



MEETING DOCUMENTATION

Planning • Architecture • Engineering • Interiors • Facility Management

PROJECT: Dixon County LEC – Citizens Committee Meeting #7

LOCATION OF MEETING: Dixon County Courthouse Annex Building, 59140 Hwy. #12, Ponca, NE

PROJECT NO.: 222701 **DATE:** November 17th, 2022 **TIME:** 6:00 PM

MEMBERS PRESENT:	COMMUNITY/ORGANIZATION:	EMAIL ADDRESS:
Larry Boswell	Allen	boswell@nntc.net
Mathew Michl	Martinsburg	matt67_michl@yahoo.com
Jeanne Blatchford	Maskell	billblatch2002@yahoo.com
Kari Lowe	Ponca	kloweplowe7@gmail.com
Dave Armstrong	Rural North	armfarm@nntc.net
Ken Pavlushik	Township	kenp151@icloud.com
Cindy Purucker	County Clerk	clerk@dixoncountyne.gov
Ron Mahler	Ponca	debron@gpcom.net
Verlin Hanson	Concord	hansonfarms@nntc.net
Julie Hartung	Dixon	juliehartung@nntc.net
Tom Decker	County Sheriff	dixonso@dixoncountyne.gov

MEMBERS ABSENT:		
Chuck Chinn	Emerson	chiefchinn@abbnebraska.com
Blake Eisenmann	Rural South	blake_eisenmann@hotmail.com
John Leader	Ponca	jleader@bop.gov
		leader65@hotmail.com
Jack Moore	Newcastle	gpajack53@yahoo.com
Lisa Lunz	County Board of Supervisors	supervisor5@dixoncountyne.gov

PROCHASKA & ASSOCIATES:		
Steve Johnson	Prochaska & Associates (P&A)	sjohnson@prochaska.us
Curt Field	Prochaska & Associates (P&A)	cfield@prochaska.us

GUESTS PRESENT:		
Don Andersen	County Board of Supervisors	jdandersen@gmail.com
Cindy Geis		cindygeis44@gmail.com

DISCUSSION:

The purpose of the meeting was to consider options for a new Jail, or new Courthouse/County Offices/Jail, in light of previous information gathered by the Committee. The following points were recorded:

1. Cindy mentioned that Minutes and graphics from previous Citizen's Committee Meetings had been placed on the Dixon County website.
2. The Existing County Building rubber membrane roof has been repaired, and the surrounding yard has been re-graded to provide better drainage away from the building. Mold examples are scheduled to be mitigated, but it is feared that the mold will return.

3. Curt reviewed the several options which the Committee had asked for further development:

- Option 1 - Ponca: Property south of and adjacent to the County Annex building on State Highway #12. The plan has not changed, but a cost budget sheet has been prepared for fill dirt required to raise the existing grade to 12” above the Base Flood Elevation (BFE), which is the “100-year flood” elevation. Curt explained that this is a requirement for government buildings, constructed in this area. The total needed land would appear to be slightly under 2 acres, and the diagram assumes a single story structure. *The 100-year flood zone is not the actual Flood Plain. The cost has been calculated for the additional fill at \$323,689, not considering other site costs.*
 - i. The balance of the previous Budget estimate has been recalculated, conservatively, to include the cost of the added fill, and also to include the more up-to-date 2022 Construction Inflation figure, and that total came to \$17,989,000.*
- Option 2 - Ponca: West 4th Street and South Kansas Street property (adjacent to Memorial Park). A newer drawing was presented depicting a more accurate border for the 100- and 500-year flood boundaries, and this provides additional confidence that this property could support a new Courthouse-Jail combination, in a three-story structure. Also, the larger grading costs could be avoided. Still, the park structure would have to be relocated.
- Option 3 - Martinsburg: Main Street and State Highway #9. The property is available for only a dollar, and is 5 acres plus/minus. It is well out of the 100- and 500-year flood zones. A lengthy discussion ensued about whether the County would support moving the County Seat from Ponca, with many pros and cons discussed.
 - i. The Martinsburg property has well water, fiber, electricity, and sanitary sewer treatment, but no natural gas.
 - ii. One Committee member asked how she was to promote the cost of a new facility among her associates, following a season of drought and inflation. Others on the Committee countered with how the County could not seek a solution, despite the increased cost, since inflation will continue, even though if it may slow down, and the building may continue to deteriorate if nothing is done.
 - iii. Curt reminded the Committee that the Community sentiment seems to be that the present building is too costly to renovate, as there may still be several needed improvements which have not been accounted for in the present budget (i.e., window replacement).
 - iv. One point Sheriff Decker made was that deputies driving to some locations in the County are therefore not available in the Wakefield or Ponca communities, if an emergency were to occur there. He also commented that Wakefield has a dedicated full-time Sheriff’s Deputy.
 - v. Another point made was that the larger communities in the County have more services, such as gas stations, restaurants, lawyers, doctors, etc.
 - vi. Curt asked the Committee to think primarily about what is best for the County, and eventually agree to a single location solution. Moving the Courthouse out of Ponca will require a separate vote of the Citizens, and possibly alienate those in Ponca. The Committee is proposed to act as a Campaign Committee during a possible Bond campaign, so must have unity.

