

Sumner County Courthouse Update

Timeline Option A Courthouse: Pass in December with simple majority vote, Special Called Budget and County Commission Meetings in December- Turner change order would be executed in December 2023.

| Elevator Smoke Curtains & Louver Doors Elevator Pressure Life Safety Design Solution Timeline <i>*dates subject to change depending on schedule/lead times</i> | Anticipated Dates* |
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| Show Drawings Submittal Turner | Dec. 4, 2023 |
| Architect Review (two week submittal review timeframe) | Dec. 18, 2023 |
| County Release Spending Money (approval timeframe process) Resolution would be needed for approval - notice to proceed | Dec. 14 Special Called Budget meeting, Dec. 20 Special Called County Commission meeting, Signed Resolution Dec. 21, 2023 |
| Change Order AIA document approval – execution will come after funding approval and architect review, once final scope/costs is determined for change order AIA Documentation based on architect review and submittal approval | Date to be determined – Anticipated in December after Dec. 21, 2023 |
| Estimated Material Released | Jan. 4, 2024 |
| Estimated Curtain Material Lead Time/Delivery Date | Feb. 15, 2024 |
| Estimated Doors Material Lead Time/Delivery Date | March 7, 2024 |
| Estimated Installation Start by Turner/subs | March 15, 2024 |
| Goal to be completed with scope of work and final inspection completion date | April 1, 2024 |

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| Moving Expenses – Professional Movers & County Maintenance <i>*Final costs to be determined</i> | \$110,000 Budget |
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| Estimated Move Schedule: | Estimated Dates |
|--|---------------------------------------|
| Owner Move In Date (Juvenile Transition/Adult Probation to move first in timeline) | May 2024* (three week move timeframe) |
| Opening Date Anticipated <i>*Still have to work through court schedules/dockets to accommodate move. The move in date and opening date may be moving target as the courts review revised schedules.</i> | June 1, 2024* |
| Surplus of all Items left at Juvenile Transition Space or removal (before lease ending) | Before end of June 2024 |

Items to note:

- ❖ Stock and Train permit expires **March 18, 2024**, may be need to extend – keep on radar
- ❖ Meeting held on Tuesday, Dec. 5th with ESA (Architect of Record), SSOE (design & engineering consultant of ESA), and Sumner County for the Elevator Pressurization Issue.
 - ESA/SSOE is committed to finding the solution to address the pressurization issue.

- SSOE has committed to be responsible for the costs.
 - Another test will be run later in December testing another solution - may be a simpler approach, more cost effective solution depending on testing results. SSOE is working with Turner on pricing that option. The option may entail adding a wall and set of doors at the public elevator on the first floor, more to be determined on final design.
 - County must issue change order to Turner to complete work, Contract is between County/Turner.
 - SSOE will reimburse the county for the final costs associated with the elevator pressurization cost item. This is a situation that has arisen at the tail end of construction. They have built high rises with this same methodology all across the country.
 - ESA/SSOE are committed to a successful project with Sumner County.
 - The engineers will weigh the two options with Turner and Sumner County to determine final solution.
- ❖ Substantial Completion September 18, 2023. The testing for the elevator pressurization arose after substantial completion. Many tests have occurred, design team working to find a solution.
 - Design team knew there was a problem at the end of October based on testing.
 - Design team has been diligently working in November/December to find the design solution and discuss alternatives to address the problem.
 - County met with ESA/Architect on 11/3/23 to discuss process and potential unknown for project schedule, they asked for time in November to review solution.
 - Project team discussed solutions in November, design team had to determine severity of problem and timeframe for the solution.
 - Design Team proposed design solution to Turner in November. Turner provided costs to design team 11/29/23.
 - County met Turner on 11/29/23 regarding the costs proposed for the \$379,147 solution. Met with County Mayor and Legal that same day, once we knew proposed costs.
 - Meeting with David Lawing and Budget Chairman 12/1/23 and 12/4/23.
 - Shop drawings submittal by Turner Dec. 4th. Under review by ESA.
 - County met with Turner on 12/8/23 to discuss project status.
 - Final Solution still to be determined for pressurization issue.
 - ❖ Final Commissioning is still occurring. All systems will be tested week of Dec. 11th, 2023. Until all commissioning and inspections are complete, the possibility of additional expense exists.
 - ❖ Between April and May must have sufficient time to move operation of court system, court dockets of six (6) courts still have to be reviewed to determine best schedule for relocation of courts.
 - ❖ Parking Garage completion second week of June 2024, subject to change based on weather/construction schedule.
 - ❖ Juvenile Lease ends January 31, 2024. Discussions with Landlord/Owner to extend the lease to June 30, 2024. Landlord has proposed 12-month renewal term, with a right for Tenant to terminate early (with a 3-month penalty) any time after July 31, 2024. Rent during extension term would increase by 3%. = 9 month costs - \$17,718.58/month for total of \$159,467.18
 - County has requested for five month extension to align with end of fiscal year, Additional \$88,592.88

