporting to a single place
2. Better opportunity to share/shed work
3. Better opportunity to share vehicles/equipment
4. Elimination of duplicative buildings and site areas

Cons:

1. Cost of windshield time from central location to work zones
2. Lost productivity with increased drive times
3. Doesn't eliminate a building and site duplicity

Le Sueur Shop vs. Le Sueur activities from Le Center Shop

Pros:

1. Eliminates some building and site duplicity- e.g wash building
2. Maintenance can be completed at main shop

Cons:

1. Increased operating cost associated with windshield time
2. Lost productivity due to travel times from Le Center to start of work
3. Some buildings and equipment would still be necessary in Le Sueur- e.g. salt storage, fueling. If those were all relocated to Le Center, the operating costs associated with a snow event would increase significantly
4. The building at Le Center would need to be enlarged to accommodate the relocated fleet

Assumptions:

1. Employee cost with benefits of \$70,000/ year (\$33.65/ hr. based on 2,080 hrs. per year)
2. 6 MPG for diesel plows
3. Distance from Le Center to Le Sueur- 14 miles one way, 28 RT, assume 45 minutes total drive time
4. Average winter events requiring plowing, salt and sanding is 40 per year
5. Average cost of diesel fuel = \$2.75 per gallon
6. Plow routes for Le Sueur - 3, required 3 operators

Lost Operational Staff Efficiency:

Drive time to service area from Le Center - 3 staff x 40 days / year x 45 minutes RT x twice a day = 10,800 minutes / yr. or 180 hrs. / year

Operation Staff Cost Impact:

180 hrs. x \$33.65 = \$6,057 / year

Operation Vehicle Impact:

40 events x 3 operators x (2 x 28 miles (RT)) = 6,720 miles /
6 MPG = 1,120 gallons x \$2.75 / gallon = \$3,080 / year

Total Operations and Cost Impact based on Winter Events:

Staff Inefficiency = 180 travel hours

Staff & Vehicle Cost = \$9,137 / year

This analysis is a fraction of the public works services.

The services the highway shops provide for the 507 miles of road include:

- Snow and Ice plowing and treatment
- Maintain 193 miles of gravel roads
- Signage repair and replacement
- Mowing & weed control
- Asphalt patching & sealing
- Roadway & earthwork
- Highway striping

Estimated Total Yearly Operations Impact based on 260 workdays:

