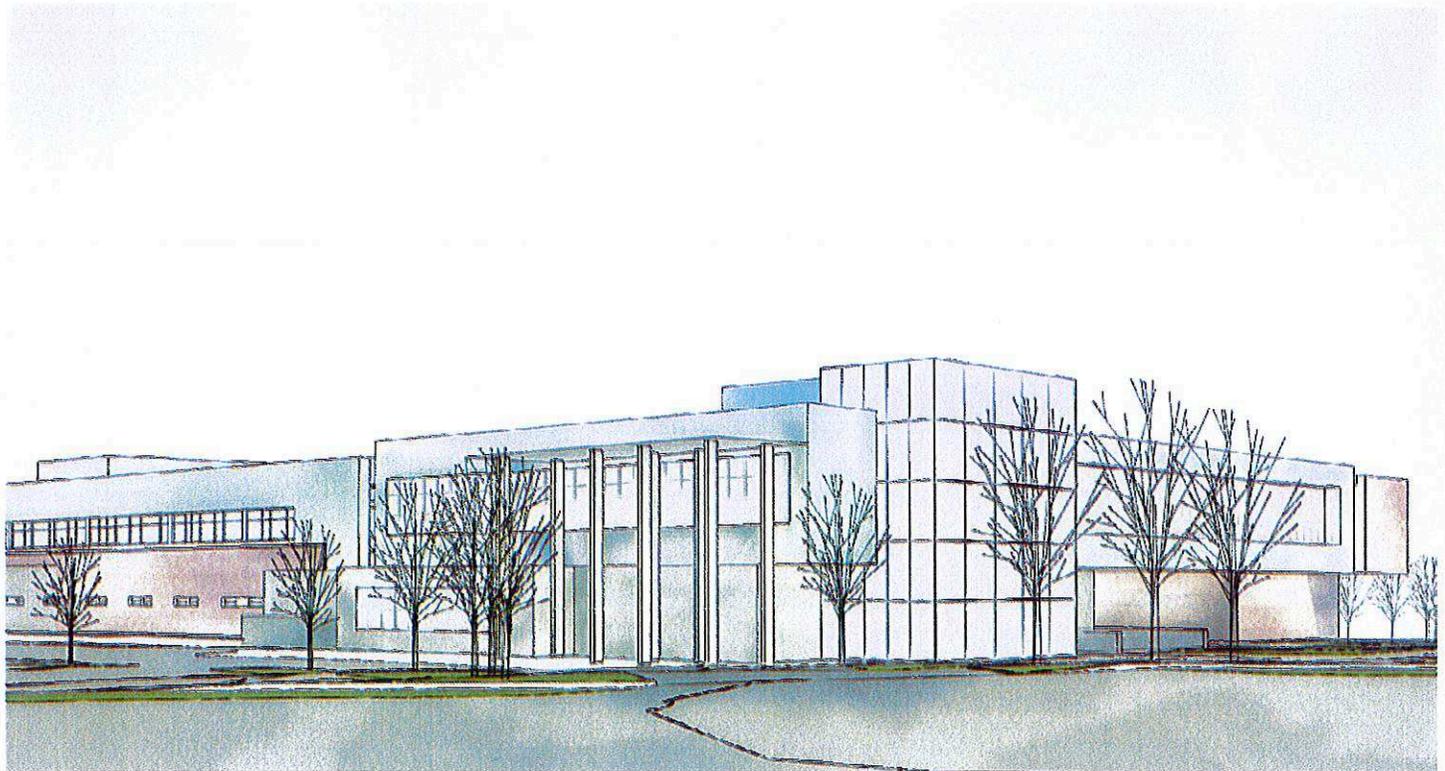


Exhibit A

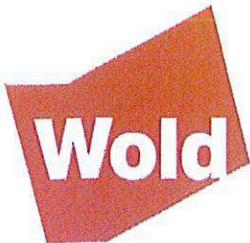


SKETCH RENDERING OF PROPOSED ADDITION

Hennepin County South Suburban Courts at Bloomington

HC Project No. 1003286 - Southdale Courts Relocation

Schematic Design Report - Executive Summary
August 16, 2016



332 Minnesota Street
W2000
Saint Paul, MN 55101

tel 651 227 7773



Wold Architects and Engineers

TABLE OF CONTENTS

A. Project Team

B. Project Overviews

- 1. Introduction.....3
- 2. Project Description.....4
- 3. Purpose & Justification.....5
- 4. Existing Site Plan.....6
- 5. Guiding Principles.....7-8
- 6. Site Parking Study9
- 7. Space Program.....10

C. Architectural Design Narrative

- 1. Design Process.....11
- 2. Design Solution Overview.....11

D. Design Drawings

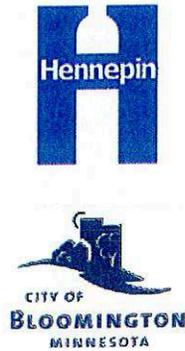
- 1. Site Plan.....12
- 2. Main Level Floor Plan.....13
- 3. Upper Level Floor Plan.....14
- 4. Site Perspectives.....15-16

E. Project Summary

- 1. Project Budget.....17
- 2. Project Schedule.....17

SCHEMATIC DESIGN - Project Team

A. Project Design Team



Core Team

Minnesota 4th District Court:

Hon. Peter Cahill
Hon. Patrick Robben
Kate Fogarty
Andrew Pieper
Fred Hendrickson
JoAnn Gracyasz

Chief Judge
Judge
District Court Administrator
Deputy Court Administrator
Criminal Division Senior Manager
Court Manager, Admin Services

City Of Bloomington:

