BUILDING AND PROPERTY COMMITTEE MEETING MINUTES

3 NOVEMBER 2026

Chair Commissioner Tracy Wilburn opened the meeting asking for a motion on the 8 May 2026 minutes. Commissioner Matthew Hopkins moved the minutes to be approved, and with Commissioner Jan Beecham providing the second, the minutes were approved unanimously. County Executive (CE) Knox Vanderpool noted that representatives from OHM (Jason Griffin) and Reeves and Young (Keith Werre) were present and could bring everybody “up to speed” and discuss next steps. OHM is the Engineering Services contractor and Reeves and Young are proposed as the Guaranteed Maximum Price (GMP) contractor where that selected vendor agrees not to exceed a predetermined maximum project cost, within a defined scope of work. In later discussion, unknown contingencies, identified as a total dollar amount in the contract, could be used to cover the cost of those contingencies as long as those costs are not reimbursable as change orders.

OHM Historical Overview - Jason Griffin is the Director of OHM Advisors’ Tennessee office, commented that he has almost 30 years’ experience. Further he said, while not an architect like Harvey Schwager POC for OHM with the courthouse renovation, he could give a high-level history today of OHM’s part of that renovation. He discussed the original plan costing $13M, decreasing some of the scope of work for a new plan with total cost of $8.5M. Mr. Werre, Operations Manager at Reeves and Young, discussed his experience and then addressed the specific changes moving the courthouse renovation from $13M to $8.5M. A further reduction which had been discussed such as $5M by removing the cost of updated windows and differences in HVAC efficiencies, and when the Commission supported those efforts in the scope the cost again was raised to the $8.5M. Former County Executive Graham Stowe had pursued a grant which was awarded for $500K for historical preservation. Those funds were then used for some of the Scope of Work. Mr. Werre then discussed the various Phases of the total renovation, and showed those in more detail in a presentation. He also discussed contingency funds in the $8.5M for allowances to absorb in-scope variations. Commissioner Rickie Carpenter asked about water sufficiency for the renovation, e.g. to provide effective fire-suppression, with the CE saying he has been in discussion with the city who will be putting in a pump to assist in increasing the water flow. Commissioner Chris Adcock asked if the use of split units in total was considered with Mr. Werre saying they had looked at both variables and split, with OHM commenting using split totally would not provide the HVAC efficiencies and would not retain the historical appearance of the building with so many units visible. Commissioner Adcock and Commissioner Steve Woods questioned the current estimated cost of the HVAC system proposed with Mr. Werre explaining how the current proposed renovation considered all the potential costs of various configurations before deciding on the selected renovation. Commissioner Gayle Jones asked how much other costs will be incurred above the $8.5M and Financial Manager (FM) Beth Moore-Sumners recapped the amount of $236K which was not part of the $8.5M but was for the schematic design (no previous design drawings found) and Tennessee Code requires procurement through a qualified-firm process including those contracts for schematic design drawings. Mr. Griffin said that his company had expended their

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fee a long time ago and continue to provide assistance at no increased cost. Commissioner Jones noted that we borrowed $8.5M and we have other buildings also to consider and asked about the 50% rule in renovations which means that if the cost of improvements equals or exceeds 50% of the value, the entire structure is treated as new construction and must meet current building codes. This could mean higher costs and longer timelines. However, Mr. Griffin said that rule does not apply to historical structures. He then mentioned the bathrooms will have ADA renovations, as will some other parts of the courthouse meeting current building codes. Commissioner Jones asked if the support for "not required for historical renovations" be provided to the CE. Re the contingencies, the CE discussed how important timelines and scheduling are but also that protection is built in, so we've done our diligence and the risk is minimum. He said while on school board they were able to move some of the unused funds originally planned for one project be moved to fund other projects. Commissioner Mike Cesarini asked what do you need from us? The CE said be looking at Part B since we are preparing a bid for that part and go through the historical grant first because we need to understand how that fits into the overall plan. Then we need to move forward to full Commission review. Commissioner Tracy Wilburn mentioned the $214K match for the historical grant but also that we can use what is taken out of the $8.5M by using some of the grant funding. Member of the public Leah Bailey asked if the Commission knew that some of the charges were free, with Mr. Griffin saying previous CE did know. Commissioner Jan Beecham in mentioning that the company has been in business for more than 75 years, she said they could not have lasted that many years by cheating their clients.

