

Minutes of the Rutherford County Public Building Authority

June 16, 2016 at 4:00 p.m.
Historic Courthouse, Room 205

Members Present

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

Others Present

Mayor Burgess
Steve Johnson
John Thayer
Jerry Preston
Keith Pyle

Michelle Thomas
Ted Goodman
Felicia Reed
Darin Moore
Brian Robertson

Chairman Mike Picklesimer presided and called the meeting to order at 4:03 p.m. with six (6) members present.

Chairman Mike Picklesimer opened the meeting with the first matter of business on approving the minutes from the May 5, 2016 meeting. "Mr. Leslie Smith motioned for approval and Mr. Jim Bailey seconded that motion. The motion for approval of the May 5, 2016 minutes passed by unanimous acclamation."

Project Budget- Mr. Jerry Preston passed out a project cost and budget sheet. The building and site is \$30,765 under target without using any owner contingency. The sheet includes expenses to date, committed amounts and budget amounts. The two amounts in green have been added to Admin and Miscellaneous for MED 2nd cabinet in the amount of \$26,000 and additional services to Gresham Smith in the amount of \$26,988. The grey items are items such as demolition, geo testing, asbestos survey, demo and mockup, precon services, testing, file survey, etc., are closed and should not have future expenditures. The total project cost is \$73,000,000.

GMP Contract Amendment #2-adding WP #3 to the GMP Contract with Bell – A sheet was provided on WP #1, 2 & 3 GMP Contract and Project Budget. Mr. Preston stated they are requesting approval in the amount of \$41,954,584 for adding Work Package #3. The total building GMP is \$56,780,681. There are 37 VE items and 21 VE items have been accepted with 2 pending. Six alternates have been accepted include courtroom 5C, adding flagpole and lights, light sign at planter, two month HVAC turnover, and to retrain security IT six months after opening. The commissioning agent will be on for one year after completion. Mr. Preston discussed having a priority list for the contingency we may have left and needing to have an idea of what alternates we might want to add in. Mr. John Thayer discussed the procedure for hiring subcontractors. The bids are turned into Bell and are with them. They review the reasons why they do or do not pick certain bidders. In choosing subcontractors they look at the bid as well as the scope of work they can perform. The process should be over by the next time PBA meets. The amount they have provided is the guaranteed maximum price. Bids and documents becoming public record were discussed, as well as the process being used to pick subcontractors versus a hard bid. It was emphasized that the PBA does not have the time to sit down with the contractors and has allowed Mr. Jerry Preston, as owner's representative, to do this. "Mr. Leslie Smith motioned to approve WP#3 with six alternates which include the contingency and Mr. Jim Bailey seconded the motion. The motion passed 5 to 1 with Mr. Dow Smith voting no."

FF&E & Other Soft Cost Budget Presentation – A sheet was distributed reflecting the FF&E budget and owner contingency. Alfred Williams and Company has gone through every space in the building and they have selected price point furniture so that a budget can be established. They set a budget for new furniture and inventoried what in the current building will be moved. It was just furniture in three offices, a conference room and a few other pieces. They have identified what is county space and what is state space. Some of the FF&E items include compact files, x-ray machines, metal detectors, optical

turnstiles, county furniture and refrigerators. Items of cost from Pinnacle not to exceed the contract include the file consultation with File Solve, move and management, and county furniture installation. The PBA discussed adding microwaves as an item. Once we get beyond August they will lock down the furniture and have it ready to go. The FF&E total is \$1,598,576. State funding that is currently pending is in the amount of \$220,335. “Stan Vaught motioned to approve the Soft Cost Budget Analysis items and Blake Smith seconded that motion. The motion passed by unanimous acclamation.”

RCOIT Network Package Additional Services – Mr. Preston stated they are also requesting approval of \$26,988.00 for additional services by GS&P Consultants for splitting the security network late in the Construction Documents Phase. The additional services included their additional meetings and some drawing time plus reimbursables for travel, etc. “Jim Bailey motioned to approve the amount for additional service to GS&P and Blake Smith seconded that motion. The motion passed by unanimous acclamation.”

Lytle Street Project Update- Construction – The city will be awarding bids this week and then they will issue notice to proceed. Construction is expected in early July. Mr. Picklesimer elaborated that this project will cost approximately 3 million dollars and they want the PBA to chip in 1.5 million. We have asked them to quantify their numbers.

Project Update- Mr. John Thayer with Bell and Associates passed out a monthly progress report for May 2016 showing the contract cost amounts, construction progress, open issues and progress photos. Substantial completion for the judicial building is April 1, 2018. Excavation for the basement is 100% complete and shoring is in place. The site has been filled to subgrade for the entry pavilion. Foundations are approximately 60% complete. The basement walls are approximately 30% complete. Structural steel fabrication has begun. Preparation and review of structural steel and architectural precast shop drawings is continuing. The substantial completion date for the parking garage is June 2, 2017. Garage construction is expected to begin in July. Open issues include the work package #3 GMP, Lytle Street project and foundation issues.

Future Key Events- June 20, 2016 will be the notice to proceed with building package construction. Full building operation is expected on June 1, 2018.

No PBA Meeting in July- There will be no PBA meeting in July. However, there will be a construction site visit on July 7, 2016 at 4:00 p.m.

Other- Brian Robertson elaborated that they are proceeding with the new phone systems for the current judicial building. By the time the new judicial building is built, the phone systems will already be in place and the setup will be in place. It will just be a matter of taking the phones out of the current judicial building and bringing them to the new judicial building. They are also proceeding with video storage and expanding it to create backup IP online.

With no further items, Chairman Mike Picklesimer concluded and adjourned the meeting at 5:28 p.m.

MICHAEL PICKLESIMER, CHAIRMAN