Gene Winstead
Jamie Verbrugge
Douglas Grout
Jim Eiler

Mayor
City Manager
HRA Director
Public Works

Owner Representative

Hennepin County Property Services
A-2208 Government Center
Minneapolis, Minnesota 55487
(612) 348-5252
Brett Bauer
Lee Anderson
Jeffrey Houle

Division Manager - Planning and Project Development
Facility Planner - Planning and Project Development
Project Manager - Design and Construction

Architect

Wold Architects and Engineers
332 Minnesota Street W2000
St. Paul, MN 55101
Tel: 651.227.7773
Joel Dunning, AIA, LEED AP
Michael Cox, AIA
Duane Kell, FAIA
Andrew Dahlquist, LEED AP
Peter Leahy

Principal in Charge
Courts Planner
Consulting Architect
Project Manager
Architectural Designer

Mechanical / Electrical Engineers

Wold Architects and Engineers
Kevin Marshall, P.E., LEED AP
Pat Jansen, P.E., LEED AP
Brad Johannsen, P.E.

Mechanical Engineer
Mechanical Engineer
Electrical Engineer

Cost Estimator

Bill Wolters

Lead Estimator

B. Project Overview

1. INTRODUCTION

The 4th Judicial District is the state's largest trial court, handling approximately 800,000 cases annually, while serving only Hennepin County – with Minneapolis as its largest city. District Court's criminal division handles cases at the Hennepin County Government Center (Division-1), Hennepin County Public Safety Facility (Division-1), and three suburban facilities located in Brooklyn Center (Brookdale/Division-2), Minnetonka (Ridgedale/Division-3), and Edina (Southdale/Division-4).

Following a facility alternatives study for the 4th Judicial District by Hennepin County in 2012, alternative operations for Southdale/Division-4 were sought. After considering the redistribution of Division-4 caseload into the other three Divisions, the concept of relocating Division-4 in its entirety to the site of Bloomington Civic Plaza was pursued. A feasibility study in 2014 determined that enough vacant space did not exist within the existing Civic Plaza facility, but that the collocation of both the Bloomington Police Department's existing holding facility and the 4th Judicial District court operations would prove beneficial to many court participants. The concept of a building addition to the southwest of the existing Police Department at the Civic Plaza was deemed feasible.

This report is the culmination of the Schematic Design phase of the facility addition. In this phase, many steps were taken:

- Project objectives were set by a Core Planning Group represented by the city, the county, and the courts,
- The space needs were validated by all users of the facility,
- Conceptual floor plans were developed to meet operational objectives,
- Exterior massing and design concepts were developed to meet objectives,
- The capacity of on-site utility, mechanical and electrical infrastructure was calculated,
- Operational agreements were framed, and
- Construction and project costs were estimated.

Representatives of the City of Bloomington participated in the entire Schematic Design phase as a project major stakeholder.

2. PROJECT DESCRIPTION

The proposed facility addition to the existing City of Bloomington Civic Plaza will be a two story structure located to the southwest of the existing facility. This places the addition directly adjacent to the Bloomington Police Department's secure holding facility.

The two story, new addition will house operations for the 4th Judicial District's Division-4 on the second floor with two courtrooms and related chambers spaces, a court administration office space and public service counter, public defender office space, community corrections office space, flexible conference rooms to be used by court participants and public waiting space. A secure holding area operated by the Sheriff's Office Courts Division will house in-custody defendants and be the base of courthouse security for the Sheriff's Office.

The first floor of the new addition will contain the main public entry to the courts facing north towards the Civic Plaza's main public parking area. The north end of the first floor will include the weapon screening checkpoint and its supporting spaces as well as public toilets and vertical circulation to the second level. A major portion of the remainder of the first floor is dedicated to vehicular circulation. A portion of the facility's first floor is dedicated to maintaining the existing ramped access to the Bloomington Police Department's lower level garage. Another major portion is allocated to allowing law enforcement vehicles continued access into the existing police vehicle sallyport. This drive area will not only maintain the Bloomington Police access into their sallyport, but become the access point for Sheriff's Office transport vehicles and other law enforcement agencies to deliver in-custody defendants to court. In addition, the enclosed secure space is a means for Bloomington Police to escort their in-custodies to court. This connection between courts and police holding facilities allows each to serve as a back-up and excess capacity for the other.

