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SALINE COUNTY-CITY BUILDING AUTHORITY SUB COMMITTEE MINUTES, August 26, 2022

The Saline County-City Building Authority subcommittee meeting was held on Friday, August 26, 2022 in Room 107B of the City-County Building.

Present were: Rodger Sparks, Michael J. White, Jacob Wood, Todd Heitschmidt, Bill Longbine, Todd Miller, Hannah Bett, Clint Hibbs, BG Consultants and Lynda Johnson, Recording Secretary.

Clint Hibbs began with welcoming everyone to the meeting. He has begun putting together some plans of the existing building so the cost analysis for building expansion can begin. This first meeting is to define the spaces needed in the expansion and a better understanding of the needs of the tenants occupying the building at this time. A discussion ensued on what the scope of area needed should be and what it encompassed. Todd Heitschmidt explained the building expansion would be for future needs of the city, county, and district court. If the third floor was expanded then the County Attorney, Court Services and first floor courtroom could be moved back to the third floor and that would free up those current and future sites for other office space. Jacob Wood was asked if the City of Salina needed any more space and he thought they had sufficient area now for their needs. He did not know what the needs of the city would be in 5-10 years but for office space they would like designated space in the expansion for offices for future development if needed. Hannah Bett spoke about the \$3.2 million already being spent on the expansion of the courtrooms right now. She said the county does not wish to spend another \$3.2 million on an expansion of the building as well. She envisioned the expansion to be a little more functional office space to bring back the displaced county offices to the building. The discussion turned to the steps that will be coming with the departments moving over to the old juvenile center, and in other spots in the building to make room for upcoming court floor renovations as the final piece. Mike White mentioned his vision being a third floor only expansion with another elevator. This brought about the discussion on exactly what space is needed for each entity to determine how much of an addition was needed. The current discussion led to the departments coming back over in this building was all that would need to be built at this time to include HR, GIS, Planning and Zoning and Court Services. Court services could go over into the Sheriff's Office Administrative portion after the Sheriff moved into the new jail facility. The court room remodel would take care of their immediate needs. Hannah Bett brought up the security issues with the different floors of courts. The discussion should revolve around an expansion to bring everyone currently in the building back over to the building and at the same time creating more functional spaces throughout the building even with the expansion and addressing security issues. Clint Hibbs did a summary of the expected scope of work. Mike White suggested a shell of the expansion area and piecemealing the interiors once further needs are requested later as tenants come forward. Mike White also envisioned a sally port and vans stopping in front of a holding area to unload inmates. The committee next discussed whether to do a single floor or all 3 floors like the current building. Commissioner Sparks suggested expanding to the east was the preferred direction. Clint was tasked with bringing back several renditions of different options with rough numbers. The next meeting is scheduled for Thursday, September 8th at 9am.

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SALINE COUNTY-CITY BUILDING AUTHORITY SUB COMMITTEE MINUTES, September 8, 2022

The Saline County-City Building Authority subcommittee meeting was held on Thursday, September 8, 2022, in Room 107B of the City-County Building.

Present were: Rodger Sparks, Michael J. White, Jacob Wood, Todd Heitschmidt, Bill Longbine, Todd Miller, Hannah Bett, Clint Hibbs, BG Consultants, Lieutenant Sean Kochanowski, Sheriff's Office and Lynda Johnson, Recording Secretary.

Todd Heitschmidt opened the meeting welcoming everyone and introduced Lt. Sean Kochanowski as a representative of the Saline County Sheriff's Office. Clint Hibbs began with telling everyone that today's meeting will be more abbreviated than the previous meeting with the scope of information. He wanted to go through a few things just so that the committee was aware. He showed a drawing of the existing building, and they are not completely done with the draft of the third level but he wanted everyone to get a sense of the square footage they were talking about. If you looked at the agenda there is mention of the existing building floors and how they are organized into 4 quadrants, two being approximately 6,000 square feet and two being approximately 7,400 square feet. In the proposed new addition, it would expand approximately 48 feet and be about 245 feet wide creating two new quadrants approximately 4600 feet and 5700 feet. This new addition would expand to the north wall. It would be third floor additional space only and keep the north drive open. They have a preliminary cost of \$320.38 per square foot. It equates to approximately \$3.6 million cost for the shell. They incorporated a stair entrance from the third floor to the park area as well. They could also incorporate a partial 2nd floor under the third-floor expansion. They do not have any final renditions currently due to the structural engineer still working on clearance. They next discussed the possibility of a sally port in the north drive and what that would encompass. Clint is envisioning the elevator and the sally port on the south side of the drive. This would move the drive farther north and do away with parking on the north side of the drive. Hannah Bett next asked about the intention of the addition for office spaces. Todd Heitschmidt said they would move the County Attorney, Court Services and possibly the Juvenile Courts back up to the third floor. Lt. Kochanowski spoke about security being on two floors at the same time and that would help his staff with one central location. Hannah Bett mentioned this area to be future growth as she sees it. The Committee then discussed the needs for the future. The current plan included adding an addition for the third floor only as well as a possible private elevator and sally port. The drawing today presented a hallway on the south side of the new addition for moving inmates. Lt. Kochanowski said the hallway would be a great asset for transporting inmates from one court to another. The Sheriff is big on not having inmates in the hallways with the public. He thought the elevator was a must for security reasons. The sally port was optional in his opinion due to building deliveries. Todd Miller inquired about the parking spaces and be governed by building square footage. Clint Hibbs said he would check on that, but he thought we were over the allowable parking space area at this time. Todd Heitschmidt asked about the possibility of a fourth floor. The structural engineer was currently looking at the structure load of the building to see if that would be possible. Rodger Sparks about the cost of the adding a 4th floor. Clint Hibbs thought that adding on would be more cost effective than adding onto the existing structure at this time. Hannah Bett wondered if another additional elevator for the public should

