

BENTON COUNTY GOVERNMENT CENTER PROJECT OVERVIEW

Benton County plans to construct a modern government center to meet the needs of a growing county. The existing government center consists of the original 1901 courthouse (yellow brick structure on the right below), with additions built in the 1970s and 1980s. Studies by the County’s architect and construction manager show that a new government center is not substantially more expensive to construct than renovating and expanding the existing government center. The 1901 courthouse poses the greatest challenges, where costly renovations are needed to correct accessibility issues, navigate thick concrete and granite walls and repair a decaying brick exterior. Even with renovations, no additional space would be created in the 1901 courthouse.



The County purchased land in the City of Foley just across the street from its government center for this project. This vacant lot had been the site of the Foley High School. No land condemnation or house removal was required for this purchase.



Benefits of a new Government Center (rendering left) include:

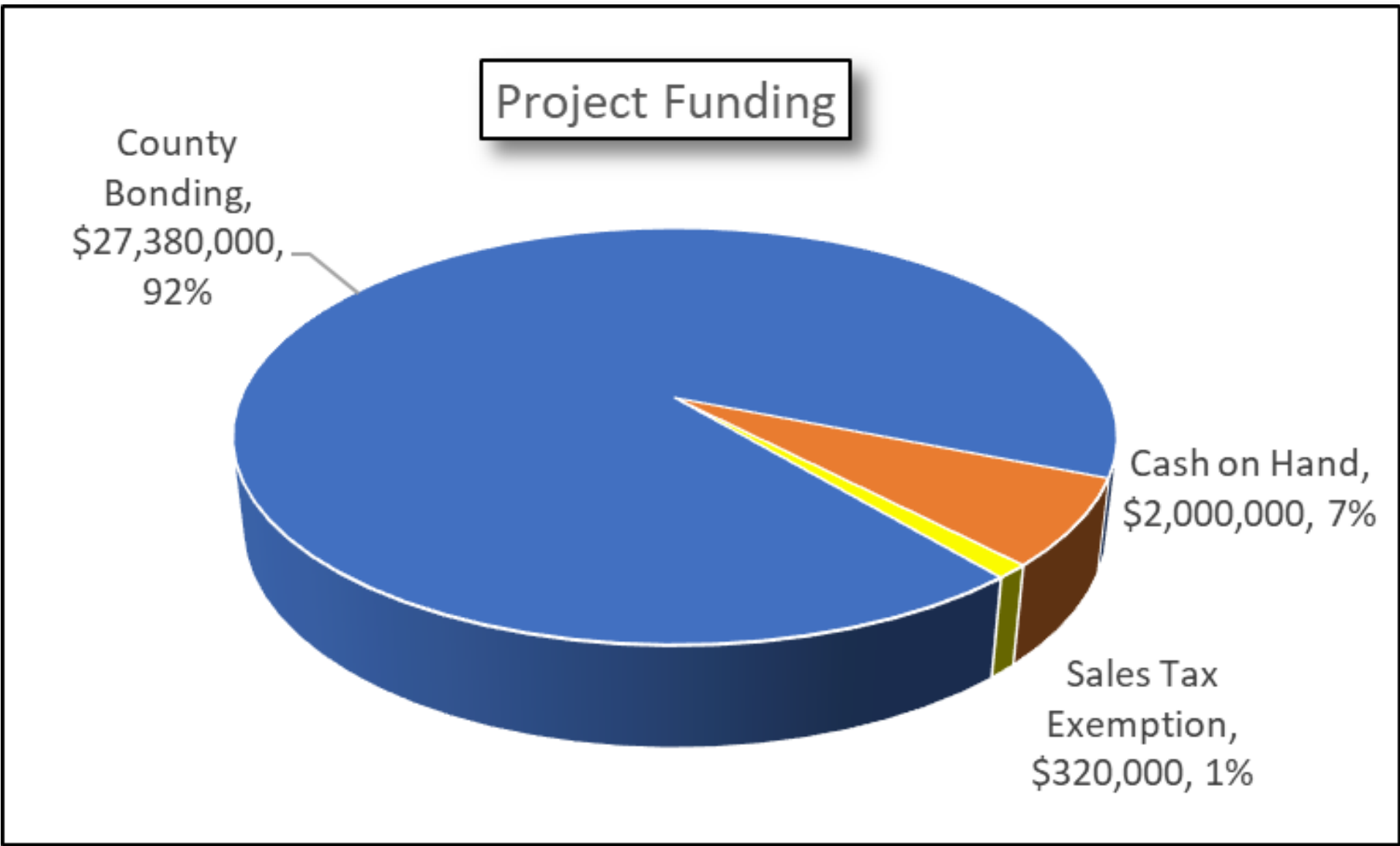
- Community room for large group gatherings
 - A customer-oriented design making offices easy to find
 - Dedicated space and drive-through for DMV
 - The latest technology for all meeting rooms
 - Larger County Board room
- Room for growth
 - A single public entrance designed to allow security screening
 - Separate staff and public areas

