

## Minutes

April 18, 2023

Commissioners present: William Bateson, Timothy Bechtol and Michael Pepple.

Also Present: Alec Helms, Cindy Land, Adam Witteman, Lou Wilin from the Courier and members of ACI and RCM. See attached sign in sheet.

Commissioner Bateson opened the meeting at 2:30 a.m. in the Commissioner's 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the April 13<sup>th</sup>, 2023 meeting was read with Timothy Bechtol making a motion to approve, Michael Pepple seconded. Motion passed 3-0. Michael Pepple abstained.

The Commissioners approved three travel requests for the Sheriff, eleven travel requests for JFS and one travel request for the Engineer. The Commissioners approved payment of the March ACI Construction invoice for design services on the Judicial Center project.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #250-23 – Authorizing the payment of the listed and/or attached purchase orders. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #251-23 – Transfer of funds from Contingencies to Sheriff for travel for prisoners #1001. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #252-23 – Advance of funds from the General Fund to Community Development Block Grant Fund 2062. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Cindy Land presented the following resolution:

Resolution #253-23 – Authorizing the Hancock County Commissioners to enter into a memorandum of understanding with the Hancock County Commissioners and the Maumee Watershed Conservancy District regarding the US68/SR15 interchange final engineering design associated with the Eagle Creek Flood Storage Basin. Cindy Land stated we cannot use grant funds for this project. The total cost is \$449,903.50 and will be paid from the ¼% sales tax as long it exists. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0. Commissioner Bechtol stated this is to clean up the road closures caused by the basin project.

Richard Kirk from ACI Construction stated that the GMP for the judicial center was provided to the Commissioners yesterday. The Commissioners confirmed they received and reviewed it. Richard stated the final building design was for 47,153 square feet at \$466.39 per square foot, for a total GMP of \$21,991,826.00. With the Commissioners approval of the GMP, this will end the design phase and start the construction phase of the project. This will not stop the value

engineering on the project. They will still try for a better price throughout the project. There are no large items left to value engineer but there are quite a few small things that may have savings in them. Those items will be sorted out as they go. All savings throughout the project will go 100% to the owner. Commissioner Bateson thanked ACI and RCM for everything they have done going above and beyond with all of the people involved with this project.

Commissioner Bechtol stated he has laid notecards on the front table for the ACI and RCM representatives to take a look at showing the timeline how we will proceed from here. There is a Committee of Seven meeting scheduled for Thursday. There will be a vote for approval at that meeting. Commissioner Bechtol explained the financing they are looking to put in place for this project and the time frame it will take. Adam Witteman confirmed that we will need at least 4 to 6 weeks for financing if we are borrowing less than \$10 million. If over \$10 million it could be longer. Commissioner Bechtol stated they would like to keep it under \$10 million.

Commissioner Bechtol asked if the total square footage stated includes the canopies as well. Amber Clason from RCM stated that includes 877 sq ft for the canopies and 1,673 sq ft for the penthouse. There was a discussion on the possible savings of shelling out the 1<sup>st</sup> floor Adult Probation area and not having it fully finished during the construction. Richard Kirk stated that prices are only increasing, especially labor and we will not find someone to do that work for cheaper. Commissioner Bechtol explained the three alternates provided in the addendum. Commissioner Bechtol stated his recommendation for the Commissioner to provide to the Committee of Seven would be to go with alternatives 2 and 3 which would provide a savings of approximately \$366,000,00. Commissioner Bechtol went through various line items with price changes as compared to prices provided in February. Richard Kirk stated there will be a change order and breakdown of the additional cost for the design portion. The increased cost is based on the scope and increased overall cost of the building. Commissioner Bechtol inquired about the possibility of modifying the amount used to calculate the 3% fee to something closer to the originally proposed estimate \$12 million. Richard stated they can look at that possibility towards the end of the contract but their costs have increased as well so at this time they cannot agree to that. There was a discussion on the timeline and when final approval and contract approval can be completed. Richard requested if the Committee of Seven approves the project to move forward, that the Commissioner provide them with a letter of intent to move forward so they can begin their work with subcontracts. There would be no site work done until the contract itself is approved. The Commissioners agreed to take that under consideration. Commissioner Bechtol stated the GMP information will be sent to the other members of the committee. Adam requested the information be sent to him and Auditor Rauschenberg as well.

### **Meetings/Reports**

Michael Pepple and the other Commissioners attended the MPRMA insurance this morning in Shelby county.

Timothy Bechtol also attended the meeting in Sydney this morning. Last Thursday he and representative for RCM attended a Board of Zoning Appeal meeting for the variance on the new Judicial Center. The appeal was unanimously approved to have the building sit further back off the road to be in line with the post office.

William Bateson has nothing further to add to the other Commissioners reports.

Respectfully submitted,



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Alec Helms, Assistant Clerk

Reviewed and approved by:



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William L. Bateson

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Timothy K. Bechtol



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Michael W. Pepple

