



SUMNER COUNTY COMMISSION

355 N. Belvedere Drive
Gallatin, Tennessee 37066-5410

General Operations Committee:

David Klein, Chairman
Chrissi S. Miller, Vice-Chairman
Don Schmit
Deborah Holmes
Tim Jones
Terry Moss
J. Wes Wynne

Commissioners

Terry Moss- 1

Terry Wright- 2

Mark Harrison- 3

Dillon Lamberth- 4

Darrell Rogers- 5

David Klein- 6

Danny Sullivan- 7

Baker Ring- 8

Mary Genung- 9

Benjamin A. Harris- 10

Kevin Pomeroy- 11

Deborah Holmes- 12

Terri Boyt- 13

Jamie Teachenor- 14

J. Wes Wynne- 15

Jeremy Mansfield- 16

Robert B Brown III- 17

Don Schmit- 18

Shannon Burgdorf- 19

Merrol Hyde- 20

Jerry F. Becker- 21

Matthew Shoaf- 22

Tim Jones- 23

Chrissi S. Miller- 24

AMENDED

AGENDA

GENERAL OPERATIONS COMMITTEE

7:00 p.m.

June 5, 2023

David Klein, Chairman

- 1. Call to Order**
- 2. Invocation**
- 3. Approval of Agenda**
- 4. Approval of the Minutes – May 1, 2023**
- 5. Report of the Chairman**
- 6. Report of the County Mayor**
- 7. Recognition of the Public**
- 8. Old Business**
 - a. Progress on securing Cottontown Post Office and the Draper House
 - b. *Discuss architectural report for Sumner County Jail roof*
- 9. New Business**
 - a. Status of station(s) tours
 - b. *Update on new courthouse and parking structure*
 - c. *Archive Building Roof (it's been determined that no architect will be required. Specifications are being established and the bid process will start soon)*
 - d. *Maintenance Department in the TRC Building (Estimates are coming in regarding costs of improvements. Once complete, the bid process will start soon)*
- 10. Adjournment**

**MINUTES
GENERAL OPERATIONS COMMITTEE
DAVID KLEIN, CHAIRMAN
MAY 1, 2023**

Present:

David Klein, Chairman
Chrissi Miller, Vice-Chairman
Deborah Holmes
Tim Jones
Terry Moss
Don Schmit
J. Wes Wynne

Also Present:

John Isbell, County Mayor
Eric Sittler, Law Director
Steve Weiner, Staff Attorney
Merrol Hyde, Commission Chairman
Commissioner Mansfield
Jennifer Mitchell, minute taker

Chairman Klein brought the regular scheduled meeting of the General Operations Committee to order with an invocation by County Mayor John Isbell on Monday, May 1, 2023, at 7:00 p.m. in the Sumner County Administration Building. Chairman Klein declared a quorum present to conduct business.

Agenda. Comm. Schmit moved, seconded by Comm. Miller, to approve the agenda. The motion carried unanimously.

Minutes of April 3, 2023. Upon motion of Comm. Holmes, seconded by Comm. Moss, the Committee voted unanimously to approve the minutes of April 3, 2023.

Report of Chairman. No report

County Mayor. Mr. Isbell stated he will address items as they come up on the agenda.

Recognition of the Public. None

8. Old Business.

- a. Architectural Report for Sumner County Jail. No action taken

Steve Griffin and Jacob Cherry, architects with Wold AE gave a brief report about the condition of the roof at the jail. Mr. Griffin stated they are gathering information about the current condition with an infrared fly over to be done to look for any moisture in the insulation and core samples. Costs will be dependent on the findings of the current condition.

b. Discussion of Health Department renovation.

County Mayor John Isbell stated the project will exceed \$50,000.00 and will need an appropriation for an architect from the Budget Committee. The plans will have to be submitted to the state to meet the grant requirements, County will be responsible for 25% of costs.

Comm. Wynne moved, seconded by Comm. Miller, to forward to Budget Committee. The motion carried unanimously

9. New Business.

- a. Status of new Courthouse and Parking structure (Randall Coy). No action taken.

Chairman Klein reported tentative start date of May 2023 for the parking garage.

- b. Discuss cost differences on the Archive Building between the Chairman's proposals and the Mayor proposals.
No action taken

Chairman Klein's proposal was included in the packet. He reported there would be a net reduction in weight using the EPDM product. The proposal received is under \$50,000.00 and would not require an architect.

County Mayor John Isbell stated the project will have to go through the bid process.

Comm. Wynne moved, seconded by Comm. Schmit, to create bid specs using proposal. The motion carried unanimously.

- c. Discuss the increase in capacity (16 Tons) of the new "Chiller" on the Administrative Building.
No action taken

County Mayor John Isbell clarified the increase in capacity came from the recommendation of the current service company based on the increased square footage from the build out of the third floor. Received four bids, Comfort Group came in at \$256,117.00 and 41 to 43 week lead time.

- d. Progress on moving maintenance crew to the TRC building.
No action taken

Law Director Eric Sitler recommended anything related to the TRC building be handled in Executive Session.

Chairman Klein stated he would email the layout for the maintenance department floor plan.