Benton County plans to finance the project primarily with General Obligation debt. Current estimated project cost is \$29.7 million. Relief from the state sales tax on construction materials would save County taxpayers approximately \$320,000.

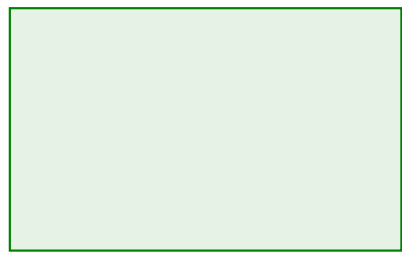
Contact:
Montgomery Headley
County Administrator
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(320) 968-5000



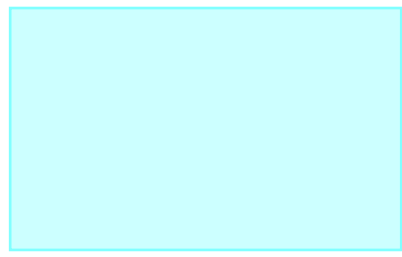
For more information use the QR code to visit the County website.



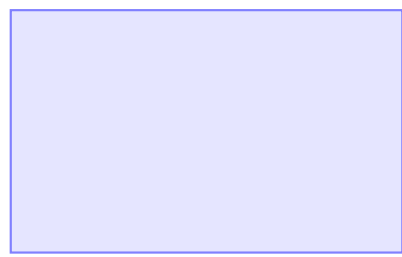
BENTON COUNTY GOVERNMENT CENTER EXISTING BUILDING



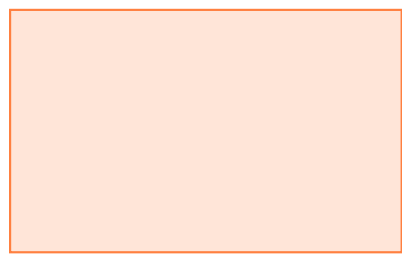
1901 courthouse
124 years old
remodeled in 2000
currently used as human services
and public health



