

AGENDA ITEM # 11May 11, 1999Consider awarding, rejecting or extending bid for Farmers State Bank building.

Maintenance Director Joe Latteo and architect David Voelter discussed the bid with the court.

After inspection of the building Commissioner Limmer advised the original trusses which were build to span from side to side with no braces are now sagging and rotten requiring replacement with new girder truss system spanning the entire building. The Historical Commission renovation is starting from the walls up with the ceiling in place.

Commissioner Limmer suggested the trusses be designed to accommodate the new air conditioning with installation of the air conditioning ducts during this first phase. Last week he suggested Mr. Latteo ask for bids on duct work to accommodate 2 five-ton (300 square feet per ton) air conditioning units. A \$17,000.00 bid was received for installation of duct work and air conditioning units. Bid for installation of the duct work alone without the air conditioning units is \$2,847.00 in addition to the \$102,265.00 bid of PrimeStore, Inc. and he felt the money would be well spent to accomplish this while the area was open.

Mr. Voelter felt it would be good to install the air conditioning now since the existing air conditioning system is so noisy it has to be turned off while meetings are being held. The over all budget one year ago for total building renovation was \$262,000.00 - current estimate is \$300,000.00.

Commissioner Limmer suggested approval of the \$102,265.00 bid plus the \$2,847.00 addendum. When Historical Commission grant amounts are determined Commissioners Court will have an idea of the cost of the final renovation phase.

Mrs. Varan felt the museum would qualify for \$150,000.00 to \$200,000.00 in grants now that they have matching funds to list on application.

Commissioner Limmer felt \$12,000.00 would be a reasonable bid amount for two air conditioning units.

Commissioner Heiligenstein reviewed PrimeStore, Inc. references with Mr. Latteo.

Moved: Commissioner Limmer

Seconded: Commissioner Hays

Motion: To award low bid of \$102,265.00 for Farmers State Bank building to PrimeStore, Inc.

Vote: Motion carried 5 - 0

AGENDA ITEM # 12May 11, 1999

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Consider approving change order for Farmers State Bank building.

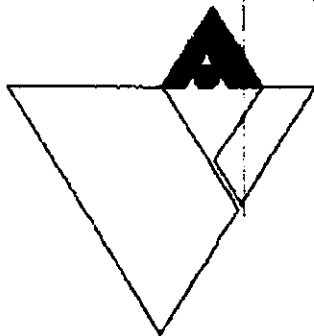
Moved: Commissioner Limmer

Seconded: Commissioner Hays

Motion: To award \$2,847.00 addendum for air conditioning ducts in Farmers State Bank building to PrimeStore, Inc.

Vote: Motion carried 5 - 0

< Clerk copy here >



VOELTER ASSOCIATES INC.
ARCHITECTS AND PLANNERS A.I.A.

PO BOX 97 GEORGETOWN, TX 78627-0097
100 1/2 EAST 8TH STREET 78628
PH 512 863-9255 FAX 512 863-8074

MEMORANDUM

TO John Doerfler, County Judge
& Commissioners Court
710 Main Street
Georgetown, TX 78626
Phone 512 943-1550
FAX 512 943-1662

DATE May 10, 1999
COPY TO
JOB NO. 306
SUBJECT Phase I Renovation/Restoration
of Farmers State Bank Building
for Wmson. County Historical
Museum, Georgetown, TX

FROM David L. Voelter, AIA

approved 5-11-99 #284700
John C. Doerfler

MESSAGE

The difference between the low bid (\$102,285) for the subject project and the figures we had developed last year (\$61,510) is \$40,755. The largest single item accounting for approximately half the increase is the enclosure to the rear of the building for the elevator. Also, the low bid includes a Contingency Allowance of \$5,000 because of the uncertain nature of what will be encountered when the work begins. The difficulty in getting equipment and materials to and from the roof area was not adequately considered and probably amounts to at least \$12,000. We also did not figure a bond.

There is also some mechanical and electrical work included beyond what was anticipated. We had hoped to avoid any mechanical and electrical work by concentrating only on that area of the building outside the conditioned space; however, some mechanical ductwork was added by addendum as a minimum provision for future air conditioning work.

