

Minutes of the Rutherford County Public Building Authority

March 3, 2016 at 4:00 p.m.
Historic Courthouse, Room 205

Members Present

Mike Picklesimer
Dow Smith
Stan Vaught
Leslie Smith
Steve Waldron

Others Present

Mayor Burgess
Steve Johnson
John Thayer
Jerry Preston
Brian Robertson
Keith Pyle
Michelle Thomas
Bricke Murfree
Felicia Reed
Lisa Nolen

Chairman Michael Picklesimer presided and called the meeting to order at 4:02 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 January meeting held on January 7, 2016. “Mr. Les Smith motioned for approval and Mr. Stan Vaught seconded that motion. The motion for approval of the January 7, 2016 minutes passed by unanimous acclamation.”

Chairman Michael Picklesimer also asked for approval of the minutes from the February meeting held on February 4, 2016. “Mr. Les Smith motioned for approval and Mr. Steve Waldron seconded that motion. The motion for approval of the February 4, 2016 minutes passed by unanimous acclamation.”

Construction Testing Company-Contract- Mr. Jerry Preston stated they are seeking approval to contract with TTL, Inc., for \$186k. This amount has been reviewed and is recommended for approval by GS&P and Bell. The Contract language has previously been reviewed by attorney, Bricke Murfree and signed by TTL, Inc. The recommendation letter was passed out to members of the PBA. GS&P in their letter stated that their experience indicates a testing and inspection budget can be on the order of 0.5% of construction cost or even higher, depending on the complexity of the project. TTL’s estimate is less than the 0.5% of construction cost and seems reasonable for this project. GS&P also stated in their letter that another advantage to using TTL, Inc., is that they are familiar with the project since they are also the geotechnical engineer for the project and have first-hand knowledge of the site. “Mr. Steve Waldron motioned for approval to contract with TTL, Inc., as the construction testing company on the project and Mr. Stan Vaught seconded that motion. The motion passed by unanimous acclamation.”

GMP Contract-Work Package #1 (WP #1)- Next, Mr. Preston requested approval of the PBA to pay the CM/GC in current funds for the performance of the work an amount not to exceed the Guaranteed Maximum Price of \$15,359,975 for WP #1. A form was provided at the meeting showing the WP #1 GMP Contract and Project Budget. WP #1 includes site management, temporary measures, earth work, foundations, drilled piers, structural steel, waterproofing, elevators, escalators, under-slab plumbing, fuel package, site utilities and electrical and precast design. This would also give Metromont \$100,000 to get a head start on the precast design. The remaining budget allows \$5,933,578 for the garage and \$41,713,932 for the building. Additionally, Mr. Preston stated that they were slightly under their estimate with Bell and therefore, \$806,515 could potentially be used for alternates and owner items or overruns on the garage and building packages. Mr. Preston elaborated that they have had really good activity, as far as the bids, and they hit the market at a really good time for steel. Mr. John Thayer stated they are currently working through the elevator package at this time and they still have \$47 million dollars’ worth of work to bid. Mr. Steve Waldron motioned for approval of the GMP Contract for Work Package #1 and Mr. Stan Vaught seconded the motion. The motion passed by unanimous acclamation.

Commissioning Agent Contract- Mr. Preston requested approval to contract with Smith Seckman Reid, Inc (d/b/a SSRcx) as the commissioning agent on the project with a maximum amount not to exceed

\$200,000. Mr. Preston stated that the form of the contract has been previously approved by attorney, Bricke Murfree. A sheet was provided at the meeting that set out the details of the evaluation process for selecting SSRCx. There were five evaluators and they were all unanimous in their decision to recommend SSRCx. The first task will be to review the design and provide comments, also develop the commissioning specification. The cost for this task is \$37,700. Mr. Preston said they want the commissioning agent along with the design team during the construction documents phase so they can help review the documents. Mr. Preston stated that SSRCx believes they can adequately do what we need them to do for the construction phase for the remaining amount of \$162,300.00. They will come back during each season to make sure everything is functioning correctly. The agent will survey and go through all the scenarios and what the settings need to be. Mr. Preston said that we want their perspective because they have the experience with this process. SSRCx working with the design team will work out the fine tuning of the details as a part of the work package #3. Mr. Stan Vaught motioned for approval of proceeding with contracting with SSRCx as commissioning agent and Mr. Les Smith approved. The motion passed by unanimous acclamation.

FF&E Process Approval- Mr. Preston requested approval of Alfred Williams & Company as the furniture and design Interiors Company. They considered Alfred Williams, Interior Design Services, Inc., Nashville Office Interiors, and Synergy. They invited them to walk through the judicial building so they could see what is existing. They want to take full advantage of the county discounts with established contracts. With Alfred Williams there will be no increase to the contract and the service would be accomplished through the Pinnacle Contract under the existing not to exceed with the possible max cost of \$6,000. Mr. Preston stated that Gresham and Pinnacle arrived at the same ranking and both agreed that Alfred Williams gave the best opportunity and they have good furniture lines that match up to what we need. "Mr. Stan Vaught motioned for approval to use Alfred Williams & Company and Mr. Steve Waldron seconded that motion. The motion passed unanimously by acclamation."

Project Update- Mr. Preston stated that all user meetings were completed on the week of February 22nd. There were detailed comments but no major changes.

Future Key Events- In the morning is the groundbreaking. WP#1 approved today and they will have preconstruction conference tomorrow at 1:30 p.m. Bell will begin on Monday. The garage package went out yesterday to Bell and they will bring it back for review next month. A sheet was provided at the meeting delineating the future key events, which for the most part have remained the same. The drawings for WP #3 to Bell have been moved up one week to April 20, 2016 to make sure there is enough time for subcontractors to bid and come back in June.

With no further items, Chairman Picklesimer concluded and adjourned the meeting at 4:39 p.m.

MICHAEL PICKLESIMER, CHAIRMAN