

**Commissioners Special Meeting**

**September 1, 2017 8:30 a.m.**

**Present: Rick Nobbe, Jerome Buening and Mark Koors**

**President Nobbe** called the September 1<sup>st</sup>, 2017 special meeting to order.

**Mark Shepper and Jeff Lyness of Maxwell Construction** presented a short history of their company and a list projects, mostly in southeastern Indiana, they have been involved with. Mr Lyness emphasized ‘set the program before you set the price’. This jail project would be **Maxwell’s** biggest project to date. Commissioners asked several questions regarding **Maxwell’s** fees, staying within a budget and their time frame for submitting a proposal for their services.

**Jack Krouse, Eric Wolf and Joe Hoffman of Construction Control Inc (CCI)** focused on what **CCI** does exclusively- construction management. Mr Krouse stated they are the only firm with eight estimators with vast jail experience. He stated there are only three primary jail architects in Indiana; so Decatur County needs someone with experience to optimize the bidding. Mr Nobbe asked what their timeline is for submitting a proposal for services. Mr Krouse and Mr Wolf agreed to have their proposal to the Auditor’s office by September 8<sup>th</sup>. Mr Nobbe asked who we would get if the Commissioners hire **CCI**- the answer was all three- Mr Krouse, Mr Wolf, Mr Hoffman plus John Painter.

**Dan Zuerner, Joe Wagle and Jeremy Kunz of Garmong Construction Services** detailed why their experience in building jails sets their firm apart from others. Mr Zuerner is involved with the jail development tasks and considerations: be sure there are enough beds when the jail opens, the public’s perception of whatever size of jail the Commissioners and the jail committee decides on and the impact of inflation. Mr Kunz would carry the next step to develop a design phase, design alternatives, project schedule, etc. Both Mr Zuerner and Mr Kunz agreed they need six to eight weeks to ‘dial the percentage’ down for better, reliable numbers as ‘poor data gives you poor numbers’. Mr Nobbe said the Council needs to adopt the special jail income tax before October 31, 2017; so when could the Commissioners expect **Garmong’s** proposal for services? Mr Zuerner handed their **AIA Document – proposal for services** to Mr Nobbe and said that document would ‘marry’ to an architect’s document.

Mr Nobbe will contact the Mr Lyness and Mr Krouse asking them to submit their proposals to the Auditor’s office by 10:00 am on September 7<sup>th</sup>. The Commissioners agreed they should act on the proposals before their regular meeting on September 18<sup>th</sup>. They decided to tentatively schedule a special meeting at 10:00 am on September 11<sup>th</sup> to discuss these three firms’ proposals.

With nothing else to come before the commissioners Mr Buening moved to recess, Mr Koors seconded and Mr Nobbe concurred.

The next Commissioners meeting will be September 5th, 2017 at 8:00 a.m.

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Richard J Nobbe, President

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Attest \_\_\_\_\_

Date: \_\_\_\_\_

