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MAY 13 1956

COUNCIL CHAMBER, 4:30 P. M.

Tuesday, March 13, 1956.

Council reconvened. Present 5; Bratrud, Battin, Hooker, Humiston, Perdue. Absent 4; Goering, Stojack, Tollefson, who took their seats later in the meeting and Jensen, who was absent for the entire meeting.

In the absence of the Chairman and Vice Chairman, the Clerk called the meeting to order.

It was moved by Dr. Humiston that Mr. Bratrud, Chairman of the County-City Building Committee, be appointed Chairman of the meeting. Motion seconded and carried unanimously.

As this was a recessed meeting held for the purpose of meeting with County Officials for information on the County-City Building, Mr. Bratrud introduced the following delegation: County Commissioners Harry Sprinker, Emmet R. Burks and Fritz Geiger; Walter Gordon, Electrical Engineer; Don Macdonald, contractor and successful bidder; Charles Bon Eske, representing Architect A. Gordon Lumm; Horace J. Whitacre, structural and mechanical engineer; and Tom Garlington, Deputy Prosecuting Attorney.

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Mr. Garlington, spokesman for the group, outlined the financial problem faced by the County Commissioners, stating this is thoroughly explained in their letter of March 9, 1956, addressed to the City Council. Their immediate concern is to attempt to raise \$1,083,595, which they propose to do by asking the City to appropriate \$750,000 and the County to contribute \$333,395 from current funds, so that the contracts can be awarded now, as it is feared the costs will be raised considerably if they wait another six months. It is also their plan to place a bond issue on the ballot in September in the amount of \$2,350,000 to be used to reinstate alternates, which it has been necessary to eliminate to come within the figure available if the City advances \$750,000.00, he said. The increased bids will mean an extra cost of \$505,000 to the City, which amount will be paid off completely, leaving \$245,000 as advance payment on the \$878,000 balance.

In reply to a question by Col. Hooker as to what the County would do if the bond issue did not pass in September, Mr. Garlington replied that Unit A (Court Wing) would be completed; Unit B (Tower) would be completed except for 5th and 6th floors, which would be roughed in for the Health Department; the facing would be concrete instead of stone; movable partitions would not be completed; jail wing would not be completed and the contracts for the jail equipment could not be let. However, they would have a usable building, he added.

Col. Hooker said he felt the combined jails and public health offices were more important than having City administrative offices in the building. He asked whether Architect Lumm could design a building for the five million dollars available, if he started again from the beginning, and Mr. Garlington said it was not possible to do this and have the space required by the City and the County.

The following representatives of firms connected with the designing and the bidding on the building were heard from:

(1) Don Macdonald, representing the firm which was the low bidder, stated that a building to provide the office space requested by the City and the County could not be built for five or six million dollars, except possibly a warehouse type of building.

(2) Horace J. Whitacre, structural and mechanical engineer, said there would be little difference in cost if reinforced concrete were substituted for structural steel, and the latter affords greater flexibility. He also stated that the cost of keeping the

concrete painted over the years would pay for the stone facing. The steel would be a mill order job, and it may take three or four months to fill the order, Mr. Whitacre said.

(3) Walter Gordon, electrical engineer, stated that approximately \$40,000 or 5% in electrical costs had been saved by designing an electrical system employing a 240 volt system, instead of the conventional 120 volt system. The system is recessed and modern and designed to meet the designed requirements for the floor plan submitted by the architects. He also stated that prices of copper, as well as other materials, are continually going up, as is labor costs, and he urged proceeding with the project now.

(4) Mr. Chas Bon Eske, representing Architect Gordon Lumm, answered questions on the jail unit. The jail cells are not the same type of structure as the other units, he said, and this requires a separate contract. The drawings were sent to the National Bureau of Prisons and were checked by them. There is one section of single cells that are of the maximum security type, he added. Mr. Garlington stated that new bids will have to be called on the jail section, and consideration may be given to a cheaper construction. This can be done within six months, he said.

