

**AGENDA ITEM 24**

Discuss and consider proposal for assignment of food service contract at Jail/Juvenile Services from Correctional Food Service Management to Aramark Correctional Services.

Bob Space discussed the proposed assignment of the food service contract to Aramark.

Moved: **Judge Doerfler**

Seconded: **Commissioner Boatright**

Motion: To approve proposal to assignment of food service contract at Jail/Juvenile Services from Correctional Food Service Management to Aramark Correctional Services with the condition that the remaining balance of a \$24,000.00 allotment under the contract with CFM be credited to the county's satisfaction, and that issues with Juvenile Services' participation in the national school lunch program be resolved prior to the Judge signing the new contract.

Vote: **4 - 0**

**AGENDA ITEM 25**

Discuss and take any appropriate action pertaining to the bond expenditure funds with relation to agreements with cities within the county.

Commissioner Boatright requested that this item be removed from the agenda until further notice.

**AGENDA ITEM 26**

Discuss and take appropriate action on engaging firm or individual to serve as owner representative on jail & Sheriff's Department expansion.

Jim Broaddus of Broaddus & Associates spoke to the court about the owner representative's role in design/build projects.

Moved: **Commissioner Limmer**

Seconded: **Commissioner Hays**

Motion: To approve engaging Broaddus & Associates to serve as owner representative on Jail, Sheriff's Department, Justice Center, and parking garage design/build project at a monthly rate of \$25,000.00 and to authorize Judge Doerfler and Commissioner Limmer to negotiate the contract with Broaddus & Associates.

Vote: **4 - 0**

< Attachment >

## **Project Management Proposal for Williamson County Jail, Sheriff's Office, Courthouse Expansion, and Parking Garage**

### **The Firm**

**Broaddus & Associates** is a professional project management firm whose core competency is in public and private sector capital programs, and whose total focus is meeting its customers' needs. The people of Broaddus & Associates have a record of getting the job done, with superior quality at the best value - and they know how to do it fast! Broaddus & Associates' principals have global experience across all industry sectors as owners, designers and constructors. Application of proven project management innovations enables Broaddus & Associates to deliver within the budget, schedule and quality demands of our customers. One of Broaddus & Associates' main roles is to serve the needs of owners with capital construction programs. Public and private sector owners alike frequently are not staffed to manage large capital programs, and often are not equipped to use innovative delivery approaches such as Design-Build and its many variants. Broaddus & Associates has owner project management experience to seamlessly work with each of its customers to get the job done and ensure that the project is delivered in a professional, cost-effective, and timely way.

### **Key Personnel**

**Gilbert Gallegos, a registered architect and Vice-President** with Broaddus & Associates is proposed as principal Project Manager. Most recently, he was a Senior Project Manager with The University of Texas System Office of Facilities Planning and Construction (OFPC) for the South Texas Region. He has led and managed the delivery of all capital projects for the region, which includes UT San Antonio, UT Health Science Center San Antonio, UT Brownsville, UT Pan American and the new Regional Academic Health Center in Harlingen. As a Senior Project Manager, he led the project team through the entire project process. He interfaced frequently with UT System Board of Regents and executive administration to provide briefings, insure that operations are efficient, assets are safeguarded, budgets are confirmed, and that all applicable laws, regulations, policies, guidelines, standards, and procedures are followed. He guided his teams through all phases of the project from initial planning, through design, construction, and commissioning of projects.

Mr. Gallegos provided frequent customer interface at all levels to resolve issues, to provide guidance and insight, and to prompt timely decisions. He served as OFPC's primary contact with the executive administration of each of his assigned U. T. institutions. He reviewed design documents for compliance with project requirements and U. T. System guidelines. Mr. Gallegos managed project managers, resident construction managers, design-build firms, outside architects, special consultants, and testing firms. He has been a leader in the implementation of alternative project delivery methods such as Design-Build and Construction Management-at-Risk. At UT System, he has planned and executed 15 Design-Build projects whose durations were, on the average, 29% faster than similar design-bid-build projects. He oversees the quality assurance program in order to protect interests of the owner. Additionally, he has been a leader in the implementation of construction industry best practices to improve project performance. Active in his community, Mr. Gallegos received his architecture degree from Texas A&M University, is on the Board of the University Federal Credit Union and previously was a Del Valle School Board member.

