

**Minutes**  
**BRADD Special Called Executive Council**  
**Wednesday, March 6, 2025**  
**BRADD Office Center**

Regular Members in Attendance: Mayor Michael Bowe, Judge/Executive Dennis Harper, Mayor Dwayne Hatcher, Mayor Michael Hughes, Mayor Billy Phelps, Mr. Michael Stoyonovich, Mr. Steve Thurmond. (See attached sign-in sheet).

Staff in Attendance: Mr. Eric Sexton, Ms. Brooke Edwards, and Mr. Caleb Speck.

**1. Call to Order**

The Executive Council meeting was called to order by BRADD Vice Chair Mayor Billy Phelps. It was determined a quorum was present.

**2. Approve Minutes**

Vice Chair Phelps reported the minutes from the January 22, 2025 Executive Council meeting were previously emailed to the members for prior review.

**Motion: Mayor Michael Bowe made a motion to approve the January 22, 2025 Executive Council minutes. The motion was seconded by Mr. Steve Thurmond. Motion carried.**

**3. Agreements/Contracts**

• **Anchor Project RFP Construction Manager**

Vice Chair Phelps called on Mr. Eric Sexton who reported four responses were received from the recent Anchor Project Request for Proposal for Construction Manager. A technical review of the proposals were completed by BRADD staff; Brooke Edwards, Emily Hathcock and Eric Sexton as well as, Joe Dan Beavers of Lifeskills, and the design firm, Stingel Hill. Proposals were reviewed and scored in accordance with the scoring rubric. Mr. Sexton provided the members with a summary of the technical review. The review committee recommends Kelley Construction be selected for Construction Manager services. Mr. Sexton explained while Kelley ranked number two in total score, they presented a more reasonable budget estimate than the highest scoring firm. Overall, under all comparison measures of quality and experience, responsiveness, construction manager fee and schedule, the technical review committee agreed Kelley Construction to have the best overall rating. Judge Harper asked for further explanation about Scott Murphy and Daniel's score, which was slightly below Kelley. Mr. Sexton reported Scott Murphy and Daniel's lower score was a result of lacking information on their organizational chart with no distinction of the allocation of personnel time. Further, they lacked detail in describing experience with related project types and had no breakdown in their construction cost estimate for the project. Kelley provided a detailed description with their organizational chart, outlining in great detail the duties each position would complete within the project. Additionally they provided a very detailed scope of budget, including subcategory cost estimates and specific timeline. Judge Harper inquired about interviewing the closely ranking bidders, Kelley Construction and Scott Murphy and Daniel, in an effort to obtain more details

on what was not in the written responses. Mayor Phelps inquired who would be best suited to be interviewed due to size of companies. Mr. Sexton provided a summary of the scoring process, defining all twelve categories. Mr. Sexton reported the design firm did not think an interview process would create a substantial difference in the results. Mr. Sexton also explained the urgency in the Anchor Projects timeline to spend the allocation of \$10 million by June 30<sup>th</sup>. Interviews could potentially delay the process. Mr. Sexton and the project's key team members were hopeful that with the timely selection of the construction manager, fixed project expenses could be prepaid in efforts to meet the required spending stipulations of the state contract. Mayor Phelps asked for a motion.

**Motion: A motion was made by Judge/Executive Dennis Harper for the technical review committee to complete interviews with Kelley Construction and Scott Murphy & Daniel, due to close scoring, and for the committee to submit a recommendation to the Executive Council by the next regular scheduled meeting later this month. The motion was seconded by Mr. Michael Stoyonovich. Motion carried. (See attached)**

Mr. Sexton reported he would work with the design firm and LifeSkills, Inc. to arrange and complete interviews prior to the next Executive Council meeting on March 26, 2025. At that meeting it will be imperative the board make a final selection for Construction Manager services.

#### **8. Adjourn**

**Motion: With no further business to consider, Mr. Steve Thurmond made a motion to adjourn, and the motion was seconded by Mayor Michael Hughes. Motion carried.**

A handwritten signature in blue ink, appearing to read "Juelst", is written over a horizontal line.

Signed, BRADD Chair