



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

<http://ChristianCountyMO.iqm2.com>

July Term

~ Minutes ~

Wednesday, September 21, 2016

1:20 PM

The Christian County Courthouse

I. Convene

The meeting was called to order at 1:20 PM by Presiding Commissioner Ray Weter

Attendee Name	Title	Status	Arrived
Ray Weter	Presiding Commissioner	Present	1:20 PM
Bill Barnett	Western Commissioner	Present	1:20 PM
Sue Ann Childers	Eastern Commissioner	Present	1:20 PM
Krista Cronin	Deputy Clerk	Present	1:20 PM
Cheryl Mitchell	Assistant	Present	1:20 PM

II. Agenda

Motion/Vote - 1:23 PM Christian County Commission

Discussion - Approve Agenda

Presiding Commissioner Ray Weter entertained a motion to approve the agenda for September 21, 2016.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Eastern Commissioner
SECONDER:	Bill Barnett, Western Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers

Motion/Vote - 1:25 PM Kay Brown-Christian County Clerk

Minutes & Financials Approval - Approve Minutes and Financials

Presiding Commissioner Ray Weter entertained a motion to approve the minutes from September 20, 2016.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Barnett, Western Commissioner
SECONDER:	Sue Ann Childers, Eastern Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers

Motion/Vote - 1:30 PM Christian County Commission

Project - CM at Risk Short List Interview-Nabholz

Attendees: Members of Nabholz Corporation: Paul Hively, Jeff Gattis, Bill Hannah, Brad Popanz, and Jeremy Reading, as well as Brad Erwin from Paragon Architecture.

The Commissioners met with members of Nabholz Corporation to interview for the (short list) Construction Manager At Risk.

Mr. Hively thanked the Commissioners for visiting with them. He introduced the team and talked about their background and experience.

Mr. Gattis asked each of the Commissioners what their goals are for this project.

Western Commissioner Bill Barnett answered that he would like to have clear communication, as well as a low-budget but nice building.

Presiding Commissioner Ray Weter answered that he has some regrets from 2012 since the capital improvement tax didn't pass. He would like to see adequate space for the circuit clerk, prosecutor, and everything else that the courts will need. He said that he's regretful that when we get done with this building it will address our immediate problem of accommodating a second judge, but won't be a long-term solution.

Eastern Commissioner Sue Ann Childers said she agreed with the other Commissioners, and said she wants a building that will go into the future. She said she wants a building that's going to last for a long time, and so she doesn't want to cut corners. She said she'd like the building to be maintenance-friendly.

Mr. Gattis talked about how communication is key. He said he has a lot of experience in Construction Management work, including publicly funded projects. He praised the way the Commissioners have started this process, and said that the way they've handled it creates a seamless transition between pre-construction and construction.

Mr. Reading spoke about how their project manager is with them the entire time and how they work together seamlessly.

Mr. Gattis spoke about how he makes frequent visits to job sites, and how he and Mr. Reading are from Rogersville, Arkansas.

Mr. Reading said that Nabholz really values relationships with the client and the design team, and spoke of valuing their team internally as well. Both he and Mr. Gattis are currently working on a County Detention Center in Bentonville, Arkansas.

Presiding Commissioner Ray Weter asked Mr. Popanz what would happen if Nabholz' project in Arkansas would overlap Christian County's project.

Mr. Popanz answered that he would be here in Ozark.

Mr. Gattis spoke of how the construction site is a very condensed area, and how pre-planning is crucial.

Mr. Reading said that Nabholz has a great quality management system product.

Presiding Commissioner Ray Weter asked the project team from Nabholz about modular construction, and if it's a viable thing to think about.

Mr. Gattis said he has experience with it, but he's never found it to be cost-effective in this type of project. He spoke about where the modular units are manufactured in proximity to the construction site has an effect on the costs.

Mr. Hannah said there were a couple of prisons they worked on with prefabricated units. He said on that scale and quantity prefabricated units make a lot of sense

because the units are cookie-cutter without a lot of deviations in the floor plans. He said he doubted this current project would benefit from modular units.

Presiding Commissioner Ray Weter said he understands each module has a limited amount of customization you can do.

Mr. Hannah said that Nabholz does a lot more than run budgets. He said they analyze and communicate. Mr. Hannah said that once they have a much deeper understanding of the needs and constraints of the project is when they can really help influence the quality, time to construct, and cost of the building. He said it's our obligation and culture to offer you options to bring you the best performance.

Presiding Commissioner Ray Weter said he'd like to explore the possibility of having the building LEED certified.

Mr. Hannah said that there are both benefits and drawbacks to having a building LEED certified, and that he can get the Commissioners that information.

Mr. Gattis talked about how to save on maintenance operational costs with LED lighting and things of that nature.

Mr. Hannah talked about security, and how they protect the campus (building site), and that they're cautious about maintaining security for the site while renovation is occurring.

Eastern Commissioner Sue Ann Childers asked the project team from Nabholz if they take care of all the bidding and try to use local vendors.

