

**MINUTES OF SPECIAL MEETING OF THE GOVERNING BODY
OF THE CITY OF LAMPASAS, TEXAS
HISTORIC HOSTESS HOUSE
1406 S HIGHWAY 281
LAMPASAS, TEXAS 76550
Wednesday, March 22, 2023
5:30 p.m. Special Session**

The City Council of the City of Lampasas met in Special Session on the above date and time with Mayor Monroe presiding.

Council Members Present:

Cathy Kuehne
Chuck Williamson
Herb Pearce
Davis Keele
Zachary Morris

Council Members Absent:
N/A

City Staff Present:

Finley deGraffenried, City Manager
Becky Sims, City Secretary
Chris Eicher, Parks Director
Ryan Ward, ACM
Jody Cummings, Police Chief
Frank Ellett, Building Official
Vicki Tower, Parks Secretary

SPECIAL SESSION

1. Call to order Special Session

Mayor Monroe called the meeting to order at 5:30 p.m.

2. Discussion and possible action regarding Hostess House Project Scope

Recap:

- *Bids received February 21, 2023*
 - *Base bids*
 - *RKJ- \$2,973,738.00*
 - *HCS- \$3,344,200.00*
 - *Base + Alternates*
 - *RKJ- \$3,405,938.00*
 - *HCS-\$4,063,647.00*
- *Council action to reject bids at the February 27, 2023 City Council Meeting*
- *At the March 13,2023 City Council meeting, Staff presented input from bidders and non-bidders regarding project*
- *Discussed possible General Scope for re-bid*
- *Council advised Staff to schedule Special Meeting regarding project scope and re-bid*
- *Staff meeting held on March 16, 2023 to identify next steps:*
 - *Remove add alternates- may have contributed to inflated base price*
 - *Leave posts on first floor, modify fixtures, remove upgraded lighting package*
 - *Focus on bathrooms, storage, elevator and kitchen modifications*
 - *Extend contract time*
 - *Concern about rental without upgrades and code compliance*
- *Kimberly Thompson, Principal Architect for Reliance Architecture addressed the following:*
 - *Comfortable that numbers presented were solid*
 - *Market is flooded with work*
 - *Expected more contractors to bid project*
 - *Focus on code compliance, fire/life safety*
 - *Electrical*

- *Plumbing*
- *Mechanical*
- *Restrooms*
- *Elevator (will require exterior bump out)*
- *Fire sprinkle/suppression*
- *Per Building Official- renovation has a domino effect, one area will affect another and you will not know what you are facing until the project begins.*
- *Possibly too small of a job in comparison to market*
- *Tedious time-consuming job to preserve historical integrity*
 - *Contractors can generally make more money on a smaller job, less labor intensive*
 - *Rehabilitation/Remodel Projects are more challenging than new builds*
- *Recommend to bid late summer for more exposure and contractor availability*
- *Council would like to see breakdown in renovation line item under 8- Ground Level*

By consensus, Council would like to verify what is under the renovation line item and identify the fire/life safety with code compliance scope and rebid project during the summer.

Adjourn- *Council member Morris moved to adjourn the meeting at 6:37 pm, the motion was seconded by Council member Pearce and with a unanimous vote the motion carried.*

PASSED AND APPROVED this _____ day of _____, 2023.

TJ Monroe, Mayor

ATTEST

Becky Sims, City Secretary