

Hamilton County Commissioner's Court
Special Session
Owner's Meeting
April 20, 2011
9:00 A.M.

Hamilton County Commissioner's Court met in Special Session-Owner's Meeting on Wednesday, April 20, 2011 at 9:00 A.M. with the following members present: County Judge Randy Mills, Commissioners Jim Boatwright, Mark Tafel and Dickie Clary. Commissioner Jon Bonner was absent.

The meeting was called to order and Judge Mills opened the meeting turning it over to RBR Construction's Pete Gadoury.

1. Status of:
 - 1) RFI's – one outstanding in regards to the stairs
 - 2) Submittals- Good Shape few outstanding –elevators, blinds, miscellaneous
2. Maintenance of Project Record Documents
 - 1) Up to date and in good shape
3. Work Progress Since Previous Meeting
4. Three Week Look Ahead

These two items combined in Pete's report.

- 1) Plumbing rough in almost complete, inspection done
- 2) Water meter ordered and will be installed shortly
- 3) Electrical rough in going well and hopefully it will be Inspected this week
- 4) Wall chases still not done
- 5) Coring should be complete in the basement this morning
- 6) Fire alarm wiring installed with the exception of the trenches
- 7) IT wiring is scheduled to be installed by Jason Trupp the second Week of May
- 8) HVAC units on site, except for one, hanging units set and running ductwork
- 9) Duct work-vast majority of work complete
- 10) HVAC piping lagging behind; the problem is getting it-once received should take approximately three weeks to install
- 11) Installing fire sprinkling piping, drops done with the exception of the courtroom
- 12) Wall trenching going well on second and third floors, should be on first floor next week
- 13) Demolitions – three doors to be cut
- 13) Bench restoration approval has been received from THC and will begin that shortly

5. Outstanding information

- 1) Stairway issue
- 2) Elevator issue

The court had previously decided to install a mechanical elevator opposing the hydraulic elevator because of the need for an oil and water separator. The maintenance cost of the hydraulic system drove the court's decision because of long term expense.

Seems to be some question as to whether or not we should install a hydraulic system as opposed to the mechanical elevator. Mr. Marchant explained that he had

written Texas Department of Licensing and Regulations (TDLR) and given them a brief history of the construction and the elevators. Marchant contacted TDLR this morning and talked with Lawrence Taylor stating that he would grant waivers needed on the two elevators. One of the waivers was for the four foot pit, which is normally required to be five foot deep and the other waiver is for clearance between the first and second floor which is twelve foot and normally required to be thirteen feet.

City of Hamilton, John Ratliff, Code Enforcement Officer had a question stating that the city did not want anything spilling over into their sanitary or storm drains from the hydraulic system. The city did not cite a specific code regarding this issue.

The court took a brief recess to allow Mr. Marchant time to talk with Mr. Ratliff explaining that there were no drains in the room where the elevator was located. Reconvening, Mr. Marchant explained that Mr. Ratliff stated that since there was containment within the room where the elevator was being installed that this was a non-issue with the city.

Now it was in the hands of the court to make a determination of what they wanted to do in regards to which type of elevator to install with the new information received. The court wanted Mr. Marchant to research the various codes for a determination if there is a requirement to meet and also requested maintenance and operating cost comparison fact sheet to make an assessment of the elevators before proceeding.

6. General Discussion

Judge Mills inquired about the location of the boards for posting legal notices. County Clerk Rudolph added that there needed to be at least eight feet of board space for this issue.

7. THC Issues – There was a question asking if the legislature had made any decisions regarding the agency. Bess simply stated that she simply did not know that there was an amendment put to the floor regarding a \$20 million bond issue.
8. Architect Issues- Elevator
9. Owners Issues – Mills updated the court that he would be asking for an updated cost on the phone system previously determined

County Auditor Marliessa Clark asked where the general conditions were?

RBR replied that they were ninety (90) percent complete and she would have them the first of next week.

Clark also asked where the change order was for the use of owner's contingency fund regarding the item she had received referencing asbestos allowing her to move funding from one line item to another.

The next owner's meeting will be May 18th, 2011.

A motion was made by Tafel and seconded by Clary to adjourn. The motion carried unanimously.

County Judge

Attest: _____
County Clerk

