

Minutes of the Rutherford County Public Building Authority

October 6, 2016, 2016 at 4:00 p.m.

Historic Courthouse, Room 205

Members Present	Others Present	
Jim Bailey	Mayor Burgess	Michelle Thomas
Leslie Smith	Chancellor Wilson	Adam Nicholson
Stan Vaught	John Thayer	Ted Goodman
Blake Smith	Jerry Preston	Felicia Reed
	Melissa Harrell	

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

Mr. Leslie Smith opened the meeting with the first matter of business on approving the minutes from the September 1, 2016 meeting. "Mr. Stan Vaught motioned for approval and Mr. Jim Bailey seconded that motion. The motion for approval of the September 1, 2016 minutes passed by unanimous acclamation."

Project Budget – Mr. Jerry Preston provided a handout on the project costs to date. There is just the normal monthly billings against the contracts on the budget.

Furniture Meetings – Mr. Jerry Preston provided a handout on the October 2016 Furniture Meetings. They have already had meetings with the mayor, trial judges, district attorney's office, public defender's office, clerk and master and circuit court clerk. Next Tuesday they will be meeting with the general session judges and next Thursday they are meeting with the sheriff's department. Just last minute changes are all that is left. We have one more round to do with clerk and master and clerk to make sure they have all the details for the filing equipment. They have refined some furniture pieces and cost but maintained durability.

Lytle Street Project Update - They are currently working on the underground utilities.. They are working from Walnut to Church and then from Walnut to Barker. We need to know where we stand with the contribution to this Project before we will know what contingencies are left for the add items.

Project Update - Mr. Jerry Preston provided a handout for the top ten priority add items under consideration from contingency which include dual-basket strainers at condenser water system, art-piece above security, Lytle Street project, bar code implementation, file conversion and inventories, additional filing equipment, furniture for trial judges, district attorney and public defender, courtroom 3C and chamber, holding cells, and elevators #5 and #6.

We currently have a little over two million in overall contingency. We will not get all ten items but hope to get through item eight. The question was asked why the bar code implementation and file conversion and inventories were part of the building costs. Mr. Preston stated that was a good question. He stated that it is very important that we get the files well organized prior to moving into the new building and not move unnecessary files. Mayor Burgess stated they would get with

the bond attorney to see if the language allows for this type of expenditure. File Solve is the company promoting the necessity for the file system update. The barcode implementation costs are projected to cost \$161,128.00 and the file conversion is projected to cost \$142,650.00 for a total cost of \$303,778.00. We will need the elevators when the 4th floor is filled out. Mr. Jerry Preston elaborated that the project cost for the elevators #5 and # 6 is \$441,000.00. The shafts for these elevators will already be constructed. The cost to add courtroom 3c would be approximately \$450,000.00 and the chamber about \$100,000.00. The bigger numbers and lower priorities are at the bottom of the list and about 15 years out as far as the need, but if we have the money we could go ahead and put them in.

Mr. Blake Smith asked how the bar code implementation even came up. Mr. Jerry Preston stated that they hired File Solve and they completed two phases which included finding out how many files there are and what kind of files. They took this information and made recommendations about what to do with the files. The third phase would be implementation. Mr. Blake Smith said it should be implemented but wants to know who is responsible for the budget of these items.

Both phases have been approved and presented to PBA previously. Patterson Pope, with the division File Solve, is helping with how to transport the files from the old courthouse to the new courthouse. Mr. Preston stated that we have to deal with moving and organizing the files and there is really no way around it. Plus, we want to move in the new building and be efficient and do not want to junk the new building up. At the next PBA meeting we will try to have an answer on whether this cost expenditure meets the guidelines of the bonding for the PBA. Mr. Preston stated there are approximately 44k files coming from circuit court alone. There have been 63k active warrants over just the last two years to put the amount of files into perspective. Mr. Preston stated that due to the manpower required and the number of days it would take to organize all these files, he felt we are getting our money's worth from File Solve. Mr. Bailey asked since we are spending all this money for the bar code implementation and files conversion, why not go to the digital system which is going to be necessary in the future anyways. Mr. Preston stated that no decisions have to be made today. At the next PBA meeting we will provide the information discussed with finance and bonding and also bring in experts from File Solve to explain their rationale behind implementing the files this way.

Mr. Jerry Preston passed around the image of the art piece above security to be placed in the new courthouse. Mr. Jerry Preston asked for acknowledgement from the PBA for the dual-basket strainers at condenser water system (\$18,763) and art design (\$4,4444). Mr. Bailey motioned to accept the request and Mr. Blake Smith seconded this motion.

Construction- Mr. Thayer provided a handout of this month's progress report and progress photos. The first page included the contract costs for the judicial building and the parking garage. To date, \$9,639,052 has been used towards completion of the judicial building. To date, \$1,109,753 has been used towards completion of the parking garage.

Judicial Building-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 95% complete. Basement walls are approximately 98% complete. Structural steel erection is continuing and floors 1-5 are complete. Burton Street has been closed. Fabrication of architectural precast panels is continuing. Waterproofing has been installed around three elevator pits and the

basement walls. Underslab plumbing and electrical rough-in is continuing. Work is continuing on MEP coordination drawings. Installation of hangers for MEP systems is underway on floors one and two. Installation of cast iron plumbing piping has begun. Slabs have been poured on the 1st floor and have started on the 2nd floor. Installation of drilled piers has started at the lobby area.

Parking Garage-Grading of the site is complete. Installation of drilled piers is complete. Work is continuing on pier caps, grade beams, and retaining walls. Fabrication of structural precast components has begun.

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. Mr. Preston stated that they will be looking at trying to shut the court's down for a full week in May of 2018, in order to get all the files moved and everyone set up in their new offices. The court will need at least one year notice to set their dockets to be down for that week, so that is something we are going to be looking at closer to time.

With no further items, Mr. Leslie Smith concluded and adjourned the meeting at 4:55 p.m.

MICHAEL PICKLESIMER, CHAIRMAN/
MR. LESLIE SMITH