

## Stillwater County Facilities Plan Overview

### Intro from Commission

In January 2019 the Commission convened a facilities and capital improvements planning committee (FCIP) to prioritize how the County can and should move forward with facility projects. Over the course of more than seven months of meetings the committee focused its energy on (1) saving the historic courthouse, especially the front; (2) consolidating County offices to save on rent and utilities and make it simpler for citizens; and (3) provide sufficient office space for County services now and in the future. The committee did make use of previous work by other groups on related issues, such as the library/county center study, and input from the County Extension Office. The committee made it a goal of whatever it recommended would be done within existing and already-secured resources, and that no new or increased taxes would be needed.

The County is currently in a secure financial situation. There are savings available, the Sibanye/Stillwater Mine is going strong, PILT money is about \$400,000/year, and wind farm impact fees are coming in and are expected to continue. Because of this secure financial situation, it is a good time to look at options to expand the County's capacity and to potentially open up some opportunity for economic development.

With the goal of addressing the issues of lack of office space, the need to consolidate County services, and to maintain the Courthouse, the committee has come up with a couple of concepts:

#### Concept A would:

- Relocate the fairgrounds facilities to 20 acres of state land north of the Interstate on Sheep Dip Road. This would allow for a new livestock building, arena area, New Extension and Weed Department Offices with an attached exhibit hall. There would also be sufficient land available to allow for an event center, which could be built in the future and also provide shelter/staging area during emergencies.
- At the current fairgrounds site, build a new County office building and facilities offices/shop. This could also provide a location for a new library and archive space in the future.
- At the current courthouse location, construct an addition on the north side with an elevator and ADA compliant restroom facilities, and remodel the Courthouse into a law and justice center, with the Sheriff's Department, dispatch, and court facilities.

#### Concept B would:

- Construct a new office addition onto the north side of the current Courthouse, and remodel the existing courthouse into a law and justice center (Sheriff, dispatch, court).

#### Concept C would:

- Fairgrounds and current courthouse same as Concept A.
- At current fairgrounds site, repurpose Leuthold building for facilities offices (if financially feasible), and construct new library without archive space/attachment to Museum.

Advantages to Concepts A and C are that they would address all of the issues identified by the committee, would improve several County facilities, would provide shelter area during emergencies, and could be paid for with existing resources. Some disadvantages are the overall cost and the need to coordinate several construction projects.

Advantages to Concept B is that the cost is less and that it also addresses some of the issues the committee was looking to solve. Some disadvantages are that it does not add any capacity to the County, does not improve library, fairgrounds, or event center space, does not utilize the land north of the interstate, and may create a new problem of a lack of parking at the Courthouse site.

The committee would now like to hear from you. What do you think of these ideas? Are there items you particularly like or dislike? Which concept should we pursue? Nothing is set in stone, no funds have been committed beyond what was necessary for planning purposes, and any comments will be considered before any plans are finalized. This is not the culmination of the facilities planning process; it is another step toward the end goal.

There are post it notes available to write down comments which can be posted directly on an appropriate board. Also we have a survey available online, as well as hard copies here today, through which you can provide comments and ideas.

We'll take some time, about 10-15 minutes, to allow you get a closer look at the concepts. Feel free to write any specific comments or questions on a post-it note and stick it on a concept drawing. We will then reconvene to address any questions or comments that you have.

In addition, there are some surveys you can fill-out here, or take home and complete later. It is also available online.

We will also allow additional time to look over the maps and ask questions of any of the FCIP Committee members later.

