

## **COMMISSIONERS' MEETING**

**December 9, 2013**

The Bartholomew County Commissioners met in regular session on December 9, 2013 in the Governmental Office Building, 440 Third Street, Columbus, Indiana. Chairman Carl Lienhoop called the meeting to order at 10:00 a.m. Commissioners Larry Kleinhenz and Rick Flohr, County Attorney J. Grant Tucker and Auditor Barbara Hackman were also in attendance.

Chairman Lienhoop gave the Invocation and led the Pledge of Allegiance.

The first item on the agenda was the approval of the December 2, 2013 meeting minutes. Commissioner Kleinhenz made a motion to approve the minutes, seconded by Commissioner Flohr, and the motion passed unanimously.

Next item on the agenda was the approval of Payroll. Commissioner Flohr made a motion to approve the Payroll, seconded by Chairman Kleinhenz, and the motion passed unanimously.

The next item on the agenda was the weekly Permit report. Chairman Lienhoop read the New Permits Report dated 12/2/13 to 12/6/2013. Twenty-four (24) permits had been issued with a fee amount of \$2,678 and an estimated construction cost of \$1,251,750.

County Engineer Danny Hollander submitted the Bartholomew County Highway monthly reports for November, 2013 which included the Financial Report, Budget Status Report, Revenue Comparisons and a summary of the month's Crew Work, Project Status, November Crew Priorities, and Permits Issued.

Engineer Hollander then asked for the release of Driveway Bond 12b-10 for Lot 41 in River Grove Subdivision. Commissioner Kleinhenz made a motion to release the Driveway Bond 12b-10, seconded by Commissioner Flohr, and the motion passed unanimously.

County Engineer Danny Hollander gave the County Highway weekly crew report which included the following work: mowed in Harrison & Sandcreek Townships, patched roads, put up signs, worked on Whitehorse Rd., readied trucks for snow removal, mixed salt and sand, and plowed and treated roads.

Additionally, response to the winter storm brought out 15 trucks on December 6th and 7th that drove over 6,000 miles and used 1,900 gallons of diesel and 1,400 tons of salt/sand mix. The tractor ran for 19 hours. On December 8th, four trucks drove an additional 470 miles and used 78 gallons of fuel and 56.5 tons of salt/sand mix.

Chairman Lienhoop said that some side roads in the County needed more work and that more trucks were out yesterday and today tending to trouble spots per Dwight Smith, County Highway Superintendent.

The County Stormwater Monthly Report (MS4 Operator Monthly Report) for November 2013 was submitted. The Highway Dept. collected trash and tires for disposal or storage for future recycling. Ditch sediment was removed and stock-piled. IDEM's report of the IDDE Audit is still pending. Commissioner Kleinhenz made a motion to approve the November 2013 Stormwater Monthly Report, seconded by Chairman Flohr, and the motion passed unanimously.

The next item on the agenda was Thom Weintraut, Senior Planner, from the City-County Planning Department. He presented MIP-13-1, John Minor Subdivision for Right-of-Way Dedication. Commissioner Kleinhenz made a motion to accept the Right-of-Way Dedication for John Minor Subdivision. The motion was seconded by Commissioner Flohr and it passed unanimously. He then presented the FP-12-01 South Hill Farms Section 2, Phase 3 Subdivision Improvement Agreement Performance Bond between Robert L. Donica and Bartholomew County, and the Right-of-Way Dedication. Commissioner Kleinhenz made a motion to accept the Right-of-Way Dedication for South Hill Farms Section 2, Phase 3. Commissioner Lienhoop seconded the motion that passed unanimously. Commissioner Flohr made a motion for the County to enter into the FP-12-01 Subdivision Improvement Agreement with Robert L. Donica. Commissioner Kleinhenz seconded the motion that passed unanimously.

Commissioner Flohr read the Veteran's Services Report for the month of November 2013. The Veteran's Office conducted 9 Veteran's Day Programs, performed 116 scheduled/walk-in personal interviews, traveled 1,103.4 miles and filed 30 claims and applications. Commissioner Kleinhenz made a motion to accept the Veteran's Report for the month of November 2013. Commissioner Flohr seconded the motion that passed unanimously.

County Attorney Grant Tucker excused himself at 10:15 a.m. and returned at 10:50 a.m. during the annex study presentation.

The Public Hearing on the State Street Annex Feasibility Study submitted by DLZ, an architectural/engineering/planning firm from Indianapolis, began with Charles Day, Marketing Sales Coordinator for DLZ, introducing Eric Ratts, Principal Architect of DLZ. Also present was DLZ's Mike Robinson, P.E. The two scenarios presented included, 1) renovating the existing 17,847 gross sq. ft. (GSF) facility with no additions, noting that the square footage does not currently meet the Building Program requirements; and 2) constructing a new 25,000 GSF facility on the existing State Street parcel which would accommodate additional county departments/offices.

