



**ANDREA CARDENAS**  
*AUSTIN COUNTY CLERK*

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**COMMISSIONERS COURT MINUTES**

**June 21, 2024** Austin County Commissioners Court met in the 2<sup>nd</sup> floor Courtroom at the Austin County Courthouse with the following present:

Tim Lapham, County Judge  
Mark Lamp, Commissioner, Precinct 1  
Robert "Bobby" Rinn, Commissioner, Precinct 2  
Leroy Cerny, Commissioner, Precinct 3  
Chip Reed, Commissioner Reed, Precinct 4  
Kimberly Benjamin, Deputy Clerk

**1:04 P.M. OPENING**

**CALL TO ORDER**

**ROLL CALL AND CERTIFICATION OF QUORUM**

**1. Discussion regarding current Building / Construction projects and action as appropriate.**

Per Daniel Sanchez (Shellback Construction), met with Christensen Building Group, County Judge's Office and Commissioners to review change orders for Bellville and Industry EMS buildings. Change orders contained errors. Christensen Building Group would revise and present to Court.

Change Orders as presented to Court:

Wallis EMS:

#14 – Kitchen Island, #37 – Credit to County for total amount, #14 – Straight line metal building – needed another panel \$78.

Per Michael Moher (Christensen Building Group), all funds belong to County. Contractor Contingencies are intended to be used by Contractor for miscellaneous items. Change Orders are contingency usage. Court questioned if Contractor is at fault should County have to pay.

#2 – Bore under Road. Water main was on wrong side of road. It was part of design.

Per Kenneth Burns (Burns Architect), issue has already been discussed. Burns Architect reduced fee by \$18,000 to pay for electrical. Have not invoiced County for a year.

#17 – Room 129. Crew Area. Raised power and data. Commissioner Lamp questioned if cost included removal of shelves. Per Casandra Risen (Christensen Building Group), no cost to remove shelves.

#28 – Paint Touch-up. Interior and exterior of building needed touch-up due to doors being installed late.

Per Michael Moher (Christensen Building Group), Starbright charged for over time. Christensen Building Group should only be billed for half time, not time and half. Starbright would have to put in the work to complete on-time as stated in contract. Christensen Building Group only responsible for one-third of bill.

Daniel Sanchez (Shellback Construction) asked what happens with remaining funds. Per Michael Moher (Christensen Building Group), any remaining funds at end of contract go back to County. No shared savings.

Per Commissioner Reed, doors are incorrect.

Per Michael Moher (Christensen Building Group), will work on a back charge to Miner. Will remove from list.

#30 – Countertop. Legitimate Change Order.

#31 – Replacement of three doors. Replace for Bedrooms 113, 114 and 115. Per Commissioner Reed, thought it was warranty work. Per Michael Moher (Christensen Building Group), delete from list.

#34 – Starbright to remove and reinstall exterior light fixture for inspection. Per Kenneth Burns (Burns Architect), Inspector requires it. Per Casandra Risen (Christensen Building Group), Inspector required removal of a fire alarm on exterior. No cost for removal and reinstall. Starbright did require payment to go back and forth. Judge Lapham asked why the Inspector wanted to remove light fixture and fire alarm. Per Casandra Risen (Christensen Building Group), wanted to verify wiring to sprinkler.

#35 – Prep for bay area painting. Per Casandra Risen (Christensen Building Group) \$1,080 is difference for stain. Per Michael Moher (Christensen Building Group), this is only the difference between water base prep versus acid etching. Commissioner Rinn requested a breakdown of fees. Per Casandra Risen, will request.

Per Michael Moher (Christensen Building Group), #3, #5, #6, #7, #8 and #9 have already been approved. #11 – #13 and #15 – #27 have already been discussed and were signed back in April.

Per Casandra Risen (Christensen Building Group), #37 is a credit of \$2,068 to Escalation Contingency.



Per Casandra Risen (Christensen Building Group), #10 was submitted in April, but rejected. Needed a revision because price was for all three EMS stations. Needed price for Wallis EMS station only. Commissioner Lamp asked if dishwasher cabinet modification was included. Per Casandra Risen, was not billed for modification.

#28 – Paint laundry room. Add on after inspection. Court asked why it wasn't included. Per Michael Moher (Christensen Building Group), will find out and get back with Court.

#30 – Kitchen Island modification. Island was installed and paid for. County requested modification.

#32 – Appliance installs. #33 – Dry erase boards to be installed by County. #36 – Restroom renovations to be charged to Burn Architect. Per Kenneth Burns (Burns Architect), will deduct from their fee.

