

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

Friday, 11 December 2020
Pulaski County Highway Garage
1131 North U.S.-35,
Winamac, Indiana

Meeting Minutes

Friday, 4 December 2020
Pulaski County Highway Garage
Winamac, Indiana

Members present: Chairman-Secretary Nathan P. Origer, *County Councilman Jay Sullivan*, County Auditor Laura Wheeler, *County Attorney Kevin Tankersley*, Rowland Design Principal Eric Rowland, John Masterson. County Commissioner Kenny Becker arrived at 1:03 *p.m.*

Guests present: Incoming County Commissioner Maurice Loehmer, incoming County Commissioner Charles Mellon, *County Councilman Brian Young*; *County Maintenance Director Mia Salyers*; *Kyle Hurd (Francesville Tribune)*, *Joe Moyer*, Jeffrey Phillips (Indiana-Illinois-Iowa Foundation for Fair Contracting), *unidentified virtual attendees.*

(Roman text indicates in-person attendance; *italics indicate telephone attendance.*)

Call to Order

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

Approval of Minutes

The minutes of the 16-October joint meeting of the committees were approved as presented.

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

New Business

CMc Proposal review/discussion: Mr. Tankersley began the conversation by noting that all five firms looked more than competent to do the work, but that Brandt's estimates fees seemed excessive; Mr. Masterson agreed, noting that he is accustomed to removing the lowest and highest offeror in similar situations. Mr. Rowland noted that Brandt's experience would make the first a strong fit for the courthouse projects, but that the price tag could not be justified. By consensus, the committees removed Brandt from consideration for either project.

Chairman Origer than asked if the committees wanted to interview two firms or three; by consensus, they agreed to three for each project, with all members agreeing that S. & B. Construction appeared to be the weakest remaining contender. The firm was removed from consideration for either project, leaving Berglund, Larson-Danielson, and Tonn & Blank to be offered interviews for both projects.

Mr. Rowland suggested that the firms be asked in advance to be prepared to express why they should be hired for both projects, and not just one or the other. Further discussion ensued regarding the interview process and whom each firm should bring as part of its team; the committees decided to spend a maximum of 90 minutes with each firm, with the time divided roughly equally into presentation time, question-and-answer time, and committee discussion. Members were asked to submit questions to the chairman by Tuesday afternoon. The invited firms would be given limited advanced insight into what to expect of the questions from the committee.

Adjournment

Motion: Auditor Wheeler; second: Chairman Origer; no discussion; approval: all. 1:27*p.m.*

Respectfully submitted,

Nathan P. Origer,
Chairman-secretary