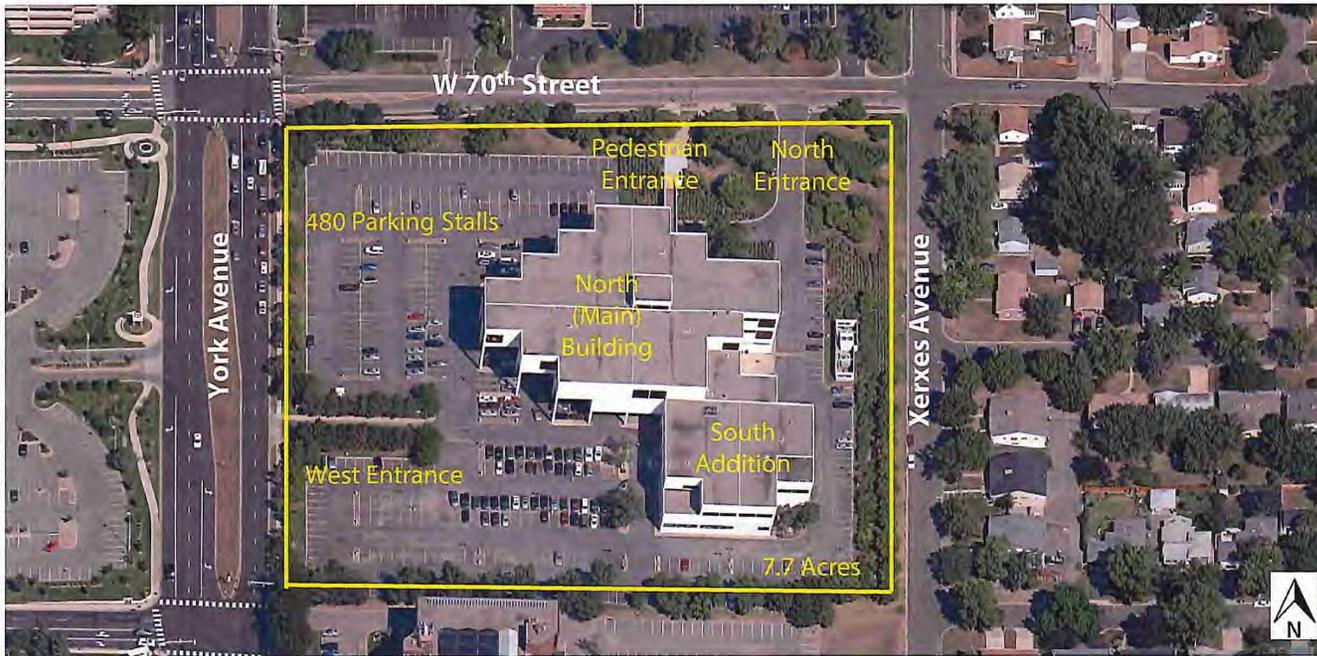




Hennepin County Minnesota

Southdale Regional Center



Agenda

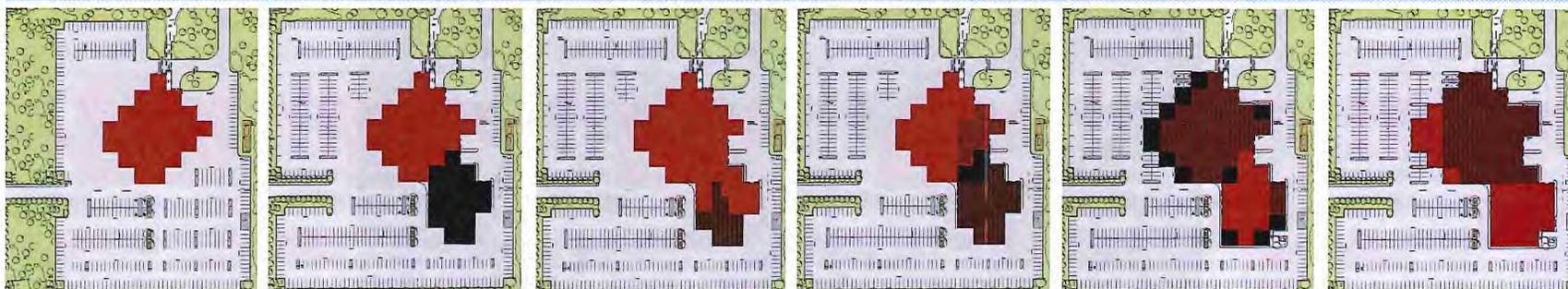
1. Introductions
2. Building history / overview
3. Infrastructure concerns / challenges
4. Opportunities
 - Hennepin County Service Center
 - Fourth Judicial District Court
 - Hennepin County Library
5. Discussion/next steps
6. Elected Official tour

