

Minutes of the Rutherford County Public Building Authority

December 7, 2017 at 4:00 p.m.

Historic Courthouse, Room 205

Members Present	Others Present	
Mike Picklesimer	Michelle Thomas	Mayor Burgess
Les Smith	John Thayer	Bricke Murfree
Dow Smith	Jerry Preston	Felicia Reed
Steve Waldron	Darin Moore	Wilkie Buchanan
Stan Vaught	Steve Johnson	Melissa Harrell
Jim Bailey	Adam Nicholson	

Chairman Mike Picklesimer presided and called the meeting to order at 4:00 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 November 2, 2017 meeting. "Mr. Les Smith motioned for approval and Mr. Stan Vaught seconded that motion. The motion for approval of the November 2, 2017 minutes passed by unanimous acclamation."

Project Budget and Adjustments- Mr. Jerry Preston passed out a sheet on this past month's project budget and adjustments, and stated that the yellow items were approved on November 2, 2017, and the green items are related to unencumbered balances. Other than that it is just the monthly bills that are in process. Most of the money is spoken for except the \$107,311.00 in contingency.

Lytle Street Project Update –Mr. Preston stated progress continues primarily on Burton Street and at the Lytle Street and Church Street intersection. They are putting in heavy structures at this intersection. Work also continues between Barker and Walnut with the focus between Front and Walnut.

Project Update & Action

Garage Closeout- Mr. Preston passed out Change Order #4 to the original contract with Bell. Mr. Preston stated they are requesting approval of Change Order #4 which represents a deduction of \$177,115.58 and \$20,000.00 contingency would remain in the garage for unforeseen items. The original contingency was right at \$250,000.00. "Mr. Steve Waldron motioned for approval and Mr. Stan Vaught seconded that motion. The motion for approval of Change Order #4 passed by unanimous acclamation."

Courtroom 3C & Associated Chamber- Mr. Preston stated the next part is the millwork which will cost \$115,084.00 and will be discussed further in January.

Lobby Art Piece- Mr. Preston stated that they set an allowance of \$60,000.00 for the art piece. Mr. Preston stated they are requesting approval to proceed with Brand Imaging. There has been comparative pricing from Brand Imaging and 12 points for the art piece. Brand was slightly lower on price and they are capable of producing the final image. "Mr. Jim Bailey motioned for

approval and Mr. Stan Vaught seconded that motion. The motion for approval to proceed with Brand Imaging passed by unanimous acclamation.”

County Clerk Building (319) Plaza- Mr. Preston stated that the final construction documents are being produced and will bring this back up for discussion in January. The allowance has already been approved for \$65,000.00.

Move- Mr. Preston passed out a detailed sheet on File Solve (a division of Patterson Pope). Mr. Preston stated that the move is scheduled for 4/28/2018 – 5/1/2018 – They requested approval of the Purchase Order to File Solve (Patterson Pope) in the amount of \$25,860.00 in order to prepare and conduct a successful transition to the new building, prepare collections, map file systems, label at origin and destination, monitor move workflow and perform project audits. File Solve is currently converting files, bar coding and developing a file database for the Circuit Court Clerk and the Clerk and Master Offices. Mr. Preston stated this request is a continuation of their services for the files move component. They will come in a week early before the move and map all the files and set up a whole strategy for moving the files. They will also monitor the entire procedure and conduct an audit at the end. “Mr. Stan Vaught motioned for approval of the Purchase Order to File Solve in the amount of \$25,860.00 and Mr. Dow Smith seconded that motion. The motion for approval of the Purchase Order to File Solve passed by unanimous acclamation.”

Construction- Mr. John Thayer passed out the monthly progress report for the contract costs and the construction progress.

- (a) Judicial Building- The GMP amount is \$57,256,831 for Work Package #1 and #3 and CO#1 and #3. The complete to date amount is \$49,955,754.28 and the CM contingency balance is \$691,000.93. Foundations and basement walls are complete. Structural steel erection is complete. Erection of architectural precast panels is complete. Waterproofing has been installed around elevator pits and the basement walls. Sprayed fireproofing is complete. Underslab plumbing and electrical rough-in is complete. Installation of cast iron and copper plumbing piping is complete. Installation of duct is continuing on the 6th floor. AHU's and mechanical equipment has been set on the 1st through the 6th floors. Electrical rough-in is continuing on the 1st through the 6th floors. Installation of fire protection is complete on the basement through the 6th floors. Metal stud framing is continuing on the 6th floor. Slabs have been poured on the 1st through the 6th floors. Slab pours are complete in the basement. Installation of drilled piers is complete at the lobby area and foundations are complete. The fire and domestic water main have been installed. Storm drain installation is complete. Windows and curtainwall are complete. Roofing is nearly complete on the tower and the entry lobby. Sheetrock has been hung and finished on the 1st through the 5th floors and hanging and finishing is continuing on the 6th floors. Painting has started on the basement through the 6th floor. Ceiling grid installation has begun on the 1st through the 6th floors. Casework is being installed on the 1st through the 6th floors. Elevators 8, 9 and 10 have been installed and elevators 1-4 and 7 are underway. Terrazzo is being placed on the 1st and 2nd floors. Vinyl flooring and carpet is being installed.
- (b) Parking Garage- The GMP amount is \$6,702,554 for Work Package #1 and #2. The

complete to date amount is \$6,505,438.42 and there is still \$85,138.00 left in the contingency balance. Project is complete.

RCOIT Public/Staff Network- Mr. Preston stated that the wiring is continuing in the building. There is ongoing coordination between the two security networks. Equipment has been delivered by Presidio and they are coordinating with Beacon Technologies, which is the installer for RCOIT Network. Mr. Buchanan stated they have ordered the fiber to be put in the building that will connect their networks. AT&T would be our provider. AT&T does not actually own the fiber and the service provider could be change, if needed, in the future.

Future Key Events- The Judicial Building is expected to be completed by April 1, 2018. Full Building Operation is expected by June 1, 2018.

Other

Approval of City Water and Sewer Capacity Charge- Mr. Preston stated they are requesting approval of \$91,860.00 for the city water and sewer capacity charge. Mr. Preston elaborated that the initial charge amount is for the first 5,000 square feet. They have 198,000 additional sq. ft. in the total. They take that number as straight multiplier and they calculate for water and then sewer. This is assigned to the water meter and the tap. Mr. Stan Vaught brought to attention that there may be a credit for a previous tap fee paid. "Mr. Stan Vaught motioned for approval of the city water and sewer capacity charge in the amount of \$91,860.00 contingent upon Mr. Preston checking to ensure that we do not have a credit and Mr. Jim Bailey seconded that motion. The motion for approval of the same passed by unanimous acclamation."

With no further items, Chairman Mike Picklesimer concluded and adjourned the meeting at 5:00 p.m.

MICHAEL PICKLESIMER, CHAIRMAN