

## Minutes of the Rutherford County Public Building Authority

January 7, 2016 at 4:00 p.m.  
Historic Courthouse, Room 205

### **Members Present**

Mike Picklesimer  
Dow Smith  
Stan Vaught  
Leslie Smith  
Jim Bailey

### **Others Present**

Mayor Burgess  
Steve Johnson  
John Thayer  
Jerry Preston  
Bryan Robertson  
Ken Swann  
Michelle Thomas  
Bricke Murfree  
Felicia Reed  
Melissa Harrell

Chairman Michael Picklesimer presided and called the meeting to order at 4:00 p.m. with five (5) members being present at that time.

Chairman Michael Picklesimer opened the meeting with the first matter of business on approving the minutes from the last meeting held on December 3, 2015." Mr. Stan Vaught motioned for their approval and Mr. Leslie Smith seconded that motion. The motion for approval of the December 3, 2015 minutes passed by unanimous acclamation."

Election of Officers for 2016 – Chairman Picklesimer conducted the election of officers for 2016. "Mr. Vaught moved, seconded by Mr. Leslie Smith, to reinstate the current officers for 2016. This motion passed unanimously by acclamation."

Garage Precast Design Assist Contractor- Mr. Preston opened with acknowledging Bell's request to change the garage precast design assist contractor from Tindall to Metromont. Mr. John Thayer elaborated that they have brought on board five assist contractors to see what they bring to the table. They have been disappointed with Tindall so they sent the work out to Metromont and had them price the same design. Metromont's bid was about \$300,000.00 dollars cheaper. They have been getting a lot of push back from Tindall about the design and Metromont said they have exactly what we need for our designs. Some precasters are better at some things than others. Tindall was struggling with doing some of the architectural precast. Tindall said their factories are backed up and that they are not interested in producing the precast we need. Mr. Jerry Preston said we are asking that the PBA acknowledge the change to switch contractors. "Stan Vaught motioned for this acknowledgment and acceptance to change contractors and Jim Bailey seconded. The motion passed unanimously by acclamation. "

CM/GC Self Perform Work-Mr. Ken Swann passed out a form on the CM/GC Master Contract. Mr. Jerry Preston elaborated on the contract and they are wanting to change the language of the contract to state that "The maximum percent of the GMP that the CM/GC can self-perform without participating in a bidding process shall be three (3) percent. The CM/GC shall not perform trade contract work unless the CM/GC participates in a bidding process and it is approved by the OPR. The request for the CM/GC to perform trade contract work shall be sufficiently documented to demonstrate that it is in the best interest of the Owner and is Project based on the Project cost and schedule." Bell & Associates Construction proposed that they be allowed to bid on certain bid packages as a prequalified subcontractor. They will only award work to themselves if they are a low bidder or can show a scheduling advantage in self-performing the work.

They will advertise this package and solicit bids from contractors but they are concerned they will not get a lot of bids on the concrete. The CM/GC will submit their price in a sealed envelope to Pinnacle Construction Partners prior to receiving bids for the advertised package. The CM/GC will not have a competitive advantage over other bidders in that they will provide separate supervision for each package they bid. They feel this process is in the best interest of the project in order to maintain the project schedule and will help avoid scheduling and installation conflicts and enhance coordination efforts of these critical trades. "Mr. Jim Bailey moved to allow the change of the language in the contract and Mr. Leslie Smith seconded. The motion passed unanimously by acclamation."

Commissioning Agent RFQ-RFQ Schedule of Events form was passed out-Mr. Jerry Preston stated that they have identified seven commissioning agents (CA). The RFQ Technical and Fee Response Deadline is set for February 10<sup>th</sup>. The Technical Response Evaluation is scheduled for completion on February 19<sup>th</sup>. They intend to bring all the information to the PBA on March 3<sup>rd</sup> to seek approval. The RFQ process is structured like the CM/GC process that was used in hiring Bell. The terms and conditions would be the same with this scope of work. The construction documents will likely be finished by April 27<sup>th</sup>. This would leave about one month for everyone to get familiar with the job and know what they will face with construction. The mechanical, plumbing, electrical and security access systems would be in the scope. The CA would write a specification with GS&P & Bell so there will be schedule coordination.