Staff Efficiency / Year = 540 hrs. of lost productivity

Lost Staff & Vehicle Operational Cost / Year = \$27,411

Le Sueur County

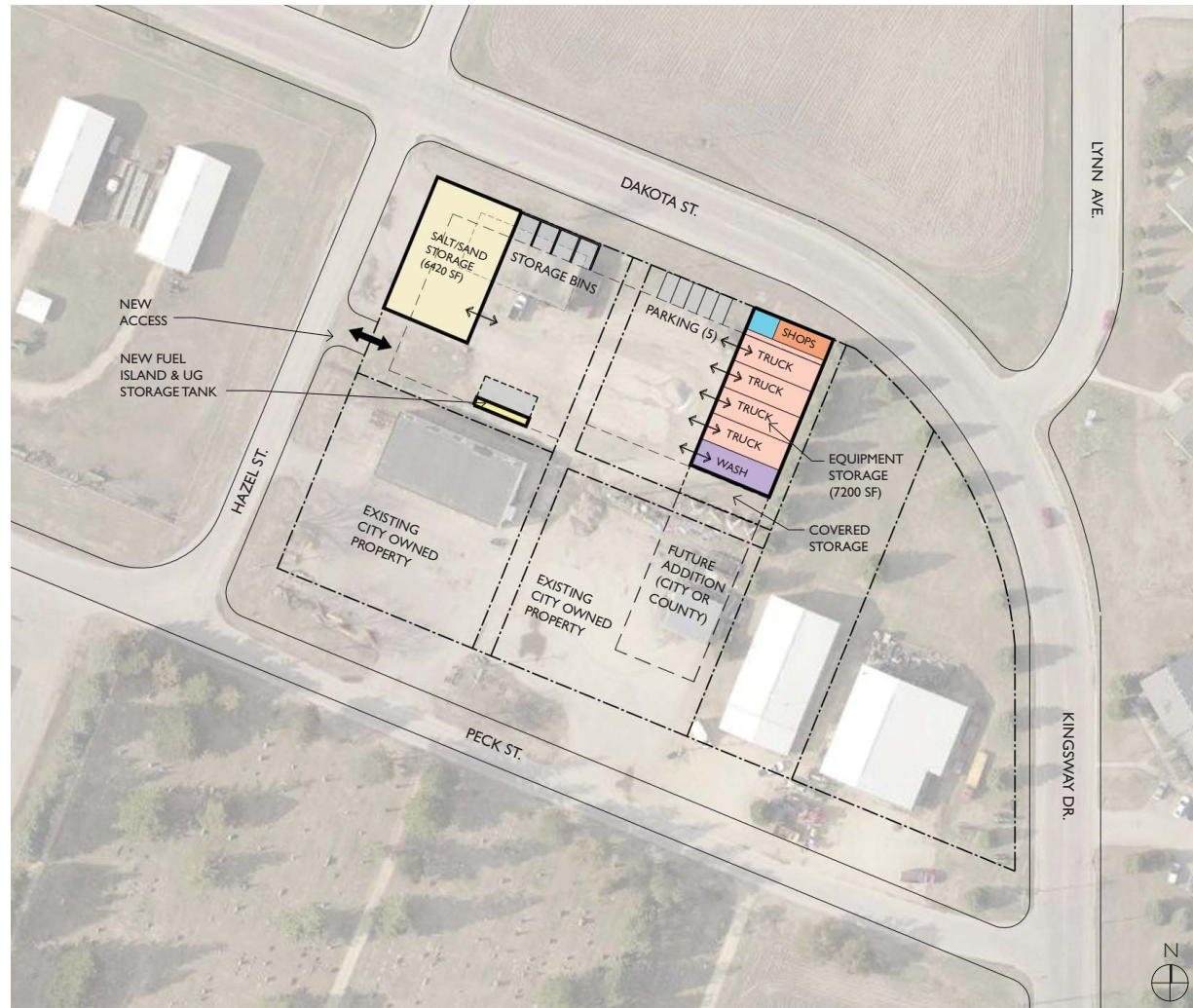
Facilities Study

09/15/2015 Project #: 1136.11

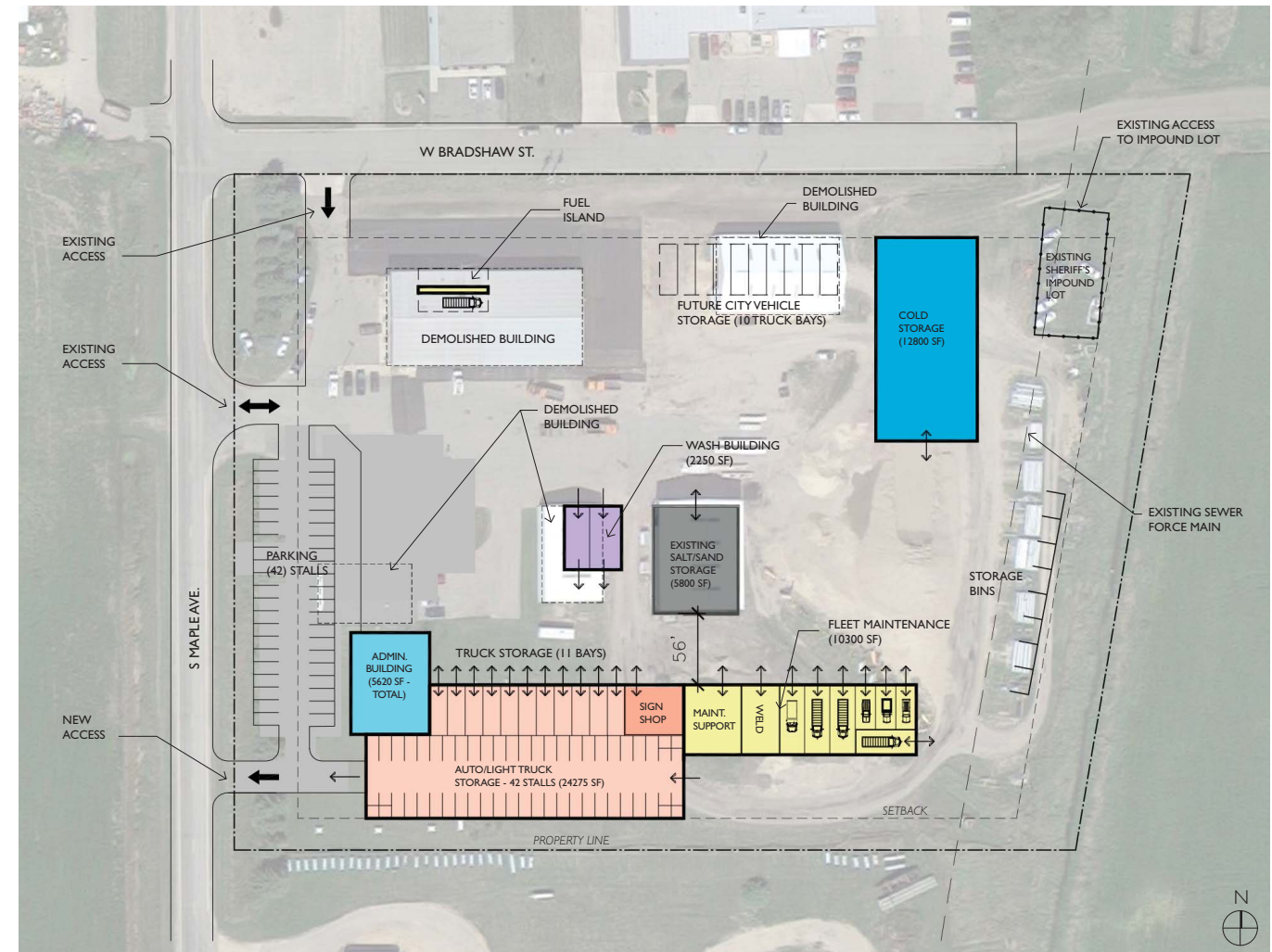
Facility Master Plan Study
Public Works- Central vs. Decentral

BKV
GROUP

3



- BUILDING LEGEND**
- ADMINISTRATION
 - SHOPS
 - WASH BUILDING
 - FLEET STORAGE
 - SALT/SAND STORAGE



- BUILDING LEGEND**
- COLD STORAGE
 - FLEET MAINTENANCE
 - ADMINISTRATION
 - SHOPS
 - WASH BUILDING
 - FLEET STORAGE
 - EXISTING BUILDING (PROGRAM AS NOTED)

