



Minutes approved 6.18.2024

Property Committee Meeting

James Carius Community Room

Wednesday, May 21, 2024 – 3:30 p.m.

Committee Members Present: Chairman Greg Longfellow, Vice-Chair Dave Mingus, Bill Atkins, Nick Graff, Mark Goddard, Jon Hopkins, Kim Joesting, Max Schneider, Tammy Rich- Stimson

MOTION **MOTION BY MEMBER MINGUS, SECOND BY MEMBER RICH-STIMSON** to approve the minutes of the April 16, 2024 meeting.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

DISCUSSION: County Clerk Ackerman stated prior to the window project, there were granite window seals. He stated that the granite was replaced with a composite wood. He requested that the committee put out for bid the replacement of the granite just to see how much it would cost to remove the composite wood and replace with granite.

Facilities Director Mike Schone stated that the granite was glued down and cracked when it was removed to replace the windows. He stated that it was replaced with a solid surface, not composite wood.

Chairman Longfellow received consensus from the committee to postpone this discussion until a later date.

MOTION

P-24-09

MOTION BY MEMBER GRAFF, SECOND BY MEMBER MINGUS to recommend to approve bid to replace siding and doors on the EMA storage shed

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

DISCUSSION: **29th US Colored Infantry Monument**

Chairman Longfellow stated that a handout was provided which showed the location of the 29th US Colored Infantry monument. The monument will be installed the week of June 3, 2024.

DISCUSSION: Justice Center Annex

Matt Bickel from Wold Architects and Engineering presented a PowerPoint presentation to the committee regarding the status of the options that have been discussed for the new justice center annex.

He stated that the following options have been discussed:

Option A - 77,300 square feet - Construction cost: \$40,582,500
Overall project cost: \$52,718,600. This option would have 6 courtrooms.

Option B – 69,900 square feet - Construction cost: \$36,697,500
Overall project cost: \$47,671,800. This option would have 3-4 courtrooms.

Option C – 50,760 square feet - Construction cost: \$26,649,000
Overall project cost: \$34,618,320. This option would have 3-4 courtrooms.

Option D – 50,760 square feet - Construction cost: \$24,399,000
Overall project cost: \$31,718,700. The option would have 4,500 of square feet shelled and not finished.

Matt Bickel stated that his team has met with some of the departments that have been identified as primary players including representatives from the courts, state's attorney, probation, circuit clerk, sheriff, veteran's assistance, and public defender. He stated that they are continuing to refine and get a clearer picture of how much actual space is needed.

Matt Bickel stated that the current objective is to get somewhere around a 48,000 square foot building to stay within the budget which would be the three criminal courtroom model with the potential of a fourth courtroom. He stated that this would include the three way separation and secure circulation so that an in-custody person, staff and judiciary, and public never come in contact until they are in the courtroom. He stated that this option would have an approximate construction cost of \$25,200,000 with an overall project cost of \$32,000,000.

Chairman Longfellow stated that it is his opinion that we should go with Option A, not finish all of the square feet at this time, and finish it later as needed.

Member Atkins asked if all courtrooms would have meeting rooms for attorneys and their clients and/or witnesses to meet privately and Mr. Bickel confirmed that they would.

Matt Bickel stated that regarding building an expansion in the future, building the building out instead of up would be the less disruptive option.

Member Rich-Stimson questioned if the 77,000 square feet option would be a three-story building. Mr. Bickel stated that it would be a two-story building with a basement. He stated that this is only one current option and

they are continuing to explore other options.

Member Schneider asked if all options with the remodeling included were over the budget that was set for this project and Chairman Longfellow confirmed that is true. Chairman Longfellow stated that there is \$15,000,000 sitting in a five-year capital improvement plan. Member Schneider stated that he is opposed to spending five-year capital reserves on a big project.

Member Graff requested that Wold provide the cost to build the 75,000 square foot building and occupy only approximately 50,000 square feet and fill it in as needed. He stated that he believes the money is there and this is a once-in-a-lifetime opportunity to do something right for Tazewell County.

Member Goddard stated that we should provide our budget amount then have a building designed within that budget.

County Administrator Mike Deluhery stated that is still a work in progress. He stated that the cost for remodeling portions of the courthouse could come down significantly when they determine who would go into which space. He stated that \$34,400,000 is budgeted for the new project and a separate budget of \$1,200,000 for remodels in the courthouse.

Chairman Longfellow stated that there is a meeting with the core group scheduled for Friday, May 24, 2024 at 10:00 a.m. (in person or Zoom) and he invited all members of the property committee to attend the meeting to discuss their opinions and suggestions.

DISCUSSION: Current Projects Update

Chairman Longfellow provided a brief summary of the current projects.

RECESS Chairman Longfellow recessed the meeting at 4:40 p.m.

(transcribed by S. Gullette)