Briefing Purpose

- Update on current conditions
- Provide background / information on opportunities
- Receive direction on future of Southdale Regional Center



Building History



1971
Original Building

1973
South Building Addition

1983
Service Center Remodeling

1985
Library & Courts Expansion & Remodeling

1990's
Library Remodeling, Sheriff Expansion, Service Center Remodeling

2000's
Library Renovation, Courts Admin/Patron Waiting Modifications

Building	117,000 GSF
• County Library	69,600 USF
• District Court	14,700 USF
• Service Center	6,800 USF
Site	7.7 Acres
Parking	480 Spaces

- 2008 consultant report feasibility study
- Capital budget \$16.5M placeholder (preservation/refurbishment)

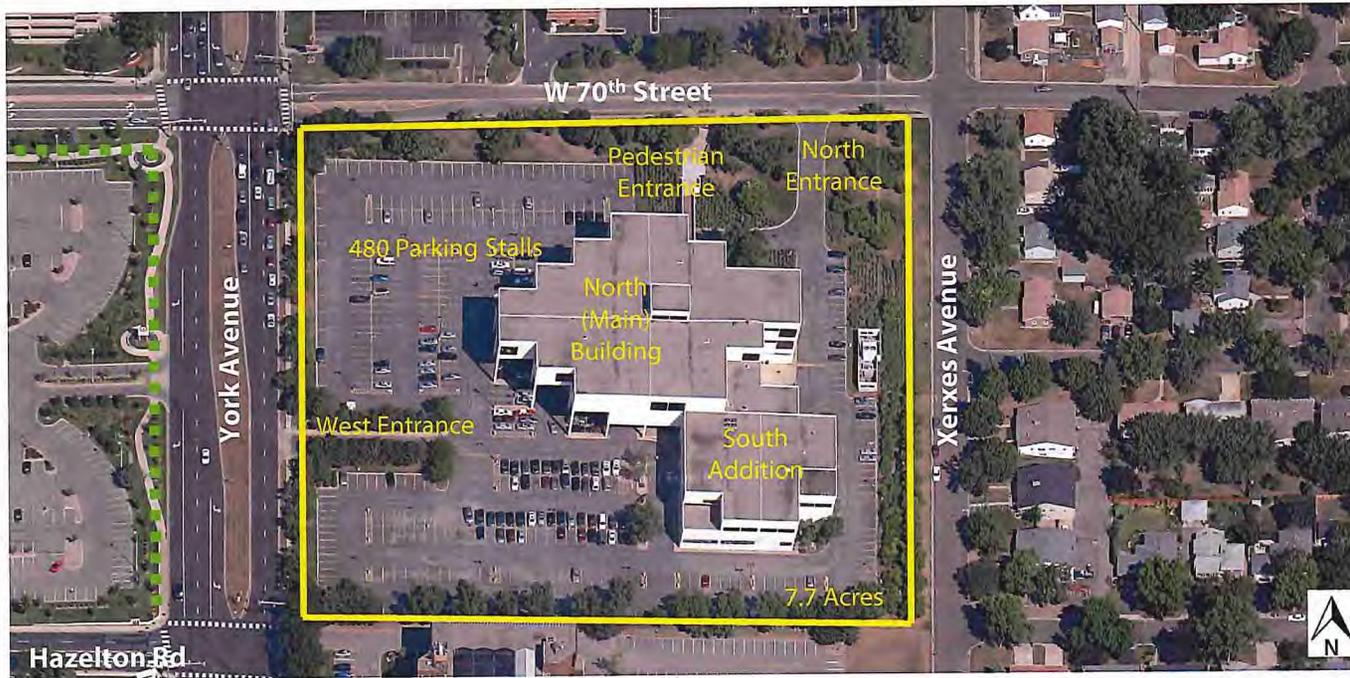
Regional Map



Neighborhood Map



Current Site Layout



Concerns / Challenges

- Infrastructure
- Building Systems
- Circulation & Wayfinding



Infrastructure

- Code Concerns:
 - Fire sprinkler system
 - Exit stairs / elevators
 - Restrooms
 - Outside air requirements
- Other Concerns:
 - Visibility/obstructions
 - Inefficient overhanging bays
 - Insufficient lighting



