



**County
Administrator**

Keith Berndt

M E M O

TO: Cass County Board of Commissioners
FROM: Keith Berndt
Cass County Administrator *KB*
DATE: August 11, 2015
SUBJECT: Administrative Building Purchase for Sheriff's Office

Sheriff Paul Laney approached me last week about the possibility of acquiring a building that is currently listed on the market. The proposed purpose of the building would be to house the Sheriff patrol officers and house the 24-7 program.

Enclosed are the realtor's listing documents and other information. At the time of this writing, our maintenance and IT staff are preparing estimates for upgrades that would be necessary to make the building functional for the County's needs. The listed price of the building is about \$60/square foot which is a fraction of the price of new construction. I expect in the initial years, the County could double the purchase price in upgrades and repairs. Under that scenario the building would still be reasonably priced.

I recommend that the Commission appoint a subcommittee consisting of Commissioner Chad Peterson, Mike Montplaisir and myself to negotiate a purchase and bring back a purchase agreement for Commission approval, if negotiations result in agreeable terms.

SUGGESTED MOTION:

Appoint a subcommittee consisting of Commissioner Peterson, Mike Montplaisir and Keith Berndt to negotiate the purchase of a property located at 1612 23rd Avenue North in Fargo, and direct the committee to commence negotiations with the intent to purchase the property. If a tentative agreement is reached, a purchase contract will be presented to the full commission for consideration.

