



August 14, 2012
Mayor's Conference Room
3:00 p.m.

- I. Review Minutes of June 13, 2012 Minutes
- II. City Hall
- III. YMCA Building
- IV. Other Business

**BUILDING FACILITIES COMMITTEE
WEDNESDAY, JUNE 13, 2012 10:00 a.m.
MAYOR'S CONFERENCE ROOM**

PRESENT: Mayor Harold Perrin, LM Duncan, Barry Phillips, Craig Light, Erick Woodruff, Gene Vance, Keith Sanders, Chief Mike Yates, Otis Spriggs, Terry Adams

Guests: Jerry Brackett, George Krennerich

Chairman Gene Vance called the meeting to order and the discussion began on the addition to the existing City Hall. It was discussed that the addition to the existing building would be \$4.5 million rather than \$2.8 - \$3 million that the city had anticipated spending. Mayor Perrin stated he had been discussing with Mr. Mark Duckworth and Mr. Jerry Halsey regarding the purchase of the Mercantile Bank building. He stated in the meeting there were two things that have changed since the time they met two years ago. The first is that they have secured the land under the Globe Drug Store and the Hughes Building property. Therefore, if the City purchases the Mercantile facility they will have all the land under all the buildings that exist there now. Jerry Brackett went over a list of materials they had reviewed in the Mercantile Building concerning renovations and remodeling. They also showed from Pruitt & Pruitt, construction engineers from Little Rock, even if the chillers went out it would only be a \$100,000.00 cost; the roof was re-done in 2007 by a firm out of Conway. After much discussion, a motion was made by Mr. Barry Phillips and seconded by Mr. Terry Adams to purchase the Mercantile Building rather than continue on with the project of adding on to the existing City Hall; motion was passed unanimously. Chairman Vance was concerned that the dollar amount that was in the proposal of the \$2 million renovation may not be enough and directed Jerry and George to go back and get all the hard figures and get with the Mayor so they can have another facilities meeting.

Chairman Gene Vance

**City of Jonesboro, Arkansas
City Hall Renovation vs. Relocation
2012**

	City Hall Addition		Mercantile Center, LLC
City Hall and Property	\$ 1,060,373.00	City Hall and Property	\$ 1,060,373.00
City Hall Renovation	4,500,000.00	* Renovation & Repairs	2,717,670.00
	\$ 5,560,373.00	Cash	2,900,000.00
			\$ 6,678,043.00

	Gross sq ft		
City Hall	14,538	Mercantile Center, LLC	64,750
Addition to City Hall	24,987	NW Corner of Annex	2,830
Total Gross Sq Ft	39,525		67,580

Cost per sq ft	140.68	Cost per sq ft	98.82
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Cash difference	\$ 1,117,670
Sq ft difference	28,055
Cost per sq ft	39.84

* The estimate of \$2,300,000 was obtained from Brackett & Krennerich, upon hiring Pettit & Petit Consulting Engineers, Inc to review the mechanical systems. We elected to increase this amount another \$1,000,000 to be more conservative with our comparison.

Total rent received during construction as calculated below: \$169,553.26

CUSI 8/31/2017	\$ 87,600.00		
Barrett Deacon	63,174.00	6 months	
Boozman 1/2/2017	7,680.00		
Jonesboro Anesthesia	11,129.16	6 months	
	\$ 169,583.16		

The purpose of this document is to provide information to help the Mayor and Council with making an informed decision regarding the City Hall Expansion or Renovation Project. The figures should be considered estimates only. This workpaper should not be shared or released.

August 14, 2012 3:00 p.m.
Building Facilities Committee Meeting
Mayor's Conference Room

Present: Chairman Gene Vance, Mayor Harold Perrin, LM Duncan, Otis Spriggs, Barry Phillips, Craig Light, Terry Adams, Keith Sanders, Ben Barylske, Chrystal Glisson, Jerry Brackett, Erick Woodruff

Chairman Vance opened the meeting. Barry Phillips made the motion to approve the June 2012 minutes, LM Duncan seconded. Motion passed unanimously.

City Hall Update – Jerry Brackett

Brought plans for the Mercantile Bank blg.

Basement: Code, Inspections, Information Systems and storage, Channel 24.

First Floor: Human Resources, Collections, City Clerk, large public meeting room, and will be adding restrooms. The main corridor will be large with kiosks for information on Jonesboro; Council chambers will be located where the Vox 306 restaurant was with connection to the two buildings. Discussed security systems. Seating for the public in the chambers is about 40 seats with tables for department heads and media to sit at.

Third floor: Planning, Engineering, large plan file room, equipment room, break room, extra storage areas. Large spaces not used at this time, but could be used at a later date possible additional offices.

Fourth Floor: Grants, Finance, Mayor's Office and Communications.

Utilizing the offices that are already there is a main objective. Using the existing space gives a larger work area for everyone.

Discussed cost for improvements and numbers were gone over (see construction Cost Projections sheet). Discussed the generators for Info Systems \$100,000 or less; transfer switches \$25-30,000 for command center; \$300,000 for all floors. Numbers do include vault for servers to be placed. Separate unit for the vault; sound proofing around the mechanical room will have to be done on first floor; fourth floor will have to have some sound proofing done also.

Total renovation \$2,717,670.00.

The Mayor stated that the Computer Company and Bozeman has a lease through 2017. Total of \$169,000.00 first six months lease payments and will start collecting the day closed on.

Mayor likes the way the building is connected to the chamber to where you don't have to go outside the building and the chamber is actually larger than most. Erick is concerned about the IT room that is isn't large enough for all the equipment and questioned where cameras would be in the room. This will all be discussed at a later date.

Motion by Barry to recommend the plans and breakdown from Jerry Brackett to take to Public Works and then full Council; seconded by Terry. Motion carried unanimously.

Change of scope needs to be done to attach to the contract with Brackett. Fixed deal because percentage doesn't match up so city will have proper credit.

Jerry will work with each department on how their floors need to be arranged.

Barry asked about recommending I.T have power for the whole building or not. Jerry to do more cost analysis/estimates.

Barry stated he appreciated the work Jerry has done to take an existing building and make it work for City Hall.

YMCA:

Decision to use second floor needs to be made. \$532,814.70 total estimate for each individual renovation (see YMCA Estimated Projection Cost sheet).

Gene stated we need a youth center on that side of town; currently there isn't anything in this area. The building needs to be fixed to be used, all floors; budget it and move on. Mayor stated the roof needs to be taken care of very soon due to all the leaks. Gene feels this should be fixed but asked if anyone felt it should be torn down. Terry stated the only thing he wants to make sure of is that it's structurally sound; would want an engineer to confirm this. His main concern is the roof.

Motion to use the YMCA building as a community center with repairs to the roof be done and hire an engineer to look at structure made by Craig and seconded by Terry. Motion carried unanimously.

Meeting adjourned 3:39 p.m.

Gene Vance, Chair