Buildings & Grounds Committee Minutes
May 10, 2017 – 3:00 p.m.

Present: Chairman Bill Peck; Supervisors Preston Allen, John Collyer, Alan Grattidge, Jack Lawler, Paul Lent, Dan Lewza, Dick Lucia, Peter Martin, Jean Raymond, Tom Wood, Mo Wright and Chairman of the Board Ed Kinowski; Chad Cooke, County Administrator; Steve Dorsey, County Attorney; Keith Manz, Tom Speziale, Public Works; David Pacheco, Katrina Pacheco, Pacheco Ross Architects.

Chairman Peck called the meeting to order and welcomed all in attendance.

On a motion made by Mr. Lewza, seconded by Mrs. Raymond, the minutes of the April 12, 2017 meeting were approved unanimously.

Mr. Peck said that a sub-committee has been working on the new Public Safety Facility project. The sub-committee members are Bill Peck and Tom Richardson from Buildings & Grounds, Paul Lent and Kevin Tollisen from Public Safety and Chairman Ed Kinowski.

Mr. Kinowski said that he would like feedback from Supervisors on the process used to get to this point from last year until now. Last year the project began by gathering information and data and forming a sub-committee. Information will now be shared at the committee level and to the Board of Supervisors, and will be voted upon in the future once the Board has had time for feedback and information.

Mr. Peck introduced David Pacheco from Pacheco Ross Architects to give a presentation on the proposed facility. Pacheco Ross worked on the original design in 2007 and they were recently hired to update the design.

David Pacheco gave an overview of the process they have gone through over the past several months. In October they began by meeting with various County Departments involved in the new facility, they toured each department's existing space and interviewed staff on their current and future needs. One point taken into consideration is the fact that the County is on the threshold of having a population of 250,000 which triggers certain requirements in the Department of Health. The building is designed for both the immediate future needs and also allows for growth.

Katrina Pacheco distributed printed site and floor plans to the Committee. The site is located between County Farm Road and the current jail location and sits approximately 120 feet back from County Farm Road. The proposed 63,328 square foot building provides for the Sheriff's Department, 911 Call Center Dispatch, Office of Emergency Services, Probation and Department of Public Health. There is also shared space which provides for large meetings, training rooms and conferences. There will be one secure centralized lobby for the public, all departments can be reached from this centralized lobby. High density records storage has been integrated into the design throughout the Departments. A discussion took place regarding the placement of the non-public driveway for deliveries.

Cost estimates: Hard costs came in at approximately $26.2M, soft costs at $3.1M, hard and soft costs include a 15% contingency and there is also an additional $1.3M reserve contingency. Estimated square foot pricing was based on space use analysis broken down for each of the separate departments. A discussion took place regarding a construction manager and the

County's need for one during the construction period. Since this facility is an essential service facility, a special inspector will be mandated by code, every critical structural element must be witnessed by an independent third party hired by the County.

Mr. Lawler said that additional fees would need to be added to the project for the cost of bonding the funds. Mr. Kinowski suggested that the entire project cost does not need to be bonded and county funds could be used for some of the contingency estimates.

Mr. Peck informed the committee that Pacheco Ross will also present the plans in front of the full Board of Supervisors at the agenda session scheduled for 4:30pm.

On a motion made by Mr. Lucia, seconded by Mr. Lewza, the meeting was adjourned unanimously.

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board