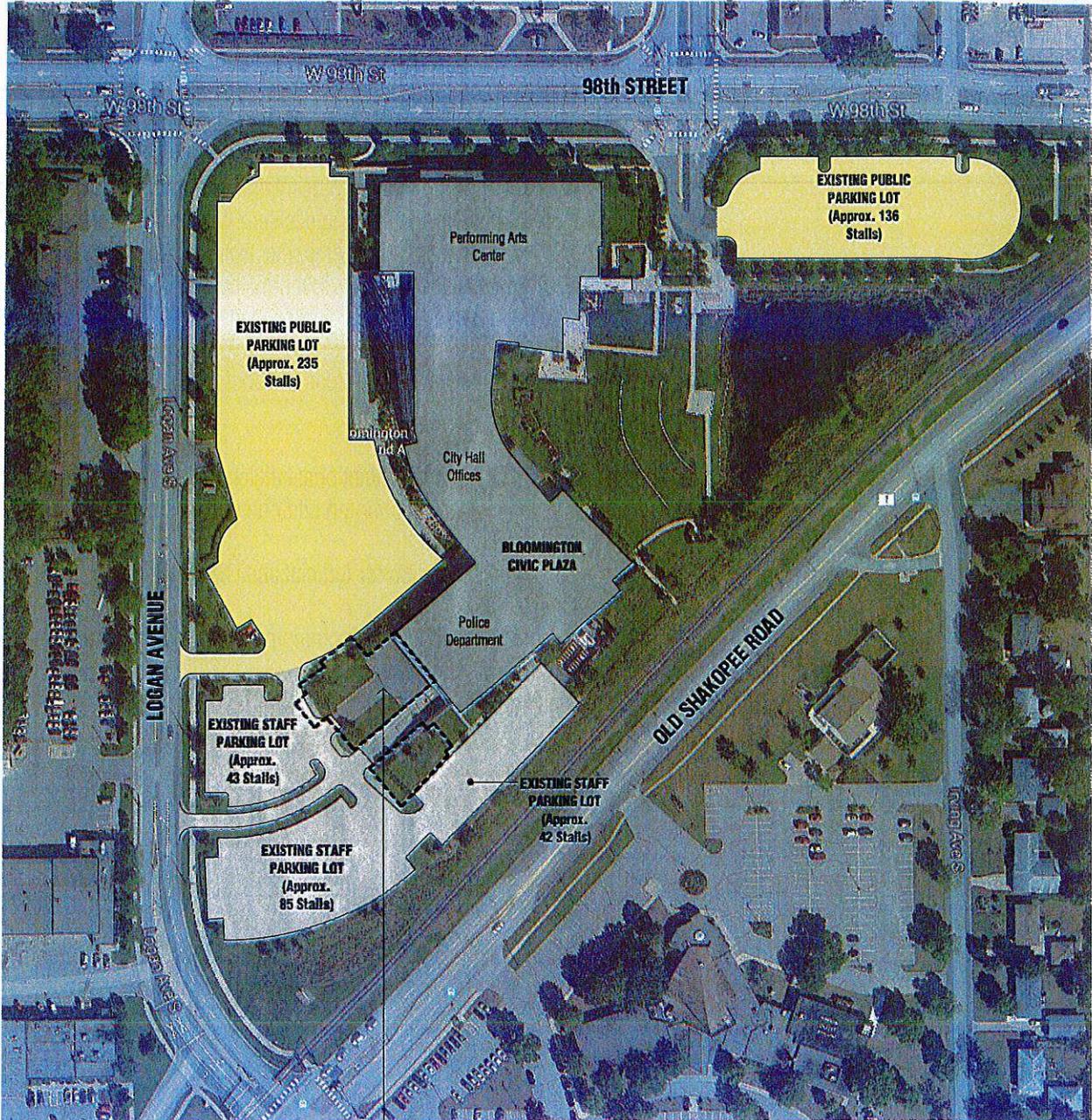
3. PURPOSE & JUSTIFICATION Facility maintenance improvements to Southdale were put on hold over the past several years as preservation / refurbishment feasibility and facility systems assessment studies were conducted. The studies produced a wide range of building system and equipment deficiencies. These included indications of eventual failure of the building exterior surface (EIFS), site drainage issues, mechanical and electrical systems that have exceeded their expected life, roofing issues, and a more recent discovery of insufficient water service to the property to meet fire sprinkler requirements.

Due to the overwhelming costs of facility preservation and refurbishment costs along with a variety of operational deficiencies, the decision was made to relocate the Courts and Service Center functions and redevelop the existing site anchored by a new library combined with private development that may include commercial, retail and/or housing. In order to continue to provide Court services to the southern portion of the County, relocation of Courts to the Bloomington Civic Plaza is an appealing location as it complies with all of the key planning relocation considerations:

- Convenient public access
- Justice system operational / functional efficiency
- Acceptable impacts to Bloomington site / municipal operations
- Ease of implementation
- Clear identity and separation for judicial and City functions
- Overall efficiency
- Provide secure connection for Bloomington Police detainee movement
- Providing three-zone security
- Acceptable implementation costs

SCHEMATIC DESIGN - Project Overview

4. EXISTING SITE PLAN

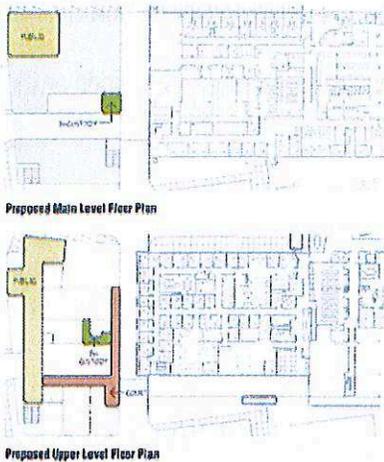


Proposed Courts
Facility Site Footprint

SCHEMATIC DESIGN - Project Overview

5. GUIDING PRINCIPLES

- **Provide suitable facilities for South Suburban Courts Operations**
- **Implement necessary security provisions for Court Operations**
- **Provide clarity & identity for Court's presence at Civic Plaza**
- **Harmonize Court addition's visual character with Civic Plaza architecture**
- **Minimize disruption of Civic Plaza & City operations both during construction and long term**
- **Provide a model for Courts for future decades without losing the traditional feeling of courts.**
- **Deliver the project in a fiscally responsible manner**
- **Provide adequate parking for anticipated needs**



DESIGN SKETCH OF GUIDING PRINCIPLES ANALYSIS

A series of meetings with the Core Team and various Resource Teams were held beginning in December 2015 and concluding in April 2016 to discuss scope, program, function, and layout for the new addition.

Program discussions determined the massing concepts that were presented adequately met the space needs of each department including: number of conference room; spectator seating area size; number of interview rooms, staff work stations and private offices; the classification and required capacity of necessary holding cells; supporting space requirements and adjacencies.