Box 2806
211 Ninth Street South
Fargo, North Dakota 58108

701-241-5720
Fax 701-297-6020
www.casscountynd.gov
berndtk@casscountynd.gov

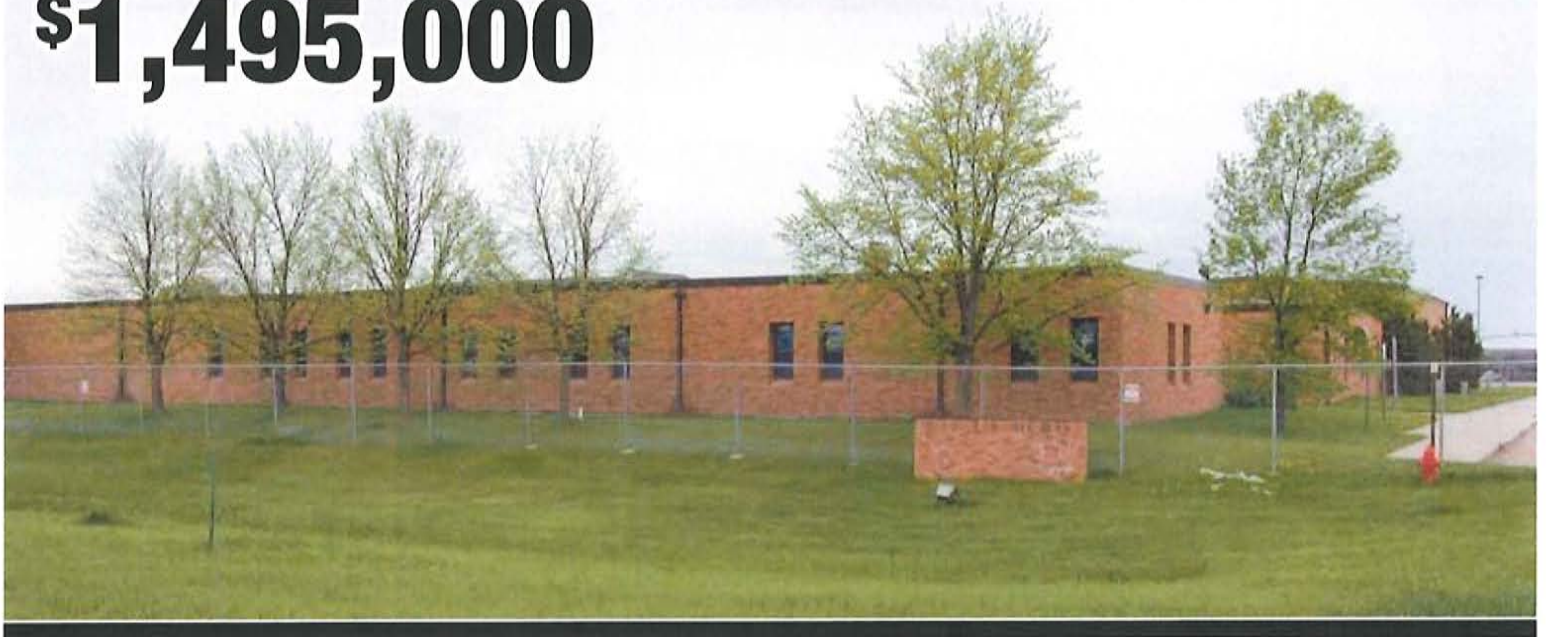
MY DOCUMENTS\KEITH\MEMO-SHERIFF OFFICE ADMIN BLDG PURCHASE 8-11-15.DOCX

OFFICE BUILDING AVAILABLE

David F. Johnson USAR • 1612 23rd Ave N • Fargo, ND 58102

SALE PRICE

\$1,495,000



BUILDING FEATURES

- 19 Offices
- 2 Conference Rooms
- Reception Area
- Lounge
- Server Room
- Media Room
- 8 Storage Rooms
- Men's & Women's Locker Rooms With Showers
- Kitchen
- 5 Bathrooms
- Vault Room
- 2 Garage Stalls
- Large Hall or Gymnasium
- Heated Maintenance Shop
- Outdoor Loading Dock



CITYSCAPES DEVELOPMENT LLC

701-280-5885

Rick Flacksbarth • 474 45th St. S. • Fargo, ND 58103



OFFICE BUILDING AVAILABLE

David F. Johnson USAR • 1612 23rd Ave N • Fargo, ND 58102

PROPERTY DETAILS

- Lot Size - 4.42 Acres
- Lot sq ft - 192,557
- Main Building - 25,579 sq ft
- Maintenance Garage - 2,552 sq ft
- 30-Year Land Lease with Municipal Airport Authority
- Original Building Built in 1963
- Addition Added in 1983
- Sale Price \$1,495,000
- Lease Price - Negotiable / Triple Net



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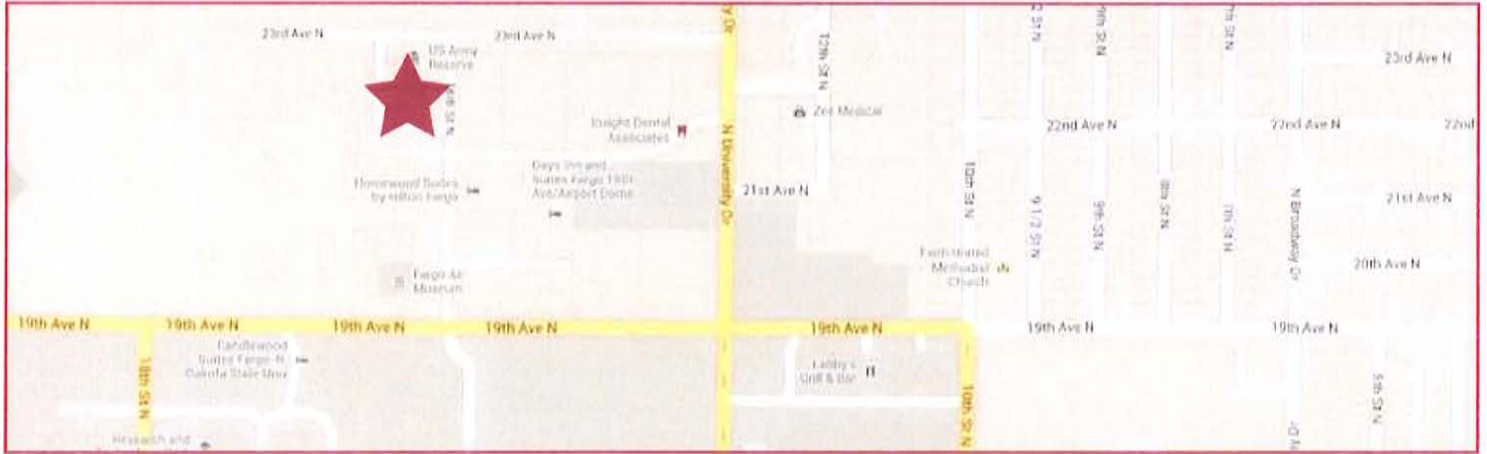
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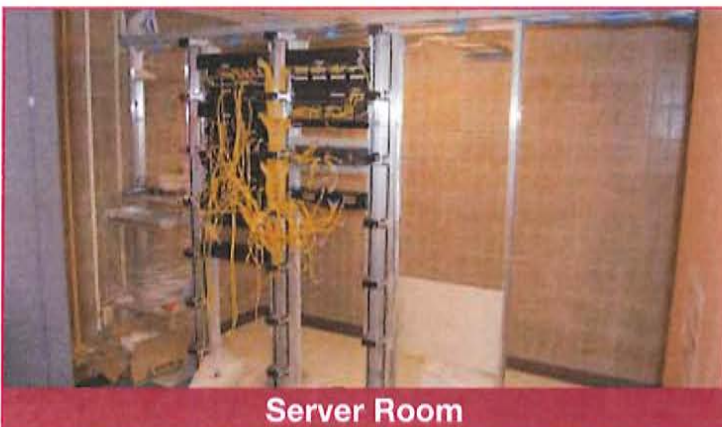
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Main Entrance