1936 addition
89 years old
currently used as human
services and public health



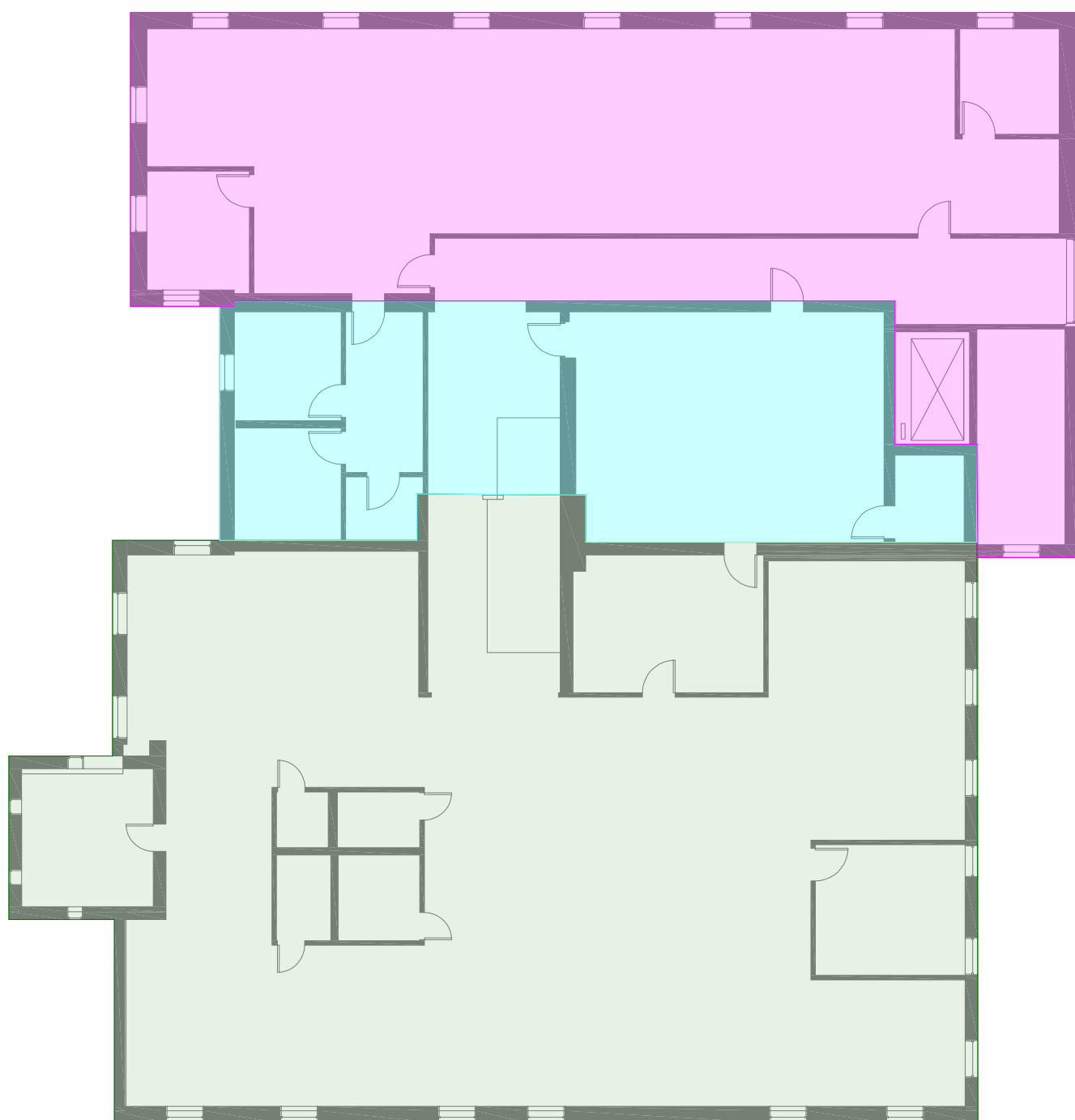
1974 addition "annex"
51 years old
currently used for land services
and auditor treasurer/DMV