With the help of the Core Group, guiding principles were established to help understand the need for the new Courts building:

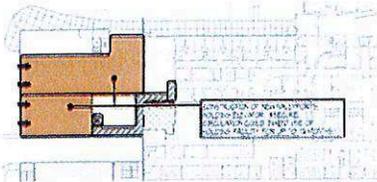
- **Provide suitable facilities for South Suburban Courts Operations**
The addition should provide all current and forecasted necessary spaces to adequately provide Court operations for two court rooms on the same level and meet all necessary operational requirements.
- **Implement necessary security provisions for Court Operations**
The addition should provide for the safety and security of the public, of the staff, and of the in-custody court participants by separating them at all possible points, implementing a weapon screening checkpoint and having a dedicated pathway for in-custody defendants into the courtroom.

SCHEMATIC DESIGN - Project Overview

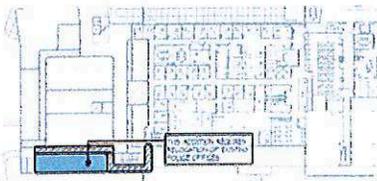
5. GUIDING PRINCIPLES

(Continued)

- **Provide clarity & identity for Court's presence at Civic Plaza**
The addition should be designed to provide an identifiable delineation between the municipal functions of the Civic Plaza and the court functions being added. Signage, wayfinding and physical separation are all means of providing this clarity of identity.
- **Harmonize Court addition's visual character with Civic Plaza architecture**
While the addition should be designed to be distinct in function and identifiable to the public, its architecture and aesthetic should complement the existing architecture and aesthetic of the Civic Plaza.
- **Minimize disruption of Civic Plaza & City operations both during construction and long term**
The placement and design of the addition should minimize any interruption in the ongoing operations of the Bloomington Police Department as well as other city departments, both during construction activities and after occupancy of the courts addition.
- **Provide a model for Courts for future decades without losing the traditional feeling of courts.**
The design of the courts facility should consider both today's operations at the suburban courts divisions and the likely future operations as indicated by national trends in court operations.
- **Deliver the project in a fiscally responsible manner**
The addition to Bloomington Civic Plaza should maximize value for the investment, capitalizing on existing infrastructure that can be shared in lieu of being duplicated.
- **Provide adequate parking for anticipated needs**
Parking demand should be carefully studied and compared against the available capacity so as to not impact the ability for either the existing functions of Bloomington Civic Plaza or the proposed court operations to be impacted. Site designs should maximize potential parking availability.



Proposed Main Level Floor Plan



Proposed Upper Level Floor Plan

DESIGN SKETCH OF GUIDING PRINCIPLES ANALYSIS

6. SITE PARKING STUDY

Planning for relocating the Southdale courts operations to Bloomington Civic Plaza included an evaluation of additional parking requirements. In the fall of 2014, Bloomington Public Works undertook a review of existing parking supply and parking demand at Bloomington Civic Plaza to determine if there would be an adequate parking supply to support the additional demand that would be created by a suburban court addition to Civic Plaza.

This study concluded there are adequate on-site parking spaces for the suburban court addition except for days when special events are being held at the Bloomington Art Center. They noted that there are 10-15 daytime, work week uses of the Bloomington Art Center annually that use up all or most of the currently available extra parking spaces. The study concluded by noting a series of action considerations should additional uses be added to the existing uses at Bloomington Civic Plaza, including providing off-site parking and shuttle service to accommodate those daytime, work week, special event uses of Civic Plaza.

A subsequent parking study reviewing more detailed information about Courts needs was completed for the project during the Schematic Design phase by Alliant Engineering. This study reached similar conclusions and identified similar parking management strategies to work successfully within existing parking resources.

Key parking management actions concluded in subsequent discussions with the City included increasing available public parking resources by re-purposing the use of certain available parking areas, by reducing peak demand by coordinating Civic Plaza special events and Court calendar scheduling and by utilizing off-site parking lots for when needed.

SCHEMATIC DESIGN - Project Overview

7. SPACE PROGRAM

Through planning discussions with the 4th Judicial District Court Administration, both space needs and operational criteria were developed for a suburban court location replacing the operations currently provided at Hennepin County's Southdale Service Center. This information was used to develop a space program for court operations, in-custody holding needs, and parking needs for both current and future court operations.

Included in the recommended option is programmed space for two Courtrooms, Court Administration, Sheriff's Holding Area, Judicial Chambers, Community Corrections, and Public Defender's Office. In addition, a large unfinished space is planned for future City use.

Functional Program	Schematic Design
100 COURTRROOMS	4,490 GSF
100 COURT ADMINISTRATION	2,460 GSF
100 CHAMBERS	660 GSF
100 SUPPORT SPACES	190 GSF
District Court Subtotal: (Including support spaces)	7,800 GSF
200 PUBLIC DEFENDER	690 GSF
300 COMMUNITY CORRECTIONS	1,255 GSF
400 SHERIFF'S HOLDING & DETENTION	2,695 GSF
500 SHARED SUPPORT	7,330 GSF
600 BUILDING SUPPORT (Includes Penthouse & Secure/Staff/Vertical Circulation)	6,640 GSF
700 CITY / POLICE DEPARTMENT	6,340 GSF
UNFINISHED SPACE	3,250 GSF
OVERALL TOTAL:	36,000 GSF

C. Architectural Design Narrative

1. DESIGN PROCESS

The concept for the new Suburban Courts Facility at Bloomington began with feedback received by the County Board & County Administration and evolved from the lengthy Pre-Design process and, more recently, the Schematic Design phase discussions. The Courts, Sheriff's Office and other justice partners, Facility Services, and designers developed the schematic design starting in December 2015 and continued through May 2016.

The project was guided by a core group of team members who met every other week to guide the process. Specialized work groups for District Court, Community Corrections, Court Security, Public Defender, Building Systems, & IT studied the concepts and made recommendations on specific critical facility issues.

An initial step was the program review process which examined numerically and eventually graphically the sizing, relationships, and critical adjacencies of the various departments.

