

MINUTES
Tuesday, January 24, 2023

APPROVED
11/6/2023

I. CALL TO ORDER

The BOCC Management Conference met at the hour of 9:30 a.m. in Room 132 of the Tulsa County HQ Building, 218 West 6th Street, Tulsa, OK, with the following members present: Commissioners Stan Sallee and Kelly Dunkerley. Others present were Chief Deputies Michael Craddock, James Rea, and Darren Gantz; Don Newberry, Court Clerk; DA Steve Kunzweiler; Judge William LaFortune; and Judge Dawn Moody; and Patricia Lord, Recording Secretary.

II. OLD BUSINESS

There was no unfinished business.

III. ACTION ITEMS

A. Discussion of Tulsa County Courthouse Renovations - Chief Deputy Michael Craddock
Mike Craddock turned the meeting over to Jason Cotton. He introduced design team, Chris Lilly, ADG/Blatt and Patrick Program Management, Madison Schultz and then turned the meeting over to Chris Lilly to introduce his team. Lilly states they have tried to assemble the best team with all the right experts. Daryl Tannehill, Rick Gomez, Brian Hunnley, on the call Kyle Veater with OCMI, Deborah Lucking with Fentress Lead Architect, Lilly Architects is the Architect of Record, Clifton Donohue on the call; Wallace Design for Civil and Structural design, Allied Environmental, Atkinson Noland and Associates, Farmco Industries, Jasmine Kaplan with FSC, Ed Rother, Lerch Bates. Chris turned it back to Jason Cotton to discuss timeline. Cotton notes that initially not knowing what the budget for the project might be makes it very difficult to approach a design team from start to finish; they did a scope of initial conditions assessment to look at what improvements might be needed and bring the results of those findings to the BOCC. The schematic design phase will take 3 months, the construction team will review and provide a cost estimate. Fentress Inc., court planning specialists are interviewing occupants of the building to understand strategies recommended for phasing of the work to allow building to remain in operation while improvements are happening. Chris Lilly stated the conditions assessment report was completed January 3rd and includes the building façade, MEP systems, fire protection, elevators, building code compliance and ADA compliance. Cost estimate is an opinion of this work and assessing what condition the building is in. Discussion ensued about all issues found and proposals to make repairs or replacement costs, with today's discussion being about deferred maintenance items. Commissioner Sallee questioned the value of the building as it sits now and after the improvements have been made. He asked Terry Simonson about HVAC and Terry stated some of the HVAC will qualify for grants or tax credits. James Rea said City Hall is pressing for funding that could be used for a new facility for municipal courts which we might be able to partner with them for a new facility. Discussion continued about possible new facility versus repairs to current courthouse pertaining to judges and courtroom usage. Mike Craddock stated getting a construction manager on board is critical. DA Kunzweiler agrees that we have to anticipate population increase. He stated we have partners out there including tribal and federal government that all are recognizing the uniqueness of Oklahoma that maybe there ought to be a spirit of cooperation between those sovereigns. He further stated it is offensive having the Juvenile Courthouse separate from the downtown Courthouse and creates such a problem for the people that have to avail themselves to that and we should be looking at a horizontal design. Michael Willis inquired of the design team what areas give the most concern with the most unknowns thus far. Comm. Sallee said whatever we do with the building, there are improvements that need to be done. He would love to see the Chair, Chief Deputies, and Regional Partners get together at a bigger discussion of moving forward with another facility but in the interim funds are limited and

we need to move forward on some improvements. Chairman Dunkerley agreed that we have some safety measures, components that we want to move forward on sooner rather than later.

IV. NEW BUSINESS

In accordance with the Open Meeting Act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

There was no new business.

V. ADJOURN

Motion made by James Rea, seconded by Stan Sallee, to adjourn the meeting at 10:50 a.m. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

BOARD OF COUNTY COMMISSIONERS


Kelly Dunkerley, Chairman

ATTEST:



Michael Willis, Tulsa County Clerk