## Stillwater County Facilities Survey

We want to be sure we do everything we can to understand how Stillwater County residents feel about the services county government provides, and what we should be doing to plan for, and satisfy the real needs of the county. Most questions are self-explanatory. One area may need some context for you to respond. For Stillwater County to participate in a growing economy and population between Billings and Bozeman, we would have to be able to help promote new business and service development in the county so that people want to locate new businesses in Stillwater County, and live in our communities. The questions on economic development are meant to find out how residents feel about the county being an active partner in bringing new growth and economic development to our area. One way we could do that is to provide the space and facilities where developers both local and from outside the county can put on expositions of new opportunities. Some possibilities include agricultural practices and the tools to accomplish new agricultural methods, or businesses that help people live comfortably in our county (like building and home supply businesses) to service businesses that help people connect to the internet, or upgrade electrical service, among many others. Questions addressing having an event center and new county extension service facilities are intended to understand how county residents view the county's role in economic growth.

Please return surveys to the Stillwater County Commissioners' Office, located in the Stillwater County Courthouse, 400 East 3rd Avenue North, PO Box 970, Columbus, MT 59019.

***Surveys will be accepted on-line until Thursday, October 31, 2019 at 5:00 pm. Paper copies must be submitted by Thursday, October 31, 2019 at 5:00 pm.***

This survey is also available online at <https://www.surveymonkey.com/r/swfacilities>

1. Stillwater County needs new County office space
  - Strongly agree
  - Agree
  - Neither agree nor disagree
  - Disagree
  - Strongly disagree
  
2. Stillwater County needs new fairgrounds/event center facilities
  - Strongly agree
  - Agree
  - Neither agree nor disagree
  - Disagree
  - Strongly disagree

3. Stillwater County needs new court/law enforcement facilities
- Strongly agree
  - Agree
  - Neither agree nor disagree
  - Disagree
  - Strongly disagree
4. Stillwater County needs to preserve the current courthouse
- Strongly agree
  - Agree
  - Neither agree nor disagree
  - Disagree
  - Strongly disagree
5. Stillwater County needs a new library
- Strongly agree
  - Agree
  - Neither agree nor disagree
  - Disagree
  - Strongly disagree
6. Rank the following in the order of importance (Not every item needs to be ranked)
- New County office space
  - New fairgrounds/event center
  - New court/law enforcement facilities
  - Preserving Courthouse
  - New Library
  - None of the above are important

7. Stillwater County is doing an adequate job at allowing opportunities for economic development

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

8. The land north of the Interstate would be a good location for a new fairgrounds/event center

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

9. The current fairground area would be a good location for new County offices

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

10. When considering facility planning, the County's focus should be on (mark any that apply):

- Planning for future growth
- Creating opportunities for economic development
- Addressing current deficiencies
- Improving/streamlining service
- Improving existing facilities
- Fiscal sustainability
- Consolidation of County-owned buildings

11. How often do you use the Fairgrounds facilities (pavilion, Leuthold building, etc)?

- At least once a week
- Once a month
- Once every other month
- Two or three times a year
- Once a year
- Less than once a year
- Never

12. How would new fairgrounds/event center facilities impact your use?

- My use of the facilities would increase
- My use of the facilities would decrease
- There would be no change in how often I use the facilities

13. Stillwater County residents would benefit from having County services consolidated on one campus

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

14. There will be an economic benefit to Stillwater County in providing multi-use facilities that can be used year-round

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

15. Which community do you live closest to?

- Absarokee
- Columbus
- Fishtail
- Molt
- Nye
- Park City
- Rapelje
- Reed Point
- I own land in the County, but do not live in the County
- None of the above

16. Are you Male or Female?

- Male
- Female

17. What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

18. Is there anything else you would like to tell us?

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**PHASING**

- PHASE 1**  
1-3 years
- PHASE 2**  
2-5 years
- PHASE 3**  
3-6 years
- PHASE 4**  
4-7 years
- FUTURE**



