

Garland County, Arkansas
Special Joint Meeting of the
Environmental Services/Public Works and Buildings (ESPWB)
and Finance Committee Meeting
Minutes
August 13, 2018, at 5:30 PM

Members Present: Environmental Services/Public Works and Buildings Chairman Darryl Mahoney, Environmental Services/Public Works and Buildings Vice-Chairman Jimmy Young, Finance Committee Chairman Matt McKee, Vice Chairman John Horner, Justices John Faulkner, Jason Braziel, Denise Marion, Drew Hudgens, Thomas Anderson, Ray Owen, Larry Griffin and Larry Raney

Members Absent: Justice David Reagan

Also Present: Citizens, Elected Officials, Staff, and Media

Chairman Mahoney called the meeting to order and introduced the consideration of a resolution to rescind the previous resolution that approved the conservation easement for the armory building. Justice Hudgens made a motion for a do-pass, seconded by Justice Young. Chairman Mahoney asked for questions or discussion. With none, the motion was approved without opposition.

Chairman McKee introduced the consideration of an ordinance to appropriate and transfer funds in the General Services Budget to pay for the cost of exterior repairs and maintenance to the county courthouse. Thomas Moore, with Cromwell Architects, and John Greer, with Western Specialty Contractors, presented a condensed report of the exterior condition of the courthouse. Thomas stated that for every phase of the project there is a scope of work, a cost, and a timeline. Thomas noted that the higher price of \$782,682.00 associated with the project is an all-inclusive price, which includes a cost of the work, a contingency amount, the oversight, and an amount to produce the construction documents. **(Please note that this total is incorrect. The sheets with the phases listed on them in the PowerPoint total \$833,919.00, and the summary sheet total is 833,874.00. There is a difference of \$45.00 between the two amounts.)** Thomas stated that the project could be completed in phases or as one continuous job. Greer pointed out the areas of the courthouse that needed immediate repairs. Greer discussed the stabilization phase of the project, which consists of the terracotta removal and temporary covering of the damaged areas that are a safety concern. The timeline for this phase of the project is two weeks.

The costs associated with the stabilization phase are:

\$28,977.00	- Contractors Fees, Profit, and Overhead
<u>4,350.00</u>	- 15% Contingency
\$33,327.00	Total

Greer then discussed Phase 1 of the project, which addresses areas of the courthouse that are deemed "urgent." The timeline for this phase is 22 to 24 weeks.

The costs associated with Phase 1 are:

\$148,285.00	- Contractors Fees, Profit, and Overhead
22,500.00	- 15% Contingency
<u>20,000.00</u>	- Professional Fees
\$190,535.00	Total

Judge Rick Davis stated that most of the work in this phase would need to occur after 5:00 pm, which would be an additional expense. Davis noted that once the emergency stabilization portion was completed, the county would apply for a grant to help fund the next phase of the project. Greer stated that the tuck-pointing on the fourth floor could be done during the stabilization phase. Greer noted that Phase 2 moves around the building to repair areas that are not urgent. Greer also stated that the study did not include the front and side portions of the building, because the sidewalks were not protected from the weight of the lift. Greer stated that the condition of the unseen areas of the building would be evaluated like the sides that were already assessed. The timeline for this phase is 20 to 22 weeks.

The costs associated with Phase 2 are:

\$185,408.00	- Contractors Fees, Profit, and Overhead
27,812.00	- 15% Contingency
<u>22,250.00</u>	- Professional Fees
\$235,470.00	Total

Phase 3 continues around the building. This phase repairs the terracotta, mortar joints, and the application of a water repellant to the masonry. The timeline for this phase is 20 to 22 weeks.

The costs associated with Phase 3 are:

\$280,857.00	- Contractors Fees, Profit, and Overhead
42,130.00	- 15% Contingency
<u>33,700.00</u>	- Professional Fees
\$356,687.00	Total

Greer discussed Phase 4 of the project, which includes repairing the windows and window components. The timeline for this phase is approximately 9 weeks.

The costs associated with Phase 4 are:

\$13,800.00	- Contractors Fees, Profit, and Overhead
2,100.00	- 15% Contingency
<u>2,000.00</u>	- Professional Fees
\$17,900.00	Total

After discussing the different aspects of the construction process, Justice Griffin made a motion to allocate \$650,000.00 for renovations to the courthouse, seconded by Justice Mahoney. Judge Davis stated that the county would apply for the Arkansas Historic Preservation Program