

COMMITTEE REPORT

COMMITTEE: **Ad-Hoc Jo Daviess County Courthouse Committee**

CHAIRPERSON: **LaDon Trost**

DATE/TIME: **June 20, 2024 at 4:30 p.m.**

PRESENT:

☐ LaDon Trost - Chair
☒ Melisa Hammer
☒ Scott Toot
☒ Steve Keeffer

☒ Don Zillig
☒ John Lang
☒ John Schultz

☐ Kathy Phillips
☐ Kevin Turner
☒ Angie Kaiser

Others: Mike Lewis, John Reese, Rod Schumacher

1. **Call to Order** – The meeting was called to order at 4:30 p.m.
2. **Roll Call** – A quorum was established.
3. **Approval of Minutes** – Minutes of the April 18, 2024 Ad-Hoc Jo Daviess County Courthouse Committee meeting – **John Schultz made a motion to approve the minutes of the April 18, 2024 Ad-Hoc Jo Daviess County Courthouse Committee meeting. Seconded by John Lang and motion carried following a voice vote resulting in all Ayes.**
4. **Citizens Comments** – None.
5. **Unfinished Business**
 - a. Update on Courthouse Renovation Project Status – Scott Toot reported that we have encountered several problems. The main beam down the hallway is rotten. There are some problems with footings and over the years things have been added and cut into which is typical in older buildings that were built before central heating systems and plumbing. There are also some problems with the metal reinforcing strip that holds the exterior wall in place of the 1970 addition. Rod Schumacher, Conlon Construction, shared a PowerPoint presentation that explained some unforeseen issues that have arisen as of June 20, 2024. These issues include: footings/structure in 1839 building, stairwell (D) in 1900 addition, building addition layout, foundation at 1970 addition and electrical service routing under Meeker St. Mike Lewis, Shive-Hattery, added that solutions are on a daily basis at this time. With our structural engineer and architectural team working through what's being discovered. The scanning data and the existing document data that we had was decent but anything that was hidden like a number of these conditions there was no way a decent scanning documentation was going to give us the information that we are finding now. It is a situation where we have to work through it as we see it and provide supplemental engineering information for these conditions. To expedite the required corrections, work is proceeding on a time and material basis as the design work is completed. Conlon and Shive are sharing information back and forth daily. These unforeseen issues will impact the construction schedule, but until all the design work is completed, the repairs are

unknown as well as the schedule impact. Currently demolition is probably 75% complete through the whole building. The 1970 building other than the concrete slab was pretty much designed and installed per the plans. They did do concrete work and some interior footings already inside in the 1970 building. Most of that went according to plan. Once we are beyond this initial demolition and repair under the ground it should be a lot smoother sailing. Updated plan recommendations from Shive should be ready by early next week. Melisa Hammer requested a copy of the PowerPoint presentation for our files. Conlon and Shive will continue to look for cost saving measures. Angie Kaiser would also like to see what the cost savings would be if we modify the third floor part. That seems like it will be pretty extensive raising the roof and putting the dormers in. As an option to look at later if we have to. Don Zillig and John Schultz agreed.

6. New Business

7. Citizens Comments – None.

- 8. Committee Concerns** – Don Zillig commented that all of the questions he had were answered tonight. He recognized LaDon Trost and Scott Toot for all of the time and effort that they put in each time we meet. Angie Kaiser commented that there is some negativity out there about the project which isn't a surprise to us. It might not be a bad idea to do something like a summary kind of like the summary that we have just started getting. Something that we could put on the website with a couple of pictures to let the public know what's new the past couple of weeks. Kaiser feels people would appreciate it and like it. It might stir up a little bit of good will to be transparent about the project. Steve Keeffer is not surprised that we have found some unpleasant surprises. Obviously we have to fix these things. Melisa Hammer commented that her concern is money; where we are at and where we are going to be at. She is all about processes and procedures. Our process and procedure in writing is that any project can have a 20% deviation approved without the board's approval. Hammer thinks we need to look at this project and the fact that a 20% deviation is \$3 million dollars. Being the people making that decision she wouldn't want that responsibility to be making that decision on that amount of money. Do we look at suggesting that it be 20% of the project or a maximum amount? We set the contingency amount at \$300,000. As a suggestion do we put a maximum amount of \$300,000 or \$500,000? Scott Toot commented that there was a nice article in the Gazette about the Courthouse project.

9. Next regular meeting – Thursday, July 18, 2024 at 4:30 p.m.

- 10. Adjourn** – Angie Kaiser made a motion to adjourn. Seconded by Schultz. Motion carried with a voice vote resulting in all Ayes. Meeting adjourned at 5:22 p.m.