

TRAVERSE COUNTY COURTHOUSE



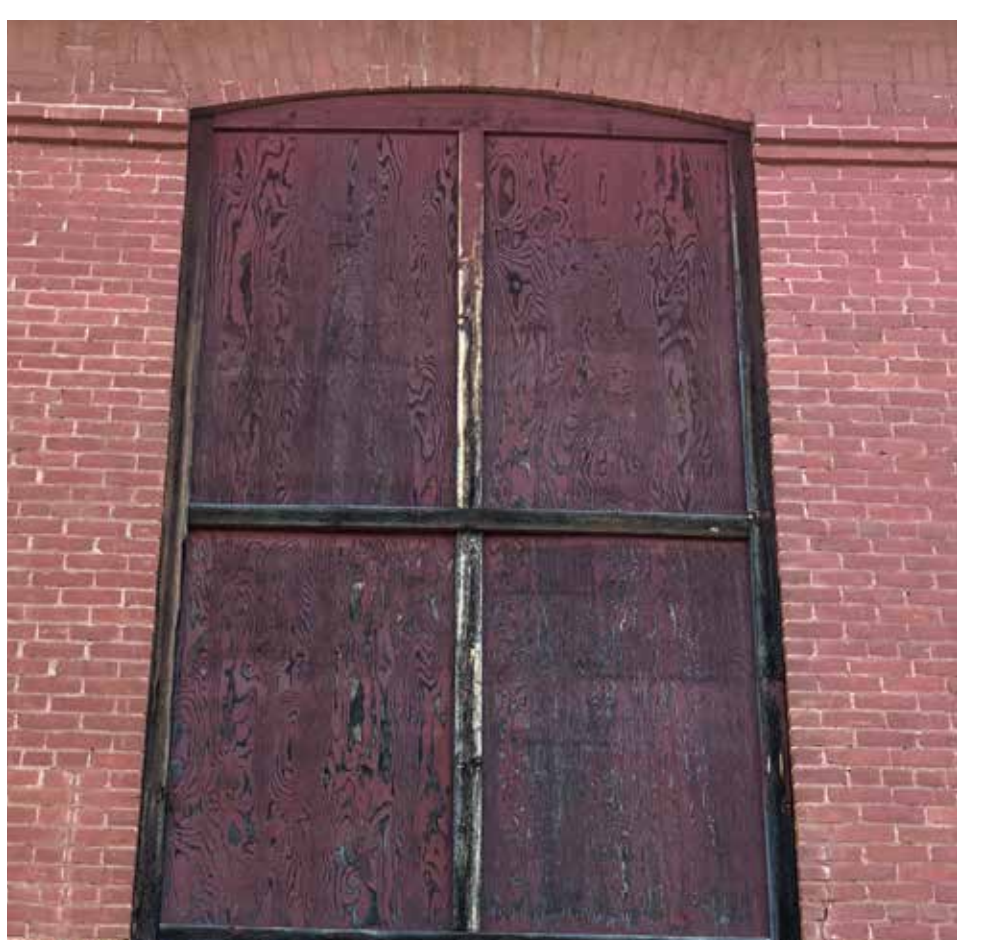
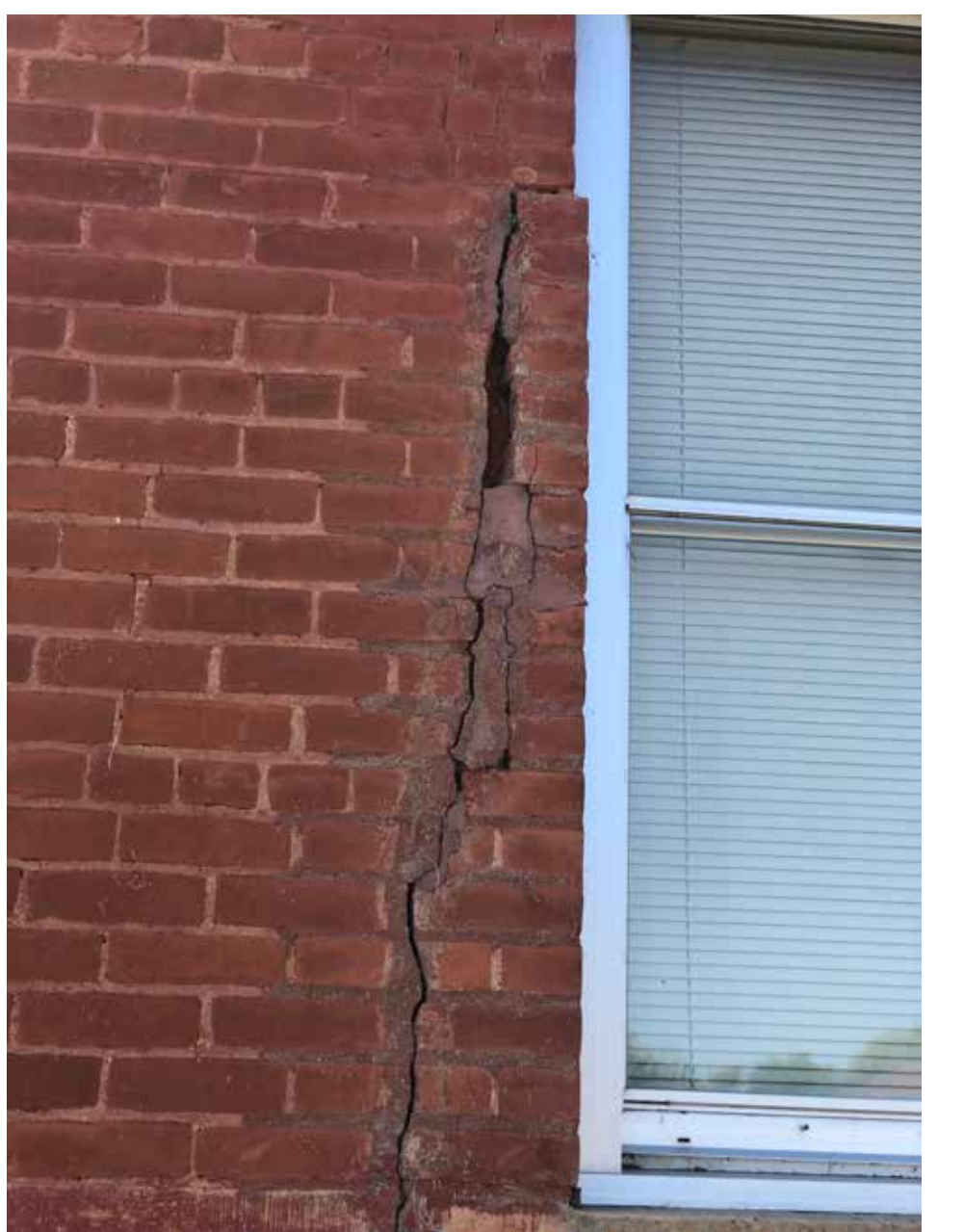
Two previous studies were done to evaluate use of the existing building. Each recommended replacement:

2001: Hurst and Enrichs - Fargo, ND

July 16, 2012: Collaborative Design Group - Minneapolis, MN
Steen Engineering - Crystal, MN

MAJOR STRUCTURAL CONCERNS

- A. Stone foundation built without a footing causing settling with cracks. This has been a problem since construction 127 years ago.
- B. Mortar between stones has turned to sand or missing, creating voids between stones. Foundation no longer serves as continuous rigid beam.
- C. North end of building tied together with steel rod extending through building and secured at each end on outside with plates and nuts.
- D. Joints on north wall severely eroded causing severe water infiltration. Brick has fallen out of header above windows.
- E. Several windows have been removed and filled with studs and solid painted plywood giving the building a boarded-up look.
- F. Original rafters are undersized for span causing roof to sag. Rafter tails rotated upwards pulling wood soffit and decorative elements away from brick.
- G. Bottom of stone foundation is 3' below grade and is susceptible to frost action.
- H. Second floor window headers have cracks or loose brick and evidence of weakened structural integrity.



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OTHER MAJOR CONCERNS

EFFICIENCY: The configuration of the building and construction type places limits on how a remodeling/expansion program could be accomplished. A Shortage of adequate work and storage space for the departments housed in the building exists.

HVAC: The basement at the north has leaked since building was constructed developing mold. Due to this, the basement has not been used and causes breathing issues.

OPERATING EXPENSES: Walls are uninsulated and windows are single-glazed panes making it costly operate.

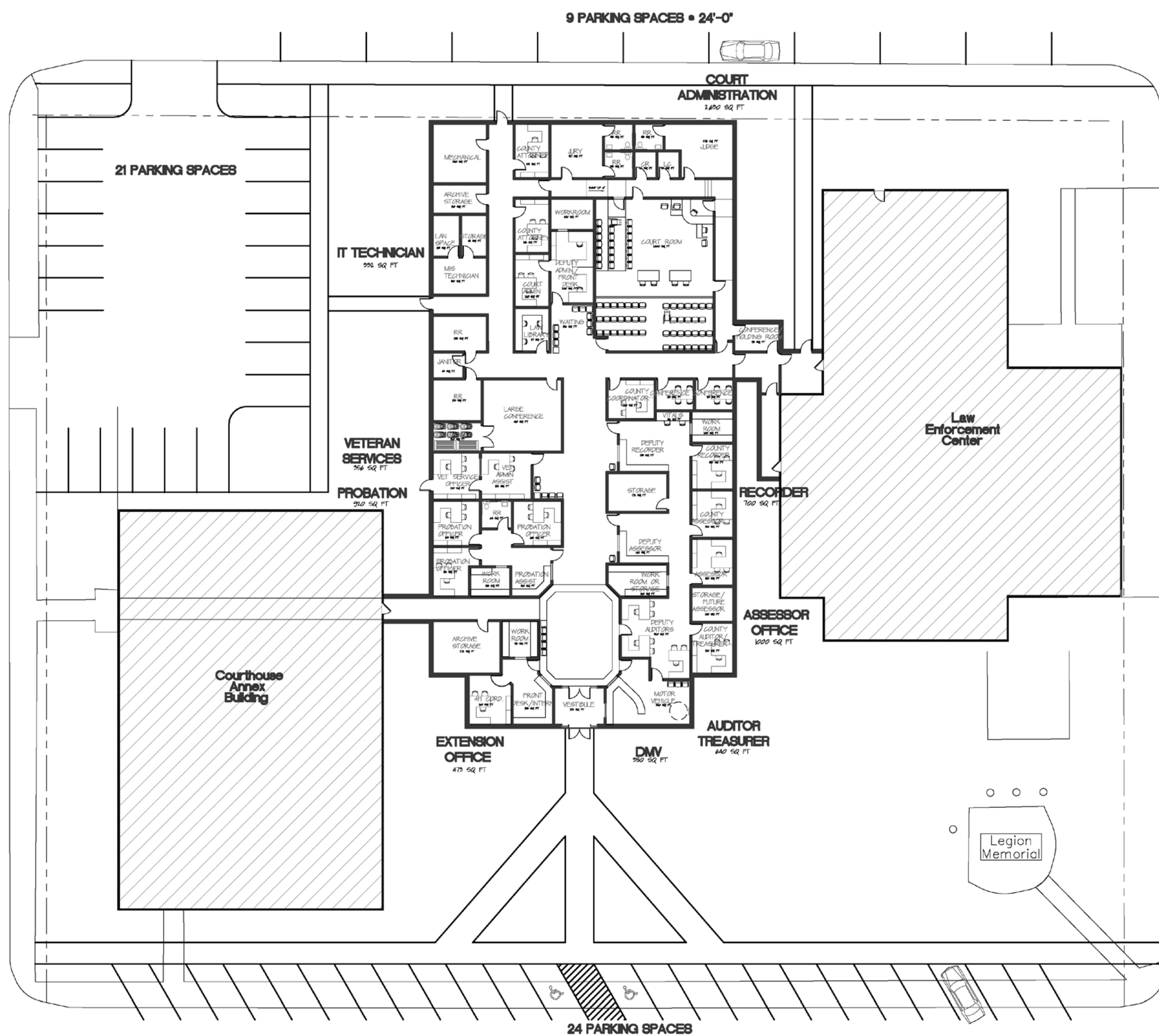
SECURITY: The public can enter by multiple unobserved entrances.