Building Systems

Beyond Expected Life

- HVAC
- Electrical
- Exterior wall
- Windows
- Roof
- Energy Control System
- Plumbing fixtures

Site Issues

- Storm water management
- Maintenance
- Site visibility



Circulation and Wayfinding

- Site circulation poorly designed
- Difficult entrance/exit from major streets
- Poor book-drop access without options to correct
- Confusing multiple building entry points
- No connection between buildings



Opportunities

- Relocate Hennepin County Service Center
- Relocate Fourth Judicial Court – Division 4
- New Southdale Library on current site
- Work collaboratively with city of Edina to redevelop site

Hennepin County Service Center- operational issues related to site

- Major building infrastructure investment required
- Poor entry access due to building configuration
 - Conflicts with adjacent weapons screening area
- Waiting space insufficient for customer demand
- Inefficient space design/utilization
- Difficult wayfinding



Hennepin County Service Center - proposed relocation



Hennepin County Service Center – benefits of proposed relocation

- High visibility for our services
- Convenient location
- Connected to major bus routes
- Secure environment



Proposed Mall Rendering

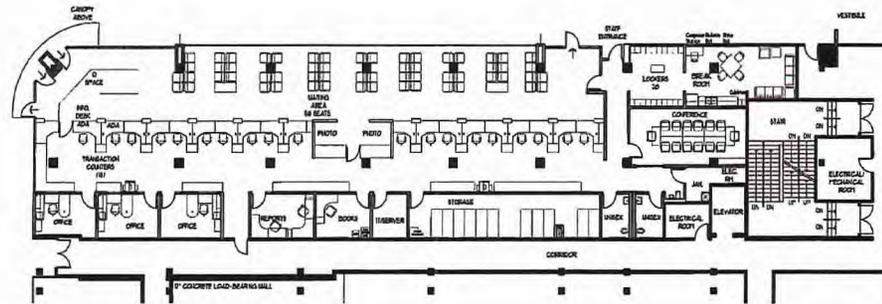
Hennepin County Service Center – proposed project at Southdale Mall

Proposed Project Schedule

April 2015	Lease Approval before County Board
May - July 2015	Design Development & Construction Drawings
August 2015	Procurement / Contractor Mobilization
Sep - Dec 2015	Construction
January 2016	Occupancy

Project Size

6,800 SF (equivalent to current space)



Proposed Mall Plan

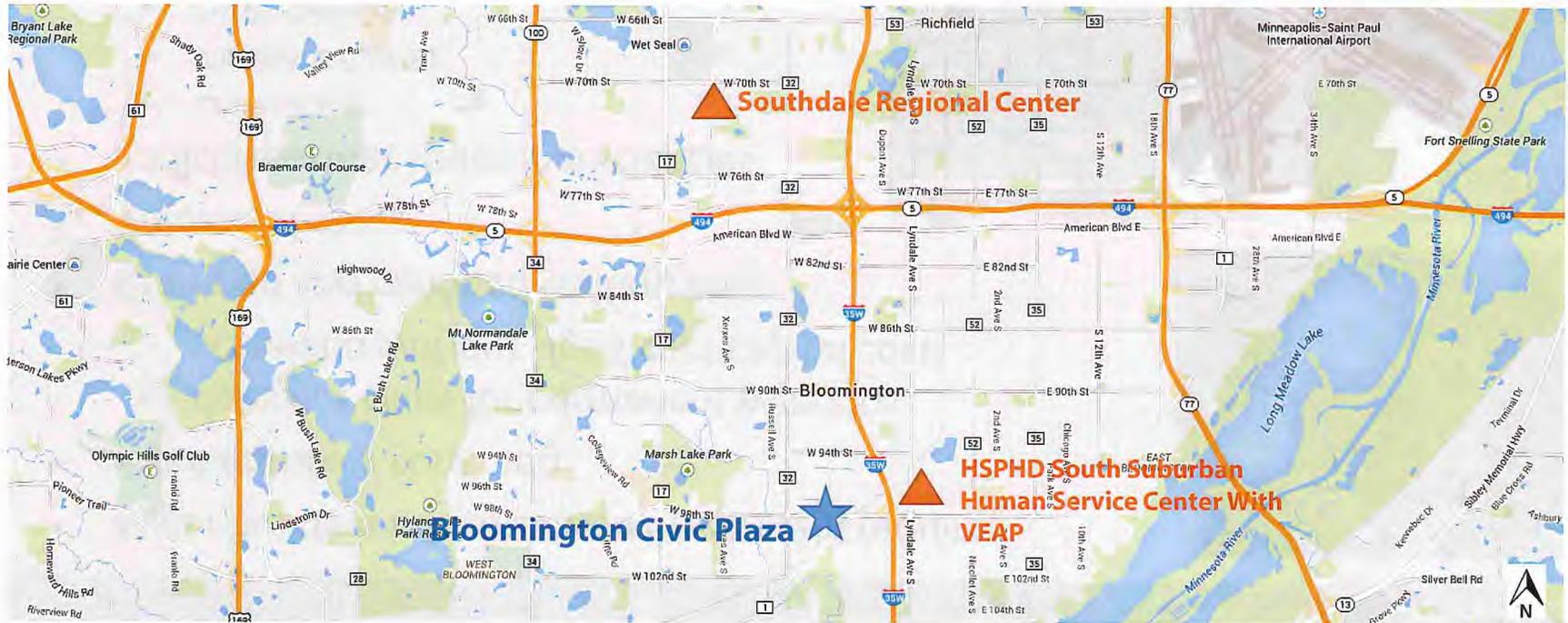
Fourth Judicial District Court – operational issues related to site