As the Schematic Design process evolved two options, Options 1.5 & 4.0, emerged as primary considerations by the Core Group. Each option arrived at a solution by utilizing varying approaches to building massing and existing site impact. Both options were viewed as viable and a key milestone in the process was the joint decision by the County and City to arrive at Option 1.5 as the recommendation, particularly for its ability to harmonize with the architecture of the existing Civic Plaza.

2. DESIGN SOLUTION OVERVIEW

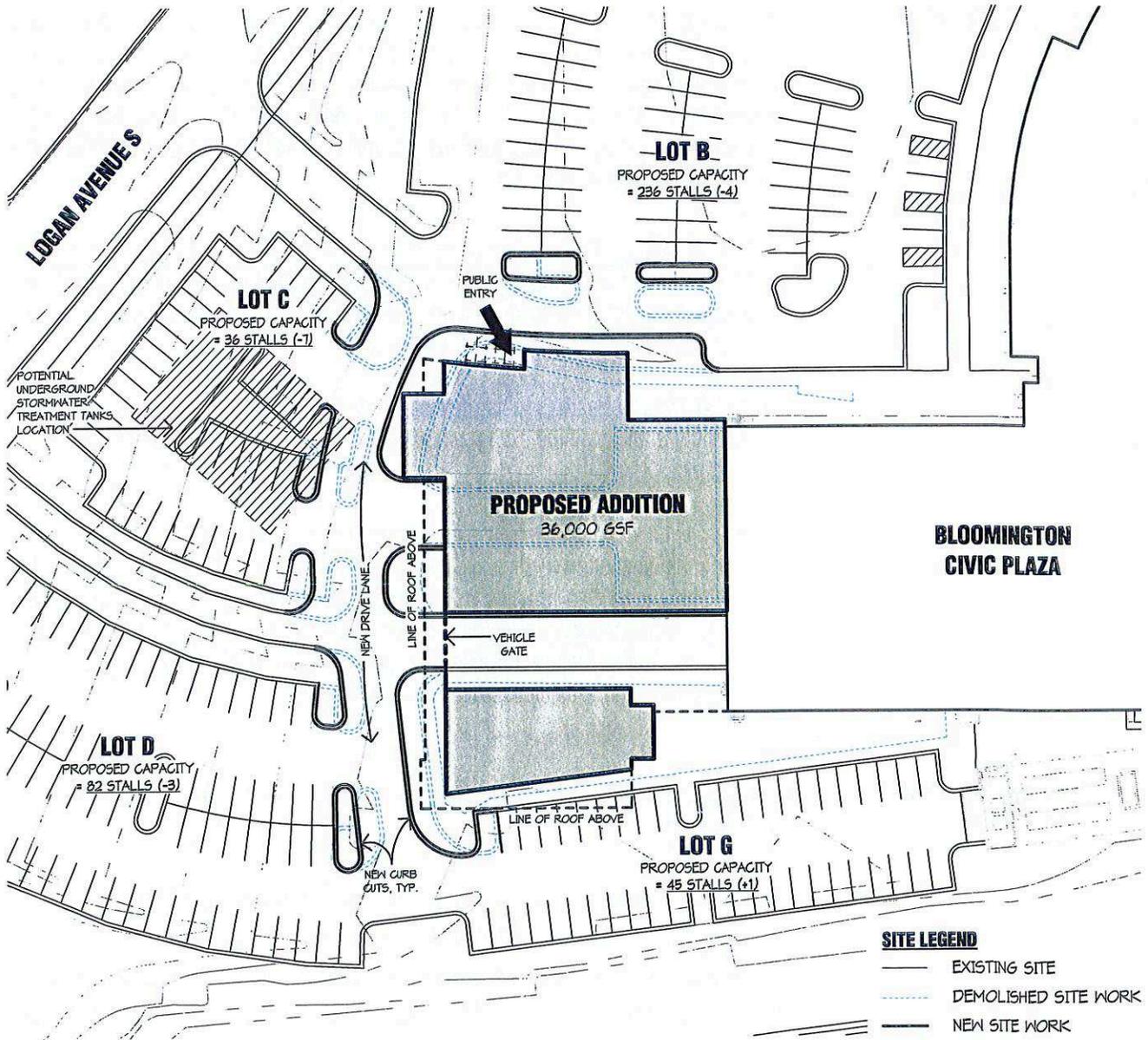
Among the primary goals for the architectural design for the new Suburban Courts Facility are to:

1. Provide suitable facilities for both present and future Court operations.
2. Provide clarity and identity for District Court's presence at Civic Plaza.
3. Harmonize District Court addition's visual character with Civic Plaza architecture.
4. Minimize disruption of Civic Plaza and City operations both during construction and long term.
5. Provide a model for Courts for future decades without losing the traditional feeling of courts.
6. Provide adequate parking for all anticipated needs.

Through a combination of building plan layout, massing, preliminary material explorations and facade design, the architectural design for the South Suburban Courts facility presents an appropriate and well-consideration solution.

