

Minutes of the Rutherford County Public Building Authority

December 1, 2016 at 4:00 p.m.
Historic Courthouse, Room 205

Members Present	Others Present	
Mike Picklesimer	Mayor Burgess	Darin Moore
Blake Smith	Steve Johnson	Adam Nicholson
Dow Smith	John Thayer	Brian Robertson
Les Smith	Jerry Preston	Chancellor Wilson
Steve Waldron	Michelle Thomas	Bricke Murfree
	Melissa Harrell	Felicia Reed

Chairman Mike Picklesimer presided and called the meeting to order at 4:02 p.m. with five (5) members being present.

Chairman Mike Picklesimer opened the meeting with the first matter of business on approving the minutes from the October 6, 2016 meeting. “Mr. Steve Waldron motioned for approval and Mr. Jim Bailey seconded that motion. The motion for approval of the October 6, 2016 minutes passed by unanimous acclamation.”

Next, Chairman Mike Picklesimer moved for approval of the minutes from the November 3, 2016 meeting. “Mr. Leslie Smith motioned for approval and Mr. Steve Waldron seconded that motion. The motion for approval of the November 3, 2016 minutes passed by unanimous acclamation.”

Project Budget – Mr. Jerry Preston provided a handout on the project costs to date. There are no changes just the monthly invoices we have processed this month. The handout reflects the monthly billing and payments against the contracts.

Ratification of Additional Services Approved by Les Smith-As previously approved by the PBA, Mr. Leslie Smith was appointed to be the project representative as the most properly informed member who has attended most of the Design Review meetings, to have the authority to approve miscellaneous items requested of \$5,000.00 or less, that might occur but would not expand the GMP. Mr. Preston passed out a letter sent to Mr. Leslie Smith wherein Mr. Leslie Smith signed and approved the requested amount of \$5,000.00 for additional services for GS&P and SEC to analyze the cost of the Lytle Street Project and make a recommendation on what the County’s contribution should be on that Project since the PBA could not act at the prior meeting , lacking a quorum, held on November 3, 2016. Mr. Jerry Preston asked that Mr. Leslie Smith’s approval of the additional \$5,000.00 be ratified and approved. “Mr. Blake Smith motioned for approval and Mr. Steve Waldron seconded that motion. The motion for approval of \$5,000.00 for additional services passed by unanimous acclamation.

Lytle Street Project Contribution Analysis- Mr. Preston provided a sheet for review which delineates the amounts for this project. The total cost for the Lytle Street project is \$5,224,689. The GS&P & SEC recommended county construction contribution in the amount of \$772,684. The design obligation for the county is \$73,828 and this is the fee related to the County’s contribution. The total county contribution being asked for is \$846,512. The PBA has previously agreed to the fee amount of \$180,808. If you net out the additional amount to be approved the remaining amount is \$665,704.

Mr. Preston provided an additional sheet of the Summary of Rutherford County Judicial Center (RCJC) Cost Estimates. SEC performed two cost estimates of the proposed work in the public right-of-way based on construction plans by Wisser. The first estimate (initial estimate) used all of the quantities in the plans to the centerline of the roads, along the road frontage of the two RCJC sites. The second estimate (revised estimate) included the same area as the first, but eliminated items that in their professional

opinion, would not have been required if the RCJC were a stand-alone private project with no total-depth roadway construction. The estimated costs were based on the successful bidder's unit prices of Lytle Street Improvements-Phase 2, County Bid Tabulation, dated August 10, 2016. The Wiser estimated cost based on the successful bidder's unit prices was \$1,907,317. SEC's initial estimate resulted in a cost of \$1,020,606 assigned to the RCJC sites, an initial savings of \$886,711. SEC's revised estimate resulted in a cost of \$772,684 assigned to the County sites, therefore, saving an additional \$247,922. The total savings is estimated to be \$1,134,633.

Chairman Mike Picklesimer stated he believes this is a fair amount and that the County should share the cost. Since we have given up some property for right-of-ways, Mr. Jerry Preston said he thinks there are some tradeoffs there and room for negotiations on the price. Mayor Burgess stated he thought it was a fair number. Mr. Jerry Preston stated we are asking for a motion to approve the additional County contribution in the amount of \$665,704. "Mr. Steve Waldron made a motion to approve and Mr. Leslie Smith seconded the motion. The motion for approval of the additional contribution by the County not to exceed the \$665,704, passed by unanimous acclamation."