Mr. Reading said that Nabholz has a Springfield office and so they'll network with local vendors and contractors.

Presiding Commissioner Ray Weter asked if Nabholz does the recruitment for subcontractors, or does the Commission need to take care of that.

Mr. Gattis said that Nabholz will take care of that aspect.

Mr. Hannah said that Nabholz has good relationships with their subcontractors. He said they treat them fairly and pay them on time.

Presiding Commissioner asked the project team from Nabholz what their EMR rating is.

Mr. Gattis answered .69.

Eastern Commissioner Sue Ann Childers asked how often Nabholz will come back post-construction.

Mr. Gattis said that they come back about every three months for the first year and a half. He said that they stand behind the buildings they construct, and their culture is long-term relationships after the sale.

Brad Erwin from Paragon Architecture asked the project team from Nabholz how their Justice Center experience gets translated down to the team that's working on this forthcoming project.

Mr. Hannah answered that Christian County isn't hiring a company. He said you're hiring people. Mr. Hannah said it's about the experience, commitment, knowledge, and desire to work on this project and serve you and give you the most value. He said Nabholz considers this a high profile job and they would very much love to be a part of it. He said Nabholz is unique with their pre-construction service because that's the most important time in the project, and that ninety percent of the work they do is under this type of project.

Mr. Hannah said that they send out client surveys, and their score is currently at 3.85 out of 4. He said when they get feedback on projects they take them seriously, and then integrate them into their company to make improvements.

Motion/Vote - 2:34 PM Christian County Commission

Project - CM at Risk Short List Interview-DeWitt & Associates

Attendees: Kevin Wagner, Bruce Colony, Kelsey Kendall, Don Webb all with DeWitt and Associates. Brad Erwin with Paragon Architecture.

The Commissioners met with the project team of DeWitt and Associates to interview for the (short list) Construction Manager At Risk.

Mr. Wagner thanked the Commissioners for meeting with them, and said they're excited about the opportunity to visit with them. He then introduced the team, and said most of his experience has been in Construction Management delivery.

Mr. Colony praised the integrity of the company, and said that's why he decided to work for DeWitt and Associates.

Mr. Kendall said that he came out of college into the construction industry and has been there ever since. He covers all aspects from top to bottom. He said he'll be on site, as well as Mr. Webb.

Presiding Commissioner Ray Weter asked if the team resides locally.

Mr. Colony said that thirty percent of their employees reside in Christian County. He then spoke about the history of the company, and how there's an Employee Stock Ownership Program. He said their headquarters are in Springfield, and talked about how they do a lot of work for the healthcare industry. Mr. Colony said that they have second and third generation employees, and they are a big family.

Mr. Wagner said that DeWitt and Associates are structured like the big national firms as far as their safety and complex sophisticated systems they have in place, but they also have local resources they can pull from. He said they're in a unique position to deliver value since they're local. He said that they truly feel they are Christian County's best shot to receive the most value because of their position. Mr. Wagner spoke about the skilled trade employees they have working for them in the instance that a subcontractor falls behind. He said this means that the work can be completed with no cost impact to the County, and having those resources gives DeWitt and Associates the confidence that they're going to meet deadlines.

Mr. Wagner spoke about DeWitt and Associates' charitable contributions, and how in the past year they've donated twenty percent of their net profits to charitable events.

Mr. Kendall said sixty percent of their work is competitive bid work, and is done by their estimating staff. He said they have a database set up over four states where they can contact their subcontractors. Mr. Kendall said they have outstanding subcontractor relations.

Presiding Commissioner Ray Weter talked about how some subcontractors may work for the three different companies bidding for this project.

Mr. Kendall said that DeWitt and Associates' subcontractor base knows that they do competitive bids, and said that they will probably bring the County more subcontractors than their competition.

Mr. Kendall talked about DeWitt and Associates' Civic facility experience.

Presiding Commissioner Ray Weter referenced the material that DeWitt and Associates had presented during the meeting and asked if they could build Christian County something similar to the Camden County Government Center project for ten million dollars.

Mr. Kendall said that facility would be double the price today. He said some of the projects referenced in the material are ten to fifteen years old.

Mr. Colony said that for the current project the budget the County has established is very viable.

Mr. Kendall talked about their current work on the Ozark Junior High School building, and how it's similar to the proposed project because of it's limited access. He said that it's DeWitt and Associates' standard procedure to be able to handle crowd control and run interference with the press and the public, and to make sure everyone is safe.

Mr. Wagner said that they also promote and generate excitement about the project with the press.

Mr. Kendall encouraged the Commissioners to call Dr. Patterson and talk with him about the Ozark Junior High School building project to get some feedback. He mentioned that they also worked on the Mercy Health Care Clinic in Ozark.

Mr. Kendall said he will be the County's liaison between the public, press, and the job, and he will be reporting to the Commission on a regular basis. He said they have a broad-scope monthly meeting to keep the County informed with progress reports and other means of communication. Mr. Kendall said that he manages subcontractors and that he's very proactive. He said he's on the job site two to three times per week.