Le Sueur Public Works-

Construction Cost	\$2,400,000
Soft Cost	\$ 400,000

Total Estimated Cost \$2,800,000

*CONSTRUCTION COST BASED ON 2016 ESTIMATE

Le Center Public Works-

Construction Cost	\$9,300,000
Soft Cost	\$1,355,600

Total Estimated Cost \$10,655,600

*CONSTRUCTION COST BASED ON 2016 ESTIMATE

Le Sueur County

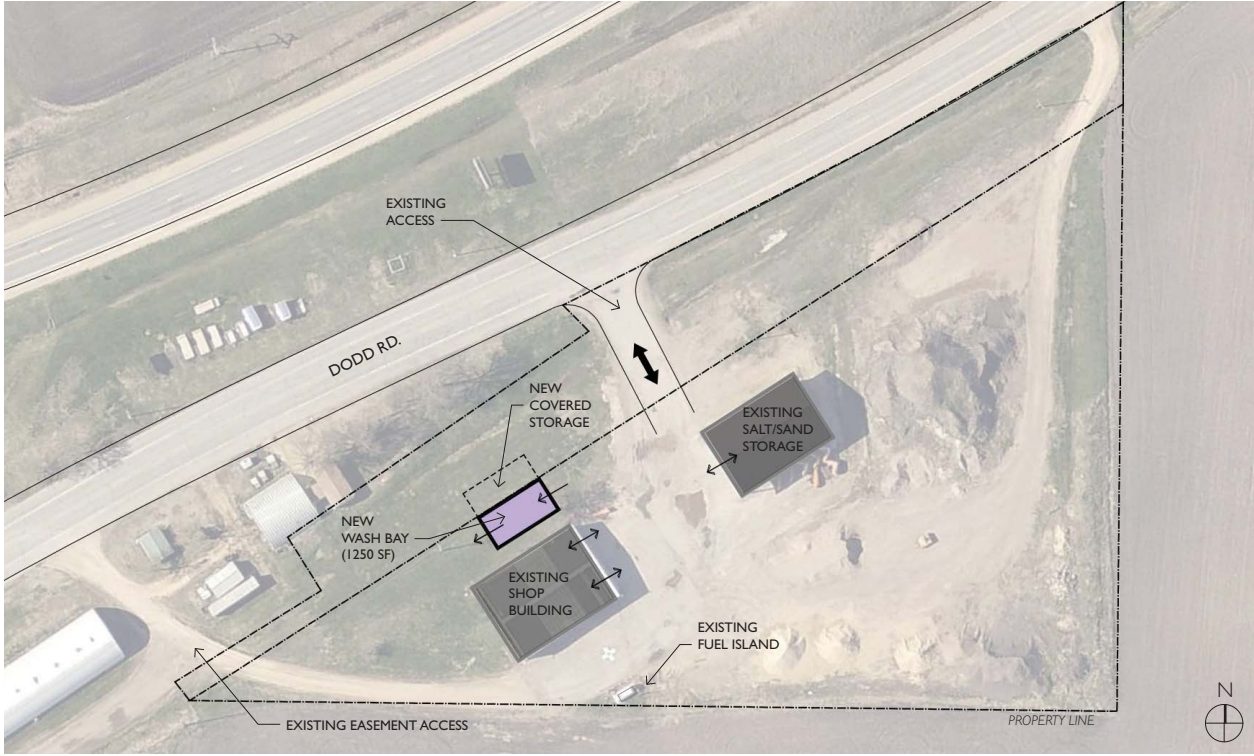
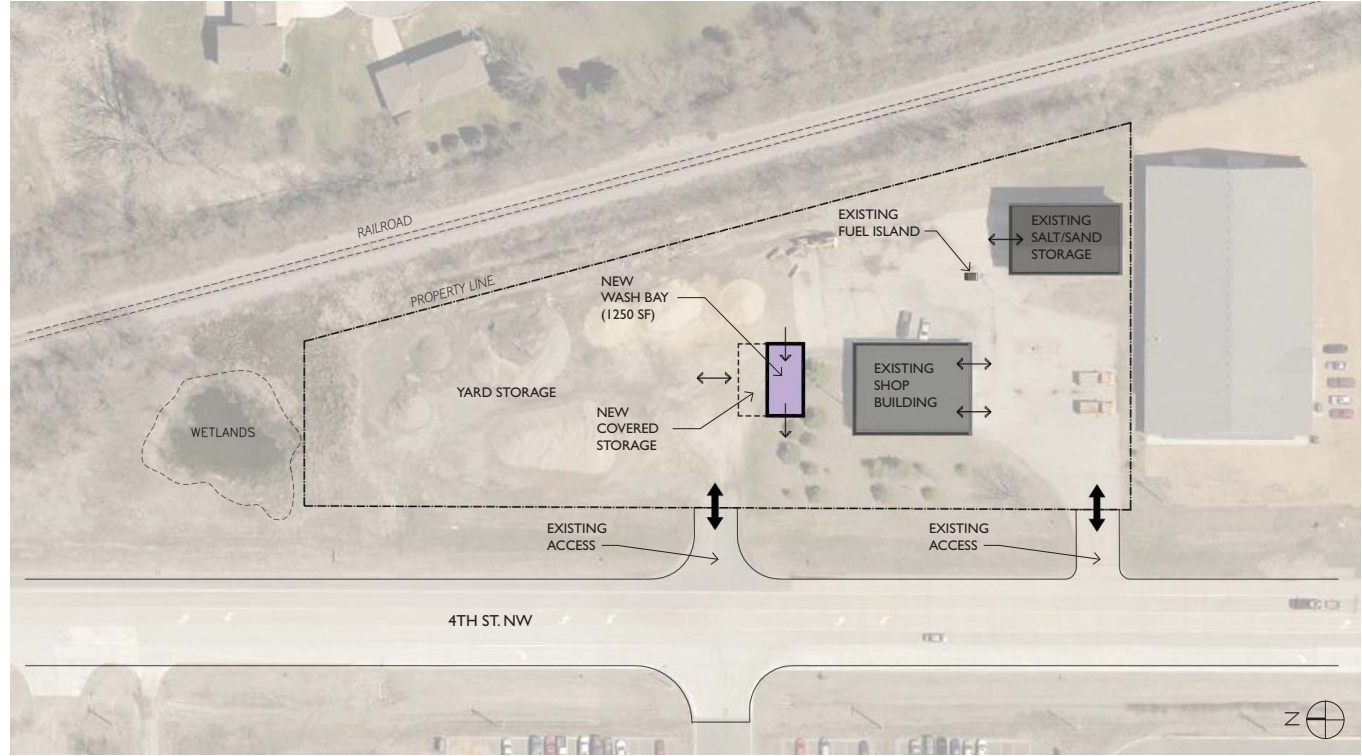
Facilities Study

09/15/2015 Project #: 1136.11

Facility Master Plan Study Recommendations- Public Works

BKV
GROUP

4



Montgomery Public Works Site-

Construction Cost	\$150,000
Soft Cost	\$ 25,000

Total Estimated Cost \$175,000

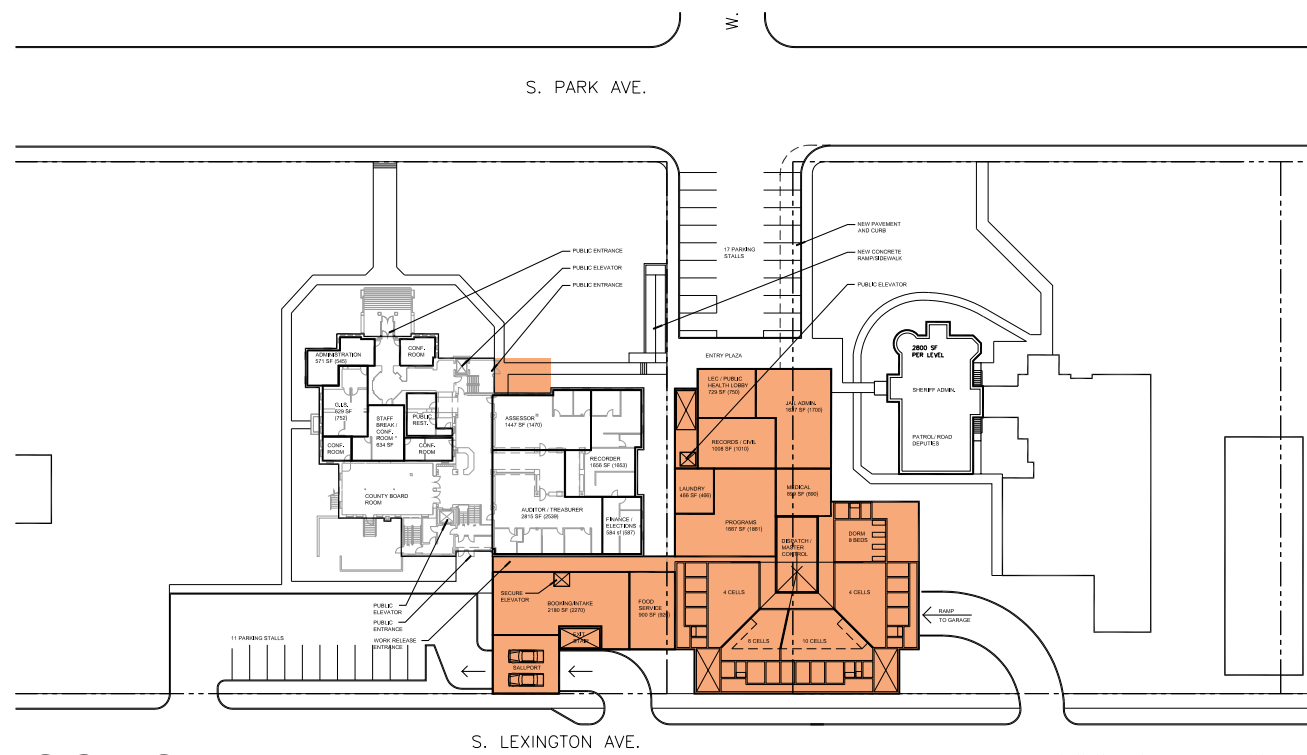
*CONSTRUCTION COST BASED ON 2016 ESTIMATE