1981 law enforcement center addition
basement below
44 years old
currently used for admin. / board room



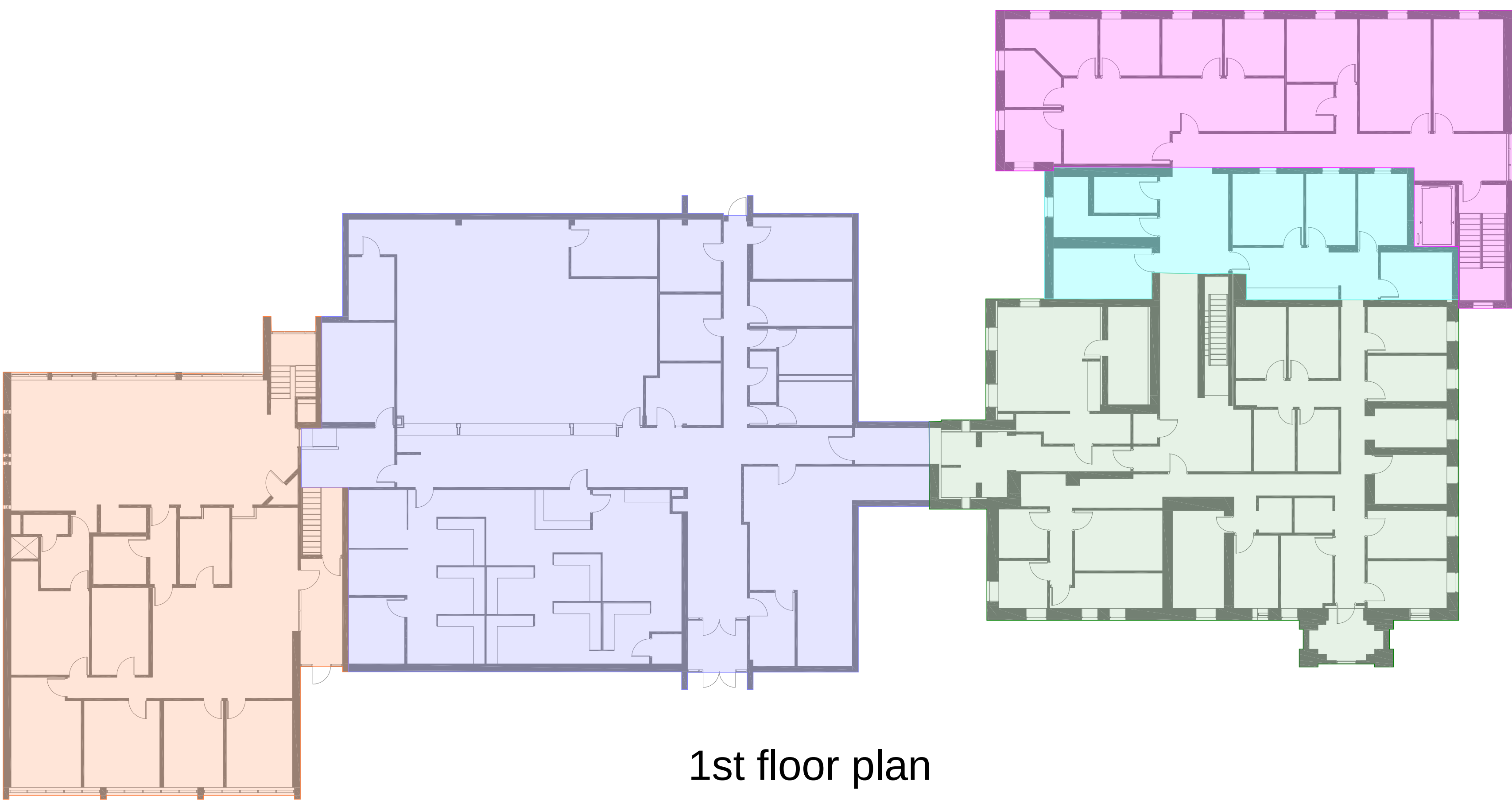
1984 addition
41 years old
currently used as human
services and public health



