

**NOTICE OF WORKSHOP MEETING OF THE
COMMISSIONERS' COURT OF TITUS COUNTY, TEXAS**

Notice is hereby given that the Titus County Commissioners' Court will hold a workshop on the 21st day of August, 2007, at 9:00 A.M. in the Titus County Courthouse, 100 West First Street, County Courtroom Suite 205, Mt. Pleasant, Texas, at which time the following subjects will be discussed:

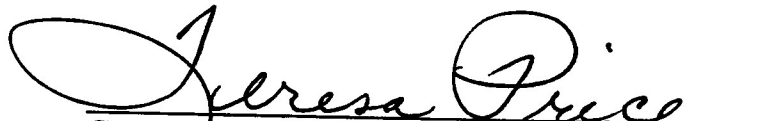
1. Workshop - Covering Repairs on Roof for County Courthouse, Annex, Election's Office and Sheriff's Department.

Adjourn

Commissioners' Court of Titus County


County Judge

I certify that the above Notice of Meeting is a true and correct copy of said meeting and that same was posted on the bulletin board and doors of the Titus County Courthouse, a place readily accessible to the general public at all times on the 17th day of August, 2007, and remained so posted for at least 72 hours preceding the scheduled time of said meeting.


County Clerk

Monday, August 20, 2007

Titus County Commissioners meet Tuesday

Titus County Commissioners' Court will meet Tuesday, Aug. 21 at 9 a.m. in the county courtroom of the Titus County Courthouse for a workshop on how to cover repairs on the roofs of the county courthouse, annex, election's office and sheriff's department.

**COMMISSIONERS COURT OF TITUS COUNTY
WORKSHOP
August 21, 2007**

**Sam W. Russell, County Judge
Bob Fitch, Commissioner Pct #1
Phillip Hinton, Commissioner Pct #3
Thomas Hockaday, Commissioner Pct #4**

PUBLIC AND COUNTY OFFICIALS ATTENDING MEETINGS:

Teresa Price, County Clerk	Carl Johnson, County Auditor
Arvel Shepard, Sheriff	Leonard Rockwell, Elections Administrator
Phil Engle	Ashley Tompkins
Joyce Simpson, Assistant to County Judge	

Judge Sam Russell called the workshop to order. For the record, he stated that Notice of the Workshop had been posted for the appropriate amount of time according to the Government Code.

Phil Engle, Area Manager, for HCS/WP Hickman Roofing gave a presentation of the report prepared after examining the roofing needs of the Courthouse, Annex, Sheriff's Office and the Elections Center. Handouts were presented to Judge Russell and each Commissioner outlining the roofing needs for each building, recommendations and cost of each building repair.

Mr. Engle began with repairs needed on the Courthouse stating that there were three (3) different levels of roofing. Moisture has caused problems with areas of the roof being patched over a number of years. Photos illustrated the blisters which have been patched; numerous holes that are in flashings and roof mat; and severely deteriorated roofing membrane. The only option recommended was the complete replacement of all levels of the courthouse roof at a cost of \$64,700.00. This system would qualify for a nonprorated manufacturer's warranty for labor and materials of (20) twenty years.

The overall picture of the Annex included the two (2) adjacent parts that the County does not own (gray area in picture). There is an old built up black system with a modified two ply system on top of this. Both systems are over a wooden deck. A core cut was taken and repaired on the south side of the building. Over the years, drainage problems have developed causing water to sit on top of the building thus accelerating everything that is going downward. The roofs on the Annex are in an advanced state of deterioration. Recommendation is made to replace the roofing system on the Annex at a cost not to exceed \$161,200.00. This roofing system would qualify for a 20 year labor and material warranty for the entire roof, including all perimeters and

penetrations. If in the future, the county purchases the adjacent office space, the recommended replacement for that roof would be an additional \$58,400.00 with the same warranty.

There are several different levels of roofing at the Sheriff's office. The problem with the roof at the jail is wide walls which is not watertight to keep water out. There is a tremendous amount of flashing deterioration. The expansion joints need to be replaced. Recommendation was made to replace parts of the roof with repairs and restoration done on the other parts. The total cost would be \$221,700.00.

The Elections' Office has a metal roof with ½ inch slopes which cannot be water tight. The northeast corner has a void between the roof and underlying framing. Patching and emergency repairs have been taking place on this roof with the repairs splitting during times of severe contraction and expansion. Retro fit installation of light weight water proof system was recommended at a cost of \$23,485.00. This type of system would qualify for a nonprorated manufacturer's warranty for labor and materials of 20 years from metal to metal.

The total price totaled to \$471,085.00. Mr. Engle stated that this price should not go up. A power point presentation was shown on Cooperative Purchasing Program which is a non-profit sourcing program for use by government agencies. They have worked with schools, higher education institutions, cities, counties and non-profits organizations. PSI Engineering makes sure that all specifications are legal. Stringent guidelines and requirements are used in the bidding process. Mr. Engle stated that local contractors would be used if these guidelines and requirements were met. Carl Johnson, County Auditor, asked if they met Texas requirements for the bidding process and was told that they do. Mr. Engle is to present verification to the County.

Commissioner Thomas Hockaday asked if parking would need to be arranged. Mr. Engle answered by stating that one side of the parking area would need to be blocked off when working on the courthouse and the parking lot behind the annex would be used. The county will need to check with District Clerk to get the dates that court would be in session.

Judge Russell asked if all building would be done at the same time or if they would do one building at a time. Mr. Engle stated that this could be done however the county wanted the work to be done. Mr. Engle stated that the roof repairs should take no longer than a couple of months to complete, that fall and winter weather are not a concern. Asked what would happen if it rained, he answered by saying that it is their responsibility to roof only what can be completed that day.

Judge Russell asked that this be put on the agenda for the Commissioners' Court meeting on August 27, 2007 for approval.

Motion was made by Commissioner Thomas Hockaday and seconded by Commissioner Phillip Hinton to adjourn the meeting. Motion carried unanimously.