| Additional Cost Items/Outstanding Items Courthouse | Estimated Costs |
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| Elevator Curtains (life safety code): Turner Cost TBD | Estimated \$379,147 *see note page 2 for SSOE |
| Additional Security Needs: Cameras, Door Hardware (sallyport cameras, public stair cameras, lower level basement area additional cameras, rollup door safety and exit loops, camera change in lower level due to location of conduit in secure detention area cells) Change Order will be executed | \$62,593.65 change order Koorsen Fire & Security |
| Radio coverage (life safety code): Communications in lower level, design costs, radio booster system and antenna - costs estimated *Need to advertise for bids in December | TBD \$75,000 estimated |
| Juvenile Rental Fee Lease Extension (current rate \$17,202.50 month) for February 2024-June 2024 *Emailed MGT company – (had 3% increase for the 12 month extension in 2023) | TBD Estimated \$17,718.58 (Five Months) = \$88,592.88 Estimated \$17,718.58 (6 Months with 3 month penalty) = \$159,467.22 |
| Court Reporter Tables/Modesty Panels: (4 tables) Office Images still reviewing finishes/options to match millwork - \$7,600 estimated tables, Labor is \$53.43/HR. plus freight and install | TBD \$10,000 estimated |
| Jury Chairs: \$859.95x42 chairs=\$36,117.90, \$804.38 ADA chairs x3=\$2,413.14, \$1910 Freight, Labor Install \$5,498 Total \$45,939.04 (Turner Allowance \$10,000) | \$45,939.04 |
| Exterior Bollards (front entrance ramps) | TBD \$40,000 |
| Juvenile visibility film (\$300 x 41): TCI rules - Final cost to be determined | TBD \$12,300 estimated |
| Attorney Tables Courtroom replacement costs: Final Costs to TBD with Office Images based on finishes/options to match millwork Estimated Pricing \$62,630.46, glass tops \$39,162, plus freight, labor, install costs TBD | TBD \$120,000 estimated |
| ESA additional professional fees: Due to construction timeframe/switchgear delay extension | \$93,000 |
| Total Additional Costs Estimated | \$926,572.57 - with 6/30/24 lease extension \$997,446.91 - if longer term for lease to 7/31/24 with penalty |

TBD-to be determined

Additional Cost Items Courthouse Currently Working On:

- ❖ Magnetometers Covering: Intend to fund this from contingency through Turner change order, \$19,836 estimated Sledgecraft – final costs TBD
- ❖ Appliances: Refrigerators, Washer/Dryer (approx. \$46,000 left in FFE budget allowance) – final cost to be determined
- ❖ IT allowance – still some items for licenses, computers, IT server that may need to be purchased – final cost to be determined - would come from IT allowance.
- ❖ Doors Access Control (IT Allowance) – final cost to be determined – intend to come from IT allowance if necessary
- ❖ Moving Package Scanner from Juvenile: Waiting on cost estimate from Astrophysics on quote for moving scanner from Juvenile Transition to New Courthouse. – intend to fund this from Contingency or FFE line item
- ❖ Signage – may be signage costs for what can bring into courthouse signage, directions, wayfinding etc. – final cost to be determined, intend this would come from balance of funding
- ❖ Mail room costs, Access for postman? – final cost to be determined
- ❖ Art Glass: decision will need to be made on installation on whether proceed or not? Estimated \$11,356, excluding lighting – not received cost on lighting.
- ❖ Furniture:
 - additional costs for moving items, grommets (should be covered under existing contract through storage allowance) – meeting Dec. 6th with OfficeImages – waiting on proposal change order
- ❖ Bookcases: Final decision not made on type/costs. Estimated \$20,000. Possibility that the County may receive some assistance from the State Administrative Office of the Courts
- ❖ Furniture items: Delivered furniture design has mismatched furniture items, desks, chairs, court reporter tables, attorney and conference room tables, and cost for replacement with glass tops. May include on separate listing for SSOE review for a furniture claim.
- ❖ Planters - ask for in later budget year

As mentioned, since still in Commissioning there is still possibility of additional costs and may have unknown costs still to be determined for relocation of Courts as we work through the move.

Timeline Option B Courthouse: If Additional Funding not approved in December

If Funding is not approved in December, that will affect the change order with Turner, ordering of materials and timeframe for completion will be pushed back.

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| Architect Review (two week submittal review timeframe) | Dec. 18, 2023 |
| County Release Spending Money (approval timeframe process) Resolution would be needed for approval - notice to proceed | Jan. 8, 2024 Budget meeting, Jan. 22, 2024 County Commission meeting, Signed Resolution Jan. 23, 2024 |
| Change Order AIA document approval – execution will come after funding approval and architect review, once final scope/costs is determined for change order AIA Documentation based on architect review and submittal approval | Date to be determined – Anticipated by end of January. |
| Estimated Material Released | Feb. 5, 2024 |
| Estimated Curtain Material Lead Time/Delivery Date | March. 18, 2024 |
| Estimated Doors Material Lead Time/Delivery Date | April 8, 2024 |
| Estimated Installation Start by Turner/subs | April 15, 2024 |
| Goal to be completed with scope of work and final inspection completion date | May 1, 2024 |

This later date of completion would affect the court schedule and relocation of the six courts. Potential that the County would need additional time for the Juvenile/Adult Probation Lease, due to move timeframes and court schedules.