Cleveland Public Works Site-

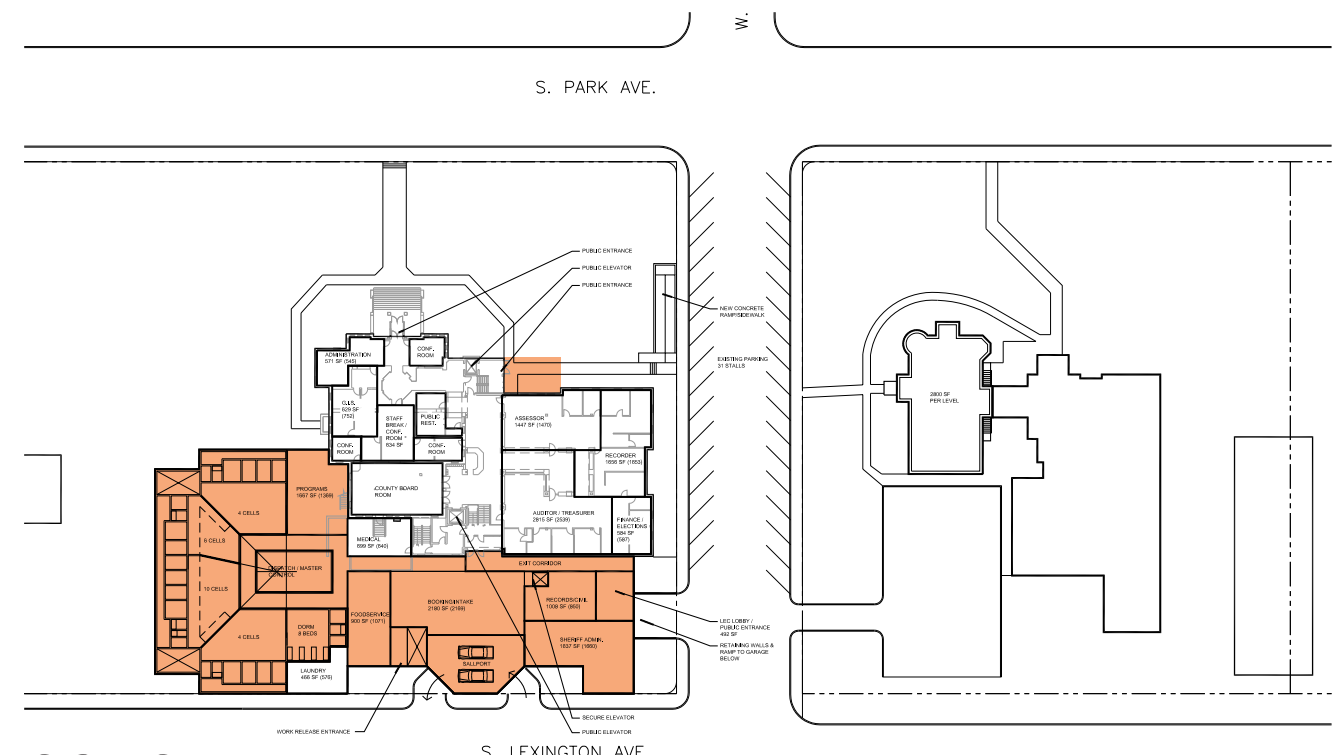
Construction Cost	\$150,000
Soft Cost	\$ 25,000

Total Estimated Cost \$175,000

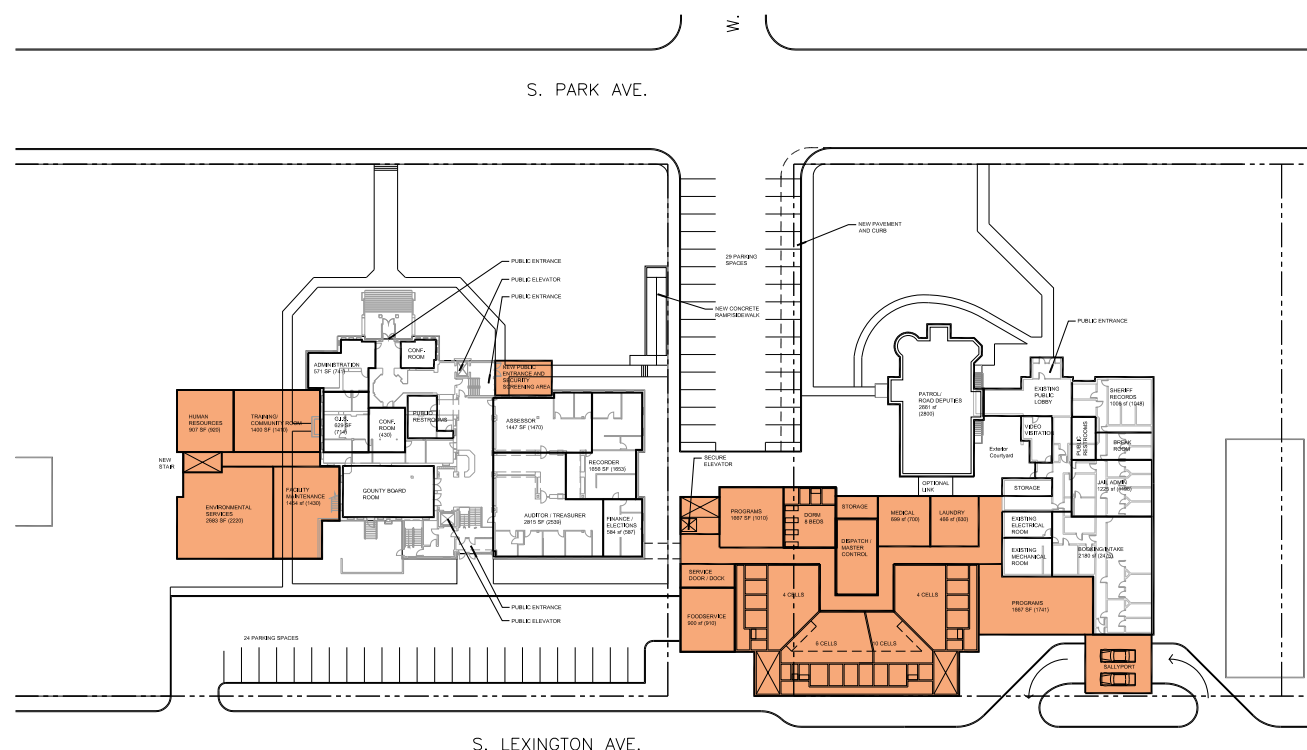
*CONSTRUCTION COST BASED ON 2016 ESTIMATE



