

Minutes of Meeting
Justice Center Expansion
April 13, 2022
10:30 a.m.

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda items. Also present were Finance Director Dena Darrow, Staff Accountant – Budget Brandi Falcon, Civil Deputy Prosecuting Attorney Pat Braden, BOCC Communications Coordinator Jonathan Gillham and Deputy Clerk Tina Ginorio. Also present were Longwell Trapp Architects Representative Cory Trapp, LCA (Lombard Conrad Architects) Representatives Ben Bernier and Ken Gallegos.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 10:33 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business:**

Presentation of Justice Center Expansion Elevations (Action)

LCA (Lombard Conrad Architects) Representative Ken Gallegos reported that they had brought updates to the floor plans and concept elevation sketches for the Commissioners to review.

LCA Representative Ben Bernier described the floor plan changes, with particular attention to the main entryway, staircases and other adjustments on individual floors. He said these modifications would improve building function and the internal traffic flow.

Commissioner Bill Brooks asked when the project would be done, if they started immediately.

Mr. Bernier estimated that, allowing for drawing of plans and the actual construction, it would take about two and a half years.

Mr. Gallegos confirmed that they were still working based on the original price estimate of about \$18.5 million for the contractor and construction. He noted that “soft costs,” such as design fees, surveys and geo-tech would bring the price to about \$22 million. He remarked that they had allowed about 5% increase per year for inflation, but the inflation rate has been creeping up more than expected.

Commissioner Brooks stated that a total cost of \$42 million had been quoted previously, on the record, as an amount that “included all modules.” He asked what this meant.

Commissioner Leslie Duncan commented that the long term plan, which had included \$22 million for the expanded building and the costs over the next several years to move departments and personnel sequentially into new locations, had made reference to an

amount of \$42 million. She said those later movements all represented individual projects.

In response to a question from Commissioner Brooks, Mr. Bernier highlighted the elevators and ramps which were planned for the building, to allow full access.

Mr. Gallegos said that they planned to minimize the disruption to the staff in the Justice Building's routine as much as possible during the construction.

Mr. Gallegos then directed the Commissioners' attention to several renditions of the outside of the building. He discussed the materials they planned to use, the outside lighting and aesthetics.

Chairman Fillios and Commissioner Duncan both indicated that they felt the design and appearance were acceptable as presented.

Justice Center Expansion Next Steps (Action)

Longwell Trapp Architects Representative Cory Trapp stated that the next step for him would be to meet with City of Coeur d'Alene representatives for an informal review of the plans to ensure they met all appropriate guidelines.

Mr. Gallegos suggested that the Commissioners begin their search for a CMGC (Construction Manager General Contractor) so that preliminary estimates could begin. He remarked that while the Board put out an RFQ (Request for Qualifications) and moved through that process, his group could be working on a parallel timeline with the City.

Mr. Trapp stated that he would work with Civil Deputy Prosecuting Attorney Pat Braden on the legal aspects of the project.

Mr. Trapp explained the difference between use of a CMGC, a Design-Bid-Build process and a Design-Build process. He indicated that he favored the CMGC because that led to better communication and cooperation between the owner, contractor and architect. He said it often also resulted in reduced costs for a project.

Chairman Fillios suggested that they proceed as Mr. Gallegos had suggested.

No objections were voiced.

- D. Public Comment:** This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. There were no public comments.

E. Adjournment (Action): Chairman Fillios adjourned the meeting at 11:22 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

BOCC SIGNATURE

BY: _____
Tina Ginorio, Deputy Clerk