3rd floor plan



2nd floor plan



1st floor plan

BENTON COUNTY GOVERNMENT CENTER EXISTING FACILITY



Multiple Public Entries



Flashing damage
(Parapet area flashings need repair or replacement)



Improper drainage
(water drains to building causing water damage/unsafe conditions)



Masonry degradation
(Brick spalling and water infiltration, brick replacement needed)



Tuck pointing and sealants
(stone mortar and all exterior sealant due for replacement)



Masonry cracking
(Brick and mortar repairs needed)

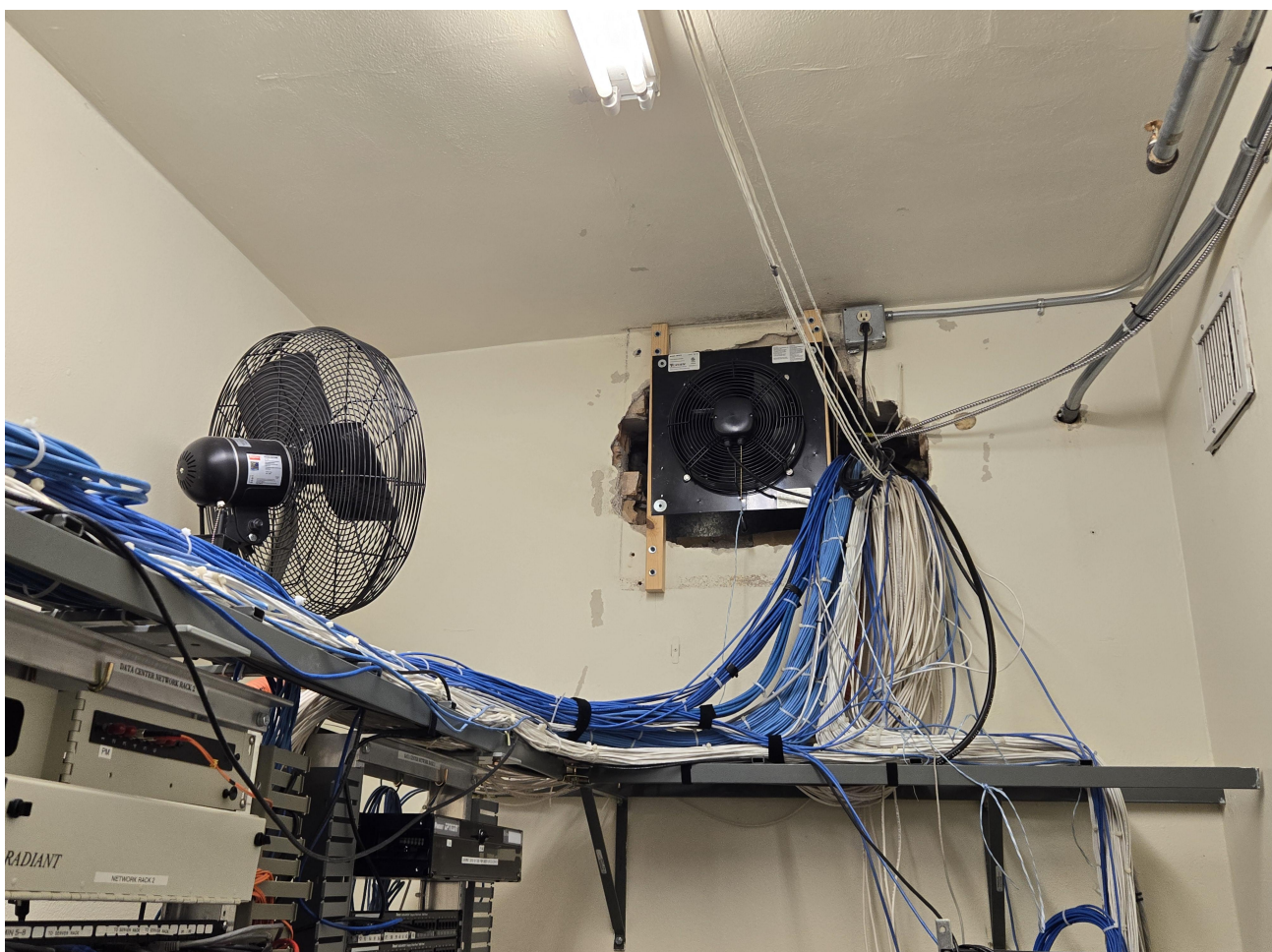


Exterior entrance
(Needs replacement or removed for security)

BENTON COUNTY GOVERNMENT CENTER EXISTING FACILITY



ADA Compliance
(Elevator, lift, or ramp required - lack of proper storage)



Aged IT infrastructure
(Inadequate space and cooling, lack of redundancy, security issues)



Outdated HVAC
(HVAC systems due for replacement and old pneumatic style controls)



Difficult to remodel
(Concrete walls and thick old exterior walls due to multiple additions)



Undersized Generator
(Minimal systems with backup power capabilities)



Utility room
(Inadequate and aged supporting spaces)



Outdated cooling
(Inefficient, old style Freon, due for replacement)



Worn out finishes
(Carpet, doors, paint, etc. due for significant replacement)



Outdated Electrical
(Federal Pacific Electric went out of business in the 80's)



Inefficient windows
(Courthouse windows 25 years old)



Ceiling damage
(Ceiling tiles are due for replacement)



Sprinkler/water service
(Basement location with inadequate space and clearance)