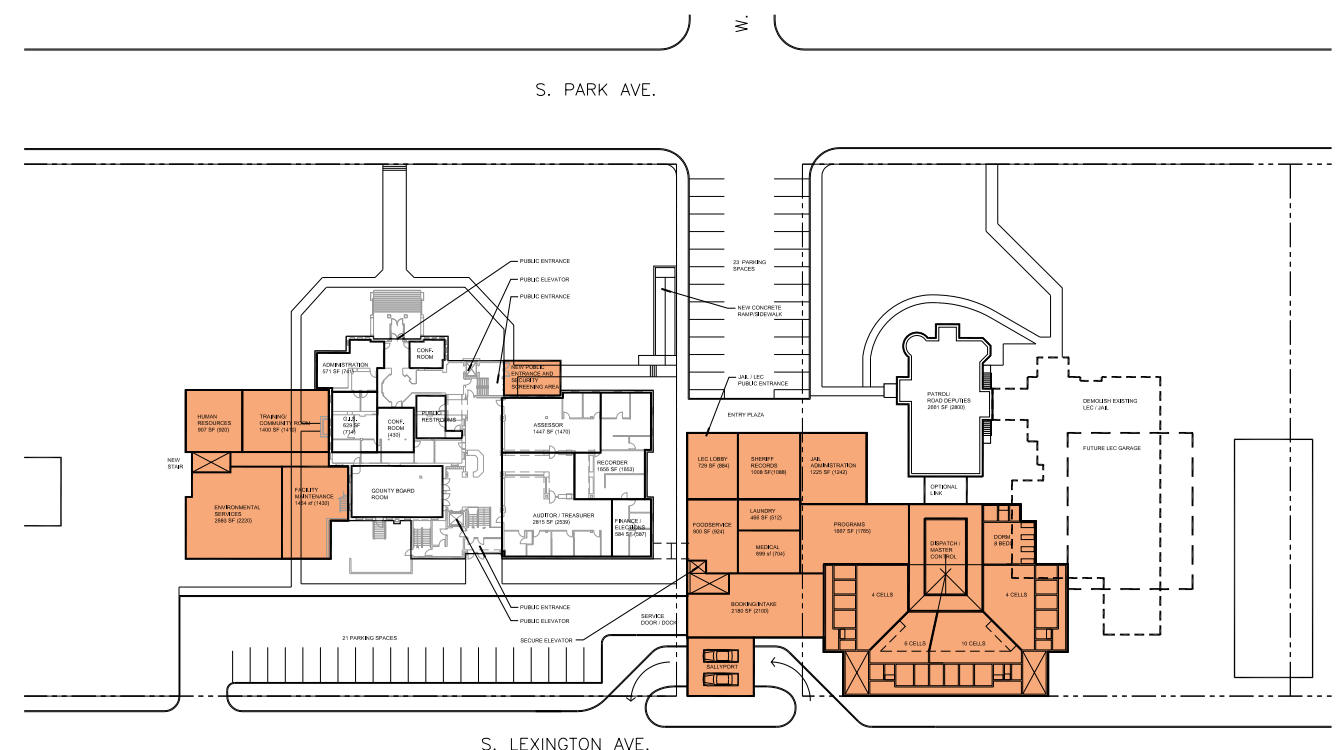
CONCEPT A



CONCEPT B



CONCEPT C



CONCEPT D

Le Sueur County

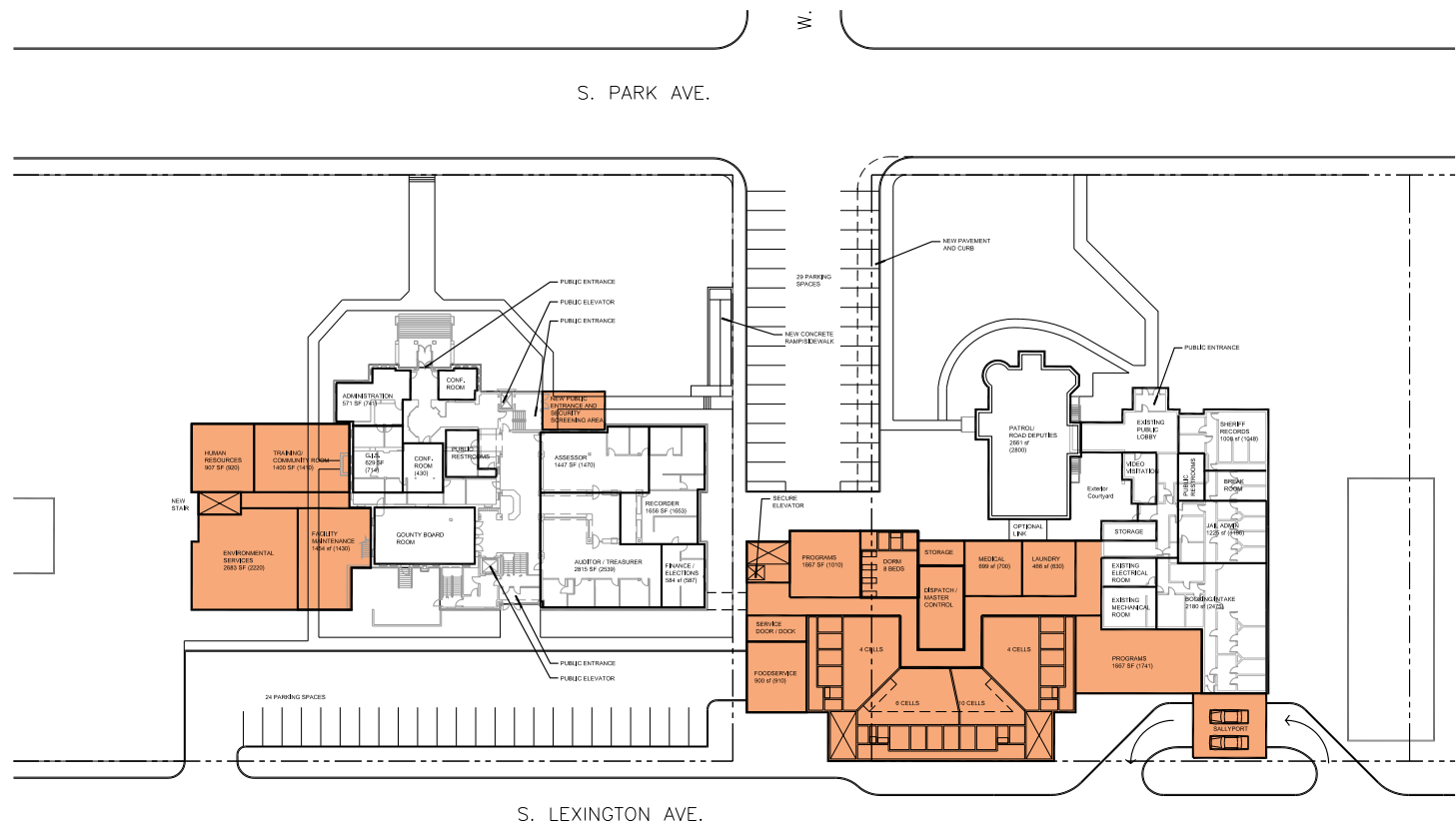
Facilities Study

09/15/2015 Project #: 1136.11

Facility Master Plan Study Government Services/ LEC/ Jail

BKV
GROUP

6



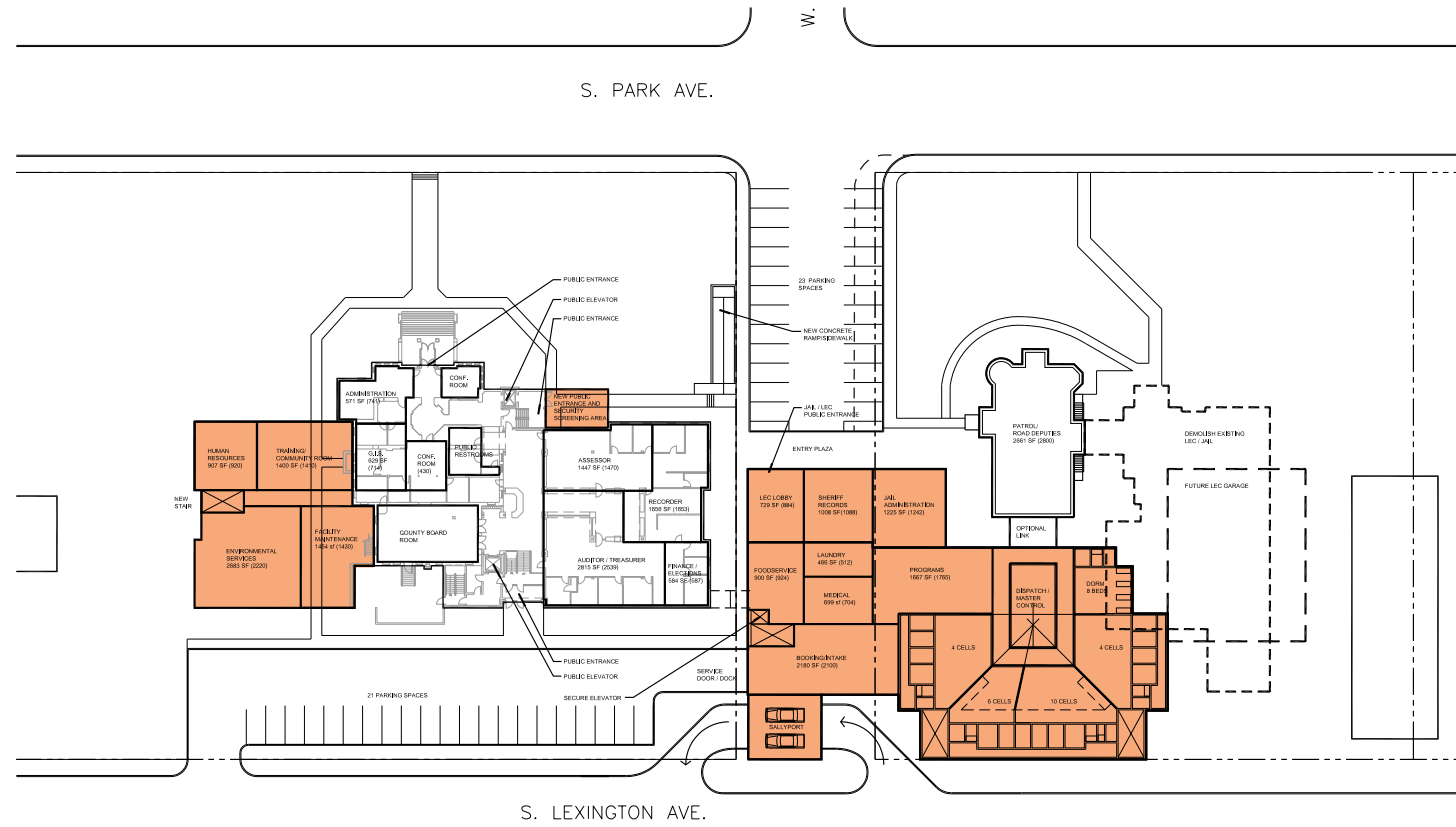
CONCEPT C

Concept C (LEC/JAIL) - NOT RECOMMENDED

Construction Cost	\$10,376,000
Soft Cost	\$ 1,705,000

Total Estimated Cost	\$12,081,000
----------------------	--------------

*NOTE: DOES NOT INCLUDE LEC GARAGE
