

**ENERGY & PROPERTY COMMITTEE MEETING
MAY 28, 2020 1:30 ANNEX BUILDING**

ATTENDANCE: Justice, Molly Jackson; Justice, Jo Ann Henton; Justice, Rick Ash; Justice, Betty Hepler; Justice, Howard Norvell; Justice, Neil Burge; Justice, Michael White; Justice, Alvin Clay; Chief Strategist, J.T. Harris; Aaron Ruby; Harban Mangat; Tobbye McClanahan; Finance, Kelli Jones; Porter Brownlee; Public Affairs, Steven Savage; NEA Town Crier, Joseph Fondren.

1. Meeting was called to order by Justice, Molly Jackson. Justice Jackson introduced Aaron Ruby and Porter Brownlee. Meeting was turned over to Aaron Ruby.

2. Mr. Ruby handed out a copy of the Courthouse renovation budget and a project status summary. Mr. Brownlee and I met with CNI this morning. The project is going full speed. We have reviewed about 100 submittals. These are what the contractor gives us as proof of what they are putting in. The foundation is going in now. Most of the demolition in the old Courthouse is almost finished. Framing of the new walls. Matching plaster to the old. We met with Homeland Security this afternoon on security cameras, access controls at the doors. Beginning rough in of all mechanical systems, electrical systems, plumbing. The contractor would like to start off with underground utilities. Starting with the storm drains. Schedule update. CNI is finishing at the end of July. We added 45 days to the schedule. I think it will go past July. Original bid was \$1,098,000.00. Change order 1 is complete. \$18,428.41. Change Order #2 pending. \$62,666.86. Total \$1,179,095.27. Proposal request summary is when a contractor is asked for a change in the scope. There were 11 previous price changes. Additional proposal requests were sent to CNI yesterday. One was adding an exhaust fan to the sally port. Remove asbestos from the Courtroom ceiling. We believe the asbestos is just on the walls not on the ceiling. Cost would be lower. We would like to address the concrete and the waterproofing of the balcony in front of the Courthouse.

3. Aaron Ruby stated the column on the far right is the one that matters. (see attached) To the left is where we began. In our opinion Mississippi County is getting a good bargain on what is being designed. A cell that is light blue is a cost we know will not fluctuate. Yellow cell is an actual figure. Line number 31 is for the period chandelier & restoration of lobby lights. \$120,000.00 original amount. Actual amount \$98,295.28. These amounts are included in the construction budget. The allowance subtotal of \$546,000.00 is within our bid price. AV systems. Audio and visual systems for the Courtroom. A system where attorney's can present evidence to the jury, monitors at the jury box. \$300,000.00 line item. Under budget on the AV system. There is a desire to include a Medal of Honor Display, County records in a corridor on display. Our goal is to stay within budget. Top portion covers construction cost. Re-roof project. Cost of Blytheville and Osceola Courthouse. Osceola \$1,152,792.00, Blytheville \$884,390.00. \$847,308.00 remaining for Osceola from the \$2,000,000.00. \$350,000.00 remaining in the construction contingency.

4. Justice Ash asked if the security cameras were in the cost of construction. Mr. Ruby stated they were not. Justice Jackson stated Homeland Security bid themselves and not included in the CNI bid. Justice Ash asked if the sally port doors were in the original

\$11,179,059.00. My concern is we have a contingency of \$350,000.00 I'm worried we will be over that amount. Is there anything in the budget we can hold until the end of the project. I would like to have \$750,000.00 I do not want to take any money out of County General. Originally there were iron gates on the sally port. Was any thought to screening the back of the doors so you can't see in. Justice Jackson said if the doors to the sally port were going to be changed it needed to be now. Mr. Ruby stated the AV number should come down. There is an allowance for public art. Justice Ash stated the \$234,880.00 was not in the original budget. Justice Burge stated this was not criticism but an observation. Our original estimate \$13,198,884.00 in October 2018. We are 19.85% over our original estimate. Justice Jackson stated we had a \$1 million contingency and now it is \$350,000.00. Mr. Ruby stated there was a lot of guess work in the beginning. There was an increase in budget both in scope and typical increase in construction costs. Justice Burge stated we have around \$400,000.00 to take care of anything unforeseen. The rest would have to come from County General. Irrigation of the landscaping is included. There will be 1 staff lounge.

