



*Minutes approved 8.20.2024*

## **In-Place Property Committee Meeting**

James Carius Community Room

Wednesday, August 7, 2024 – 6:07 p.m.

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

Committee Members Absent: Mark Goddard

### **MOTION**

P-24-22

#### **MOTION BY MEMBER GRAFF, SECOND BY MEMBER ATKINS**

to recommend to approve schematic design for new Justice Center Annex

Matt Bickel from Wold Architects and Engineering presented a presentation outlining the options that have been discussed for the Justice Center Annex.

Mr. Bickel stated that the dollar figures that are being presented when he talks about total project cost include the construction costs, design fee, construction testing, surveying, etc. as well as furniture, fixtures, and equipment.

Mr. Bickel stated that the costs include a 10% contingency.

Mr. Bickel stated that all options include the following design criteria:

1. Times Building property not required
2. Secure connection to Justice Center
3. Single-Point secured public entry
4. Achieves three-way separation
5. Ability for future expansion

The handout provided by Mr. Bickel provided the following summary of the options:

Option F-1 – Total cost of \$32,943,248 – including 3 finished courtrooms, shelled space for the State's Attorney, shelled space for probation/drug treatment, and Circuit Clerk traffic moved to annex. Total building square feet: 60,400

Option F-2 – Total cost of \$34,602,048 – including 3 finished courtrooms, finished space for State's Attorney, shelled space for probation/drug treatment, and Circuit Clerk traffic moved to annex. Total building square feet: 60,400

Option F-3 – Total cost of \$37,705,239 – including 3 finished courtrooms, finished space for State's Attorney, probation/drug treatment, and Circuit Clerk traffic moved to annex. Total building square feet: 60,400

Option F-4 – Total cost of \$44,042,739 – including 3 finished courtrooms and 3 shelled courtrooms, finished space for State's Attorney, probation/drug treatment, and Circuit Clerk traffic moved to annex. Total building square feet: 79,900

Option F-5 – Total cost of \$45,173,635 – including 4 finished courtrooms, finished space for State's Attorney, probation/drug treatment, and Circuit Clerk traffic moved to annex. Total building square feet: 74,165

Option G-1 – Total cost of \$35,473,022 – including shelled space for 6 total courtrooms, shelled space for State's Attorney, shelled space for probation/drug treatment, shelled space for Circuit Clerk traffic moved to annex, and shelled space for Circuit Clerk.

Option G-2 – Total cost of \$50,266,788 – including 3 finished courtrooms, finished space for State's Attorney, probation/drug treatment, Circuit Clerk traffic moved to annex, and shelled space Circuit Clerk.

Member Graff asked for clarification that Options F1, F2, F3 and F5 all require future property acquisition, and Mr. Bickel confirmed that this is correct.

Member Schneider asked Mr. Bickel how often he deals with design changes in projects as large as ours. Mr. Bickel stated that in regards to the shelled spaces, you could get down the road years from now and decide that another department could go into the space instead of an additional courtroom.

Member Harris stated that in his experience of contingency, 10% is an average figure and it usually goes over on major building projects.

Mr. Bickel stated that in their experience with new construction, the average is less than 1% in total change orders.

Chairman Zimmerman stated that when they built the jail, they had 4% contingency.

Member Crawford questioned who determined how many courtrooms were necessary. Mr. Bickel stated that since the current courthouse has 6, they started with that number. He stated that at minimum, they determined that they would need courtrooms for criminal, felony, and misdemeanor courts.

He stated that a fourth courtroom was discussed which would be for juvenile court.

Member Crawford questioned if one courtroom could serve multi-purposes.

Judge Doscotch stated that it would not be practical to share courtrooms due to trials and schedules, etc.

Mr. Bickel stated that it would be best practice to have a designated courtroom for each court.

Member Schneider questioned the cost of the 3+ future addition. Mr. Bickel stated that the 3+ future addition costs are not included in the total project cost.

Chairman Zimmerman stated that if security is needed in the old courthouse and the new courthouse, it would cost around \$450,000 a year.

Mr. Bickel stated that during normal business hours, every person coming into the building would come in through the main entrance. He stated that there would be an after hour only entrance which would be secure and would not allow anyone to enter any other areas of the courthouse.

Member Atkins questioned how much a shelled courtroom would cost to be finished and John or Scott from Wold stated that it would be about \$2,000,000-\$2,500,000.

On voice vote, **MOTION CARRIED**

Member Schneider voted nay

**RECESS** Chairman Longfellow recessed the meeting at 7:07 p.m.

(transcribed by S. Gullette)