be considered. Building code doesn't usually require elevators but stairs for egress purposes. Lt. Sean Kochanowski mentioned if you put a second elevator in alongside the private elevator you would either make it an employee only accessed elevator or have more security for that elevator as well. A discussion then ensued on the pros and cons of the 4th elevator being placed next to the inmate elevator and the options. It would be better to put them with the current two elevators. Hannah Bett asked if this potential expansion would meet the needs of all the tenants of the building. Jacob Woods mentioned the concern of space being on the third floor and not allowing for City offices to expand because it is in a secure area as well as the County. It doesn't make a lot of sense to put City or County offices in the new area where they still must go through security. Neither the City nor County thought they could move any office in that area being secured. Bill Longbine asked about the timeline on the project. Even moving the courts back up to the third floor doesn't open possible City growth. Hannah Bett thought adding generators should be added to the project as well. Todd Heitschmidt asked about adding a fourth floor and possible north third floor expansion and putting the fourth floor on that area as well. Clint Hibbs said it was possible. He did say that adding onto the top of the building would be more intrusive to building operations than adding on an addition. Clint Hibbs discussed bringing back three options for the next meeting along with potential costs. Those options included adding a fourth floor based on the structural foundation of the current building, building a new addition to the north of the current building, and adding a new addition onto the east. The next meeting is scheduled for September 29th at 9:00 a.m.

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SALINE COUNTY-CITY BUILDING AUTHORITY SUB COMMITTEE MINUTES, September 29, 2022

The Saline County-City Building Authority subcommittee meeting was held on Thursday, September 29, 2022, in Room 107B of the City-County Building.

Present were: Rodger Sparks, Jacob Wood, Todd Heitschmidt, Bill Longbine, Todd Miller, Hannah Bett, Phillip Smith-Hanes, Clint Hibbs, BG Consultants, Grant Urban, BG Consultants and Lynda Johnson, Recording Secretary.

Clint Hibbs began with a presentation of the renderings of possible options for expanding the current City-County Building and the goal for today is to get more input and information on the direction in which the Committee wanted to proceed. One of the unique challenges mentioned with the north wall are the clearances needed to maintain the north drive. The first concept was expanding to the north providing a single drive through along with a sally port and a second story for office space if needed. This would allow for a total of about 21,000 to 26,000 square feet consisting of 17,000 square feet for the third floor and about 6,000 square feet for the second-floor addition. The second floor would be about 35 feet wide. The parking area on the north drive would be lost. The enclosed portion of the sally port would be about 114 feet long. This option would expand farther than the retaining wall on the north side of the current building. The next option was taking the expansion out to the north wall with the drive and sally port and adding a 4th floor on top of the expansion. This was being discussed because it would be more cost effective to add an upper level on the new addition versus the whole building. After some discussion, members thought this was not an appealing option as everyone would have to travel through the secured 3rd floor to get to those offices. Clint then spoke about adding the 4th floor over the entire building and it was found that it was not structurally able to do that. BG is recommending that option not be looked at. The Committee then discussed what was needed at that time. Phil asked Todd Heitschmidt if his vision entailed if the 3rd floor expansion was built that the County Attorney and Juvenile Courtroom would then move back up to the third floor opening the current Juvenile Courtroom and County Appraiser's Office for County space so then the County departments being displaced could then move back over into the building. Todd Heitschmidt had the same thought process. Phil then asked if the City had any departments that could move into the 2nd floor expansion area and Jacob thought they certainly could do that. That brought on farther discussion on what could be placed in there and both the City and County thought the 107 and 107B meeting rooms could be moved over into that area for better public access and then the city and/or County would have the current 107/107B space available for growth in the future. Jacob thought at this time the city had no need for expansion. Clint's thought for proceeding was getting two different options and then proceeding with the cost analysis. Discussion ensued on what was needed, and many ideas were presented. It was sounding like the original option of the 3rd floor expansion to move the courtroom and County Attorney back up to the third floor is all that is really required at this time. That would allow the County offices that were being displaced to move back over as well. They also briefly discussed the expansion of two floors on the east side. Courts would get the 3rd floor and then the 2nd floor could be a meeting room to replace 107. Each floor would be approximately 7,000 square feet. The east side would be less challenging to build. Bill Longbine made a comment about the parking that would be lost with the addition of the sally

port and Clint mentioned that you could convert some of the green space into a drive and parking area as well for Judges. Phil asked if the third floor could be built to allow for the second-floor expansion later if wanted. Clint said that could be planned in the construction mode. Phil thought since it would benefit the courts, the county would be responsible, and he thought they could do a bond or some other type of lease or grant with the Public Building Commission to pay for the cost of the expansion. Todd Miller was tasked with bringing back measurements for the current County Attorney's office, the Juvenile Courtroom, Appraiser's Office, and Room 107/107B. Clint was tasked to bring back the original option cost which would encompass the third-floor addition along with an elevator that would be inmate transport and option 2 cost for comparison with the new rendering. This additional space would be all unfinished. Clint said they would also bring back more defined renditions as well. The next meeting is scheduled for October 24th at 9:00 a.m.