

**Pulaski County**  
**Courthouse Renovation Project and Justice Center Renovation/Expansion Project**  
**CMc Evaluation Committees Joint Meeting**

Friday, 4 December 2020  
Pulaski County Highway Garage  
1131 North U.S.-35,  
Winamac, Indiana

Meeting Minutes

Friday, 16 October 2020  
Pulaski County Highway Garage  
Winamac, Indiana

*Members present:* Chairman Nathan P. Origer, County Commissioner Kenny Becker, Rowland Design Principal Eric Rowland, John Masterson. County Auditor Laura Wheeler arrived at 1:09 *p.m.*

*Members absent:* County Councilman Jay Sullivan, County Attorney Kevin Tankersley.

*Guests present:* Peter Kim (Rowland Design)

Call to Order

Chairman Origer called the joint meeting of the Pulaski County Courthouse (CH) Renovation Project Construction Manager as constructor (CMc) Evaluation Committee (EC) and the Pulaski County Justice Center (JC) Renovation/Expansion Project CMc EC to order at 1:00 *p.m.*

Organization

Chairman Origer noted that his appointment as secretary at the June meeting had been nullified by a decision of the Board of Commissioners to repeal the enabling resolution and to adopt two new resolutions separating the work on the justice center and the work on the courthouse into discrete projects and establishing two separate, mutually inclusive ECs. He was willing to serve as the secretary to both committees, and this was agreed to.

**Motion, JC: Chairman Origer; second: Mr. Rowland; no discussion; approval: all.**

**Motion, CH: Mr. Masterson; second: Commissioner Becker; no discussion; approval: all.**

The minutes of the 26-June meeting were reviewed, but in light of the commissioners' decision to replace the original committee with two separate bodies, they were not considered for approval.

Reports

*Update on project scope and cost estimates:* Mr. Rowland provided a brief update on adjustments that had been made to estimated project costs based on conversations among Rowland Design, BakerTilly, Barnes & Thornburg, and the County. Mr. Masterson enquired about market projections, and Mr. Rowland confirmed that escalation had been built in to projections, with costs for the JC project based on 2021 forecasts and CH estimating guided by 2020 projections.

New Business

*Request for proposals (RFP) — JC:* Auditor Wheeler questioned the fiscal responsibility of adding nearly \$1-million to the project cost to renovate the basement into a work-release facility, noting that the building's utility costs are already burdensome and suggesting that a house-arrest scenario may be an acceptable alternative. Commissioner Becker enquired as to the possibility of using the to-be-emptied east annex as a work-release facility, while reserving the justice-center basement for training space. Discussion ensued with a consensus reached that the basement project would be left in the RFP, but that Rowland Design would further investigate the suitability of the basement and the costs related thereto, that conversations about alternative solutions would be held with the sheriff, and this task could later be removed from the project scope.

Mr. Masterson suggested removing the word 'Indiana' from the language regarding evidence of experience with similar projects, noting that using 'government' in reference to public-works projects, regardless of where performed, seemed to be more reasonable.

The RFP was adopted with minor tweaks to the calendar and Mr. Masterson's requested adjustment

**Motion: Mr. Rowland; second: Commissioner Becker; no discussion; approval: all.**

*RFP — CH:* Mr. Kim recommended specifically including the word 'historic' with respect to experience with courthouse projects. The RFP was adopted with minor tweaks to the calendar and Mr. Kim's requested adjustment.

**Motion: Mr. Rowland; second: Commissioner Becker; no discussion; approval: all.**

The calendar in both RFP was amended to delay the Board of Commissioners's action in response to the ECs' recommendations until 4 January in light of the taking of office of two new commissioners in 2021.

Brief discussion ensued regarding the CMC's role in the development of final project plans and the bidding process.

*Scheduling:* The next meeting was set for 1:00 *p.m.* on Friday, 4 December, at the Highway garage. At this meeting, proposals would be reviewed, with the expectation that a narrowed-down field of firms would likely be selected to be interviewed for each project at a meeting scheduled for the same time and place on Friday, 11 December. Following the 11-December decision, the chairman would make a recommendation to the Board of Commissioners on 4 January 2021.

Adjournment

**Motion: Chairman Origer; second: Commissioner; no discussion; approval: all. 1:37*p.m.***

Respectfully submitted,

Nathan P. Origer,  
Chairman-secretary