A summary of the main items in the low bid not in our original estimate are as follows:

| | |
|---|--------------|
| Work behind the back wall for future elevator | \$20,000 |
| Contingency | 5,000 |
| Difficulty of roof access | 12,000 |
| Bond | <u>2,500</u> |
| Total | \$37,500 |

Price increases probably account for the rest. Please let us know if you have any questions.

SIGNED 
David L. Voelter

PrimeStore

COMMERCIAL GENERAL CONTRACTORS

3003 Dawn Dr. Suite 100
Georgetown, TX. 78628
(512) 930-5000
(512) 863-6130 fax

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May 10, 1999

Voeker Associates, inc.
Architects and Planners AIA
109 1/2 *Th Street
Georgetown, TX. 78627

RE: Williamson County Historical Museum

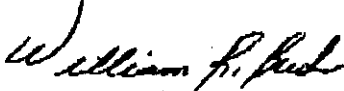
Dear Sir:

The following items concerning the additional cost for the installation of A/C work on the Historical Museum.

1. For 2-5 ton 13 Seer Bryant-Gas A/C units, 7 diffusers, 9 buckets w/ grills, 2 thermostats w/ low voltage wires, and associated electrical work. Add \$17,481.00
2. For the insulation and installation of ductwork and duct drops, install taps for Air Devices & 90's. and to fabricate and install supply plenums. Add \$2,847.00

If you have any questions feel free to call:

Sincerely,



William R. Bush
Estimator, PrimeStore, Inc.

AGENDA ITEM # 13**May 11, 1999**

Discuss and take appropriate action on hosting meeting with LCRA, BRA and city officials from Williamson County in June or July.

Commissioner Limmer suggested Lower Colorado River Authority (LCRA) and Brazos River Authority (BRA) meet with city officials from Williamson County after their individual board meetings to discuss adequate sewer and water for residents of Williamson County. The commissioner felt the cost should not exceed \$4,000.00 and suggested meeting at Old Settlers Park.

Commissioner Heiligenstein offered to work with Commissioner Limmer contacting possible sponsors such as Texas Crushed Stone and Austin White Lime to cover the expenses of the function.

Moved: Commissioner Limmer

Seconded: Commissioner Heiligenstein

Motion: To approve Williamson County hosting meeting of LCRA, BRA and city officials from Williamson County in June or July, 1999.

Vote: Motion carried 5 - 0

AGENDA ITEM # 14**May 11, 1999**

Hear parks proposal from Pix Howell of Land Strategies.

Commissioner Heiligenstein would like to discuss the \$36,000.00 contract with a couple of people before taking any action. He felt the key is to have an overall general plan for the full 500 acre Mayfield park land tract.

No action was taken on this agenda item.

AGENDA ITEM # 15**May 11, 1999**

Consider authorizing advertising and setting date to open bids for Lake Creek drainage project, Phase I and Phase II.

Moved: Commissioner Heiligenstein

Seconded: Commissioner Hays

Motion: To authorize advertising 10 a.m. on June 22, 1999 to open bids for Lake Creek drainage project, Phase I and Phase II.

Vote: Motion carried 5 - 0

AGENDA ITEM # 16**May 11, 1999**

Discuss and take appropriate action on emergency funding for Round Rock Health Clinic.

Judge Doerfler advised he met with Karen Wilson and Sharon Hinderer from the Health District, representatives of the Health Clinic and Mat Lawrence from Provident. The expected funding for the Round Rock Health Clinic has not been received. Medicaid and Medicare have been billed for services but the funds are not expected for four (4) to five (5) months. In the meeting the clinic requested \$35,000.00 funding per month for six (6) months from Williamson County. Judge Doerfler did not agree but requested anticipated amount of their cash flow for the next six (6) months for the possibility of funding the balance of \$35,000.00 less their monthly cash flow.

Matt Lawrence advised he was pretty sure he would receive some endowments within the next thirty (30) days and worked up a schedule for Judge Doerfler. \$13,319.00 anticipated cash income for May, 1999, from \$35,000.00 leaves a balance of \$21,681.00. The Judge suggested the \$21,681.00 be designated as a line of credit and when funds are received by the clinic the county will discontinue funding.

The Judge recommended the county consider funding one month at a time from indigent health care funds. He felt the clinic is performing a very valuable service to Williamson County and recommended the court authorize funding up to \$22,000.00 for month of May, 1999.

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Commissioner Heiligenstein wanted to make sure Williamson County funds were not being used for abortions. Matt Lawrence assured him they were not.