*CONSTRUCTION COST BASED ON 2016 ESTIMATE



CONCEPT D

Concept D (LEC/JAIL) - RECOMMENDED

Construction Cost	\$9,400,000
Soft Cost	\$1,562,000

Total Estimated Cost	\$10,962,000
----------------------	--------------

*NOTE: DOES NOT INCLUDE LEC GARAGE
*CONSTRUCTION COST BASED ON 2016 ESTIMATE

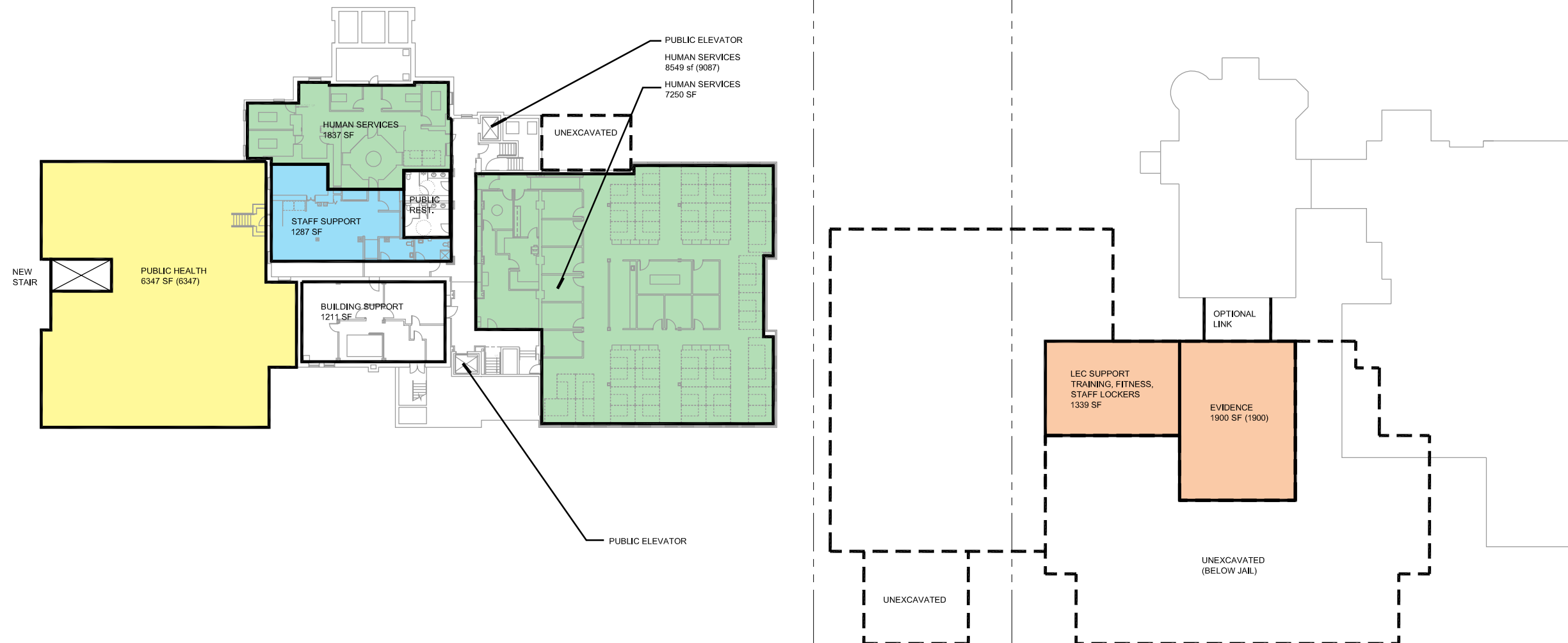
Le Sueur County

Facilities Study

09/15/2015 Project #: 1136.11

Facility Master Plan Study Recommendation- Jail/ LEC

BKV
GROUP



Government Center Addition-

Construction Cost	\$6,900,000