BENTON COUNTY GOVERNMENT CENTER SITE PLAN

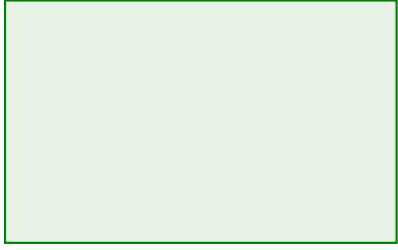


BENTON COUNTY GOVERNMENT CENTER FLOOR PLANS

MAIN ENTRY



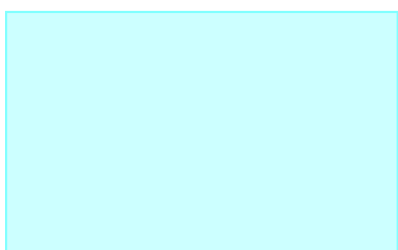
DMV



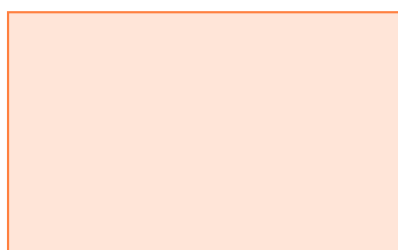
VETERANS SERVICES



AUDITOR TREASURER



LAND SERVICES



HUMAN SERVICES



PUBLIC HEALTH



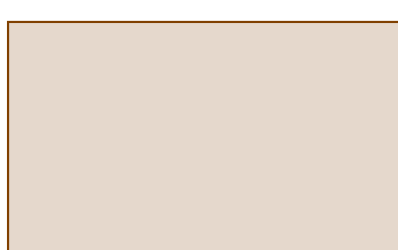
ADMINISTRATION



COMMUNITY MEETING ROOMS



BOARD ROOM

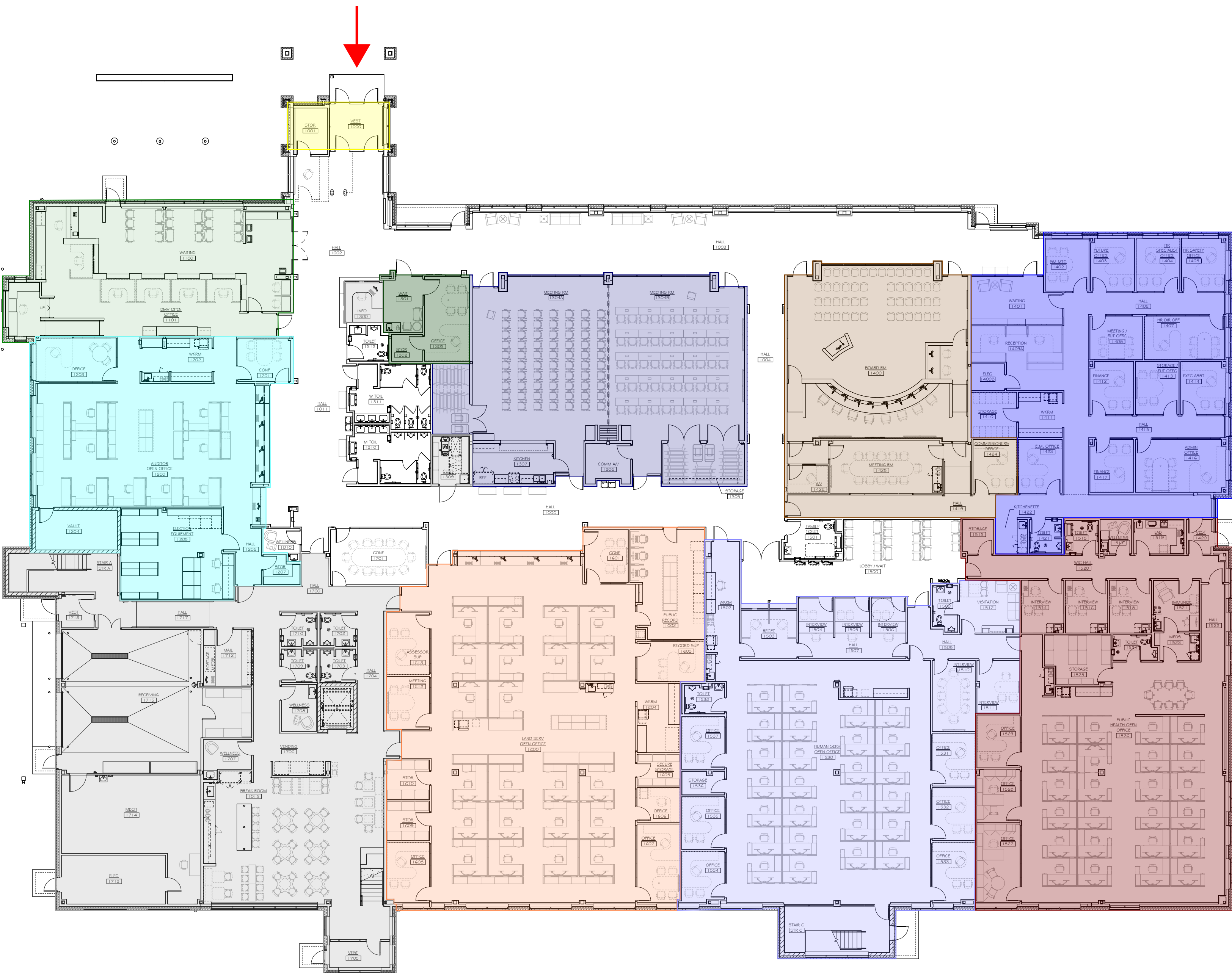


EMPLOYEE SUPPORT SPACE



2nd floor plan

0' 10' 20' 30' 40' 50'



