

Minutes of the Rutherford County Public Building Authority

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

Members Present

Mike Picklesimer
Dow Smith
Stan Vaught
Leslie Smith
Steve Waldron
Blake Smith
Jim Bailey

Others Present

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

Chairman Michael Picklesimer presided and called the meeting to order at 3:59 p.m. with all (7) members present.

Chairman Michael Picklesimer opened the meeting with the first matter of business on approving the minutes from the March 3, 2016 meeting. "Mr. Les Smith motioned for approval and Mr. Steve Waldron seconded that motion. The motion for approval of the March 3, 2016 minutes passed by unanimous acclamation."

GMP Contract Amendment #1-Adding WP #2 to the GMP Contract with Bell- Mr. Jerry Preston stated they are seeking approval of Amendment #1 to add Work Package #2 - Garage, which will increase the contract sum in the amount of \$6,168,676. This amount still falls under the budget for WP #1 and #2 by 2.2%. Mr. John Thayer elaborated that the increase in cost for WP #2 is mainly due to the drill piers, landscaping and signage, but the drill piers are really driving the cost. This makes the total contract sum for the WP# 1 and #2 \$21,528,651. Work Package #3 will be for the completion of the building and the expected budget for that is currently \$41,713,932. So far that leaves a remaining \$571,417 that can be used for alternates and owner items. "Mr. Steve Waldron motioned for approval of the amendment to the GMP Contract to increase the WP#2 by \$6,168,676 and Mr. Jim Bailey seconded the motion. The motion passed by unanimous acclamation."

FF&E Process Schedule- Mr. Preston stated they are working on developing a budget by the end of April for new furniture based on GS&P FF&E layouts. Alfred Williams & Company will be submitting their budget by April 29th. They will be bringing the proposed budgets to the meeting in May. They have identified 11 user groups and will be performing inventory as necessary for each user group area and meeting with the user groups during the month of May. Alfred Williams & Company will be submitting the inventory lists by May 31st. On June 1st they will proceed with the process of selecting and obtaining new furniture. They will bring to the June 2nd PBA meeting the furniture budget with a total GMP and WP #3. Mr. Preston stated there is 1.347 million in the budget for furniture.

Project Update- Construction - Mr. Thayer gave an update on the construction and said they are currently six or seven feet down with excavation. They should be finished with blasting by Tuesday of next week. They have the west side complete and they are now backing out the west side to the driveway. Everything is going pretty well and they have had minor surprises. There has been more dirt than rock so the only real concern has been enough space to put the dirt. They expect to have the hole finished by April 25th and then will proceed with laying down the foundation. They will have the geo-tech on site to make recommendations on laying the foundation.

Construction Documents- Mr. Steve Johnson elaborated on the construction documents stating they have multiple people looking at the drawings. They currently have 866 drawings and they will start printing them on April 18th.

IT/Security Networks- Mr. Preston elaborated on the IT/Security Networks stating that they met with the county on March 22nd and worked through a strategy. Mr. Preston provided a form showing the two network systems to be implemented. The first network is the “Detainee Transport/Holding Security Network” which will be the security network and security devices in all areas of the building which may potentially be occupied by detainees. The construction scope of the new judicial center will provide the complete system. The second network is the “Public/Staff Security Network”. The county office of information technology will provide the security network and security devices for the public and staff areas. The construction scope of the new judicial center will provide only the raceways and the pull strings. The actual equipment and cabling is to be provided and installed under the responsibility of the county office of information technology. Mr. Preston stated that both systems will function independently from each other and will both be monitored in control rooms in the building. The sheriff’s department has their own contained staff network with their own circuit to the outside world. This network is confined to the sheriff’s office spaces on the ground and the first floor. The project will provide the pull strings and raceway to support this, but the equipment is all to be provided by the sheriff’s department. Mr. Preston stated that Bell & Associates and the county will have to work together to make sure they integrate with construction so everything stays on schedule and so the building can operate. They will also have the commissioning agent on board to commission both networks to make sure we make the dates. All the equipment is located on the drawings but it will just be a matter of who installs it. . The County OIT system has to come online to interface with the door lock systems and the public/staff security systems. Brian Robertson with the county stated that there will be a mix of staff helping and partial subcontractors they will be hiring.

The PBA members expressed concern that parts of this project would fall to the County OIT subcontractors, who are not under contract with Bell. They worry that a subcontractor could cause damage and then would not know who to hold responsible. Mr. Les Smith stated he would feel more comfortable if we have monthly reports during the implementation of these systems. Mr. Jerry Preston stated he would add it to the agenda item. Mayor Burgess stated that they want to work with Bell & Associates on how their current system is already working and integrating what they have into the new system.

Future Key Events- Mr. Preston stated that the WP #2 has been approved today and so they will proceed with the garage. They are expecting the garage to be completed by June 2, 2017. There was some discussion about the Lytle Street construction and coordinating with them to make sure they will have access to the garage once it is completed. They are expecting full operation of the new judicial building on June 1, 2018.

Interior and Exterior Materials and Color Selections- Mr. Steve Johnson elaborated on the pallets brought to the meeting for evaluation by the members. These are the material selections intended to match the renderings that have been approved to build the building.

With no further items, Chairman Picklesimer concluded and adjourned the meeting at 4:52 p.m.

MICHAEL PICKLESIMER, CHAIRMAN