5. Justice Norvell asked about the decorative painting in the large courtroom. Aaron Ruby stated the courtroom will be painted different colors. We would like to bring in a decorative painter that can take it up a notch. They do murals, high end prints to give dimension. They will paint the ceiling, beams. Justice Norvell stated we thought there would only be one painting hanging on the wall. Evergreen Painting is the vendor from New York. What are the plans for the Osceola Courthouse? Do we really need to have the copper dome replaced? Mr. Ruby stated it absolutely had to be replaced. I would recommend to stay on the outside. The terra cotta on dome and cornices . Windows need replacing. We have a grant thru the preservation program to request funding for windows and electrical issues. We asked \$1/4 million. Window units need to be pulled out. Justice Jackson asked if the committee had been formed in Osceola to help decide how the balance of money will be spent. Justice Burge stated there was a lot of work to be done on the inside of the building.

6. Justice Jackson asked Mr. Ruby about the design board with the flooring and paint colors. Mr. Ruby stated we need to make the decisions now. Our interior designer will meet with the Judge, Elected Officials on furniture. Justice White stated there was about \$4.2 million in checking now to pay bills. The Court was concerned about the lack of their inclusion. The Court passed an Ordinance to reduce the appropriation by \$3 million. The Finance Department can only write checks now up to \$1.2 million. We need a projection from CNI on what we need to appropriate at our next meeting. Aaron was asked if CNI had been paid promptly. Request for payments are due on the first of the month. Mr. Brownlee stated CNI has not complained about payments. We left \$1.2 million appropriated but have made a \$600,000.00 payment. Balance of appropriated money now is \$638,000.00. \$62,637.00 will be paid to finish re-roof in Blytheville. Balance then will be \$575,363.00. CNI will get an estimate of what June will be and July would be much larger. \$1.2 million.

7. Emergency Squad money has been appropriated. When the building has been purchased we will deconstruct it. J.T. Harris stated a contractor had agreed to take the building and is not a Mississippi County resident. He would take the building and the trash left inside would go into CNI dumpsters. Mr. Godsey said they are completely out. Payment for the building will go to Finance today or tomorrow. A claim had to be filed in County Court before

payment. Justice Norvell stated he did not have a problem with the contractor getting the building. Justice Jackson stated there were law books left in the Courthouse. I have talked to Bobby Coleman about getting them removed. To remove the books will be about \$1,500.00. Justice Ash asked if the books belonged to the bar association. Justice Burge stated get the books moved and take the money from the law library. Justice Norvell stated we cannot take the money from that account without approval. A letter will be sent giving them a timeline to remove the books. Entergy replaced the poles. We are waiting on Ritter to take their line down. The tower will be coming down in the next 2 weeks. Justice Henton said the has better knowledge of what is going on now.