**1) PROPOSED RENOVATION PROBABLE COSTS:**

|   |                                   |  |
|---|-----------------------------------|--|
| <b>HARD CONSTRUCTION COSTS</b>            |                                   | <b>\$3,200,000</b>                           |
| <i>Renovation Building Construction</i>   | <i>\$2,500,000</i>                |  |
| <i>Site Improvements</i>                  | <i>\$200,000</i>                  |  |
| <i>Design Allowance (unforeseen)</i>      | <i>\$500,000</i>                  |  |
| <b>SOFT COSTS</b>                         |                                   | <b>25% TO 35% of Hard Construction Costs</b> |
| <i>Construction Contingency</i>           | <i>Surveys</i>                    |  |
| <i>Financing</i>                          | <i>Environmental Review</i>       |  |
| <i>Professional Fees</i>                  | <i>Hazardous Materials</i>        |  |
| <i>Reimbursables</i>                      | <i>Legal Fees</i>                 |  |
| <i>Furniture, Fixtures, and Equipment</i> | <i>Geotechnical Investigation</i> |  |
| <i>Permits</i>                            | <i>Material Testing</i>           |  |

**2) PROPOSED NEW FACILITY PROBABLE COSTS:**

|   |                    |  |
|---|--------------------|--|
| <b>HARD CONSTRUCTION COSTS</b>          |                    | <b>\$4,950,000</b>                           |
| <i>Renovation Building Construction</i> | <i>\$4,400,000</i> |  |
| <i>Site Improvements</i>                | <i>\$400,000</i>   |  |
| <i>Design Allowance (unforeseen)</i>    | <i>\$150,000</i>   |  |
| <b>SOFT COSTS</b>                       |                    | <b>25% TO 35% of Hard Construction Costs</b> |
| <i>Construction Contingency</i>         | <i>Surveys</i>     |  |

*Financing*  
*Professional Fees*  
*Reimbursables*  
*Furniture, Fixtures, and Equipment*  
*Permits*

*Environmental Review*  
*Hazardous Materials*  
*Legal Fees*  
*Geotechnical Investigation*  
*Material Testing*

DLZ anticipated that once a consensus has been reached, the completion of the project would take roughly two (2) years. The DLZ State Street Annex Feasibility Study presentation booklet may be reviewed in its entirety at the following link: [DLZ Study](#). There are also booklets available for review at the Bartholomew County Commissioners' Office.

The meeting was opened for the following miscellaneous public comments and discussion. Current energy costs were not assessed for the existing facility and no comparison to sustainable design savings was available. Higher roofing and foundation costs for a one-level facility versus a multi-level design were believed to be offset by the increased ease-of-access by users, reduction of ADA compliance costs, and the exclusion of multi-level costs associated with stairwells, elevator and the circulation space needed for those areas. The cost of relocating the Health Dept. during construction is part of the 25% to 35% estimate of renovation soft costs. No other buildings in the area were considered for renovation. To ensure more equitable comparison of the two projects, any effort to revitalize State Street was not a component of this study; however, some attention was given to sustainable design in respect to the adjacencies of the neighborhoods. Revitalization considerations would be addressed during the Design Phase. The study focused on providing a multi-generational building with the endurance and image indicative of a government facility; therefore, traditional construction would be preferred over a pre-engineered metal building. There was additional discussion about roof design, e.g., flat, sloped and metal. The site is not located in a flood zone. When asked if the renovated building would have the same life span as the new building, DLZ responded that once the water infiltration problem is fixed then replacement systems and general finishes should last the same amount of time as in a new building. The primary difference between the two options is that a new facility would meet the Building Program requirements and be more efficient for public use than renovating the existing facility. During the Design Phase a basement might also be considered for storage or to

provide storm shelter to neighboring residents. A basement was not included in the study since DLZ focused upon only essential needs to satisfy the Building Program requirements and features comparable to both properties to procure an equitable comparison. Consideration of a basement would involve more geotechnical investigation, water table analysis, as well as the additional costs of multi-level construction. Lastly, the offices/departments proposed to be housed in the State Street facility were designated for the purposes of facilitating the study and are not definite.

Chairman Lienhoop commended DLZ for their promptness and impartiality in completing the study. He also noted that many community leaders, other local government members and departmental representatives were in the audience.

There being no other business, the meeting was adjourned by Chairman Lienhoop at 11:30 a.m. The next Commissioners' Meeting will be held on Monday, December 16, 2013 at 10:00 a.m. in the Commissioners' Chambers.

BARTHOLOMEW COUNTY  
COMMISSIONERS

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CARL H. LIENHOOP, CHAIRMAN

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LARRY S. KLEINHENZ, MEMBER

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RICHARD A. FLOHR, MEMBER

ATTEST:

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BARBARA J HACKMAN