**STILLWATER COUNTY FACILITIES OPTIONS - DRAFT BUDGET**  
October 4, 2019

	<b>CONCEPT A</b>	
	COST	
<b>NEW FAIRGROUNDS</b>	\$	<b>9,201,258</b>
<b>OLD FAIRGROUNDS</b>	\$	<b>6,477,927</b>
<b>LIBRARY</b>	\$	<b>1,995,000</b>
<b>PARKING SITE</b>	\$	<b>587,901</b>
<b>COURTHOUSE</b>	\$	<b>5,380,312</b>
<b>ARCHIVE (FUTURE)</b>		
<b>CONSTRUCTION SUB TOTAL</b>	\$	<b>21,647,398</b>
Escalation to April 2021	4%	\$ 865,896
Contractor Fee	5%/6%	\$ 1,082,370
<b>CONSTRUCTION TOTAL</b>	\$	<b>23,595,664</b>
Design and Engineering Estimate	8%	\$ 1,887,653
Reports, Testing, and Inspections	0.25%	\$ 58,989
Equipment, IT, and Furnishings	1%	\$ 235,957
Misc. (Printing, Legal, and Other)	NA	\$ 10,000
Project Contingency	10%	\$ 2,359,566
<b>PROJECT TOTAL</b>	\$	<b>28,147,829</b>



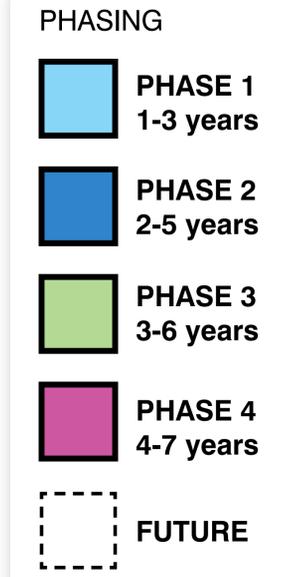
STILLWATER COUNTY FACILITIES OPTIONS - DRAFT BUDGET  
October 4, 2019

	CONCEPT B COST	
NEW FAIRGROUNDS	\$	-
OLD FAIRGROUNDS	\$	-
LIBRARY	\$	-
PARKING SITE	\$	-
COURTHOUSE	\$	8,563,312
ARCHIVE (FUTURE)		
<b>CONSTRUCTION SUB TOTAL</b>	<b>\$</b>	<b>8,563,312</b>
Escalation to April 2021	4%	\$ 342,532
Contractor Fee	5%/6%	\$ 513,799
<b>CONSTRUCTION TOTAL</b>	<b>\$</b>	<b>9,419,643</b>
Design and Engineering Estimate	8%	\$ 753,571
Reports, Testing, and Inspections	0.25%	\$ 23,549
Equipment, IT, and Furnishings	1%	\$ 94,196
Misc. (Printing, Legal, and Other)	NA	\$ 10,000
Project Contingency	10%	\$ 941,964
<b>PROJECT TOTAL</b>	<b>\$</b>	<b>11,242,925</b>

PHASING

PHASE 1  
1-3 years

PHASE 2  
2-5 years



**STILLWATER COUNTY FACILITIES OPTIONS - DRAFT**  
October 4, 2019

	<b>CONCEPT C</b>	
	COST	
<b>NEW FAIRGROUNDS</b>	\$	<b>9,201,258</b>
<b>OLD FAIRGROUNDS</b>	\$	<b>6,898,642</b>
<b>LIBRARY</b>	\$	<b>1,995,000</b>
<b>PARKING SITE</b>	\$	-
<b>COURTHOUSE</b>	\$	<b>5,380,312</b>
<b>ARCHIVE (FUTURE)</b>		
<b>CONSTRUCTION SUB TOTAL</b>	\$	<b>21,480,213</b>
Escalation to April 2021	4%	\$ 859,209
Contractor Fee	5%/6%	\$ 1,074,011
<b>CONSTRUCTION TOTAL</b>	\$	<b>23,413,432</b>
Design and Engineering Estimate	8%	\$ 1,873,075
Reports, Testing, and Inspections	0.25%	\$ 58,534
Equipment, IT, and Furnishings	1%	\$ 234,134
Misc. (Printing, Legal, and Other)	NA	\$ 10,000
Project Contingency	10%	\$ 2,341,343
<b>PROJECT TOTAL</b>	\$	<b>27,930,518</b>