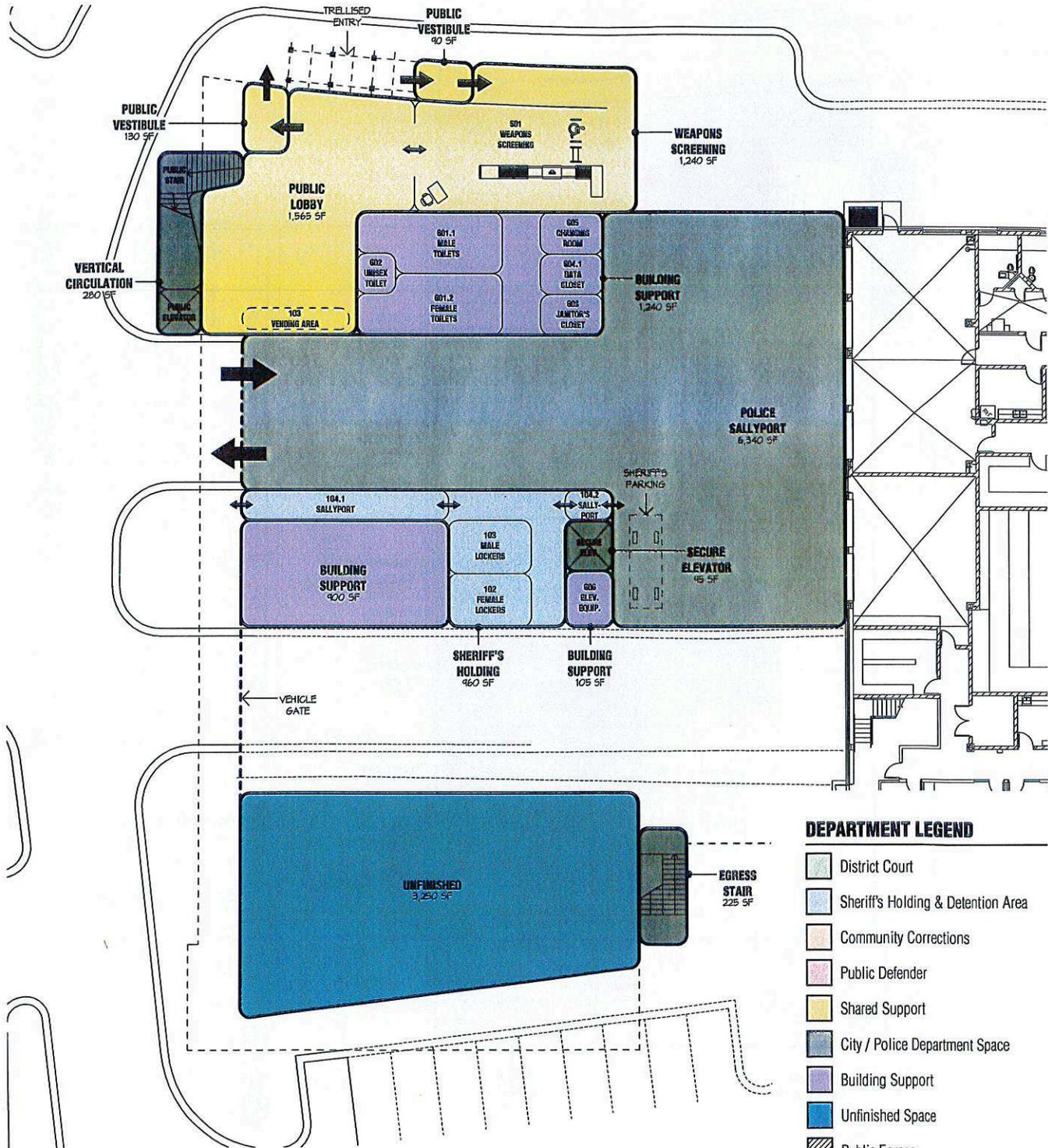
SCHEMATIC DESIGN

D. Design Drawings



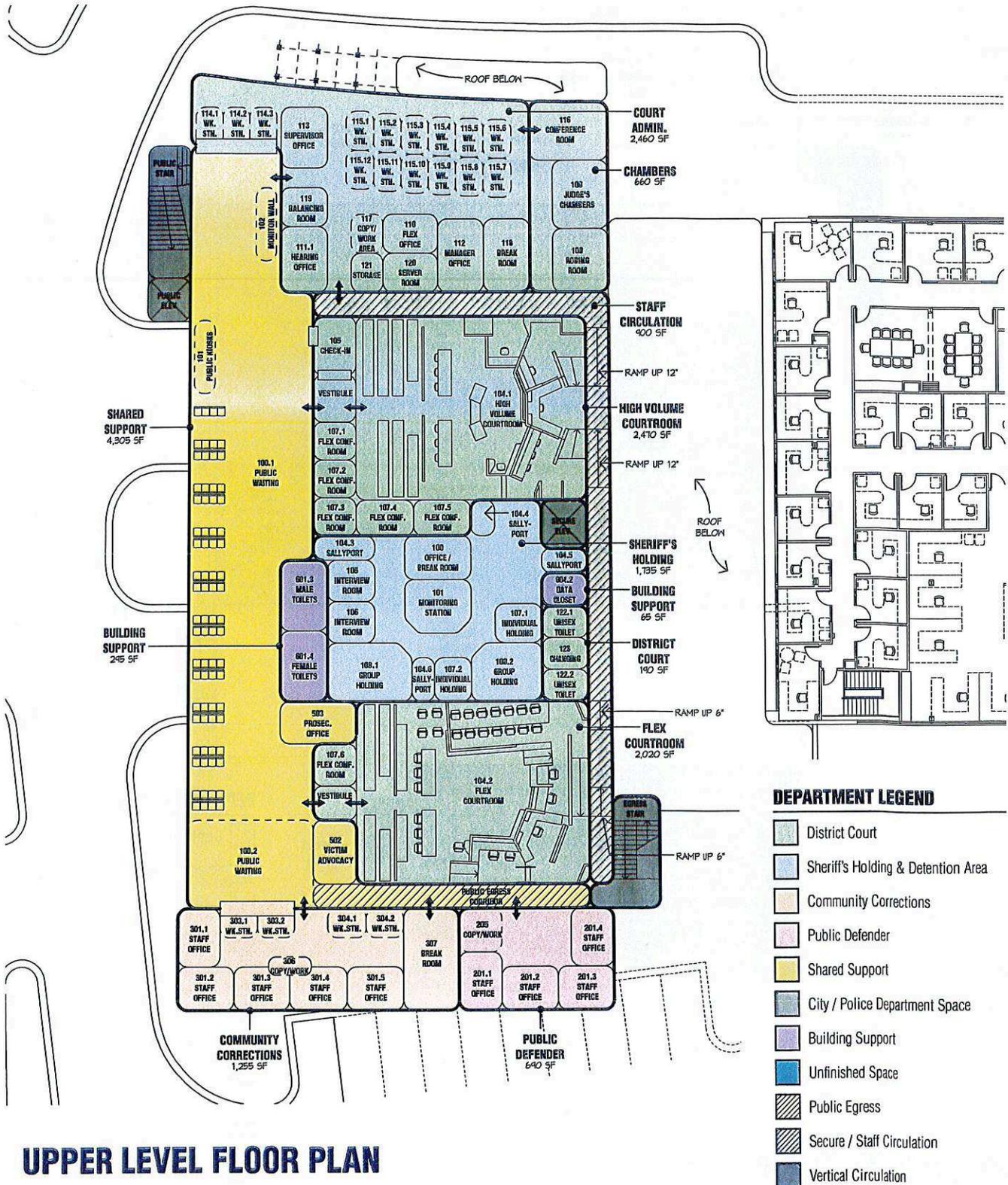
SITE PLAN

SCHEMATIC DESIGN

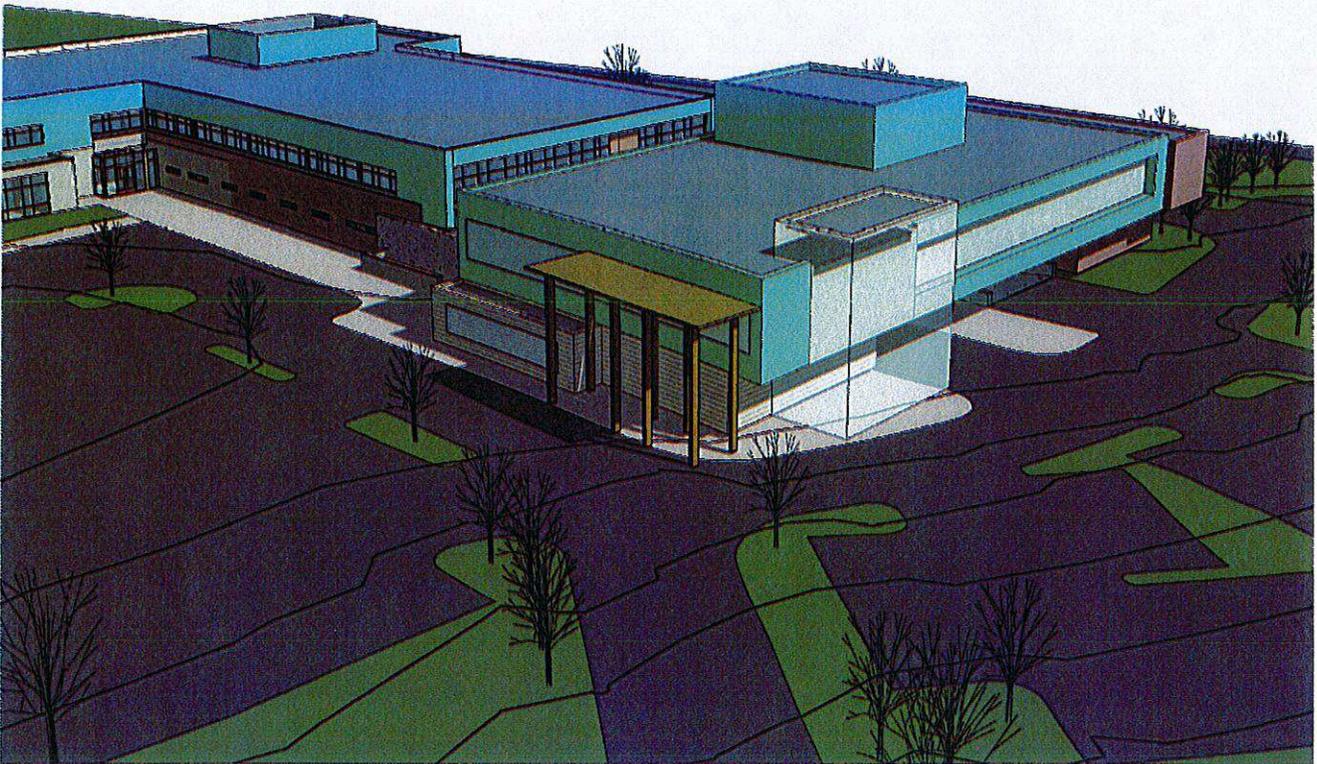


MAIN LEVEL FLOOR PLAN

SCHEMATIC DESIGN

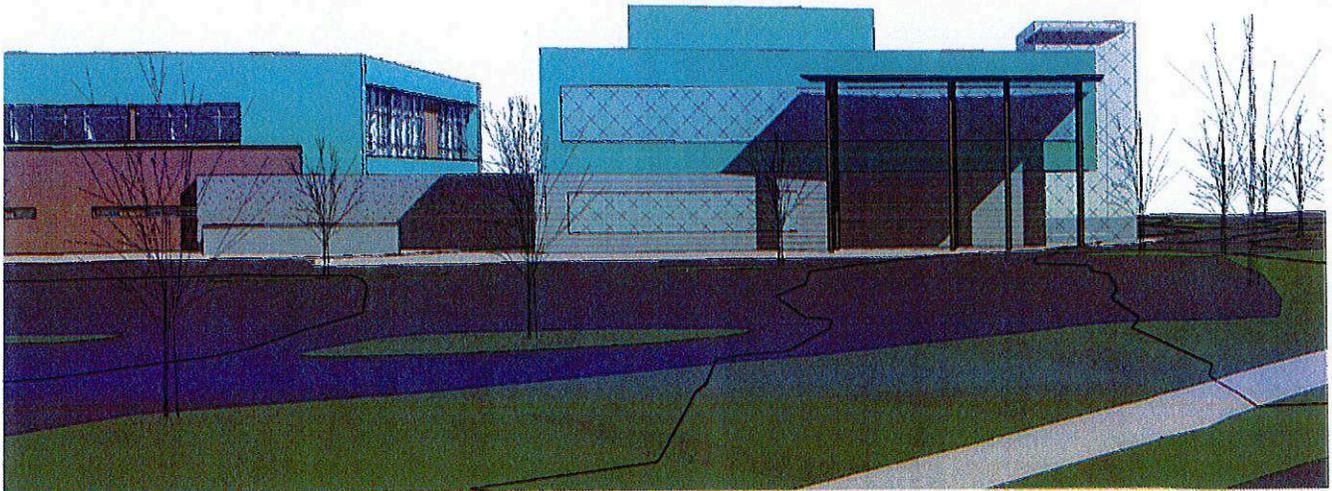


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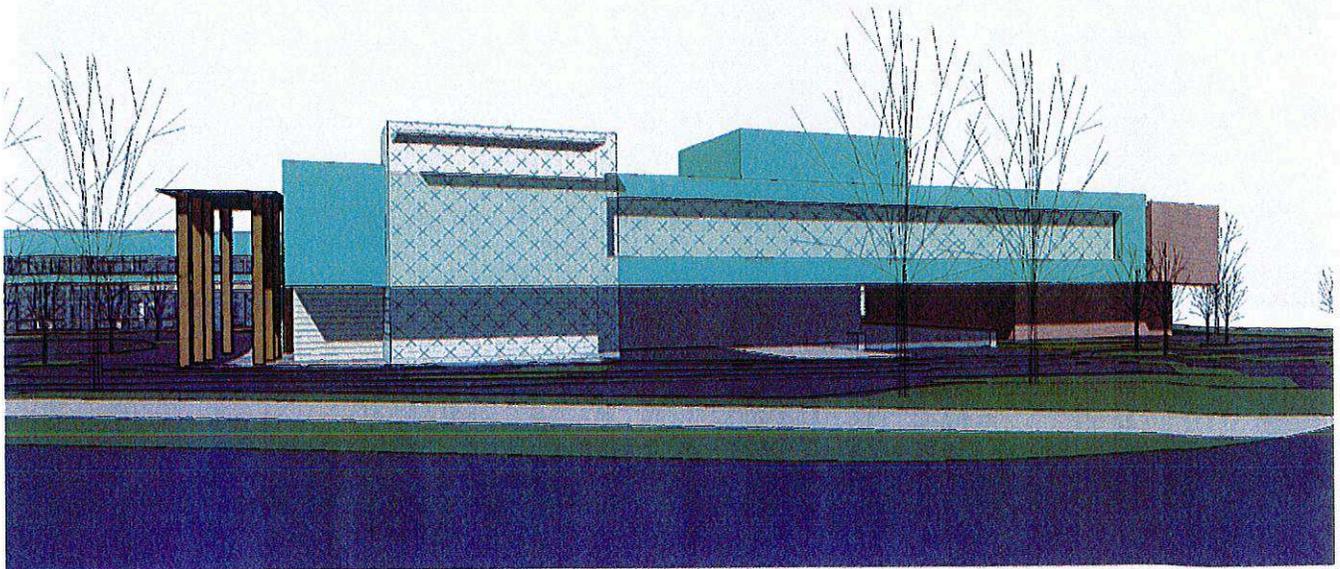


SITE PERSPECTIVE | View Looking East

SCHEMATIC DESIGN



SITE PERSPECTIVE | View Looking South



SITE PERSPECTIVE | View Looking East

SCHEMATIC DESIGN

E. Project Summary

PROJECT BUDGET

The prospective 2017-2021 Capital Improvement Program includes funding for the Southdale Courts Relocation (Project No. 1003286) in the total amount of \$15,700,000.

