

## Minutes of the Rutherford County Public Building Authority

August 4, 2016 at 4:00 p.m.

Bell's Construction Trailer

<b>Members Present</b>	<b>Others Present</b>		
Jim Bailey	Mayor Burgess	Matt Smith	John McQuinn
Leslie Smith	Steve Johnson	Rachel Krawchuk	Sam Hand
Stan Vaught	John Thayer	Ted Goodman	
Dow Smith	Jerry Preston	Michelle Thomas	
Steve Waldron	Brian Robertson	Melissa Harrell	
Mike Picklesimer	Adam Nicholson	Felicia Reed	

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

Chairman Mike Picklesimer opened the meeting with the first matter of business on approving the minutes from the June 16, 2016 meeting. "Mr. Leslie Smith motioned for approval and Steve Waldron seconded that motion. The motion for approval of the June 16, 2016 minutes passed by unanimous acclamation."

Introduction of Construction Team- Mr. John Thayer introduced two of his construction men who have been his right hand men throughout this project, Mr. Sam Hand and Mr. John McQuinn. Mr. Steve Johnson introduced Adam Nicholson as GS&P's construction representative.

Project Budget – Mr. Jerry Preston stated very little has changed since the last report. The FF&E soft cost budget and furniture is currently priced at \$1,718,789. The FF&E Budget is set at \$1,720,000. They have included the microwaves and refrigerators in the budget. They have also added courtroom 5c and the furniture to that. They have moved the furniture for the domestic violence section of the building from the state budget to the county budget. The state budget has reduced a small amount since they have moved the domestic violence portion.

FF&E & Other Soft Cost Presentation – Mr. Matt Smith and Mrs. Rachel Krawchuck with Alfred Williams & Company attended to make a presentation on the price point furniture for the new judicial building. Mr. Jerry Preston stated that their first step was to put together the whole furniture budget for the entire building. They completed inventory of the existing building in May and they have been working through all the pieces of furniture for the new building for suitability and durability. They are going to begin detailed programming and final selection of furniture soon. The plan is to buy as much as they can from the state and county contracts. They are currently at 100% off of contracts.

Mr. Matt Smith began the presentation indicating the main brand of furniture they will be using is made by Herman Miller. They distributed a pamphlet with pictures of the furniture they are expecting to have in each room of the new judicial building. The pamphlet also included a floor plan of each floor in the judicial building which depicts what the furniture will look like in each room. Mr. Matt Smith indicated that most of the offices would be laminate furniture. However, the Judge's and clerk's offices would be veneer. The drawers will lock and all keys can be replaced, if

lost, by contacting them directly. The warranty for the furniture will be for a term of ten years. There will be carpet in the offices but the chairs will be designed to roll on the carpet.

The workstations will have an open overhead with a Jack and Jill setting, which means they will open on each side. The middle area of the workstations will allow space for tacking.

The most discussed piece of furniture was the Sauder benches which are potentially to be placed in the corridor. These are 15 feet long wooden benches with backs that resemble and look much like a pew. Ms. Melissa Harrell expressed concern about these being in the hallway because it would create loitering, which they try to avoid. She indicated that people coming for court should be in a specific courtroom and out of the hallways. It was mentioned that we may want to consider backless benches, as people have a habit to draw and carve in them. Mr. Steve Waldron asked why benches instead of ganged seating as proposed for the resolution center. Mr. Steve Johnson said one reason they even considered having the Sauder benches in the hallway was because they matched the courtroom and would help to tie the appearance together. After discussion, they are going to take another look at this item and consider possibilities.

Mr. Steve Waldron asked Mr. Matt Smith and Mrs. Rachel Krawchuk what is the first wear item of furniture and what is the life of the laminate. Mr. Matt Smith indicated that the furniture is commercial grade and high density board, so it is not the common laminate you are used to. Mr. Matt Smith also indicated that the drawer slides would probably fail first and should last at least 15 to 20 years. He also mentioned that the furniture is not going to move much, which happens a lot in residential. Therefore, the furniture should last longer.

Lytle Street Project Update- They have started on this project and currently are having right of way issues. They are working on both sides of the street to resolve these matters. The contractor is across the street from Bell Construction so there will be a lot of coordination with them. Mr. Mike Picklesimer is still waiting for some price breakdowns. It looks like there is going to be a lot of road closures between the two projects.

### Project Update

a) File Solve- Mr. Jerry Preston elaborated that File Solve came in on July 13th and had a two day process. They went out to the archive building to evaluate. File solve will come back on August 10th to meet with the clerk's and the clerk and master's offices about a tracking system and some preliminary suggestions about opportunities moving forward with the filing system and condensing the filing system. Their services are actually on public contract through the county. They will also be able to assist with the move in the future if need be. Mr. Jerry Preston stated they will keep us posted on future developments with that.

b) Montgomery Courthouse Visit- They plan to go look at the Montgomery courthouse operation cost and for assistance on August 12<sup>th</sup> to get some insight and direction. This courthouse is 176k square feet and is similar to this current project.

c) Document Distribution-Mr. Jerry Preston indicated the PBA has been sent a link where you can download the documents you want to view. The link will expire in the next two weeks. Mr. Adam Nicholson brought some hard copies for those who have asked.

d) Construction-Mr. John Thayer passed around the progress report to members at the meeting. The contract costs for the judicial building for work package #1 and #3 are priced at \$56,780,681, and the parking garage contract costs for work package #1 and #2 are priced at \$6,702,554. Currently \$6,630,105 has been billed against the judicial building and \$58,919 has been billed against the parking garage.

*Constructions progress for the judicial building*-Excavation for the basement is 100% complete and shoring is in place. They are finished dealing with any foundation issues. There is some really hard rock and they have been digging through it for three days. The site has been filled to subgrade for the entry pavilion. The foundations and the basement walls are currently 95% complete. The structural steel fabrication is continuing and the first sequence is scheduled to deliver on August 8<sup>th</sup>. Burton Street has been closed and the crane has been erected. There will be 14 trailer tractor loads of steel. Over the next 4 months there will be dramatic changes on the building. Fabrication of architectural precast panels has begun. Waterproofing has been installed around three elevator pits and has started on the basement walls. Underslab plumbing and electrical rough-in has begun.

*Construction progress for the parking garage*- Grading of the site is complete. They are drilling peers and hoping for the first three or four drill peers tomorrow. Precast fabrication for the parking garage is in progress. They will start precast erection on the parking garage around October. They will record dimensionally where all plumbing is so if they need to know in the future it will all be produced on record documents at the end of the job.

e) Security IT-RCOIT Public Staff Network-Mr. Brian Robertson said they are continuing their plan of upgrading the systems. They just installed a physical access control system last week and they are proceeding with the new phone system. They are still upgrading the camera system and have ordered an extra data circuit. Some of the fiber has been exposed at the construction site already so they have a backup phone system at another building. They are making the jump from the copper line and it must be upgraded from analog to digital. Mr. Jerry Preston stated Bell has bid the AV package and selected a subcontractor for design assist and will work with them to get the most current AV equipment with the best price. Mr. Brian Robertson will help with the design assist contractor.

Future Key Events- The garage expected completion date is June 2, 2017. The judicial building expected completion date is April 1, 2018. Full operation of the building is projected for June 1, 2018.

With no further items, Chairman Mike Picklesimer concluded and adjourned the meeting at 5:12 p.m.

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MICHAEL PICKLESIMER, CHAIRMAN