8. Energy & Property will meet on June 11.

9. Meeting adjourned.

Minutes submitted by: Cindy George

	A	B	C	D	F	H	J	
1	MISSISSIPPI COUNTY COURTHOUSE BUDGET HISTORY AND ACTUAL COST TRACK							
2	5/28/2020							
3			Date of Budget	10/23/2018	5/17/2019	10/31/2019	5/27/2020	
4			Project Phase	Pre-Design	Schematics	CDs	Construction	
5			Description	From Baldwin & Shell budget, based on 9/18/18 Revival Arch. SD Narrative	Scope increase incl. closing of Chickasawba (larger site develop.) lighting and int. finishes	Scope and anticipated cost increases prior to bid	Bids received 11/3/19. Project awarded to CNY Construction (low bid)	
6			Cost of Construction	\$9,598,024	\$9,598,024	\$11,160,680	\$11,098,000.00	
7			Testing & Inspections (not incl. soils)	\$70,086		\$70,086	*	
8			Anticipated increase in site costs		\$98,133	*	*	
9			Anticipated increases from tariffs and market		\$994,607	*	*	
10			Improved period lighting		\$120,000	*	*(see line 31)	
11			Decorative Painting at Large Courtroom		\$100,000	*	see line 44	
12			Parking Lot across Chickasawba		\$599,916	*	*	
13			Sallyport Doors			\$234,880	*	
14			Improved landscaping			\$202,120	*	
15			Anticipated increase in soils/foundation			\$250,000	*	
16			Anticipated increase in interior finishes			\$50,000	*	
17			Omit cost of existing courthouse roof		-\$350,000			
18			Audio/ Visual Technology for Courtrooms 205, 306 & 327			*	*(see line 32)	
19			Security cameras & access controls			\$326,614	see line 55	
21	Change Orders							
22			#1: Add scaffold, credit for fourth floor scope, coord. Security vendor				\$18,428.41	
23			#2: Change to holding cel door hardware, interior finishes & trim, additional plaster/partitions, exterior louvres				\$62,666.86	
24								
25			Subtotal Construction Cost	\$9,668,110	\$11,160,680	\$12,294,380	\$11,179,095.27	
26			Building SF	34,460	35,750	35,107	35,107	
27			Cost/SF	\$280.56	\$312.19	\$350.20	\$318.43	
28								
29								
30	Allowances (these costs are incl. w/n current Cost of Construction)			Orig. Amt.	Actual Amt.	Difference		
31	A.		Period Chandler & restoration of orig. lobby light fixtures	\$120,000.00	\$98,295.28	\$21,704.72		
32	B.		A/V Systems for Courtrooms	\$300,000.00	\$330,162.73	-\$30,162.73		
33	C.		Staff lounge appliances	\$3,500.00				
34	D.		Exterior Monumental Signage	\$10,000.00				
35	E.		Medal of Honor Display	\$12,000.00				
36	F.		NE Hall 108 & 208 Displays	\$44,000.00				
37	G.		Interior signage and announcement displays	\$20,000.00				
38	H.		New plam work surfaces for large clerk layout tables	\$5,000.00				
39	I.		Time capsule & plaque	\$1,500.00				
40	J.		AED equipment and semi-recessed cabinets	\$5,000.00				
41	K.		Site furnishings, benches, trash receptacles, etc..	\$25,000.00				
42			Allowances Subtotal	\$546,000.00		-\$8,458.01	\$8,458.01	
43								
44			Professional Design Fee at 7.5% of Const. Cost **	\$725,858	\$837,051	\$843,940	\$838,432.15	
45			A/E Expenses	\$25,000	\$25,000	\$25,000	\$30,000.00	
46			Testing & Inspections (not incl. soils)		\$70,086		*	
47			Civil Survey	\$5,000	\$5,280	\$5,280	\$5,280.00	
48			Construction Contingency	\$1,000,000	\$1,000,000	\$750,000	\$350,000.00	
49			Geotechnical (soils testing)	\$10,000	\$10,500	\$10,500	\$10,500.00	
50			Furniture, Fixtures & Equip (FFE)	\$1,000,000	\$1,000,000	\$700,000	\$750,000.00	
51			Interior Design Fee (furniture) @ 10% of FFE	\$100,000	\$100,000	\$70,000	\$75,000.00	