#1 – Fire Sprinkler material – material required prior to installation.

Per Michael Moher (Christensen Building Group), there is still signage to address. Need to know how many signs County currently has in total before ordering additional signage or letters. Will adjust numbers and re-submit.

Industry EMS:

#1 – Price increase for Fire sprinkler material. #2 – Sanitary line. Per Commissioner Rinn, County paid City directly for line. Per Daniel Sanchez (Shellback Construction), #3R1 is a credit for #2. Total is zeroed out.

#4 – Per Daniel Sanchez (Shellback Construction), need dumpster credit. Discussion on concrete around building. Commissioner Rinn asked about \$17,000+ credit for limestone.

#5 – Credit for select fill. #6 - \$29,959 net total for concrete.

#7 – #22 have not been billed yet.

#26 – Station was supposed to have a dishwasher. Per Michael Moher (Christensen Building Group), had to relocate plug for dishwasher and run a separate plug for disposal. Per Kenneth Burns (Burns Architect), will cover cost. Will reduce their fee.

#27 – Per Michael Moher (Christensen Building Group), fire pump is an issue because of the single phase/three phase issue. Will delete. No cost to County. Judge Lapham offered to help pay and suggested to split the cost by four. Per Kenneth Burns (Burns Architect), will pay 25% of cost. Will reduce their fee. County to pay 50%. Burns Architect to pay 25%. Christensen Building Group will pay 25%.

#28 – Cord reels are an alternate to charge ambulances. #29 – Sidewalk and 13 bollards. Per Casandra Risen (Christensen Building Group), installed 15 bollards. #31 – Power to heater in Bay area. #32 – Restroom renovations – County to bill Burns Architect.

Per Michael Moher (Christensen Building Group), will not bill for anything if there are still issues. Working on final number for dirt work.

Bellville EMS:

#2 – Hein has been paid. #4 – Garage doors. Addition of colored doors. #5 – Project plumber delays. Commissioner Reed suggest to split three ways. Per Michael Moher (Christensen Building Group), will pay one-third. Will charge County two-thirds of bill. Per Kenneth Burns (Burns Architect), will credit County one-third. \$5,482 is two-thirds of cost.

#6 – Water fountain deletion – Construction cost adjustment is \$1,352. #7 – Increase in cost for insulation. #8 – increase in cost for light fixture. #9 – Increase in cost. #10 – Per Michael Moher (Christensen Building Group), nothing was specified for backsplash. Purchased from Home Depot instead. Delete from list. #11 – \$6,083 Credit for flagpole. #12 - \$50,811 credit for concrete. #13 – increase for added access control.

Daniel Sanchez asked if ASI's could be tracked. There is nothing in place at this time.

#14 – hardware price increase. Per Michael Moher (Christensen Building Group), move #13 and #14 to hardware allowance. #15 – Per Casandra Risen (Christensen Building Group), number should be \$17,036 instead of \$29,812. #16 – Per Daniel Sanchez (Shellback Construction), need more information. #17 – cord reels.

Per Michael Moher (Christensen Building Group), moved \$50,000 from Escalation Contingencies for earthwork.

Next Construction Meeting will be June 26, 2024 at 10:00 am at Bellville EMS building.

Per Judge Lapham, Commissioners Court reserves the right to meet in closed session on an agenda item should the need arise and if applicable pursuant to authorization Chapter 551 Texas Government Code. Will have Executive Session to discuss Justice Center with Kenneth Burns and Daniel Sanchez.

Court recessed at 4:27 p.m.

### **EXECUTIVE SESSION**

Court reconvened at 4:35 p.m.

No action from Executive Session.

*Motion to Adjourn: Commissioner Lamp, 2<sup>nd</sup> Commissioner Reed, passed (4-0).*  
**Order #24-164**

Court adjourned at 4:55 p.m.

**ALL SUPPORTING DOCUMENTS ON FILE WITH COUNTY CLERK AS PROVIDED BY  
COMMISSIONERS COURT**

I, Andrea Cardenas, Austin County Clerk, attest to the minutes of the Commissioners Court proceedings for June 21, 2024.

Date: July 9, 2024  
Andrea Cardenas, Austin County Clerk  
Clerk of Commissioners Court  
Austin County, Texas  
By: Kimberly Benjamin  
Kimberly Benjamin, Deputy Clerk

**FILED**

2024 JUL -9 AM 10: 50

*Andrea Cardenas*  
COUNTY CLERK  
AUSTIN COUNTY CLERK



