

Minutes of the Rutherford County Public Building Authority

January 10, 2019 at 4:00 p.m.
Historic Courthouse, Room 205

Members Present	Others Present	
Stan Vaught	Steve Johnson	Bricke Murfree
Mike Picklesimer	Darin Moore	Felicia Reed
Jim Bailey	Jerry Preston	Bart Kline
Blake Smith	Steve Sandlin	Ben Mankin
Dow Smith	Mayor Ketron	Chuck Clark
Leslie Smith	Wilkie Buchanan	Brian Robertson
		John Lodi

Chairman Mike Picklesimer presided and called the meeting to order at 4:04p.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 October 4, 2018 meeting. *“Mr. Les Smith motioned for approval and Mr. Jim Bailey seconded that motion. The motion for approval of the October 4, 2018 meeting minutes passed by unanimous acclamation.”*

Election of Officers for 2019 – Chairman Mike Picklesimer with Mr. Bricke Murfree conducted the election of officers for 2019. *“Mr. Les Smith moved, seconded by Mr. Blake Smith, to reinstate the current officers for 2019 which are Mike Picklesimer-Chairman, Dow Smith-Vice Chairman and Leslie Smith-Secretary. This motion passed unanimously by acclamation.”*

Property Management Committee (PMC) Recap – Mr. Preston turned it over to the Mayor to elaborate on the Property Management meeting. Property Management met on December 27, 2018 on the below listed motions and items:

- Old Judicial Building Project
*** Using the prior study request the PBA to value engineer relocating OIT to the old Judicial Building and make a report back to the Property Management Committee.** Mayor Ketron stated that at the last meeting Commissioner Dodd said lets figure out what we need. So for example, Information Technology may need only one floor instead of two floors. They may be planning to put the Information Technology department in the top two floors, one of which is where the mechanical room is located. Mayor Ketron said they would like to strip everything out of the old judicial building and then come back in and start adding as each department is needed. The rest of the building will be cleaned out and then can be built out as needed.
- A New Satellite Building – County Clerk and the Tennessee Department of Safety (DMV)
*** Approve the concept and forward to the Budget Committee and the PBA for due diligence and consideration of the Project.** Mayor Ketron said they are waiting on the new safety commissioner to be sworn in which should be about

another week. It is overcrowded in their department location. They are also looking for a satellite location for Lisa Crowell, the Rutherford County Clerk. They talked to John Harney, a realtor, and the buildings they found were cut and dry probably one million dollars for a lot. Mayor Ketron stated that Commissioner Dodd mentioned looking at the Lane Agri property. There was a caveat in the previous contract that nothing for 50 years could be built unless it was agri related. Mayor Ketron stated that after speaking with one of the beneficiaries involved in the sale, they mentioned it was not their intent to not allow the county to use the property as they needed. Mr. Sandlin said to send the new contract and they will sign off on it so they can move forward. Ms. Crowell needs 5,000 square feet and the DMV needs about 8,500 square feet.

- Archive Building Expansion

*** Approve the concept and forward to the Budget Committee and the PBA for due diligence and consideration of the Project.** Mayor Ketron said the archives building was originally built with Brick fascia on the front of building with metal on back so that it could be easily reconstructed to build onto. In addition, Rutherford County has a facility in LaVergne which they rent for archiving and Melissa Harrell, the Rutherford County Circuit Court clerk has a lot of files on the 3rd floor in new judicial building. Archives are out of space. Mr. John Lodi has been compressing files. Mr. Lodi stated that the archive building was originally created to last 12 to 15 years but they filled it up in 5 years. They need to knock the walls out and build a two story building extension. It is likely to cost \$120 a square foot. It is also very tight on parking. They need to get a loading dock in and add parking which will be hard to do.

