



*Minutes approved 6.18.2024*

## **Property Committee Meeting**

James Carius Community Room

Friday, May 24, 2024 – 10:00 a.m.

Committee Members Present: Chairman Greg Longfellow, Vice-Chair Dave Mingus, Nick Graff, Mark Goddard, Jon Hopkins, Kim Joesting

Committee Members Absent: Bill Atkins, Tammy Rich-Stimson, Max Schneider

### **DISCUSSION: New Justice Center Annex**

Matt Bickel from Wold Architects and Engineering introduced himself and also introduced Scott Rinkenberger and John Sutherland from PJ Hoerr. Mr. Bickel provided an overcap of the property committee meeting that took place on May 21, 2024.

Matt Bickel stated that there was a request to amend the guiding principles with a statement about the design being responsive to a potential future pandemic event. He stated that he will take a stab at the language for that.

Matt Bickel stated that the May 21, 2024 meeting was spent talking about the fact that to date, we have identified a program for the building that is larger than can be constructed with the budget that is available. He stated that they have sat down with departments and divisions and talked with them about their staffing and spaces to determine what their needs are. He stated that the program that was shown at the meeting was slightly under 74,000 square feet. He stated that unfortunately since he has been working on that document, he discovered that there was an error in the math in the excel spreadsheet. He stated the result of that is that the square feet went up to 82,427 based on the County's needs. He stated that they are continuing to confine that number.

Matt Bickel stated that the current courthouse is approximately 56,361 square feet, the post office building is approximately 22,461 square feet, the jury commission is approximately 2,000 square feet, and the drug treatment space is approximately 1,000 square feet. He stated that what is being programmed for the future space would combine three buildings into one. He stated that some departments need more space and some need less.

Matt Bickel stated that one option that was discussed was to build a 75,000 square feet shelled building and finish what we can with our budget and leave the remaining square feet unfinished.

Member Goddard stated that we should look at the budget and stay within it.

Member Graff stated that we looked at four options and we were looking at

Option C that had three courtrooms plus probation and a few other things in that 75,000 square feet. He stated that we were wanting to know the cost to only occupy 50,000 square feet and fill in the rest as needed.

Matt Bickel stated that we have been talking about the total project cost of the building at \$682 a square foot. He stated that the shell itself would be \$250 a square foot so the build out of the space inside using those numbers would be \$432 a square foot. He stated that 50,000 square feet times \$432 is \$21,600,000.

Chairman Longfellow stated that we cannot build a building under budget. He stated that if we build what we have it would be at \$34,000,000 and it is not anything near what we need. He stated there would be probation, three courts, and the state's attorney's office and we are not done. He stated that if this group does not feel like they will ever spend \$50,000,000 someday, it is not going to get any cheaper.

Auditor Grimm stated that at a certain point, the county board needs to say we have \$34,400,000 and go talk to the courts, sheriff, probation, etc., to find out what their needs are. He stated that if the needs are 84,000 square feet, then the experts can provide an idea of what can be done in budget and out of budget. He stated that we should give everyone who needs to go in that building a chance to provide input.

Matt Bickel stated that when the options were presented at the prior meeting, the intent was not to say you need to pick one. He stated that it was more so to identify where we are at based on the things we have heard to date. He stated that tough conversations needed to be had since we are over budget with all options.

Member Graff stated that as a county board member, am I willing to send us down a path that we would start off by spending roughly \$34,400,000 on a building knowing that we are going to spend more in the future. He stated that the answer is yes, we need to start the process. He stated that the board members need to be presented with a plan that would tell us if it makes sense to build a 75,000 square foot building now or does it make sense to build a 50,000 square foot building with the ability to add on at a future date. He said we are responsible as county board members and have to spend money to do services that we are obligated by law to do.

John Sutherland stated that when we are looking at costs right now, we are so high level because we do not have any detail yet so we are just using average construction costs. He stated that once Matt gets more detail in, we can provide more refined costs.

Matt Bickel stated that they have looked at a three story building and a two story building with the option to add a third story. He stated that their experience is that adding a third story after a building is occupied is a very difficult process.

Circuit Clerk Linc Hobson stated that we represent the people of Tazewell County who elected us. He does not think we can afford to build this building the way it is and does not support locking a future board into making decisions

based on the current board's ideas.

Administrator Mike Deluhery stated that another thing to consider is the savings we get from shelling out a space, and how much savings are there shelling out now rather than waiting. He stated that he believes the savings are 5% to 10% now.

John Sutherland stated it would cost more because you would have to put the project out, advertise it, put the bid documents together for it, and you would not get the scale for your drywall contractor who is in here doing the rest of the work on the building. He stated that to bid out a shell space will be minimal compared to the rest of it.

Administrator Deluhery stated that there is a matter of having a balance as a board to set a budget so we would have \$34,400,000 for the building and \$1,200,000 for remodels. He stated that we need to determine exactly what is going out of the courthouse, what courtrooms, and what remodels would need to happen. He stated that would help validate the remodel costs. He stated that the goal is to have an in-budget option to present to the board and a secondary shelled out option.

Chairman Longfellow stated that with the shelled out building we would still spending \$32,000,000 now which has already been approved.

Member Hopkins questioned how much the costs would be to maintain a shelled out building.

Administrator Deluhery stated that security would be needed in both buildings. He stated that the last time it was discussed it would be \$260,000 for two deputies per year and closer to \$390,000 for three deputies. He stated there would also be more maintenance costs for a bigger space.

Chairman Longfellow stated that the following departments would move into the building: court services, probation, state's attorney, and all courts, judges, all jury, and bailiffs. He does not think we have the budget for the treasurer to move into the building.

Member Goddard confirmed that there will be a three story \$34,000,000 option or less and then an option of 75,000 square feet that is just shelled out.

Matt Bickel stated that they will meet with stakeholders to get input and will come back with two options.

**RECESS** Chairman Longfellow recessed the meeting at 11:23 a.m.

(transcribed by S. Gullette)