Office Area



Server Room



Large Hall or Gymnasium



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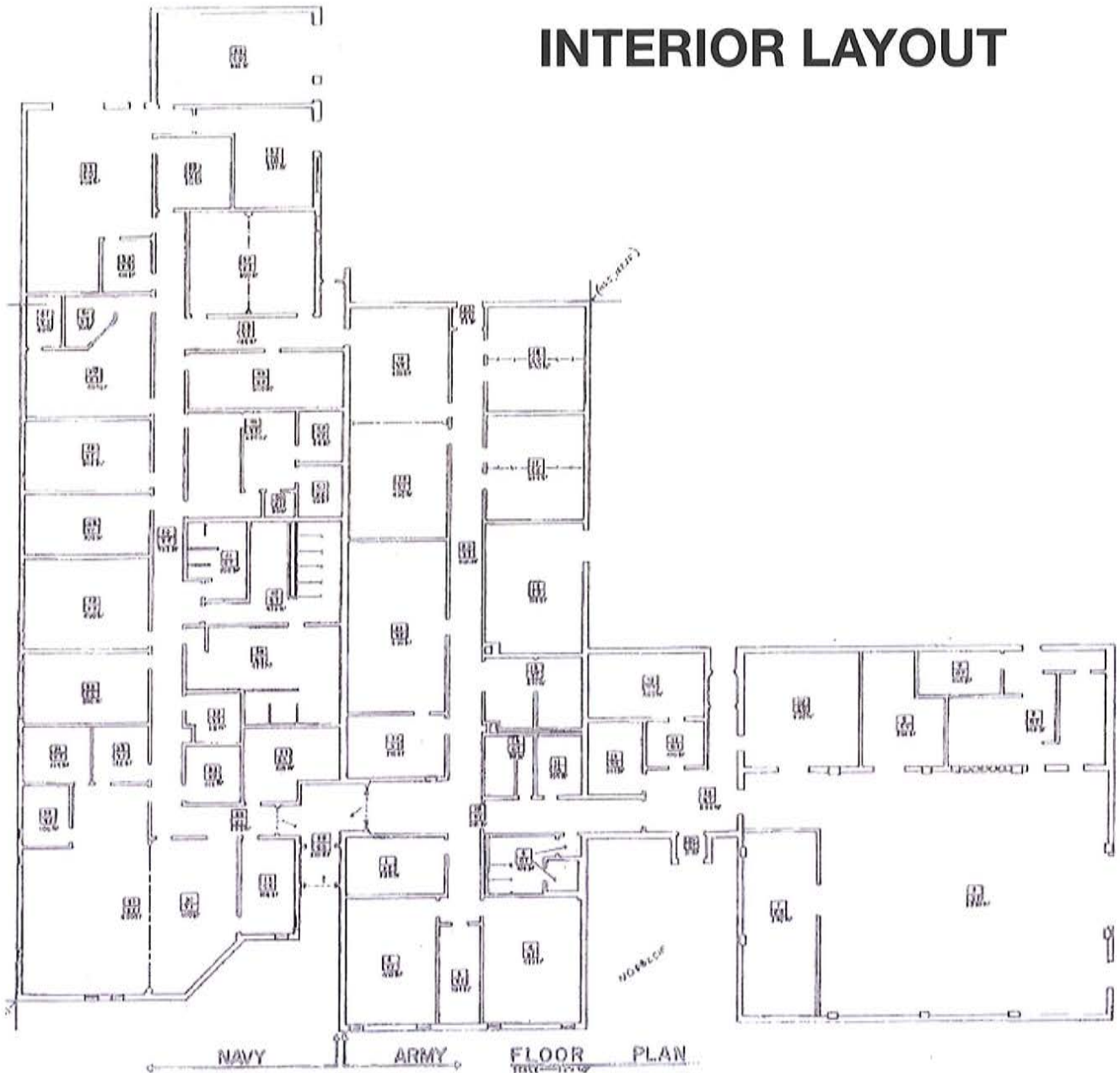
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INTERIOR LAYOUT