**James A. Broaddus, Ph.D., P.E.**, President of Broaddus & Associates has provided consulting services on Design-Build to many private companies and public agencies, such as the Federal Bureau of Prisons, the Federal Aviation Administration, and the U.S. Department of State. On October 31, 2000, he concluded a two-year full-time term as the President and CEO of the Design-Build Institute of America (DBIA), a 900-member organization that supports the professional use of an integrated design and

construction contracting approach. During his tenure, DBIA doubled in membership, initiated a national network of regional chapters, and successfully eliminated barriers to Design-Build in federal and state laws.

Prior to DBIA, he served as the Director of the Office of Facilities Planning and Construction (OFPC) for the 15-campus University of Texas System (UT System). While with the UT System, he completed \$1.4 billion of a wide variety of projects for research, teaching, athletics, utilities, and infrastructure. In addition to experiencing the highest workload in the history of the UT System, OFPC implemented many initiatives such as partnering, pre-project planning, constructability, automated scheduling, and benchmarking to improve cost-effectiveness and timely completion of construction. Dr. Broaddus was involved in a legislative initiative in Texas to expand the use of various project delivery methods such as Design-Build and Construction Management. He implemented Design-Build at the UT System, who uses the innovative delivery method more than any other higher education institution in the country.

Previously, he served as Associate Director of the Construction Industry Institute (CII), a national research center sponsored by The University of Texas at Austin for improving the quality and cost-effectiveness of construction projects. Prior to CII, he served 20 years in the U.S. Navy Civil Engineer Corps, where he managed major projects in various assignments, concluding with responsibility for the \$500 million per year engineering and construction program in the Navy's 11-state southern region. From 1985-1988, he worked for President Reagan as the Commanding Officer of the Presidential Retreat at Camp David, MD. Dr. Broaddus has three degrees in Civil Engineering from The University of Texas at Austin, and his research work includes the effect of planning inputs to the design process on ultimate project success. He is also on the Civil Engineering faculty at UT Austin, and is a registered Professional Engineer in the State of Texas. Dr. Broaddus is an advisory board member for 3D/International in Houston and American Constructors in Austin.

**Jon C. Vanden Bosch, P.E.**, a special advisor to the project, has extensive experience in design, construction, management and implementation of numerous civil engineering projects which includes wastewater collection and treatment facilities, water treatment, transmission and distribution facilities, transportation projects and general building projects such as self-contained police command stations, each including detention and arraignment facilities, and the Houston Convention Center. Additionally, he has managed research in the field of construction and design, and project and program management as 1999 Associate Director, Construction Industry Institute, The University of Texas at Austin. He has over eight years of forensic engineering specializing in foundation and structural investigations of residences and commercial buildings. He has been Senior Vice-President, Pate Engineers (civil engineering consulting firm); President, CRSS Constructors, Inc.; Director, Department of Public Works, City of Houston; and District Engineer, Galveston District, U. S. Army Corps of Engineers.

**David J. Bowlin**, a special advisor on the project, has a diversity of experience as both an owner and contractor. He served in the U.S. Navy Civil Engineer Corps for ten years, managing projects ranging from construction of major aviation facilities for the fleet to special projects for the White House. He is now President of the Charlotte office of H+M Company, a major design-builder in the southern U.S. Previously, he was the Senior Project Manager managing the design and construction efforts for a \$300 million program for The University of Texas M. D. Anderson Cancer Center medical and research facilities in Houston, Texas. Prior to that, he had five years of experience on major Design-Build projects for Gray Construction of Lexington, Kentucky. During David's tenure at Gray, it became an industry leader in the implementation of process improvement, and is regarded as an innovator in technology and management innovations. He has extensively implemented CII principles such as constructability on his own projects, as well as for other clients. David has a BS degree in Civil Engineering from North Carolina State University and a Master's Degree in Construction Engineering and Management from Stanford University, and has been active as a CII Board of Advisor member in its implementation activities.