Soft Cost	\$1,000,000

Total Estimated Cost \$7,900,000

*NOTE: DOES NOT INCLUDE HUMAN SERVICES REMODELING

Lower Level

Le Sueur County

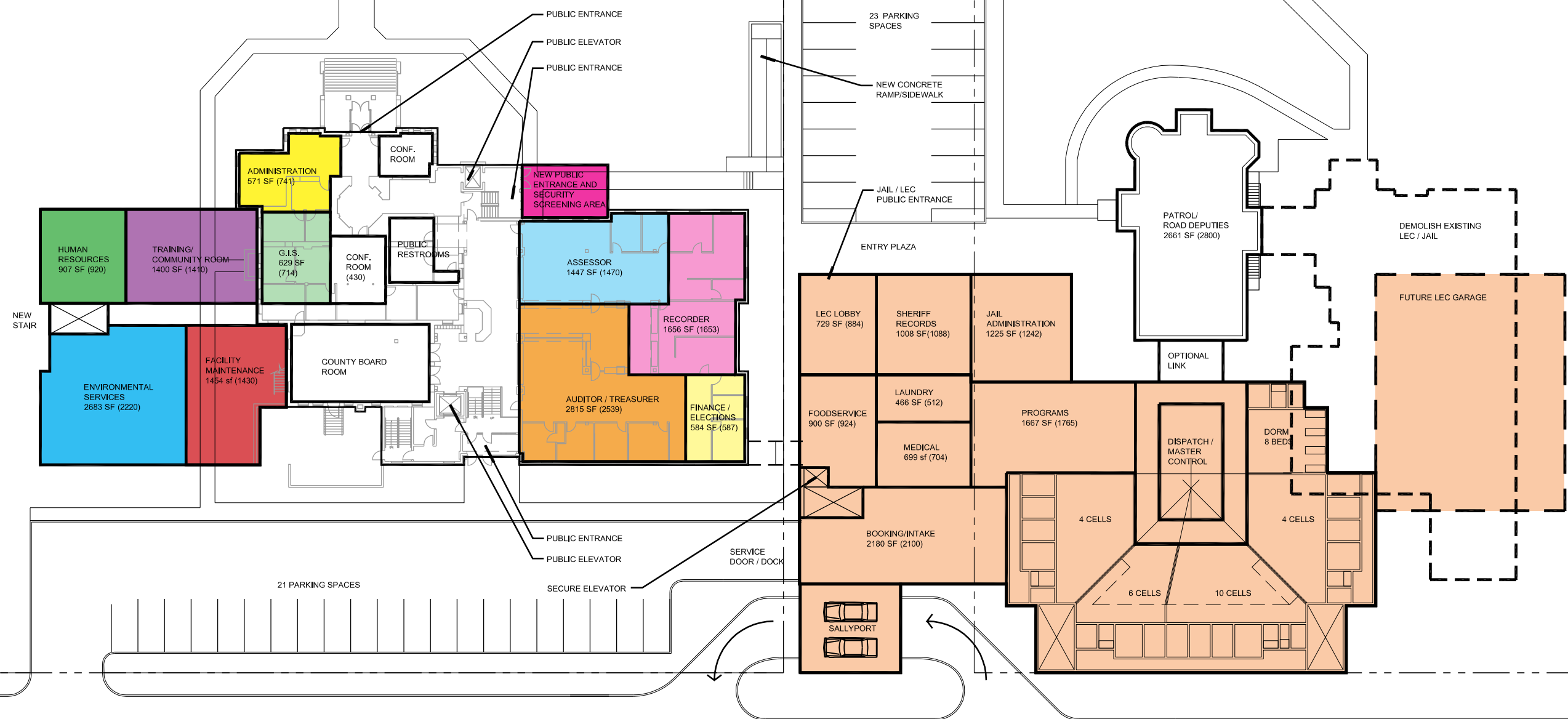
Facilities Study

09/15/2015 Project #: 1136.11

Facility Master Plan Study Government Services/ LEC/ Jail Recommended Concept

BKV
GROUP

8



S. LEXINGTON AVE.

First Level

Le Sueur County

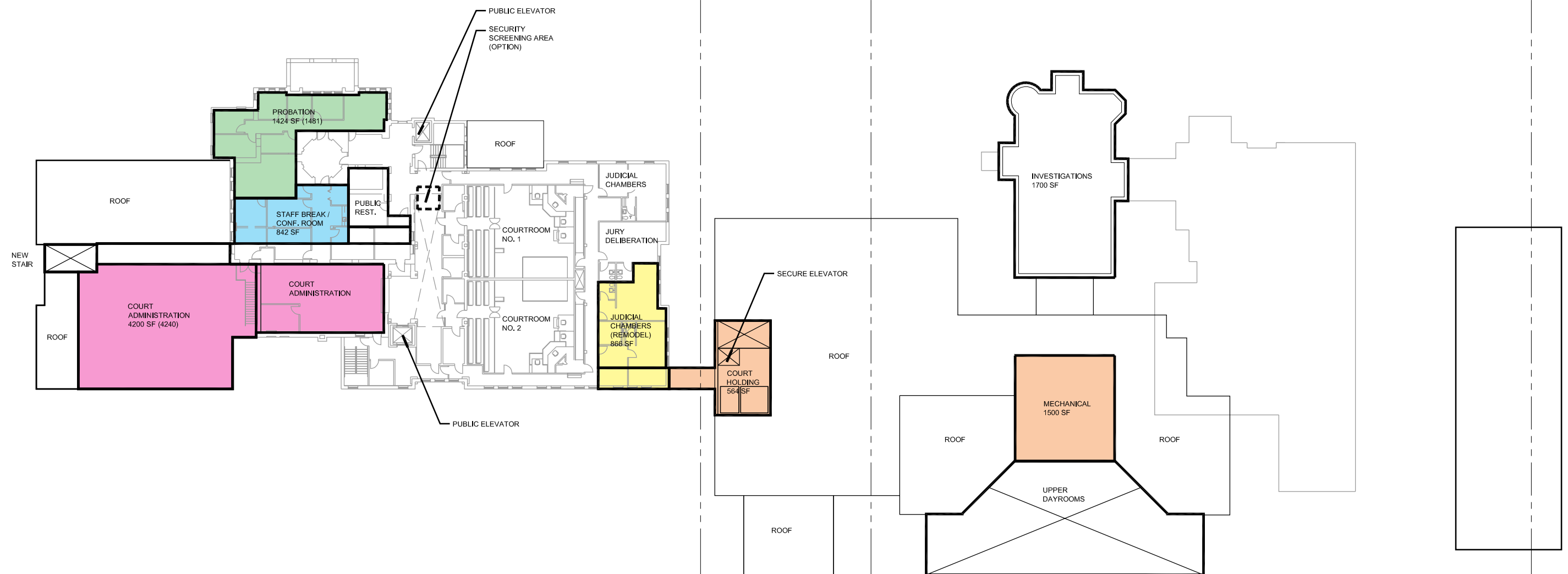
Facilities Study

09/15/2015 Project #: 1136.11

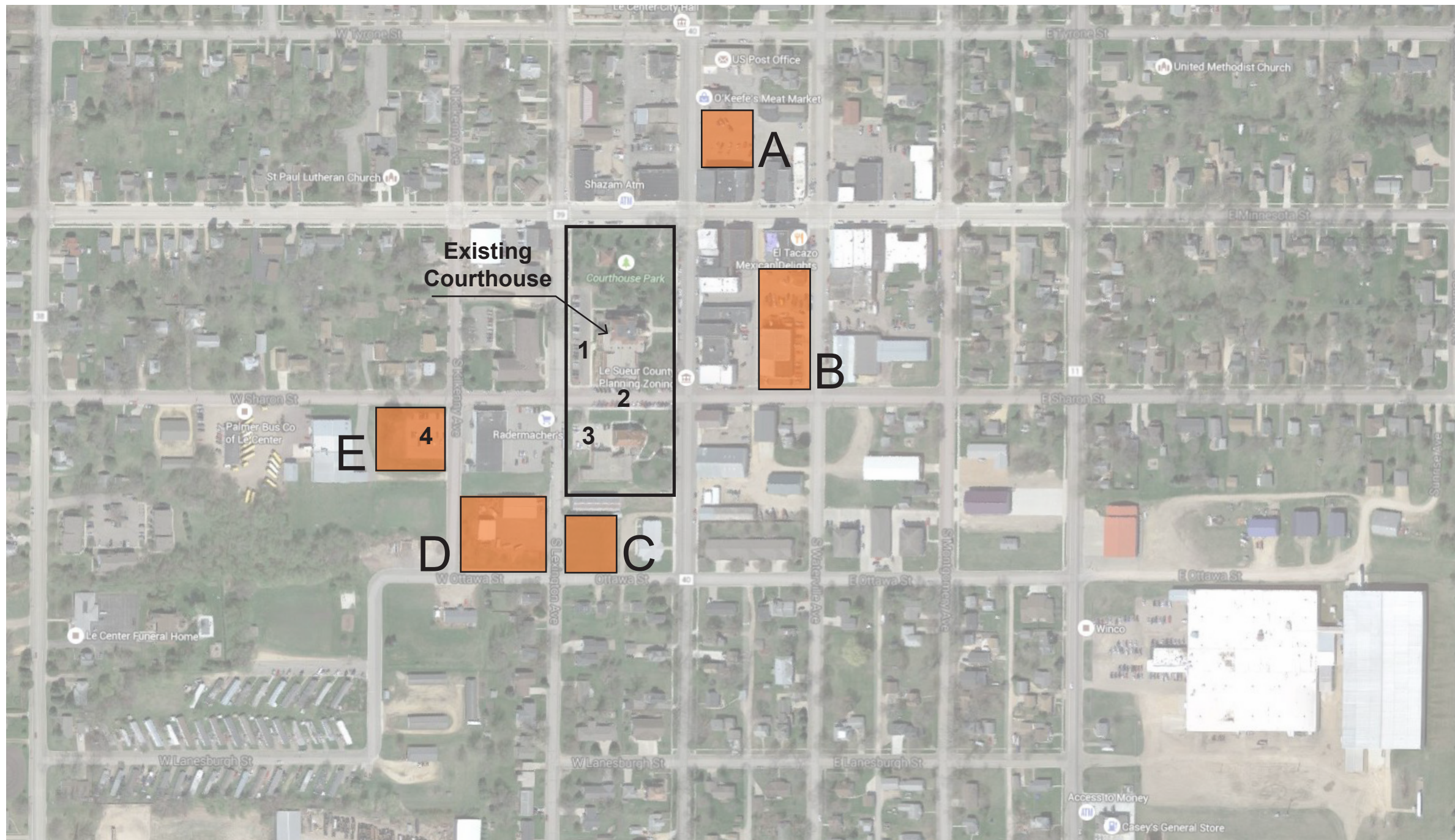
Facility Master Plan Study Government Services/ LEC/ Jail Recommended Concept

BKV
GROUP

9



Second Level



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

Current Off Street County Parking

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

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)
- New Jail / LEC construction in East Sharon Street

Potential Off Street Parking Need

150 to 200 (not including LEC)

Le Sueur County

Facilities Study

09/15/2015 Project #: 1136.11

Facility Master Plan Study Parking Analysis

BKV
GROUP

12