FIRE PROTECTION: All interior wall finishes are made of unprotected combustible materials and old vault doors present hazard of being left open allowing fire to spread into vaults. There is no automatic fire suppression system.

CODE VIOLATIONS: For renovation or remodeling, all new work must be in accordance with current code. Exitways are unprotected and the second means of egress on the 2nd floor is a code violation.



NEW TRAVERSE COUNTY COURTHOUSE



TOP DRIVERS FOR CONSIDERING A NEW COURTHOUSE

- 1 **COST EFFICIENCY TO PROVIDE SAVINGS & QUALITY SERVICE TO THE PUBLIC**
- 2 **TO IMPROVE HEALTH, SECURITY, & SAFETY FOR EMPLOYEES**
- 3 **TO IMPROVE SECURITY & SAFETY OF THE PUBLIC**

NEW COURTHOUSE FEATURES

- A **flexible**, modern office building allowing the county to make operational changes as needed and required.
- An **energy-efficient**, well-insulated building.
- **Modern** HVAC system with heating, cooling, fresh air, and temperature control.
- The Courthouse can operate with **security** having only one public entrance which is observed by staff.

ESTIMATED COST: \$5,170,000



NEW TRAVERSE COUNTY COURTHOUSE

TAX IMPACT

Traverse County, Minnesota
County Courthouse Project
Estimated Annual Tax Impacts

	G.O. Bonds
Par Amount	\$5,317,000
Repayment Term	20 Years
Estimated Interest Rate	3.50%
Estimated Annual Principal & Interest Payment	\$374,110

Residential Market Value (a)	Property Tax Increase
\$25,000	\$3.32
\$50,000	\$6.64
\$70,000	\$9.30
\$85,000	\$12.26
\$100,000	\$15.88
\$150,000	\$27.95
\$175,000	\$33.98
\$200,000	\$40.01
\$225,000	\$46.04
\$250,000	\$52.07

Apartment Market Value	
\$100,000	\$33.20
\$150,000	\$49.80
\$250,000	\$94.07
\$500,000	\$204.74

Commercial/Industrial Market Value	
\$50,000	\$13.83
\$75,000	\$20.75
\$100,000	\$27.67
\$200,000	\$55.33
\$500,000	\$138.34
\$1,000,000	\$276.67

Seasonal/Recreational Market Value	
\$30,000	\$6.64
\$40,000	\$8.85
\$45,000	\$9.96
\$50,000	\$11.07
\$75,000	\$16.60

Agricultural Homestead Market Value (b)				
Value Per Acre (b)	\$5,100			\$0.56

Agricultural Non-Homestead Market Value				
	<u>Acres</u>	EMV of <u>Land (d)</u>		
	1	\$5,100		\$1.13

(a) Estimated market value is the basis from which property taxes are calculated. This value is not necessarily the price the property would bring if sold.

(b) Estimated value per tillable acre is \$5,100.00

(c) The assumed estimated market value of the agricultural land in this example is less than \$1.5 million. Agricultural homesteaded land valued over \$1.5 million is taxed at a higher rate. This example does not include the house and garage. Those impacts are the same as the residential section above.

Note: Changes in interest rates, timing or size of the bond issue may cause significant alterations of this information.

ESTIMATE OF GEOTHERMAL SYSTEM COST ANALYSIS

Geothermal System: \$73,000

Rebuild Parking Lot: \$25,000

TOTAL: \$98,000

*Heating and cooling costs of the new building will be approximately \$5,500.00 lower per year using geothermal than currently with the existing building.