52			Re-locate existing shelving	\$50,000	\$50,000		see line 73	
53			Public Art Allowance	\$15,000	\$15,000	\$15,000	\$9,000.00	
54			Parking Lot across Chickasawba	\$599,916		*	*	
55			Security cameras, access controls, intrusion alarm				\$330,162.73	
56			A/E Design Fee at 7.5% of Cost				\$24,762.20	
57			Decorative Painting at Large Courtroom				\$120,000.00	
58			Interior Design Fee (coord. Painting design) @ 10%				\$12,000.00	
59			Entergy (for re-locating of overhead power)			\$33,692	\$33,692.00	
60			Video animation			\$4,829	\$4,829.00	
61								
62	TOTAL PROJECT COSTS			\$13,198,884	\$14,273,597	\$14,752,621	\$13,781,211.36	
63								
64	MISSISSIPPI COUNTY COURTHOUSE RE-ROOF PROJECT							
65			Cost of Construction		\$830,000	\$1,725,192	\$1,725,192.00	
66								
67	Change Orders							
68			#1: Credit to Omit Scaffold, Add terra cotta, masonry & stucco repairs (Bly)				\$170,283.00	
69			#2R: Repairs to NE hip deck & structure				\$4,147.49	
70			#3: Add expansion joint & downspout to west gutter				\$2,000.00	
71			#4: Bly Courthouse TC cornice investigation				\$5,500.00	
72			#5: Bly Courthouse stucco repairs				\$6,960.00	
73								
74			Subtotal Cost of Const. Incl. Change Orders		\$830,000	\$1,725,192	\$1,914,082.49	
75			Professional Design Fee at 7.5% of Construction Cost **		\$62,250	\$120,000	\$120,000.00	
76								
77			Arch. Anticipated Expenses		\$3,000	\$3,000	\$3,000.00	
78			Total estimated project cost for re-roof project only		\$895,250	\$1,848,192	\$2,037,082.49	
79								
80	RE-ROOF SUMMARY			TOTAL BOTH PROJECTS				
81	Bly Roof	Osc Roof			\$15,168,847	\$16,600,813	\$15,818,293.85	
82	\$646,000	\$1,079,192					\$100,800.00	
83	A/E Fees +Expenses						\$200,000.00	
84	\$49,500	\$73,500				\$172,865	\$230,177.00	
85	C.O.'s							
86	\$188,890					\$50,000	\$50,000.00	
87	Subtotal							
88	\$884,390	\$1,152,692			\$15,168,847	\$16,823,678	\$16,399,270.85	
89	Osc. Oblg.		\$2,000,000					
90	minus roof	\$1,152,692			\$17,252,847	\$17,252,847	\$17,252,847.00	
91		\$847,308			\$847,308	\$847,308	\$847,308.00	
92					\$1,236,692	-\$418,139	\$6,268.15	
93								
94	1. Proposed project program completed in August, 2015 was for approx. 57,000 sf new building at \$14.5 mil @\$256/sf							
95	2. Proposed project program re-started in May, 2018 was for approx. 32,641 sf new building at \$9.1 mil @\$280/sf							
96	3. Cells shaded blue represent known (actual) costs not expected to fluctuate							
97	4. Cells shaded orange represent known (actual) costs that are expected to fluctuate as project progresses							
98	5. (*) This cost now included within Construction Cost							
99	6. (**) A/E Fee is according to Article 11 of the Owner/Architect Agreement. Re-Roof project capped at \$120k							
100	7. (***) This figure is current as of 5/15/20. Obtained from 4800 Bly. Ctshs Construction Fund Detail (Provided by Kelli Jones)							

REVIVAL ARCHITECTURE

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Date: May 28, 2020

Project: Mississippi County Courthouse Rehab. & Add.

Subject: Project Status Summary

To: Miss. County Quorum Court

Cc: Hon. Judge John Alan Nelson

From: Aaron C. Ruby, AIA, LEED AP

- I. Current Construction Activity:
2. Construction Schedule:
3. Construction Budget:
 - a. Change Order Summary:
 - b. Proposal Request Summary:
 - c. Allowances Summary:
 - d. Other Costs Summary:
4. Questions/ Response