- Option 4 - Allen: Two properties north and south of 868 Road on NE Hwy 9. A typical single-story facility, on a two-acre property was depicted south of town. There is no danger of flooding in Allen.
4. Following discussion about the four options, Prochaska & Associates showed two slides of property north of town, on NE 26E, on the way to Ponca State Park, and east of Cooks Gas Station on 878 Road (Tax ID #002212.00). The Committee indicated that they wished to see a combined facility attempted on each property. One idea promoted for the 878 Road location was to consider the home and surrounding land immediately west of the Cook's station, as the needed fill should be significantly less than that required for the County Annex property.
 5. Another property suggested by Clerk Purucker was 87792 Highway 12, Tax ID #0023165.00, which would need to be annexed, and yet another was identified as Tax ID #0023182.00. Ron Mahler suggested consideration of another property west of town on Highway 12l, south of the Lowe's place, across 879 Road. Prochaska & Associates will further clarify these locations and prepare concept comparison drawings for these properties.
 6. It was determined that the third Thursday of December (the 15th) will be difficult for the Committee to meet, due to holiday commitments, so it was decided not to meet until January 19th, at 6:00pm.

BY: 
Curtis Field, AIA
Architect - Principal

November 21st, 2022
Date

If any of the parties present take exception to these meeting notes, please notify Prochaska & Associates within five (5) days of issuance for correction or they shall be presumed to stand as written.



COST PROJECTIONS

Planning • Architecture • Engineering • Interiors • Facility Management

DIXON COUNTY JAIL / LEC / COURTHOUSE Preliminary Design/Pre-Bond Phase
REPLACE COURTHOUSE & JAIL ON PROPERTY ADJACENT TO COUNTY ANNEX

P&A Project No. 222701

November 17th, 2022

The following Cost Projection is based on consideration of the property adjacent to the County Annex Building located on Highway 12. Other gross-level assumptions are:

- Structure will be slab-on-grade erected on building pad set 1-foot above Base Floor Elevation (BFE).
- Per County Surveyor, the property is essentially flat, and sits at elevation 1142, relative to a BFE of 1146, meaning a building pad/floor slab should be set at approximately elevation 1147, or five (5) feet of fill.
- A gross-level assumption is that surrounding this elevated pad should be a 6% max. sloped transition to the existing grade. In reality, some parts of the transition will be steeper, some shallower.
- A calculated volume (conservative) of fill dirt required using the above assumption is **13,190CY**.
- It is assumed that needed utilities will be available from the adjacent County Annex property.
- *Costs have been projected to a mid-2024 construction bid market.*

13,190 CY FILL COST:

13,190CY / 0.89 = 14,819 Bank Cubic Yards (BCY)

Excavation, assuming location in town (approx. 1 mile round trip)	\$ 139,299
Hauling, 8 CY Truck, Loose Cubic Yards (LCY), 1 mile round trip	\$ 40,011
Backfill, 6" – 12" lifts, Dozer, w/ sheepsfoot Roller	<u>\$ 43,716</u>
Subtotal	\$ 223,026
Design phase Contingency at 20% (1.2 x \$223,026)	\$ 267,631
Inflate to January-2023: 2022 Inflation @ 14.1% (1.141 x \$267,631)	\$ 305,367
Inflate to mid-2024: 2023-2024 Inflation assumed at 4% (18 months = 1.06 x \$305,367)	<u>\$ 323,689</u>

PROCHASKA & ASSOCIATES

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Law Enforcement Center Template (from P&A Needs Assessment):

New 16-bed Jail 9,034 GSF at \$490/SF*	\$ 4,426,660
Law Enforcement Office Functions 5,387 GSF at \$275/SF*	\$ <u>1,481,425</u>
Subtotal LEC Costs	\$ 5,908,085

County Offices & Courthouse Replacement:

New Courthouse/County Offices Replacement (less third floor) 14,070 GSF at \$236/SF*	\$ 3,320,520
Subtotal LEC and County Offices Costs	\$ 9,228,605
Other Site Work & Utility Relocation Allowance at 5%**	\$ <u>461,430</u>
Construction Budget Subtotal	\$ 9,690,035
Design Phase Contingency at 20%	\$ <u>1,938,007</u>
Construction Budget Total (Hard Costs)	\$11,628,042
Inflation from 1-01-2022 to 6-01-2024 (calculated above @ 21%***)	\$14,067,511
Inflated Site Fill Cost to 12" above BFE (see above sheet)	\$ <u>323,689</u>
Subtotal INFLATED Hard Costs	\$14,391,200
Soft Cost Allowance @ 25% (Includes: Property Acquisition, A/E Consultant Fees, Soil Borings, Movable Equipment & Interior Furnishings, Data/Communications Equipment & Cabling, Soil & Concrete Testing, Reimbursable Expenses, Construction Document Printing, Site Survey, Builder's Risk Insurance, etc.)	\$ <u>3,597,800</u>

Courthouse/County Offices/LEC Replacement Project Budget

- **At Courthouse Annex property:** **\$17,989,000**

**from RS Means Cost Data, "Norfolk" area, January 2022*

***5% is a modest allowance for Site Work – assumes a standard city block w/existing utilities*

****Assumes 2022 estimated nonresidential construction inflation @ 14.1% and 2% for half of 2023*

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