Comm. Wynne moved, seconded by Comm. Jones, to create the budget based on plans. The motion carried unanimously.

- e. Final list (from the Mayor) on R-22 air conditioning equipment.

Comm. Jones moved, seconded by Comm. Wynne, to discuss. The motion carried unanimously.

After discussion, Comm. Wynne moved, seconded by Comm. Jones, to recommend an allocation up to \$250,000.00 to replace units as needed and forward to Budget Committee. The motion carried (5-2-0). Commissioners Miller and Schmit voted against.

- f. Progress on securing Cottontown Post Office and the Draper House.
No action taken

County Mayor John Isbell reported there is no money in the volunteer fund however the roof has been tarped.

Chairman Klein asked Mr. Isbell to get bids to replace the back section of the roof, add a camera and secure windows and doors.

Comm. Jones moved, seconded by Chairman Klein, to discuss. The motion carried unanimously.

After discussion, Comm. Wynne moved, seconded by Comm. Jones to suspend the rules to allow Tracey Finnegan to speak. The motion carried (5-2-0). Commissioners Holmes and Miller voted against.

Ms. Finnegan stated funds have been raised and there should not be a problem with paying for repairs.

- g. Progress on Election Commission's move out of the TRC building, date on arrival of new voting machines, etc.
Discuss during Executive Session.

10. Adjournment. Upon motion of Comm. Jones and seconded by Comm. Miller, the Committee adjourned at 7:48 p.m.

Prepared by Jennifer Mitchell



May 23, 2023

Kim Norfleet
Sumner County Government
Sumner County Administration Building
355 Belvedere Dr N
Gallatin, TN 37066

Re: Sumner County Sheriff's Office
117 W Smith St, Gallatin, TN 37066
Roofing Repair Recommendations

Dear Kim:

Over the past few weeks Wold Architects, with the assistance of Eskola Roofing and representatives from Pacific Polymers Commercial Coatings division, has performed visual observations of the existing roof conditions on the Sheriff's Office and Jail Tower, as well as examining existing plans, documents, and proposals provided by Sumner County. Core samples from multiple locations were collected to verify existing roof compositions and conditions of existing insulation. A thermal roof scan was conducted for Monday, May 15 to help determine the extent of deficient (wet / saturated) insulation that will need to be replaced. Materials from these investigations are appended to this letter.

The roof area of the existing building totals approximately 110,000 square feet and is comprised of a fully adhered EPDM membrane over tapered foam insulation on structural concrete decks at the jail tower and steel decking at the penthouse and remaining roof areas. Multiple core samples indicate that older portions of the building contain two roofing systems and have been reroofed with EPDM over an existing built-up roof assembly.

Observation of existing conditions indicate numerous patches in the existing EPDM membrane across most of the facility with exception to approximately 13,000 square feet of roof area that was reroofed in 2017. The existing membrane was observed to have lost adhesion to the substrate in some locations, primarily at the penthouse of the jail tower, and in other locations the membrane has become wrinkled due to membrane stretching, movement of the substrate, or isolated loss of adhesion.

Roof drainage across the low-roof appeared to be adequate, though ponding was observed at multiple roof drain locations where free draining was impaired by obstructions at drain collars. Membrane conditions at these locations did not appear to be in any worse condition than adjacent sections of the membrane. Roof drainage at the jail tower appears adequate but contains no provisions for emergency overflow currently required by the building code. Thermal scans of the roof indicate numerous locations across the facility where saturated insulation is likely and remediation will be required.

Wold Architects and Engineers
214 Centerview Drive, Suite 300
Brentwood, TN 37027
woldae.com | 615 370 8500

PLANNERS
ARCHITECTS
ENGINEERS



Three approaches to roof repairs on the facility have been considered: reroofing, a complete tear-off and replacement of the existing EPDM membrane, cover board, insulation and perimeter wood blocking, flashings and coping; recovering, installation of a new roofing system over the existing roofing system, including new insulation, cover board, and replacement of existing perimeter wood blocking, flashing and coping; and coating, an approach to roofing repair that would require correcting existing deficiencies in the insulation, cover board, and existing membrane to prepare the roof to receive a fluid-applied membrane coating over the existing membrane. These options are further detailed and weighed for the applicability to the conditions encountered.

Reroofing

Reroofing is a time and labor intensive process that involves removing an existing roof covering (flashings, membrane, insulation, etc.) down to the structural roof deck, and installing a complete new roofing system including wood blocking, insulation, membrane, perimeter flashings and copings. This approach to roof repair is the most costly approach but has the best long-term benefits, allowing for a complete inspection of the existing roof structure, placement of new insulation to meet current building codes, and has the potential to achieve a 30-year warranted system. Potential drawbacks to this approach may include required increase in insulation thickness to meet current energy code, reinforcing existing roof structure to meet current building code requirements, associated interior finishes work, and a lengthier construction schedule.

