

Hamilton County Commissioner's Court
Owner's Meeting
January 19, 2011
9:00 A.M.

Hamilton County Commissioner's Court met in an Owner's Meeting on Wednesday, January 19, 2011 at 9:00 A.M. with the following members present: County Judge Randy Mills, Commissioners Jim Boatwright, Mark Tafel, Jon Bonner, Dickie Clary, Komatsu Architecture's Gordon Marchant and Charlie Wilson, Texas Historical Commission's Bess Graham, RBR Construction Representatives Bill Wilson, Pete Gadoury, Administrative Assistant Clydell Massingill and County Clerk Debbie Rudolph.

Judge Mills called the meeting to order and turned the meeting over to RBR Construction's Pete Gadoury.

There were three RFI's; two of which were being sent to the structural engineer. Submittals have been sent to the architect and forwarded on to THC.

Pete informed the court that the project record documents were at this office and were being updated weekly.

The work progress on the courthouse as follows:

- (1) Concrete paving completed with the exception of the ADA pavers and sealant
- (2) Plumbing- Roof drain piping being installed in attic and chases; copper water piping; and set lavatories and toilet carriers
- (3) Electrical- Three (3) new electrical panels set but no guts in them yet
Running circuit conduits in attic –Layout of the HVAC units to see if there are any issues with the duct work -3rd Floor-Probation
- (4) Demolition - Elevated slab in the north basement; west of the judge's bench – installing door for judge's chamber, installing handicap ramps
- (5) Meet with elevator contractor (Schindler's) next week-evaluate Phase I work – this should go fast as most of the work was completed in Phase I
- (6) Plaster contractor picked up broken medallion for replication/restoration

Ms. Graham informed the court that the outside concrete bench dates back to the early courthouse (predates the 1931 era of the courthouse).

The court discussed Saturday, October 22, 2011 for the re-dedication ceremony for the courthouse.

The historical markers were discussed. There should be two plaques made of solid brass; one from THC and the other one Hamilton County. Each plaque would cost an estimate of \$1,200.00 - \$1,500.00.

Judge Mills asked if the 1886 historical doors that were going to be used for the judge's bench could be stored until the end of the project to see if the county could still proceed with this endeavor.

There was a general discussion regarding the asbestos abatement needed to be performed on the pipes left in the chases with and approximate cost of \$11,200.00 not including monitoring which could take three to five days; sawing cutting (\$700/day) or the disposal for an estimate of \$14,000.00. The debt would be taken from the owner's contingency as an unforeseen item.

Gaduary advised that any visitors would need to notify him to meet the safety guidelines required to visit the construction site.

Graham stated that THC had an issue because she had not received the AIS documents to see how Clark and Bryan Ringo reached the guaranteed maximum price (GMP). She stated that she should have not issued the Notice to Proceed without these documents. Pete Gaduary echoed that he needed the AIA document.

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Ms. Clark addressed some of the owner's issues; one of which was the county's current status of 59.34 % of the general conditions already expended in Phase II. She added that the county was averaging \$26,000.00 per month and there was only \$107,000.00 left in the line item which if the county maintains this current rate would leave the county at \$128,000.00 shortfall which causes real concern.

RBR's Bill Wilson added that he was aware of the expenses being incurred in this line item and that they were looking at the things that will change that particular line item. He added for one thing his time will reduce to about twenty percent and that will attribute to a change in the general conditions. Continuing, Wilson stated that they were going to try to cut back in other areas (although there are fixed expenses in areas) reviewing to shave areas to bring the county back into compliance.

Clark also stated that she would like to see the pay applications to be submitted in a timelier basis.

Commissioner Tafel asked about having fund raisers to cover the shortfall should it occur. Judge Mills added that other counties have done that. Ms. Graham stated that THC doesn't care where the county's match comes from.

Ms. Wilson announced to the court that Phase I had been closed out and the manual had been delivered to Ms. Graham at Texas Historical Commission.

A motion was made by Boatwright and seconded by Bonner to adjourn at 10:40 A.M. The motion carried unanimously.

County Judge

Attest: _____
County Clerk