Mr. Ketron asked the PBA members if they would be willing to accept managing these three projects: the old judicial building, the satellite building and the archive building expansion. *“Mr. Stan Vaught motioned to approve to accept managing the projects and Les Smith seconded that motion. This motion passed unanimously by acclamation.”*

- Information Item - New Judicial Center

***Possible new occupants – Probation and Murfreesboro City Court. They were approached by the City of Murfreesboro.** Mayor Ketron stated that the City wants to tear down the old city hall, police department and several other buildings and put the properties back on the tax roll. They are also out of room for the city court. The city wants to move the city court over to the new judicial building and they would pay rent for the square footage occupied. They would be paying for improvements and betterments through their rent. The probation department's current building is leaking and in bad shape. They would like to move probation to the fourth floor of the new judicial building. The City will have to pay for one-half (½) of the costs for putting two extra floors on the parking garage since the addition of the City Court in the new building would increase the traffic in this area. Mayor Ketron stated that would still like to use Mr. Preston, Bell Construction, and Gresham Smith Architects for these projects. The Mayor has talked to the judge's and they all seem fine with it.

This may also help avoid collections as people would be able to go to probation in the new building to find out their fines and pay there directly.

Mr. Bailey stated this would impact the buildings long term needs. Mayor Ketron said it would save the County about \$125k a year not paying for the current buildings that have probation and other departments in them. Also, the city would pay a big portion of it. They would give the money to the county and the county would give the money to the PBA to take care of the projects. Mayor Ketron stated that it would probably cost around three million per floor for the parking garage so the city would pay half and the county would pay half. They would also go ahead and put in the kiosks in the parking garage which would generate a ticket system. Mayor Ketron said this is for information purposes only at this time and they are not moving on these items yet.

JC Project Update and Action

Project Budget and Adjustments

Project Budget and Adjustments – Mr. Jerry Preston passed out a sheet on this past month's project budget and adjustments, and stated the yellow items are changes, the green items are unencumbered balances which total \$119,473, and the gray items are complete.

Garage Parking Control Options & Signage – Mr. Preston stated they are requesting approval to ratify the approvals of the Chairman from the last meeting for the two sign packages. The first package is in the amount of \$4,820.00, and the second package is in the amount of \$4,479.56. *“Mr. Les Smith motioned for approval and Mr. Stan Vaught seconded that motion. The motion for approval of the two sign packages passed by unanimous acclamation.”*

Miscellaneous Cost Items – Mr. Preston stated they are requesting approval for the purchase order for the following:

* Security checkpoint Kevlar upgrade. They have a quote from Sledge Craft who initially constructed that project item - \$6,588.00 Mr. Preston stated this would give the officers extra protection in the front of the building which is where it is probably needed most at the security checkpoint.

“Mr. Stan Vaught motioned for approval and Mr. Blake Smith seconded that motion. The motion for approval of the security checkpoint Kevlar upgrade passed by unanimous acclamation.”

* Furniture arrangement for security, floors 2, 3, 5 & 6 – \$7,229.51 Mr. Preston stated that would like to include these additional furniture arrangements on the floors stated above for the officers.

“Mr. Jim Bailey motioned for approval and Mr. Les Smith seconded that motion. The motion for approval of the furniture arrangement for security floors 2, 3, 5, and 6 passed by unanimous acclamation.”

* Hardware, additional key cores and keys –\$2,116.53 *“Mr. Stan Vaught motioned for approval and Mr. Blake Smith seconded that motion. The motion for approval of the miscellaneous cost items passed by unanimous acclamation.”*

Construction Closeout – Mr. Preston stated they are completing the remaining additional, commissioning & corrections items at this time. The end of the one-year correction period for the building is April 14, 2019.

RCOIT Public/Staff Network- Same as construction closeout.

Other – Mr. Preston showed some photos of the lobby plant arrangement and the security checkpoint. Added plants to keep people from walking off that corner and falling.

With no further items, Chairman, Mike Picklesimer, concluded and adjourned the meeting at 4:57p.m.

MICHAEL PICKLESIMER, CHAIRMAN