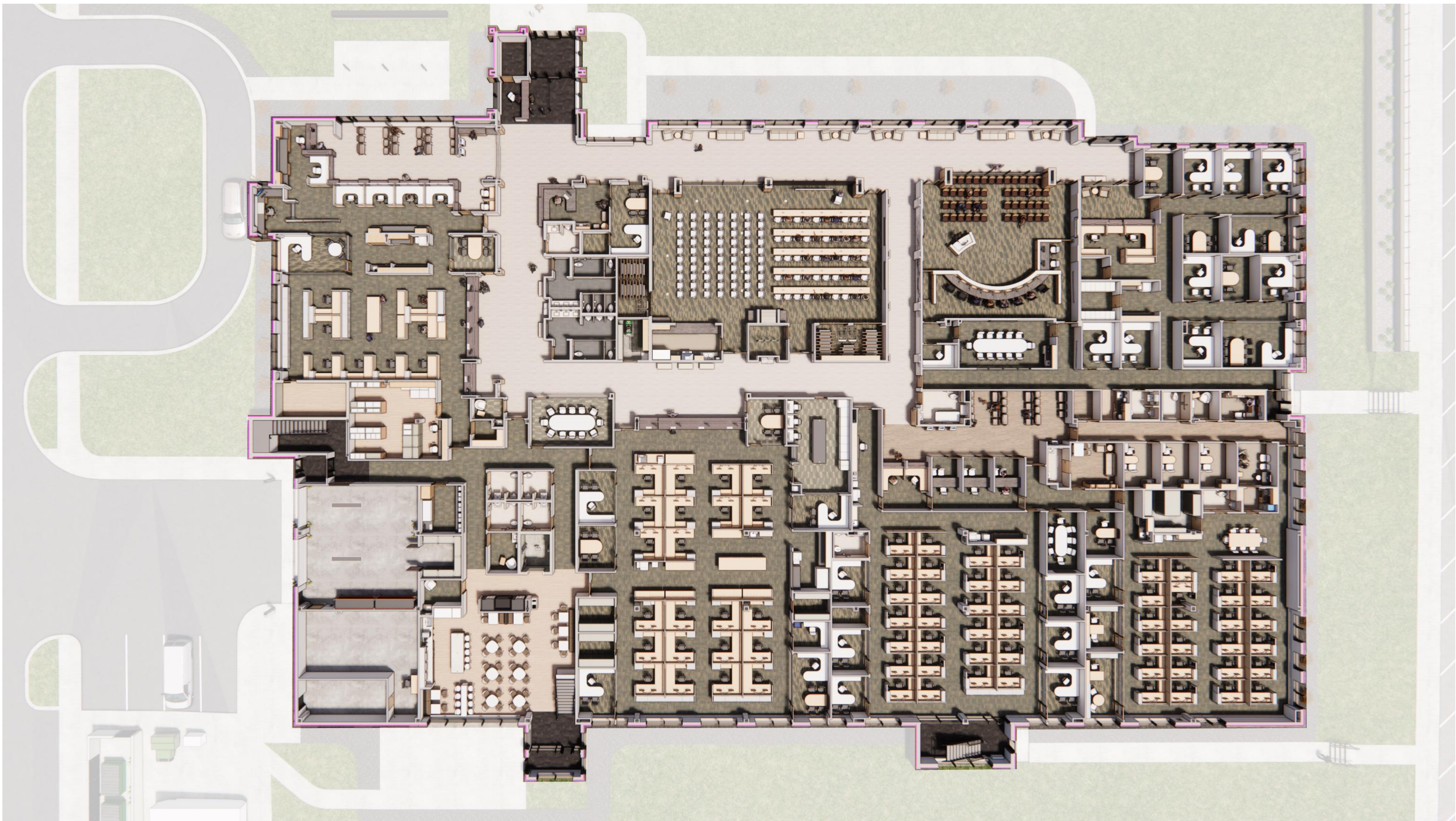
1st floor plan

0' 10' 20' 30' 40' 50'

