

Pulaski County CMC Selection Committee

Friday, 24 July 2020
Pulaski County Highway Garage
1131 North U.S.-35,
Winamac, Indiana

Meeting Minutes

Friday, 26 June 2020
Pulaski County Highway Garage
Winamac, Indiana

Members present: Chairman Nathan P. Origer, County Councilman Jay Sullivan, County Auditor Laura Wheeler, County Attorney Kevin Tankersley, Rowland Design Principal Eric Rowland, John Masterson.

Members absent: County Commissioner Kenny Becker.

Guests present: Peter Kim (Rowland Design)

Call to Order

Chairman Origer called the meeting of the Construction Manager Evaluation Committee to order at 1:30 *p.m.*, and the members introduced themselves.

Organization

Chairman Origer noted that a secretary would be needed; with no one wishing to serve in this capacity, the chairman volunteered to serve as chairman-secretary if no one objected. This was agreed to.

Motion: Mr. Tankersley; second: Mr. Rowland; no discussion; approval: all.

Reports

Project scope and cost estimates: Mr. Rowland provided an overview of the project as currently planned, explaining what each phase — justice-center addition and renovation, courthouse rehabilitation — would encompass; that construction of the addition would be completed prior to the other steps; that just shy of 20,000 square feet would be constructed or reconfigured; and that project was estimated at \$7.65-million.

County operational finances and project financing: Chairman Origer provided an update on BakerTilly's efforts to assist the County in restructuring its revenue streams and to secure appropriate funding for the project; Mr. Tankersley interjected to emphasize the segregation between the County's operational tax revenues and budgets and project revenues and budget.

Mr. Masterson enquired as to whether cost adjustments had been made to the project in light of the COVID-19 pandemic; Mr. Rowland noted that this had not occurred, but the construction sector had been cooling off, and a number of firms has already expressed interest in the CM request for proposals (RFP).

New Business

Request for proposals: The chairman distributed a draft copy of the project RFP prepared by bond counsel Barnes & Thornburg and a sample from another public-works construction project. He provided a brief overview of the draft, adding a few thoughts regarding selection criteria, before promising to email the document for continued review; Mr. Rowland would provide electronic copies of samples that he had.

Mr. Sullivan emphasized the importance of finding a CM that has experience working on historic structures, wanting especially to avoid "death by change orders"; Mr. Rowland suggested that any firm capable of handling the historic courthouse should have no problem with the justice center, but the opposite may not be true.

Significant discussion ensued regarding vacating the courthouse during construction, potential cost-saving steps, and logistical issues; Mr. Tankersley emphasized the need for a modernized courtroom, and Ms. Wheeler added that the County's IT consultant would need to contribute information regarding space needs for the County's servers. Members were asked to review the draft and sample RFP and to report back to the chairman, preferably prior to 8 July, when he and Mr. Tankersley would have a call with Barnes & Thornburg and Rowland Design.

Scheduling: The next meeting was set for 1:00 *p.m.* on Friday, 24 July, at the Highway garage.

Adjournment

Motion: Ms. Wheeler; second: Mr. Tankersley; no discussion; approval: all. 1:42*p.m.*

Respectfully submitted,

Nathan P. Origer,
Chairman-secretary

