

Minutes of Meeting
Justice Center Expansion
June 26, 2023
2:00 p.m.

The Kootenai County Board of Commissioners: Chair Leslie Duncan, Commissioner Bruce Mattare and Commissioner Bill Brooks met to discuss the following agenda items. Also present were Clerk Jennifer Locke, Chief Deputy Clerk Grace Blomgren, Finance Director Brandi Falcon, Staff Accountant – Budget Arrow Gidney, Staff Accountant – Grants Rae Ann Fritsche, Elections Manager Asa Gray, Court Services Director Kally Young, Resource Management Office (RMO) Grants Manager Dorian Komberec, RMO Grants Technician Kaitlin Smith, BOCC Communications Coordinator Jonathan Gillham and Deputy Clerk Tina Ginorio. Also present were Lombard Conrad Architects (LCA) Representatives Ken Gallegos and Ben Bernier, Longwell Trapp Architects Representative Cory Trapp, and Bouten Construction Representatives Kreg Shelby and Tyler Jones.

- A. Call to Order:** Chair Leslie Duncan called the meeting to order at 2:00 p.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business:**

100% Design Development – Updated Estimate: Cost of Work (Discussion)

Bouten Construction Representative Kreg Shelby reviewed the highpoints of the last meeting, including cost savings to be found in prefabrication of certain elements, the sally port changes and the recommended three step approach to the project.

Chief Deputy Treasurer Jill Smith entered the meeting at 2:03 p.m.

He predicted that they would be able to offer an update to the GMP (Guaranteed Maximum Price) estimates today and another in August.

Project Schedule and Work Packages (Discussion)

Mr. Shelby announced their current estimate was \$34,833,847 and reviewed a breakdown of that figure into different components of the project, including contingency allowances.

Bouten Construction Representative Tyler Jones reviewed their current information on the earthwork, foundation wall material, cladding and storefront/curtain wall, interior finishes, elevator, detention areas and mechanical and electrical needs. He described aspects that were under consideration as potential cost savings.

Mr. Jones stated that they were looking into prefabricated detention area walls and ceiling systems, plus doorframes and their associated hardware, sinks and other items to make construction more efficient and thus less expensive.

Mr. Jones discussed the current market conditions and bidding outlook for the project. He indicated that the gap time from bid to actually proceeding looked favorable. He said the project would also be very attractive to their prospective trade partners, leading to very competitive bids.

Mr. Shelby provided an update of the project schedule, following the three stage package. He said they hoped to begin actual work on September 5, 2023. He predicted that most of the concrete work would be done before the really cold weather set in. He provided a breakdown of the three packages:

- Work Package 1 – Sitework, Utilities and Construction Support, proposed bid date August 10, 2023, estimated cost \$5,544,203.
- Work Package 2 – Structure, Mechanical, Electrical, Roofing, DFH, Framing and Drywall, proposed bid date September 19, 2023, estimated cost \$18,786,737.
- Work Package 3 – Finishes, proposed bid date December 21, 2023, estimated cost \$10,502,907.

Lombard Conrad Architects (LCA) Representative Ken Gallegos described the efforts they had made to reduce costs by adjusting the external aspects of the building. He listed the changes that had been made or were being considered in their efforts to reduce the cost. He displayed the revised floor plans and confirmed that they had discussed internal changes with the departments to be housed in the building.

Mr. Gallegos confirmed that the sally port's design had been adjusted based on the larger vehicles it would need to accommodate. He also confirmed that inmates would be moved around the building in a secure fashion using a designated elevator.

Approval to Develop and Bid Work Packages during Construction Documents Phase (Action)

Commissioner Bruce Mattare remarked that he would like to know how this project fit into the larger picture of all the facilities changes under consideration, such as completion of the Jail pods and KCSO's move to Kootenai North.

Chair Duncan reported that it appeared that around \$11 million of the funds for the Justice Center project had been planned as coming from other sources. She said that, since the project estimate had been reduced from \$38 million to \$34 million, she would get the new figures for what would come from the LATCF (Local Assistance and Tribal Consistency Fund), District Court and Fund Balance. She expressed some concern that the KCSO move to Kootenai North might dip into the money needed for the Jail pods. She pointed out, however, that the County currently kept a reserve of two and a half months of operating expenses and suggested that they might consider reducing that to two months, if necessary. She added that there would also be some amount returned to Fund Balance at the end of this fiscal year that they would find out about in August.

Commissioner Mattare moved that the Board approve the development and bidding of work packages during the Construction Documents Phases 1, 2 and 3. Commissioner Bill Brooks seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Brooks: Aye
Commissioner Mattare: Aye
Chair Duncan: Aye

The motion carried.

Presentation and Approval of Design Development Documents (Action)

Chair Duncan indicated this item had been covered by Mr. Gallegos earlier, during his presentation. She said that no separate motion was needed for this.

Approval to Proceed to Construction Documents Phase (Action)

Commissioner Mattare moved that the Board approve proceeding to Construction Documents Phases 1, 2 and 3. Commissioner Brooks seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Brooks: Aye
Commissioner Mattare: Aye
Chair Duncan: Aye

The motion carried.

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): Chair Duncan adjourned the meeting at 2:27 p.m.

Respectfully submitted,

JENNIFER LOCKE, CLERK

BOCC SIGNATURE

BY: _____
Tina Ginorio, Deputy Clerk