BENTON COUNTY GOVERNMENT CENTER EXTERIOR CONCEPT IMAGES



Dewey Street Main Entrance



Main Floor Plan

BENTON COUNTY GOVERNMENT CENTER EXTERIOR CONCEPT IMAGES



DMV Drive-Through



Corner of Dewey Street and 6th Ave

BENTON COUNTY GOVERNMENT CENTER INTERIOR CONCEPT IMAGES



Main Entry Lobby



DMV

BENTON COUNTY GOVERNMENT CENTER INTERIOR CONCEPT IMAGES



Main Entry Lobby



Community Meeting Room

BENTON COUNTY GOVERNMENT CENTER INTERIOR CONCEPT IMAGES



Typical Customer Service Counter



DMV Drive-through

BENTON COUNTY GOVERNMENT CENTER INTERIOR CONCEPT IMAGES



Board Room



Public Hallway

BENTON COUNTY GOVERNMENT CENTER

COST ESTIMATE AND TAX IMPACT

DIVISIONS OF WORK	2-20-2025 DD TOTALS (60,627)	DD Cost / SF (60,627)
Division 02 - Existing Conditions	0.00	0.00
Division 03 - Concrete	910,050.00	15.01
Division 04 - Masonry	1,588,024.00	26.19
Division 05 - Metals	1,555,329.50	25.65
Division 06 - Woods, Plastics and Composites	792,757.50	13.08
Division 07 - Thermal & Moisture Protection	1,690,339.75	27.88
Division 08 - Openings	1,996,025.00	32.92
Division 09 - Finishes	3,277,403.00	54.06
Division 10 - Specialties	226,890.00	3.74
Division 11 - Equipment	19,000.00	0.31
Division 12 - Furnishings	122,750.00	2.02
Division 13 - Special Construction	141,000.00	2.33
Division 14 - Conveying Equipment	170,000.00	2.80
Division 21 - Fire Suppression	353,135.00	5.82
Division 22 - Mech/Plumbing	1,636,929.00	27.00
Division 23 - Heating, Ventilating & Air Conditioning	2,364,453.00	39.00
Division 24 - Test and Balancing	45,470.25	0.75
Division 25 - Temperature Controls	515,329.50	8.50
Division 26 - Electrical	2,208,600.00	36.43
Division 27 - Communication (By Owner)	0.00	0.00
Division 28 - Electronic Safety and Security (By Owner)	0.00	0.00
Division 31 - Earthwork	848,060.00	13.99
Division 32 - Exterior Improvements	787,047.50	12.98
Division 33 - Utilities	211,854.00	3.49
Subtotal Construction	21,460,447.00	353.98
General Requirements	1,287,626.82	
Building Permitting / Plan Review	227,480.74	
WAC / SAC (Water and Sewer Access Fees)	39,500.00	
Construction Contingency (SD 5% DD 5%)	1,073,022.35	
Design and Bid Contingency (SD 5% DD 3%)	643,813.41	
Subtotal	24,731,890.32	407.94
Construction Management Fee	495,000.00	
Architect/Engineering Fee	1,513,613.42	
Architect Reimbursable	20,000.00	
Envelope Consultant	24,500.00	
Commissioning	60,627.00	
Construction Cost	26,845,630.74	442.80
Owner Items		
FF&E (Allowance)	1,500,000.00	
Relocation / Moving Expense (General Condition Line)	0.00	
Internal IT - Card Access / Security / Voice-Data / Video	1,150,000.00	
Asbestos Containing Export Material	200,000.00	
Subtotal Owner Items	2,850,000.00	
BASE PROJECT TOTAL*	29,695,630.74	489.81

Review of General Obligation Capital Improvement Plan Bonds Tax Impact on Example Properties by Property Classification

		Scenario A	Scenario B	Scenario C
Construction costs		\$29,600,000	\$29,600,000	\$29,600,000
County Contribution (Cash)		\$2,000,000	\$200,000	\$200,000
Par amount of bonds		\$28,055,000	\$28,080,000	\$28,110,000
Bond Term (Years)		15	20	25
Average annual bond payment		\$2,500,615	\$2,078,699	\$1,841,643
Average Net Levy		\$2,625,646	\$2,182,634	\$1,933,725
2025 County Net Tax Capacity		\$54,657,313	\$54,657,313	\$54,657,313
Tax rate impact of bonds		4.804%	3.993%	3.538%
Property Type	Estimated Market Value (EMV) of Property	Tax Impact on Property Type		
Residential Homestead (Median)	\$276,919	\$123	\$102	\$90
Residential Homestead (Average)	\$302,730	\$136	\$113	\$100
Residential Ag Homestead (Median)	\$260,973	\$125	\$104	\$92
Residential Ag Homestead (Average)	\$293,420	\$141	\$117	\$104
Farm (Median)				
Farm (Average)	\$400,000	\$192	\$159	\$141
Commercial / Industrial (Median)	\$237,370	\$192	\$160	\$141
Commercial / Industrial (Average)	\$546,260	\$489	\$406	\$360

Notes:

1. Estimated average rate for bonds is based on estimated rates for 'AA' credit rating.
2. Tax impact is calculated based on the County's 2025 Adjusted Net Tax Capacity ("NTC") of \$54,657,313.
3. Avergae Net Levy includes 5% overlevy.
4. Bond rates are estimated as follows based on bond term (years):

Estimated term of bonds (years) =152025

Estimated average rate for bonds =3.79%4.00%4.17%
5. Estimated bond rates as of March 17, 2025