CITYSCAPES DEVELOPMENT LLC

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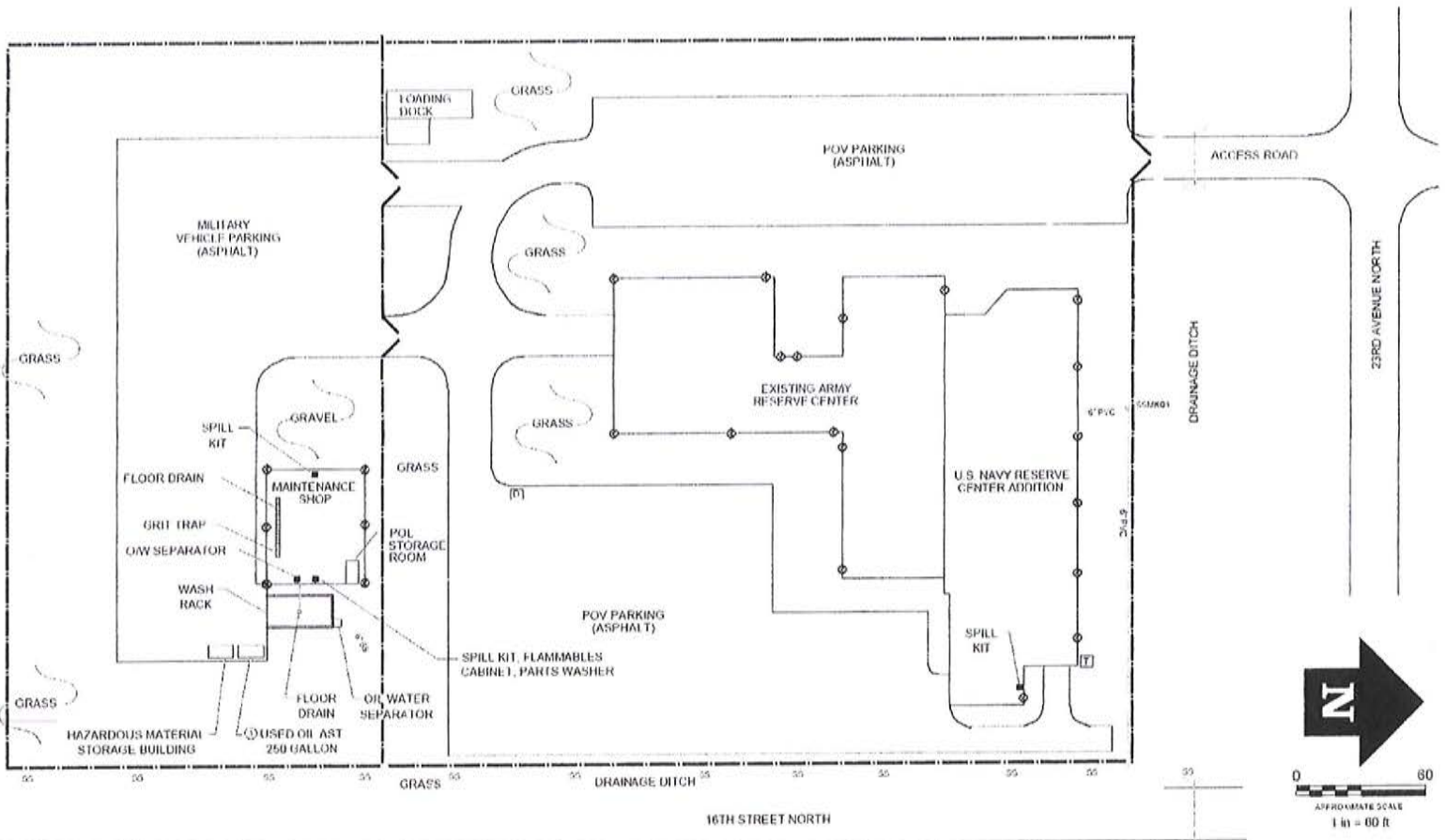
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LOT LAYOUT



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8/17/2015

Building Located at 1612 23rd Ave N. Fargo ND 58102

Listed Price \$1,95,000 *\$1,495,000*

Land Lease approximately \$50,000/year

Built 1963 with addition in 1983

Square Footage 25,579.

Short term needs - NOTE ESTIMATES ARE VERY ROUGH PLANNING NUMBERS NO QUOTES OR DETAILED ANALYSIS HAS BEEN DONE

Information Technology	\$100,000 *
Fire Alarm updates and replacements	\$100,000
Two new air handlers	\$150,000
New Air Conditioning Chiller	\$110,000
Generator and switchgear	\$200,000 *
Boiler Room Updates	\$75,000
Johnson Control Updates	\$80,000
New Flooring	\$200,000
Parking lot mill and overlay	\$150,000
Tuck pointing of brick	\$35,000
Painting	\$25,000
ADA bathroom upgrades	\$50,000 *
Fence and perimeter security upgrades	\$100,000
SUBTOTAL	\$1,375,000
<u>Contingency for unforeseen requirements</u>	<u>\$275,000.0</u>
TOTAL PLANNING ESTIMATE	\$1,650,000