

DRAFT DOMES Meeting Minutes – August 21, 2024

2:00pm

Okaloosa County Board of County Commissioners Conference Room

DOMES Members: Dan Schebler (DS), COO, Dr. Deanna Oleske (DO), CEO, Craig Coffey (CC), President, Brad Baker (BB), Secretary, Jeff Goldberg (JG), Director, Eric Gilmore (EG), Director.

Call to Order: Mr. Coffey called the meeting to order at 1:52pm

Roll Call: Dan Schebler, COO, Craig Coffey, President (OKA), Brad Baker, Secretary (SRC), Eric Gilmore, Director (ESC), Jeff Goldberg, Director (WAL)

Other Attendees: Lynn Hoshihara (OKA)

Via Teams: Miller Caldwell (Caldwell Associates); Dr. Deanna Oleske

Public Forum: No public comments

Approval of Minutes: Approval of the June 20, 2024, DOMES Meeting Minutes

Mr. Coffey asked for a motion to approve the June 20, 2024, DOMES meeting minutes as presented. Mr. Gilmore moved; Mr. Goldberg seconded. All in favor.

1. Discussion on Item I (DOMES CEO/COO Report)

Monthly Financial Reports – May, June, and July 2024

~Mr. Coffey called for a motion to accept the May, June and July 2024 financials as presented. Mr. Gilmore moved to approve; Mr. Goldberg seconded. All in favor.

Budget Amendments

- A list of nine budget amendments was presented to amend the approved budget and cover increased costs in several areas including: vehicles, accounting and legal, morgue supplies, communication, networking and IT, insurance costs and locum tenens.

~Mr. Coffey called for a motion to approve the budget amendments. Mr. Baker moved to approve; Mr. Gilmer seconded. All in favor.

Form 990

- Annual Form 990 was previously provided to the Board for review. The form was signed and submitted to the IRS by Mr. Schebler after that review.
- Completed audit report will be presented to the DOMES Board at the next DOMES Meeting

~Mr. Coffey called for a motion to accept the annual tax return and authorized approval. Mr. Baker moved to approve; Mr. Gilmore seconded. All in favor.

2. Discussion on Item II (Project Update)

Caldwell Associates / Wharton-Smith (presentation provided)

1. Project History
2. Team Project Status Report
3. Budget Options

4. Questions and Answers

Overview:

- Estimated GMP for construction is at 22 million which exceed the available construction funding (17.2 million)
- Construction schedule is approximately sixteen months for grand opening to be held in 2026
- Get out an early civil cost separate from the construction cost, to work against escalating costs
- Various building exterior finish options were presented with some opportunity for savings. Site work costs and construction costs are in line with the most recent MEO facility project (Volusia County) escalated to today's dollars.
- Given all options the project is still underfunded by approximately \$3.5M
- The Board discussed reasons for the overage/increased costs which focused on two items: site work costs and underestimation of escalation of cost of construction.
- Included in this DD estimate is a combined total of just over 5% contingency
- The Board discussed options to bring the project back into budget including cutting square footage and building a smaller facility; recommendations included building the Volusia facility in SRC or building the current capacity of the MEO offices in one location in a new building.
- The discussion continued on options to cut the project and make choices to reduce costs. Cutting stations and space to build the Volusia County facility which currently does 30% less cases than this District.
- The Board discussed how to go forward with the project given the complexity of the negotiation to achieve the current agreement. There was discussion about the risk in going back to the county boards for additional funding versus building to the budget and accepting an undersized facility.
- The DOMES Board's desire was to reduce costs to get closer to the current approved budget so as not to have to ask for additional money. This must be balanced with building the right facility that is not overcapacity and outgrown in just a few years creating a future more expensive expansion.
- The DOMES Board was supportive and recognized the need for this facility and stated that if this facility were a single county project that the decision would be different/easy. Two choices: ask for more money from four BoCCs or cut to the current construction budget since the DOMES Board has no authority to approve additional funding. Additional discussion on how to meet somewhere in the middle – reduce the amount needed through value engineering, scope review, etc. and ask for a smaller additional amount of funding from each county.
- Two courses of action: cut square footage to get to a facility the size of Volusia County or whittle down options and reduce costs and then have meetings with individual commissioner on potential additional funding. The Board discussed the need to get closer to the approved budget than the current overage of \$4.8 million.
- The direction agreed upon was to undertake a value engineering effort to better quantify the potential savings that were discussed, refine the budget, and then Dan and Dr. Oleske would go back for meetings with individual commissioners across the District to gauge support for any additional funding.

~ No Board Action Taken

3. Other Business

- None

4. Meeting Schedule

- October 2, 2024
2:00pm
Okaloosa County of Board of Commissioner's Office

5. Next Steps:

- **Schedule a day for a Site Design meeting to include all the civil engineers involved in the planning process.**
- **Develop talking points that will be shared and used during the 1:1 Commission meetings**

Meeting Adjourned: 4:10pm

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