

## **Minutes of the Rutherford County Public Building Authority**

September 19, 2019 at 4:00 p.m.  
Historic Courthouse, Room 205

### **Members Present & Others Present**

Mike Picklesimer	Bricke Murfree	Darin Moore
Bill Ketron	Ben Mankin	John Lodl
Jimmy Davis	Steve Sandlin	Mike Hughes
Blake Smith	Wilkie Buchanan	Pearl McKnight
Dow Smith	Brian Robertson	

Chairman Mike Picklesimer presided and called the meeting to order at 4:03p.m., with four (4) members being present.

Chairman Mike Picklesimer opened the meeting with the first matter of business on approving the minutes from the August 1, 2019 meeting. Mr. Dow Smith motioned for approval and Mr. Blake Smith seconded that motion. The motion for approval of the August 2, 2019 meeting minutes passed by “unanimous acclamation.” Today’s meeting is a special meeting since there was no quorum at the September 5, 2019 meeting.

### **JC Project Updates & Actions:**

- Escalator Update:
  - Ben Mankin stated the reverse function is now being utilized on the escalator and there have not been any maintenance issues.
- Update on the broken window:
  - The broken window on the 6<sup>th</sup> floor has not been repaired; however, the glass has been ordered. The repair is being covered by the warranty.
- Card reader entry in garage:
  - It has been decided to leave the key entries as is. No card readers will be installed.

### **Archive Building Expansion:**

- Final drawings are complete. Ben Mankin presented a copy.
- There are a couple of last edits to do on the request for proposals for contractors. Contractors will be interviewed at the same time for both projects. Two projects but interview contractors for both projects at the same time as this is a time-consuming process.
- Mike Picklesimer has composed a list of six (6) contractors. An open advertisement will be sent to the General Contractors Association.

### **Old Judicial Building:**

- Gresham & Smith have submitted a proposal to provide design services for repurposing of the Old Judicial Building into a County Office Building. They propose to complete the schematic design and construction documents for a lump

sum fee of \$130,350.00. Additionally, the propose to provide bidding coordination and construction administration on an as needed hourly basis not to exceed \$46,700.00.

- A motion was made by Mr. Blake Smith to approve their services. Mr. Dow Smith seconded the motion. The motion passed by “unanimous acclamation.”
- Mr. Dow Smith suggested the use of an Owner’s Representative. Mayor Ketron stated that what Mr. Dow Smith was suggesting would be handled by Ben Mankin. Ben is familiar with both the Old Judicial Building and the Archives building and is believed to be best suited.
- RFPs will be sent out by Mr. Mike Picklesimer. Once RFPs go out the contractor will have until October 25, 2019. The responses can go out to the members to review and discuss at the November PBA meeting. Date for interviews is tentatively set for the week of November 11, 2019.
- Interviewees will be selected at the November 7, 2019 PBA meeting.
- Funding for the projects are in the budget.
- There are time restraints as the current location for the Office of Probation has been sold to a company in California. The current lease ends June 20, 2019.

**Community Care:**

- Mike suggested scheduling a meeting to discuss the scope of this project.
- According to Mayor Ketron the total for this project is approximately \$950,000.
- Architectural stamped drawings must be submitted to the State Health Department.
- Drawings need to be submitted by December 31, 2019.

**One Stop Update:**

- According to Mayor Ketron, the long-term lease has been obtained.
- Class A property is currently priced at \$18-\$30 per square foot. The price per square foot is still to be determined.

**Other:**

- There are 4 opportunities for the old bank building: two restaurants, two entrepreneur centers.
- Co-locating Ambulance and Fire at Rockvale- plotting and design should be done next week. The big hurdle now is the soil analysis as to whether it can support the station.

With no further items, Chairman, Mike Picklesimer, concluded and adjourned the meeting at 4:53 p.m.

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MICHAEL PICKLESIMER, CHAIRMAN