

Transcription of Section of Meeting of Oconee County Board of Commissioners 3/25/08

At the March 25, 2008, BOC meeting, the commissioners, led by Commissioner Margaret Hale, questioned Utility Department Director John Hatcher regarding the amount of money he wanted to spend on consulting work by Precision Planning Inc. for the Rocky Branch sewage plant upgrade.

Hatcher explained the use he proposed be made of Precision Planning Inc. Chairman Davis asked if members of the Board had any questions. Here is the exchange:

Commissioner Chuck Horton: I've got one on the design phase management. I understand the first part. The second part, is that because you don't have folks in house and you are asking for expertise from outside engineers?

Utility Department Director John Hatcher: Well, yes sir. A lot of it is my colleagues come from operations background so it is good to have someone there with an engineering background to give their point of view, especially when we are looking at a design plans themselves.

Commissioner Margaret Hale: I'm having a hard time with task two from the perspective that we hired this other company. I understand you are from the operations side mainly and have kind of gotten new in your job. But we are looking at building this facility with, I believe, HMS is going to help us with the process, the design part of it. We are now asking for Precision Planning to be in this too. Here's you. And we are looking to hire a risk construction manager. I think we've got a few too many chiefs that would oversee that, and I really think that Precision Planning did a great job with our first RFP and I understand that I would not object to them helping to set one up for the construction manager but I really think that we have too many bosses that we are looking to pay to do this project, and I have a lot of faith in you and a lot of faith in the company you helped decide to hire, and you know I think you all will come back with a good risk construction manager for us to look at. So that is kind of my thoughts on Precision Planning having an additional stake in the construction phase at an additional hourly cost. I think we have got too many bosses for that phase of it.

Hatcher: I understand. I would say one thing would be about this is on an as requested basis. Like you said, we may have enough overseers so to speak that I won't need to call Precision and use their services. It is really more of an optional thing. There is not set time or contract.

Hale: So it is just as needed what you are asking for?

Hatcher: Yes, yes.

Commissioner Jim Luke: Do you have any estimate how much "as needed" might be?

Hatcher: Yes sir, for task one, I think this is a little bit generous, but I think roughly 120 hours

and for task two, 250 hours. That would be if they oversee the entire phase of each of the tasks. But again, it would be just as requested. I would think those numbers would come down.

Hale: How about a dollar amount?

Hatcher: About 100 dollars per hour. That is the standard.

Luke (referring to sheet in front of him): This fee level is for different people within the organization?

Hatcher: Yes sir.

Hale: Well I want to be project administrator. I'm not sure what they do, but I can be project administrator. (Laughter.) Is this something that we should bid out to have someone come in and do this?

County Administrator Alan Theriault: In my opinion, at this point in the process and their basic knowledge of this particular project, at this point in time, I think you'd be trying to change a horse in the middle of a flowing stream.

Hale: And we did do that on the first time around when we did the proposal to hire the engineering and design firm. We didn't bid that out. I went back to see when we voted on that and awarded to PPI, I couldn't remember. I couldn't find anything.

Theriault: That was a carry over, Commissioner, I think a carry over from the original with JJG (Jordon Jones & Goulding) involved in it. I think Precision Planning just carried forward with JJG dropped out. I think it was more of a continuation of that first time when JJG was excluded. And that is why, if you recall at that time, when the Board of Commissioners rejected that initial proposal with JJG I believe I indicated that we would come back to the Board at each step along the way to make sure that we got approvals after we got through this past RFP. And that is why we are coming back now before we proceed with the CM at Risk process and to proceed with the SOQ. Then there will be another step after the interviews. A recommendation will come back to the BOC for that contract, the eventual contract.

Horton: Do you have an idea when and with whom you might advertise?

Hatcher: Yes sir, I will. We first need to get the thing drafted, the RFQ. That shouldn't take too long. Some time, mid to late April, we should advertise.

Chairman Melvin Davis: Any idea when the design will be finished?

Hatcher: You mean the total design?

Davis: The start-up?

Hatcher: As far as the CM at Risk part, they are going to need to get to that 30 percent mark and take a look at it. Honestly, I'd say they are getting pretty close. They have been working on it since...

Theriault: Given that CM...the Construction Manager at Risk Don Boyd is going to be coordinating and that is the guaranteed maximum appraisal come from and that is when Mr. Benko (County Budget Officer) is going to have to be involved in the melee on that final dollar amount to make sure where the dollars are where they are supposed to be and when they are supposed to be there.

Commissioner Don Norris: (Unintelligible.)

Theriault: If I never see another design to build project I would be happy.

Davis: Other questions of John on the construction? If it pleases the board, we will place this on the consent agenda.

Hale: Can we separate the task out?

Davis: Yes.

Hale: I ask that we not put task two on the consent agenda.

Davis: What?

Hale: I ask that we not put task two on the consent agenda with regard to the management of PPI.

Davis: If it please the Board, we will place that as a separate item on the agenda.

NOTE: According to the minutes of the BOC meeting of April 1, 2008, the Commission approved a maximum of \$15,000 for PPI for the second task and an unspecified amount for the first task.