- Major building infrastructure investment required
- Front entrance confining
 - does not allow for permanent weapons screening without significant capital costs
- Cramped and confined waiting area
- Volume of cases
- Judicial partner space inefficiencies
 - Corrections
 - Violations Bureau
 - Public Defender
 - Meeting space



Southdale Regional Center

Fourth Judicial District - Bloomington/Southdale Vicinity Map



Hennepin County

County Board Briefing
March 12, 2015



Fourth Judicial District Court – proposed relocation

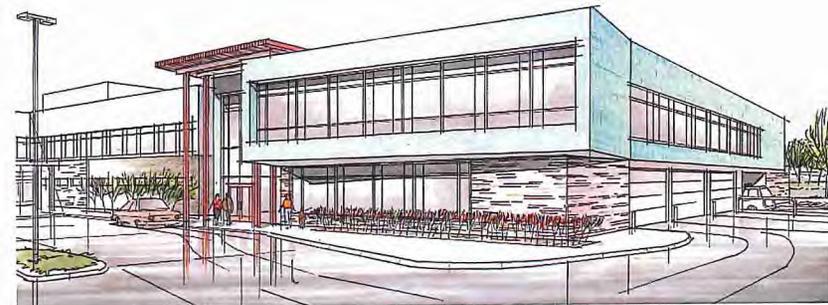


Fourth Judicial District Court – benefits of proposed relocation

- Collaboration between governmental units (Bloomington Civic Campus)
- Provides appropriate space for provision of services
- Secure environment
- Maintains connection to public transportation and highways
- Close proximity to justice partners and residents that Utilize Division 4 (Bloomington, Edina, Richfield, Metropolitan Airports Commission, St. Louis Park)



Fourth Judicial District Court – proposed project at Bloomington Civic Campus



Project Estimate

Expansion: \$13.7 mil.
Parking Deck: \$ 3.6 mil.

Project Size

2-Story Addition – 28,000 SF
100 Stall Parking Deck

Hennepin County Library – operational issues related to site

- Major building infrastructure investment required
- Facility oversized for programming needs
- Confusing layout/challenging wayfinding
- Physical space makes it difficult to support programming and services similar to other locations
- Poor lighting/daylighting
- Accessibility



Hennepin County Library - proposed new library at same site



Hennepin County Library – benefits of new building

- Modern, right-sized building
- Opportunity to gain needed operational efficiencies
- Ability to provide/enhance community focused services
- Collaboration opportunities (public/private)

Mixed Use w/ Library - Palo Verde Library

(Phoenix, Arizona)

County Board Briefing
March 12, 2015

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Mixed Use w/Library - Mill Road Library

(Milwaukee, Wisconsin)



County Board Briefing
March 12, 2015

Discussion/direction and next steps

- Hennepin County Service Center relocation
- Fourth Judicial District Court (division 4) relocation
- Hennepin County Library
- 7100 York site redevelopment