County Commissioner Sprinker stated that the preliminary drawings completed in April of 1954, covered 309,000 sq. ft. and the final drawings after a re-valuation call for 338,900 sq feet to meet the new demands of the City and County. The increased space requested for the jail and administrative offices of the Police Department by the City added approximately \$500,000 to the cost and the request for storage space for voting machines by the County added another \$500,000, Mr. BonEske stated. The figure of \$21.30 per sq. ft. to construct the project is a reasonable figure, Mr. Bon Eske claimed.

County Commissioner Sprinker said they were surprised and disappointed when they opened the bids and found that they exceeded the estimates by such a large figure, as they had every assurance up until that time they would come within the amount of funds available. There is no assurance they can construct the building for less within the next few years, he stated, so they have decided to proceed. He outlined the calling for bids and the sale of the bonds in January of 1954, and pointed out that they were fortunate in getting a low interest rate of 2.06%, and that there has not been such a low interest market since. The money received from the sale of bonds is out on interest, Mr. Sprinker stated.

Mayor Tollefson read from a copy of the "Engineering News Record" pertaining to a state office building in California, for which ten million dollars was appropriated, but which had actually been constructed at a saving of three million dollars, as it cost only \$12.40 per square foot, and he asked if the local designers had seen this article. Mr. Whitacre replied that often these special jobs which are cited do not include sub-contractors' costs, and concluded by stating that in his opinion the County could not get a building with the facilities that are included in the present plans for this amount of money at any future date.

Mayor Tollefson pointed out that one of the things that bothers us all is would we be any better off to reject all bids and start over with some other design. Mr. Whitacre replied that the design does not make too much difference in the cost if the square feet remain the same. Mayor Tollefson also asked if the specifications call for standard stock items or items which would have to be specially made, and the various engineers in turn said almost all were stock items, except for a few items.

The moral question involved in going ahead was brought up by Mayor Tollefson. Mr. Garlington named three considerations which are paramount in the opinion of the County Commissioners: (1) Whether the County and City should start a project costing more money than the voters have approved; (2) the obligation to build a build-

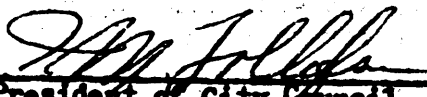
ing; (3) the obligation to build a building as economically as possible. He pointed out the bond issue proposal contained a mandate to build a building, and said the Commissioners feel the latter two points outweigh the first. Dr. Humiston said he felt that obligating the voters to pass another bond issue in advance, would be a violation of the intent of the State Law governing bond issues.

Mayor Tollefson submitted an alternate plan, i. e., a completed central tower and court wing to be constructed and the elimination completely of the law enforcement wing. Mr. Sprinker said they would study this proposal and make a report as soon as possible.

The legality of proceeding with the project was discussed by Mayor Tollefson, Marshall McCormick and Mr. Garlington. Mr. Garlington said he felt it would be legal if the City contributed \$750,000 so that enough funds were available to proceed on the bids submitted. Mr. McCormick expressed some doubt as to the legality of such action since the total of \$8,895,000 is \$2,000,000 beyond the debt limitation which can legally be incurred by the County. The possibility of a test case was discussed at length.

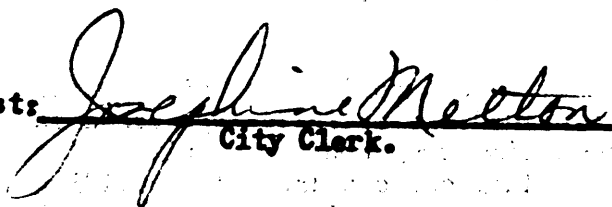
County Commissioners Sprinker, Burks and Geiger thanked Council for the opportunity of appearing, and Mr. Bratrud in turn expressed the thanks of the Council to those who had so generously given of their time and information by attending this meeting.

Upon motion, duly seconded and carried, Council then adjourned at 7:10 P. M.



President of City Council.

Attest:



City Clerk.