Based on the findings from the Schematic Design process, the estimated cost to complete the work for the revised project is \$15,700,000. The construction cost averages \$337/GSF and the project cost averages \$436/GSF.

The County will procure construction through a competitive Best-Value procurement process and its contracted service vendors and commodity contracts.

The estimate cost to complete the work is comprised of the following typical capital project categories:

BUDGET CATEGORY	SCHEMATIC DESIGN
1. Construction	\$ 12,140,000
2. Consulting	\$ 1,187,000
3. Equipment	\$ 843,000
4. Furniture	\$ 649,000
5. Contingency / Other	\$ 881,000
TOTAL PROJECT COST	\$ 15,700,000

PROJECT SCHEDULE

A project of this size and scope will take approximately two years to design, procure, and construct. Due to the complex nature of mixing City ownership, County function, and State Courts occupancy, approvals during the design and procurement phase may extend the project duration.

Some construction phasing will be required to ensure access is maintained for police operations and the immediately adjoining police garages.

Design Development and Construction Documents will be prepared by Wold Architects & Engineers.

Project timeline and milestone dates are outlined below:

Schematic Design Approval	Sep 2016
Design Development	Oct - Dec 2016
Construction Documents	Jan - Apr 2017
Best Value Procurement	Apr - Jul 2017
Construction	Jul 2017 - Aug 2018
Furniture / Equipment Installation	Sep 2018
Occupancy	Oct 2018

EXHIBIT B

PARKING DEVELOPMENT AGREEMENT