PROJECT UPDATE

(a) Soft Cost Budget Analysis- Mr. Jerry Preston provided a sheet providing the budget analysis and stated we are pretty close to finalizing the budget line items. We think we have most everything identified. The owner contingency right now is \$882,000. The FF&E budget is set at \$1,720,000. This number has to increase because we have maximized the three large compact file areas in the Clerk and Clerk and Master's Offices to maximize those areas shelving capability. They have gone through all the miscellaneous spaces and feel like they have done a complete job of that. Including the State furniture is most of the overage of the \$280,000, That line item has been carried for quite some time as funding source pending. Furniture and Shelving is order ready.

Mr. Jerry Preston stated they are requesting to set the Owner contingency at \$602,000, and increase the new FF&E budget to two million. Mr. Jerry Preston has talked with the District Attorney, Public Defender and Chancellor Wilson and they are going to pursue the \$218,482 for the State furniture from the State, but not sure if they will get the help. "Mr. Leslie Smith moved to approve the new budget as presented to two million and Mr. Blake Smith seconded that motion. The motion to increase the FF&E budget to two million passed by unanimous acclamation."

Mr. Jerry Preston wanted to discuss one more item on the soft cost budget analysis which is courtroom 3C and the chamber. The cost for completing those spaces and furniture is about \$500,000. Mr. Preston would like to propose \$200,000, reducing Owner contingency to \$402,000, to go toward courtroom 3C and chamber. This will allow John to keep on construction sequence with the electrical, plumbing and mechanical and some finishes. Then later they can allocate the remaining the \$300,000, if contingency funding is available, needed to complete and furnish these rooms. Mr. Jerry Preston stated that they feel optimistic they can complete that courtroom and give the County the ability to maximize the courtrooms. We are at a point where we figure we have identified most all of our items. "Mr. Blake Smith feels that it is a good use of county money and he motioned for approval of the motion to allow \$200,000 to go towards courtroom 3C and the chamber and Mr. Steve Waldron seconded that motion. The motion passed by unanimous acclamation."

(b) Moving Companies- Mr. Jerry Preston stated they have identified five moving companies who are Armstrong, Now Furniture, Graebel, Flood Brothers, and APEX. Also, they advertised in the paper. They will be going through the building with these five companies on December 7th and receiving proposals on the 16th of December. They plan to ask for the PBA's approval of one of these moving companies at the January meeting. After that, they will start detailing the next moves with the chosen moving company and FileSolve.

(c) Topping Out Ceremony- Mr. Jerry Preston said it went well and hope to take a picture for distribution of the signed beam being placed.

Construction-Mr. John Thayer provided the monthly progress report. To date, \$16,258,643.70 has been spent on the Judicial building. The foundations are approximately 99% complete. The basement walls are approximately 99% complete. Structural steel erection is continuing. Floors 1-6 are complete and the elevator tower is being erected. Burton Street has been closed. The fabrication of architectural precast panels is continuing and erection is scheduled to begin in two weeks. Waterproofing has been installed around three elevator pits and the basement walls. Sprayed fireproofing is being applied to the fifth floor structure. Underslab plumbing and electrical rough-in is complete in the basement. Work is complete on MEP coordination drawings. Installation of cast iron and copper plumbing piping is continuing on the first floor and has begun on the second and third floors. Installation of duct is continuing on the first floor. AHU's have been set on the first and second floors. Electrical rough-n is continuing on the first and second floors. Installation of fire protection piping has begun. Metal stud framing is continuing on the first through the third floors. Slabs have been poured on the first floor through the fifth floor and the sixth floor is being prepped. Slab pours have started in the basement. Installation of drilled piers is complete at the lobby area and foundations are nearly complete. The fire and domestic water main have been installed.

Parking Garage- Grading of the site is complete. Installation of drilled piers is complete. Work is complete on pier caps, grade beams, and retaining walls. Fabrication of structural precast components is complete and erection of precast is continuing. Underground plumbing systems have been installed.

RCOIT Public/Staff Network- They are proceeding with getting the contractors identified on the project so next summer they can start the next part of the construction. Mr. Darin Moore stated they are continuing to meet with Bell and Mr. Jerry Preston and continuing to keep the public informed on social media. The beam signing video will be going up in the next day or two.

With no further items, Chairman Mike Picklesimer concluded and adjourned the meeting at 4:43 p.m.

MICHAEL PICKLESIMER, CHAIRMAN