Re Schedule: Phase I by winter 2027, Phase 1A winter/spring (keeping one courtroom operational) Spring 2027, Plan IV Fall 2027 (rest rooms), Phase V Fall/winter 2027 (includes roof on flat section of roof). Re sub-contractors and construction manager would be in the courthouse daily.

CE asked the FM to clarify how this would be funded with the FM saying from sales tax dollars which go into the county general fund, and the county has supported the debt service by $600K in diverted sales tax revenue and has already paid the first interest payment. Further no property tax is raised for this effort. Commissioner Gayle Jones said we have already favorably moved the penny (formula to calculate based on assessed property at 99% collection) for the schools, and now may need to do for the Highway Department due to inflation (diesel prices, e.g.). She said we have neglected the courthouse for years and questioned the path forward. For instance, will we be able to fund the schools without a property tax increase, with the CE saying yes. Ms. Bailey asked if you can default on the loan if necessary and the FM said per state law a county's first priority is to pay debt. The FM spoke to several scenarios, e.g., sales tax revenue decreasing, and another factor that affects budgets is you cannot divert that revenue for highway capital equipment.

Phase 1B The CE said if no more questions on the history presentations, then two things need to happen a motion to approve and send the selection of Reeves and Young Courthouse Renovation Guaranteed Maximum Price (GMP) contractor and the OHM Contract Amendment 1B cost $236K to the Budget Committee, funded largely through the Hotel Motel Tax Reserve. Motion was made by Commissioner Rickie Carpenter, seconded by Commissioner Mike Cesarini to send the $236K budget amendment to the Budget Committee. (motion later

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amended) Motion amended by Commissioner Gayle Jones, seconded by Commissioner Rickie Carpenter to approve the $60K to align the OHM contract with the approved Historic Preservation grant. Motion approved. Motion by Matthew Hopkins, seconded by Commissioner Rickie Carpenter, to send the $236K to the Budget Committee was approved 6 – 1 with Commissioner Gayle Jones abstaining. Motion to send the Reeves and Young GMP ($8,498,385) to full commission approved 6 – 1 with Commissioner Gayle Jones abstaining.

Unfinished Business – Commissioner Jones discussed the Archive building where the door is not repairable allowing water entering the building during heavy rains. She asked if this would need a new motion with the CE saying he would follow up with Brindley Construction during a meeting planned for the Animal Shelter. Commissioner Jones also asked for update on the Campbellsville spring since the current lease on the property has expired. The CE said that will be a subject for the next Water Alliance and he also said the property recycling in the North end of the county is about to go up for sale. He mentioned a cost in the range of $300K to move that facility.

New business was questioned as well as announcements and public comments (none), and a motion to adjourn was made by Commissioner Matthew Hopkins, seconded by Commissioner Tracy Wilburn, and was approved unanimously.

ATTENDEES: Members of the Committee Chair Commissioner Tracy Wilburn, other Commissioners Jan Beecham, Chris Adcock, Gayle Jones, Richard Kemp, Matthew Hopkins and Mike Cesarini sitting in respectively for absentees Commissioners Caleb Savage and Judy Pruett Other Commissioners in attendance Rickie Carpenter, Chris Winborn, Tommy Pollard, James Gentry, Thomas Price, Evan Baddour, Steve Woods, Lynn Albury, Carman Brown, Brandon Beard Others in attendance County Executive Knox Vanderpool, Financial Manager Beth Moore-Sumners, Shana Woodard, Sheriff Joe Purvis, Chief Emergency Management, Road Superintendent Gene Barnickle, and members of the public

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