Presiding Commissioner Ray Weter asked if they will have a facility on the site.

Mr. Webb answered that they will have a mobile home (job trailer) on site for work-related needs.

Mr. Webb talked about controlled parking and how they set expectations for safety in on-site orientation. They identify site-specific hazards like power lines and pedestrian walkways.

Mr. Colony talked about orientation and what they require from their subcontractors. They will provide the same employees on the job site every day, which makes the job run more smoothly.

Eastern Commissioner Sue Ann Childers asked what DeWitt and Associates' current EMR score is.

Mr. Wagner answered .77.

Mr. Webb said that they will coordinate with events happening on the square to avoid disruption.

Presiding Commissioner Ray Weter asked about a warranty on the project and post-construction policies.

Mr. Wagner said post-construction is a one year period, so they will be there when the building is furnished, etc. They make sure the maintenance staff for the facility is fully trained.

Mr. Colony said that they always answer the phone, and are always there to help even if it's beyond the one-year mark. He said after ten to fifteen years on past projects they're still answering questions long after the warranty period is over.

Presiding Commissioner Weter talked about Miranda Beadles, praised her education and experience, and said the Commissioners were contemplating assigning her as a professional point of contact for this project.

Mr. Colony said that would be great.

Eastern Commissioner Sue Ann Childers asked about insurance during the project.

Mr. Wagner said that DeWitt and Associates recommends purchasing insurance through the Contractor.

Presiding Commissioner Ray Weter asked if DeWitt and Associates has ever worked with Paragon Architecture before.

Mr. Wagner said absolutely, and they prefer Paragon Architecture. He said Brad Erwin is the architect they recommend for projects.

Motion/Vote - Christian County Commission

Presentation - CM at Risk Proposal Fee

Attendees: Brad Erwin with Paragon Architecture, Project team from DeWitt and Associates: Kevin Wagner, Kelsey Kendall, Bruce Colony, and Don Webb, David Atkisson with JE Dunn Construction, Paul Hively with Nabholz Corporation, Ashley Hannah

Presiding Commissioner Ray Weter said that they have three proposal fees to open in the order that they're stacked.

The first proposal fee was submitted by authorized representative Jeff Gattis with Nabholz Corporation. There is a matrix attached, as well as two options.

The second proposal fee was presented and signed by Kevin Wagner with DeWitt and Associates. There is also a matrix attached.

Presiding Commissioner Ray Weter asked the project team from DeWitt and Associates if they based the proposal fee on a full build out. Mr. Colony answered they based it on an eight million dollar project budget.

The third proposal fee was presented by David Atkisson of JE Dunn Construction. Included was a narrative and a matrix.

Presiding Commissioner Ray Weter said let the record show we have opened for public record the Construction Manager fee proposals from Nabholz Corporation, DeWitt and Associates, and JE Dunn Construction. He then asked Brad Erwin from Paragon Architecture what the next step should be.

Mr. Erwin answered that in order to make an apples-to-apples comparison between the three proposals, only one option from Nabholz Corporation should be selected to compare. He said that option 2 is the one most comparable to the other submitted proposal fees.

Presiding Commissioner Ray Weter said that what they're going to essentially do is ignore option 3 from Nabholz Corporation so that everyone is bidding on the same package. He also asked Mr. Erwin what is the expectation from the scoring sheet matrix.

Mr. Erwin answered that the Commission should utilize the score sheet for guidance on how to evaluate the three companies' qualifications. He said that he would compile the data he's gathered from the meetings with the short-list interviews into spreadsheets. Mr. Erwin said that he will offer help with the scoring and qualifications. Afterward, the selected Construction Manager would be brought on as part of the team and collaborate with County Counselor John Housley to put together a contract.

Eastern Commissioner Sue Ann Childers asked if they would try to purchase the bonds before.

Presiding Commissioner Ray Weter said that a lot can't be done until they receive the audit report from Auditor Lacey Hart.

Brad Erwin reminded the Commission that they anticipate seeing a one percent cost escalation in construction every quarter, therefore, to be cost-effective we would need to start sooner rather than later.

III. Adjournment

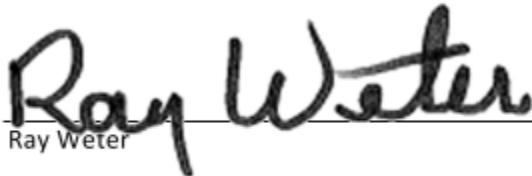
The meeting was closed at 3:50 PM

Motion/Vote - 3:50 PM

Adjourn

Eastern Commissioner Sue Ann Childers moved to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Ann Childers, Eastern Commissioner
SECONDER:	Bill Barnett, Western Commissioner
AYES:	Ray Weter, Bill Barnett, Sue Ann Childers



Ray Weter

Presiding Commissioner, Ray Weter



Bill Barnett

Western Commissioner, Bill Barnett



Sue Ann Childers

Sue Ann Childers

Eastern Commissioner, Sue Ann Childers