

## Minutes of the Rutherford County Public Building Authority

May 1, 2014 at 4:00 p.m.  
Historic Courthouse, Room 205

### **Members Present**

Mike Picklesimer  
Steve Waldron  
Leslie Smith, Jr.  
Dow Smith  
Stan Vaught  
Scott Porterfield

### **Others Present**

Mayor Burgess  
Bricke Murfree  
Jim Kerr  
Mark O'Neal  
Jay Henderlight  
Mary Johnson  
John Thayer  
Tom Reed  
Amanda Larkins

Chairman Michael Picklesimer presided and called the meeting to order at 4:00 p.m. with 6 (six) members being present at that time.

Minutes –“Mr. Leslie Smith moved, seconded by Mr. Waldron, to approve the April 3, 2014 PBA minutes as written. This motion passed by acclamation.”

Judicial Building and Parking Garage Project - Chairman Picklesimer distributed the Request for Qualifications for both Owner's Project Representative and Architectural Services positions. Mr. Murfree distributed a copy with some changes made regarding litigation between the parties and advised there would be an addendum pertaining to conflicts of interest. Mr. Waldron inquired if thirty days is enough time to find the right individual/entity for the project and Mr. Picklesimer replied yes. Mr. Picklesimer broke down the budget and advised the total projected amount at this time is \$4.2 million. Mr. Waldron inquired what the consequences could be if a key member left. Mr. Picklesimer advised there is a provision in the qualifications requiring the introduction and resumes of alternate key members. Mr. Vaught inquired how the position would be paid and Mr. Picklesimer advised the position would be set up as a stipulated sum. Mr. Dow Smith stated there were some definite disadvantages to the stipulated sum. Mayor Burgess inquired if it were possible to set up an hourly schedule not to exceed X amount of dollars. Mr. Picklesimer advised he preferred the stipulated sum without an open ended contract. Mr. Dow Smith advised he felt the project would be better quality with an hourly arrangement and it would also save money. Mr. Porterfield suggested giving a small lump sum in the beginning and a percentage of the rest through the progression of the project with a bonus at the end if the project comes in under budget. Mr. Picklesimer advised he did not know if the County had the authority to utilize this method. Mr. Picklesimer advised the question for this meeting was if the request for qualifications will give enough information for the interviewing process. Following discussion:

“Mr. Waldron moved, seconded by Mr. Leslie Smith, to approve the Request for Qualifications regarding the Owner's Project Representative as amended by Mr. Murfree and upon the stipulation Mayor Burgess's changes are made and the adding the addendum regarding the conflict of interest policy. This motion passed unanimously by acclamation.”

“Mr. Leslie Smith moved, seconded by Mr. Waldron, to approve the Request for Qualifications regarding the Architectural Services position. This motion passed unanimously by acclamation.”

Mr. Picklesimer advised the notice would be published in the DNJ and the Tennessean. Mayor Burgess stated we should follow up with the letters of interest already received and advised his office would take care of the notice and the follow up letters. Mr. Picklesimer advised he would send a copy of requests prior to the next meeting so everyone can look them over and be ready to discuss them.

Other Business – NONE

There being no further business at this time, Chairman Picklesimer declared the meeting adjourned at 4:45 p.m.

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MICHAEL PICKLESIMER, CHAIRMAN