Mr. Jerry Preston said they want the CA involved in the CDP. So they can review the documents and that will be part of their check. It is common to bring them on at the end of schematics. They will have CA as a reviewer and checker and another set of eyes. Mr. Jerry Preston elaborated that the systems have become more complicated and computerized so it is important for the owners and operators to have everything operating on day one. It is important to have a building this sophisticated commissioned. They currently have set aside \$200,000.00 dollars for this purpose. Mr. Stan Vaught mentioned he felt it was important to have somebody from the county involved during this process. Mr. Jerry Preston stated that they have been meeting with Ben and he knows about the system. Mayor Burgess also mentioned that Ben has limited staff with limited experience and it is beyond our scope of experience at this time. Mr. Jerry Preston stated that by having a commissioning agent on board it ends the finger pointing and identifies any problems that exist within the operating systems. Mr. Jerry Preston asked for a motion to approve the schedule and release of project for RFQ. "Mr. Stan Vaught motioned and Jim Bailey Seconded. The motion passed unanimously by acclamation."

Geo Tech Work Scope-The reports are back on the geo tech work. At the garage site there are anomalies. They are going to need additional geo tech work using air track probes to identify the rock and the depth. The survey work will cost \$3,500 dollars. The amount previously set aside for this portion of the work is \$36,600 dollars. So far they have spent about \$28,000 dollars. This process will take about another \$16,000 dollars to complete. Therefore, they need to add money to do this additional work. Risk of not doing it would be not finding solid rock and having to stop and figure out what to do during construction. They found voids in different locations. So testing would be done at every place there would be a column. Doing this additional work will ensure a greater level of certainty of what the foundation should be. Mr. Jerry Preston asked for a motion to increase the amount to complete the geo tech work from \$36,600.00 dollars to \$45,000.00 dollars

and to approve \$3,500 dollars for the survey. “Jim Bailey moved to approve this motion and Leslie Smith seconded. The motion passed unanimously by acclamation.”

Construction Testing Company-Mr. Jerry Preston discussed the hiring of a testing company and they are requesting TTL-They are asking the PBA to authorize them to proceed with getting a proposal and they would bring this proposal to the PBA in February. Mr. John Thayer elaborated that they will be testing compaction of soil and concrete to make sure we have the right temperature, thickness, fire proofing, and masonry inspections. Funding for this comes from the GMP funding. The Code is getting progressively stricter and this process is Code mandated and is called for under the IBC. Bell will have a full time quality control manager on board. “Mr. Stan Vaught motioned for the approval of hiring a construction testing company and Mr. Leslie Smith seconded. The motion passed unanimously by acclamation.”

Project Update-Rezoning was approved by City Council on December 10, 2015. The Planning Commission approved the site plan on December 16, 2015. On December 17, 2015, at the County Commission meeting the resolution authorizing funding for construction of the judicial center and parking garage was approved and the initial resolution authorizing \$68.9 million general obligations bonds were approved.

Future Key Events- Early release package has not changed. Looking to proceed with package construction on March 7<sup>th</sup> and looking to proceed with garage construction on April 11<sup>th</sup>. Dates of completion are the same.

Other- FF&E-Starting to detail out with users groups and coordinate furniture location and so forth until the end of February and then start the actual process of selection. Will be getting a matrix from them so we can see what the delta is for purchasing new furniture

Mr. Jerry Preston stated that Michelle Thomas’ resume has been sent out-Tim Shelton was listed as member of the team and they are substituting her in place of Tim. Mr. Jerry Preston stated that he worked with her for nine years on a previous projects and Mr. Ken Swann has also worked with her in the past. They can attest to her construction knowledge and expertise. She just came off of a contract and is now available. Mr. Jerry Preston wanted the PBA to acknowledge this replacement. The PBA members acknowledged this replacement and welcomed her on board.

Chairman Picklesimer asked if there was any other new business-Mr. Stan Vaught asked if we should use the garage space for staging. Mr. John Thayer stated that staging was going to be a problem as there is next to no onsite staging room. He has recently been scouting for locations. Burton Street will be under construction and closed down and they are going to propose keeping it closed down for staging purposes.

Mr. Jerry Preston mentioned that groundbreaking is expected to take place on March 4, 2016.

With no further items, Chairman Picklesimer concluded and adjourned the meeting at 5:02 p.m.

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MICHAEL PICKLESIMER, CHAIRMAN