

Minutes of the Rutherford County Public Building Authority

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

Members Present

Jim Bailey
Leslie Smith
Stan Vaught

Others Present

Mayor Burgess	Ken Swann
Steve Johnson	Michelle Thomas
John Thayer	Ted Goodman
Jerry Preston	Felicia Reed
Brian Robertson	Melissa Harrell
Jim Kerr	Tammy Albertson

Mr. Leslie Smith filling in for Chairman Michael Picklesimer presided and called the meeting to order at 4:04 p.m. with only three (3) members being present at that time.

Mr. Leslie Smith opened the meeting stating that we did not have quorum and therefore no decisions could be made at this meeting to transact any business. Jerry Preston will give us a quick overview and will proceed with an informational meeting.

Construction Testing Company Proposal/Contract – Mr. Jerry Preston stated if we can get consensus from the three members of the PBA that are here we can get the contract ready for signature and then have a vote next meeting. They are requesting approval for \$186k for testing. GS&P and Bell have recommended using TTL for the construction testing service and keeping them on the Project. A testing and inspection budget can be on the order of 0.5% of construction cost or even higher. TTL's estimate is less than 0.5% at .3% of construction cost and seems reasonable for this project. Another advantage of using TTL for testing and inspection is their familiarity with the project site. Mr. Leslie Smith instructed Mr. Preston to move forward with developing the contract.

Commissioning Agent RFQ Update - Four companies have sent an intent to propose. Next Wednesday they will get the proposal in and will have five evaluators who will evaluate their proposals. They will come back and ask for approval of one at next month's meeting.

Project Update- Additional geo tech work has been performed at the garage site. The site has been surveyed and probed. Probes varied from 20' to 42' but mostly the site has a bearing depth of 20 feet on average.

User Group Meetings are scheduled for the week of February 22nd. They have been able to confirm all the meetings. They received review packages from the user groups today. They had a consolidated meeting with all the users and asked them to review the furniture and equipment locations. The design team will go through and organize those comments and review them with the user groups. After that, they intend to go through the process of setting up a furniture inventory and come back next month and detail this process out. They want to use an inventory contractor and initiate step one of what can be moved and reused. They also want to identify what would be new and compare this with the budget between now and June 1st. At that point, they should know the line item costs. The existing building has no public space with furniture. They want to standardize the spaces and possibly use some of the current furniture if it is quality.

Most of the furniture that is in the court house will be hard pressed to be a standardized version of what is common today. The state contract has certain lines and we just want to evaluate those lines and we may have multiple strategies of how we proceed with different manufacturers' that provide different styles of furniture. They are going to make as few choices as possible.

Key Events- They have finished the demolition package with final costs at \$215,843.40. The target amount for demolition was approximately \$238k. The early release package GMP will be presented at the March 3rd PBA Meeting. Garage completion date is expected on May 1, 2017 and the full building operation is expected on June 1, 2018.

Other- They have changed from Tindall to Metromont on the Precast. Groundbreaking is still expected to take place on March 4th.

With no further items, Mr. Leslie Smith concluded and adjourned the meeting at 4:47 p.m.

MICHAEL PICKLESIMER, CHAIRMAN
OR LESLIE SMITH