

**Minutes of Meeting**  
**Justice Center Expansion**  
**March 16, 2023**  
**11:00 a.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, Finance Director Brandi Falcon, Staff Accountant – Grants Rae Ann Fritsche, 1<sup>st</sup> Judicial District Trial Court Administrator Karlene Behringer, Trial Court Administrative Assistant Acacia Hildreth, Court Services Manager Kally Young, Chief Bailiff – Jury Commissioners Pete Barnes, KCSO Captain Stuart Miller, Buildings & Grounds (B&G) Operations Manager Greg Manley, 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 Longwell & Trapp Architects Representative Corey Trapp, Bouten Construction Representatives Kreg Shelby and Scott McGloucklin, and Lombard Conrad Architects (LCA) Representatives Ken Gallegos and Ben Bernier. Mr. Gallegos and Mr. Bernier were present via Zoom.

- A. **Call to Order:** Chair Leslie Duncan called the meeting to order at 11:01 a.m.
- B. **Changes to the Agenda (Action):** There were no changes to the agenda.
- C. **Business:**

**Current Project Cost Estimate with Bouten Construction Project Executive Kreg Shelby and Director of Preconstruction Services Scott McGlocklin (Action)**

Bouten Construction Representative Kreg Shelby went over their company's qualifications for this project and the preparations they had made.

Lombard Conrad Architects (LCA) Representative Ken Gallegos reviewed the history of the project to date. He described the collaborative efforts of LCA and CMGC (Construction Manager General Contractor) Bouten Construction.

Bouten Construction Representative Scott McGloucklin discussed the changes in market conditions and their impact on the cost of the expansion to the Justice Center. He provided a graph which illustrated the changes and pointed out that a project which would have cost \$400 per square foot in 2018 would now cost about \$583.78 in 2023 and was projected to continue to increase to about \$668.31 in 2025. He explained that this would mean that a project estimated to cost about \$24 million in 2018 would be over \$35 million in 2023, assuming no changes in design or materials. He predicted that price increase would slow down but probably not reverse.

Mr. McGloucklin reviewed the steps they had taken in their estimating process, including discussing the project with local trade partners and subcontractors. He added that they had included some contingency margin in the figures to allow for increased prices in the future.

### **Proposed Alternate Design Options for Cost Alignment (Action)**

Mr. McGloucklin offered details on different options from which the Board could choose.

- Option 1 represented the original plan for a 60,000 square foot project, with a cost of about \$35 million. Mr. Gallegos reminded those present of the details of those floor plans.

1<sup>st</sup> Judicial District Trial Court Administrator Karlene Behringer remarked that the original plans for the jury boxes offered seating for 12 people and should have seating for 14.

- Option 2 included a reduced program design, with the elimination of a fourth floor and no relocation of the prosecuting attorneys to the building. This would be a 45,000 square foot project, with a cost of about \$29 million.
- Option 3 would align with the original estimate of about \$24 million but would be a 40,000 square foot project. This would require the removal of both the fourth floor and an additional reduction of both 5,000 square feet in space, plus changes to certain exterior elements of the project. Mr. McGloucklin explained the level of impact this would have on the programs housed in the building and on its appearance.

Trial Court Administrative Assistant Acacia Hildreth exited the meeting at 11:27 a.m.

LCA Representative Ben Bernier remarked that if the Commissioners chose Option 3, LCA would have to reconfigure the plans extensively.

Mr. McGloucklin said that they had explored changes in product types and materials and, while these would yield some savings, they would not offer enough to bring the price down to the original price limit without making other, more sweeping changes.

Mr. Gallegos asked for the Board's direction on how to proceed.

Commissioner Bruce Mattare expressed his concern regarding the status of the plans for the project and the increased cost. He asked why they had not been made aware of this sooner.

Mr. Gallegos said that it was primarily materials and labor that had gone up.

Longwell & Trapp Architects Representative Cory Trapp confirmed that similar increases have been seen in all the other ongoing projects his group has been involved with over this period.

Finance Director Brandi Falcon reported that the Assigned Fund Balance exercise could be done after their audit and predicted the audit should be completed in about two weeks. She said that Fund 11 would have about \$12 million dollars available, almost \$2

million in the District Court Fund, and around \$800,000 in the Restricted Court Facilities Fund.

Resource Management Office (RMO) Grants Technician Kaitlin Smith confirmed that there were \$24 million in ARPA (American Rescue Plan Act) funds set aside for construction and an additional \$2 million for preconstruction costs.

Chair Duncan indicated that she was reluctant to lose the top floor from the plan.

Commissioner Bill Brooks reminded those present that he had predicted a situation similar to this. He said there had been a statement made about six months ago that the whole project, as planned, would cost about \$45 million. He added that he was not happy with the way the ARPA money had been allocated.

Commissioner Mattare suggested that the Board take some time to reflect on this information and discuss it further before making a decision. He reminded those present that they did have the space at Kootenai North and said it might be time to start factoring that into their other space needs.

Commissioner Brooks said he would like to see the fourth floor retained, but agreed that Kootenai North's potential contribution should be considered.

Chair Duncan stated that Kootenai North could not be used for court services. She said that there was a presentation planned for next week, at 10 o'clock Tuesday morning, on the potential uses of Kootenai North.

Ms. Hildreth reentered the meeting at 11:44 a.m.

Chair Duncan stated that neither Elections nor Community Development could be moved to Kootenai North. She said she had consulted with all departments and the option to be presented on Tuesday seemed like the best. She explained it would move one department out of the Administrative Building but declined to offer more details in advance.

It was generally agreed that Ms. Falcon would examine the available funds and report back to the Board

- 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 11:49 a.m.

Respectfully submitted,

JENNIFER LOCKE, CLERK

BOCC SIGNATURE

BY: \_\_\_\_\_  
Tina Ginorio, Deputy Clerk