

Minutes of the Rutherford County Public Building Authority

May 5, 2016 at 4:00 p.m.
Historic Courthouse, Room 205

Members Present

Jim Bailey
Leslie Smith
Stan Vaught
Blake Smith

Others Present

Mayor Burgess
Steve Johnson
John Thayer
Jerry Preston

Michelle Thomas
Bricke Murfree
Felicia Reed

Mr. Leslie Smith presided and called the meeting to order at 4:04 p.m. with four (4) members present.

Mr. Leslie Smith opened the meeting with the first matter of business on approving the minutes from the April 7, 2016 meeting. "Mr. Jim Bailey motioned for approval and Mr. Blake Smith seconded that motion. The motion for approval of the April 7, 2016 minutes passed by unanimous acclamation."

Moving the June Meeting- Mr. Jerry Preston discussed moving the scheduled June 2nd meeting to June 16th in order to have a good window of time between receiving the bids and coming back with the GMP. "Mr. Stan Vaught motioned and Mr. Jim Bailey seconded the motion to approve the moving of the June meeting to a later date. The motion passed by unanimous acclamation."

FF&E Process Schedule- Mr. Preston stated the schedule has changed to some degree. The 16th of May they will have the budget and we will see how aggressive we need to be with pricing. Between May 17th and June 2nd they will perform inventory as necessary with the 11 user groups. On June 3rd, they will submit the inventory lists and on June 6th they will proceed with the process of selection and procurement of new furniture. Mr. Stan Vaught asked if the furniture would be reused. Mr. Jerry Preston stated that the plan is to leave most of the furniture, but a few offices want to take some of their furniture, which is fairly new and suits their needs.

Lytle Street Project Update- Construction – Mr. John Thayer elaborated that they have rejected all the bids for the Lytle Street project. There has been some confusion among bidders about the scope of work. They are re-advertising this project on Monday. They will take bids on May 24th and hope to award it at the end of June. Mr. Steve Johnson said it appears that Lytle Street and Walnut have moved in location. Lytle will be four feet closer to the garage and Walnut will be two feet closer to the garage. There will be parking on Lytle diagonally in the new scheme. They believe the reason for parking on the street is due to a request from the sheriff's department to have a visible presence and replacing some of the parking that will be removed due to street project.

Project Update- Mr. Jerry Preston stated that there is really nothing different about the budget at this time. He will be having the Commissioning Letter of Agreement #2 with SSRCx for Construction Phase signed by the Chairman increasing the amount by \$162,300 for a total Contract amount of \$200,000, which was approved by the PBA at the March Meeting.. This will authorize the construction phase for commissioning.

WP #3 Pricing- Mr. John Thayer stated they have received the documents from Gresham last week. The bidding packages are out right now. They will start following up with contractors next week. On May 26th, they intend to take subcontractor bids. On June 3rd, they will present the bids. There will be a ten (10) day period to fix budget numbers. The final GMP will be established on June 13th. On the June 16th meeting, the final GMP will be presented to the PBA. The prices have gone way up in the market. It was good that the PBA hired the design assist contractors and locked them in. Mr. Preston stated that the challenge is to make sure we have a lot of competition with every package and that is the trick right now. The scope of this package is skin, finishes, completion of the building, etc. Mr. Thayer passed out a

progress report for April to the members which includes the current contract costs and pictures of the construction underway. So far, \$1,168,812 has been applied towards WP#1. No work to date on the parking garage but construction is scheduled to begin in July. Excavation for the basement is 99% complete and shoring is in place. Excavation went pretty smoothly. The site has been filled to subgrade for the entry pavilion. Work has started on building foundations. Preparation and review of structural steel shop drawings have begun. Open items at this time include foundation issues at the northwest corner of the building. When they line drilled 24 feet below grade they never hit rock. They have called the geotech engineer and dug a test pit and there was no rock. The geotech and Gresham and been reviewing potential solutions. They did not anticipate that the rock would be that deep so in the next few days they will know what financial and schedule impact this may have. Some options they are looking at are potentially increasing the size of footings or using micro-piles. They will also have to get a crew found and mobilized for the micro-piles.

Other- Brian Robertson will be giving an update at future PBA meetings on the County IT network system and the budget line item and the devices provided in the network. \$405k +/- for the public network will be moved to a separate line item in the Project Budget for the County's use for this network. Most of this work will probably come off of the state contracts and will be working off established contracts. Mr. Brian Robertson is working with similar contracts already and he will continue with that. The approval process of what they are doing will be approved the same way all other Project items have been.

Future Key Events- June 2, 2017 is the expected substantial completion date for the parking garage. It would be good PR to give the County Commission a Project update at some point. That covers our agenda.

With no further items, Mr. Les Smith concluded and adjourned the meeting at 4:49 p.m.

MICHAEL PICKLESIMER, CHAIRMAN
LES SMITH