Re-Covering

Roof re-covering involves the placement of a new roofing system, including new insulation, cover board, membrane system, and associated flashings and copings, over an existing roofing system. Roof re-covering is limited by the building code to two roofing applications, and portions of the existing facility have already been re-covered. Re-covering those areas would require a full tear-off of the upper-most roof covering, and still necessitates removal and replacement of underlying deficient insulation that is determined to contain excessive moisture. In areas where roof leaks have been persistent it is assumed that extensive areas of insulation would need to be removed and replaced before a re-covering. Roof thermal scans will help estimate the extent of insulation replacement required for this approach to roof repair.

Repair and Coating

Roof coating involves installation of a new fluid-applied membrane over an existing roof covering. The existing membrane must be inspected, have deficiencies corrected including re-adhesion of the existing membrane to the underlying substrate and removal of



wrinkles. This approach will generally not be able to supply the same warranty as reroofing or recovering applications because it relies on existing flashings and copings to be maintained. Additionally, this approach does not allow for inspection and replacement of existing perimeter wood blocking. Coating applications are highly sensitive to moisture within the existing roof covering and require that deficient insulation be removed and replaced prior to application of the new coating. Coating applications should generally be reserved for existing roof coverings that are aged but in good condition with minimal deficiencies and intended to extend the serviceable life of the roof. When extensive remedial work is required, coating applications are less viable than reroofing and recovering, though financial savings can be realized at the expense of a longer service life.

Jail Tower Main Roof (~12,000 sqft)

Recommendation: maintain existing roofing

The main roof of the jail tower was replaced in 2017 with a new 20-year warranted system expiring in October 2037. This section should be regularly inspected by the warranting manufacturer and maintenance performed as required to maintain the warranty.

Jail Tower Penthouse (~10,000 sqft)

Recommendation: Reroofing

The membrane at the penthouse of the jail tower has delaminated from the existing substrate to an extent that preparations required for a fluid-applied coating are impractical. Additionally, this area was recently affected by a storm such that the long stretches of the gutter and downspouts that drain the penthouse roof onto the jail tower roof were torn off. Prior to emergency repairs it was observed that portions of the perimeter wood blocking were deteriorating, indicating that water intrusion has been a long-term issue. Core samples did not reveal deficient insulation conditions, though wrinkles in the existing membrane and observed buckling of the insulation suggests the underlying substrate is not a good candidate for recovering. Reroofing of this roof section would allow for replacement of the deficient perimeter wood blocking, insulation, flashings and coping, and can achieve the longest possible warranty for a roof covering.

Estimated Cost:

Reroofing @ \$30 / sqft x 10,000 sqft =	\$300,000
Total	\$300,000

Main Roof (~80,000 sqft)

Recommendation: Repair and Coating

Much of the existing single-story building is comprised of an EPDM roofing system that was installed in 2002-2003 and as such is nearing the end of its serviceable life. Roof cores



over older areas of the building indicate that portions of the building have already received a second roof covering over an existing built-up roof, though it is unclear when these areas were re-covered. A document provided by the County dated April 2020 indicated as many as 40 leak locations on the main area. Thermal scans indicate wet or saturated insulation and deficient thermal properties at or near the identified leaks totaling approximately 6,500 sqft (an increase factor of 1.4 should be used to control potential for expanded scope). Leaks appear to be concentrated where cores indicate multiple roof coverings. The existing membrane appears to be a good candidate for a coating application, though repairs to the underlying insulation will be required prior to any coating applications. Repairing and coating these areas will provide the opportunity to achieve a 15 year or better warranty to sync up with the existing warranty of the main roof of the jail tower. Design documents for the repair of these areas will need to identify the approximate extent of insulation to be replaced to reduce the potential for added Change Orders during the repair project, though some possibility will remain for added scope.

Estimated Cost:

Repairs @ \$30 / sqft x (6,500 x 1.4) =	\$ 273,000
<u>Coating @ \$15 / sqft x 80,000 =</u>	<u>\$1,200,000</u>
Total	\$1,473,000

Entire Roof (~110,000 sqft)

Recommendation: Full replacement for next roofing project

Repair, coating, and re-covering should be understood as temporary measures to prolong the life of an existing roof. With the recommendations included above implemented in the short-term, the various roof systems across the entire building will near the end of their life in the mid to late 2030's. At such time strong consideration should be given to full roof replacement down to the structural deck to achieve the maximum possible warranty for a roofing system and achieve code required thermal performance.

Estimated Cost (not escalated):

<u>Reroofing @ \$30 / sqft x 110,000 sqft =</u>	<u>\$3,300,000</u>
Total	= \$3,300,000

Basic Services Compensation

Fee Basis	35/Log(Construction Cost)-1.15 = 6.86%
Estimated Construction Cost	\$1,773,000
Fee Proposal	\$1,773,000 x 6.86% = \$121,707.29



For the purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include the Contractor's general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment donated to, or otherwise furnished by the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner. The fee formula is based on the standard State of Tennessee formula, $35/\text{Log}(\text{Construction Cost})-1.15$.

We are excited about the opportunity to work with Sumner County and thank you for putting your trust in us. Please let me know if you have questions or concerns with this proposal. If the County agrees with the proposed fee, please sign the authorization below.

Sincerely,

Wold Architects and Engineers

Jacob Cherry, AIA
Associate

Authorization

Sumner County

pc: Steve Griffin, AIA
Contract File (letter only)