**Donna Wells** is the Director of Management and Client Relations for Broaddus & Associates. With 22 years of experience with The University of Texas System Office of Facilities Planning and Construction, she provided management of the project approval process required by the Board of Regents. She assisted in the modification of the project process procedures required when UT System implemented Design-Build and is familiar with all administrative requirements for Design-Build.

### **Broaddus & Associates' Capabilities by Project Management Phase**

**All Project Phases** – Throughout the entire project, Broaddus & Associates will work to establish and maintain project objectives and priorities. Broaddus & Associates will conduct partnering sessions at the beginning of the project, and will conduct periodic update sessions as new players join the project. Broaddus & Associates will also establish a total project organization where the roles and responsibilities of all the parties are clearly defined. Finally, from Day One, cost and schedule control systems will be established to maintain adherence to the budget and schedule for the project. Project delivery methods such as Design-Build require the owner to take a different approach to ensure project success.

**Planning Phase** – Broaddus & Associates strongly believes in the development of a comprehensive facility program before commencing design. Complete programming goes beyond developing the amount of space required by each function, to include adjacencies, circulation, site conditions, and utility requirements, as well as performance and prescriptive specifications.

**Contracts** - Broaddus & Associates is familiar with writing, negotiating, and administering all forms of Design-Build, design and construction contracts. The single contract is the key distinguishing difference between Design-Build and other delivery methods. When used correctly, Design-Build simplifies the responsibility for issues such as design errors and omissions.

**Schematic Design and Design Development Phases** – The schematic and design development phases are extremely important in the project process. This is the phase when the ability to influence the outcome of the project is the greatest. During these phases, it is crucial to collaborate with the users, while maintaining cost and schedule control. Monitoring costs during these phases is often forgotten, and the seeds for cost overruns are sowed. Broaddus & Associates knows how to work closely with the designer to ensure that the program objectives are accomplished, using the design-builder to provide continuing estimates of the design as it develops, and validating costs continually. Broaddus & Associates will conduct design reviews during this stage and utilize specialty consultants for unique features and functions within the facility.

Broaddus & Associates also uses the design-builder to implement a formal constructability program throughout the design process. Constructability is the integration of construction knowledge and expertise into all phases of the project to improve cost effectiveness. Research has shown that the utilization of constructability saves projects an average of 5% in total construction costs. Unfortunately, most project managers are not familiar with the use of formal constructability programs. Constructability became a standard part of the UT System project process during Dr. Broaddus' tenure there.

Additionally, Broaddus & Associates has experience in quantitatively evaluating the completeness of the project planning and design development. Using a system called the Project Definition Rating Index (PDRI), the project team can score the elements of project planning and design, and predict ultimate project success. The PDRI is in effect an early warning system that allows improvements to planning and design that will prevent disappointing results in the later stages of the project. This system was developed and statistically tested on actual projects by a Construction Industry Institute research team, chaired by Dr. Broaddus.

**Contract Price** - A critical step at the end of design development or during detailed design is the establishment of a guaranteed maximum price or lump sum amount by the design-builder, and approval of the design and price by the governing board. Broaddus & Associates possesses the negotiating skills and experience to lead the project successfully through this phase.

**Detailed Design and Construction** – During this phase, Broaddus & Associates reviews the detailed design subcontract packages prior to the design-builder's solicitation of bids. Design reviews will be conducted to ensure the standards of quality and functionality are included. Broaddus & Associates knows how to work with the design-builder to determine subcontract packaging decisions for the construction phase. The design-builder will review the subcontract bids with the project manager, and collaborate in the selection of the most qualified specialty contractors. Broaddus & Associates will insure

that all necessary testing and inspection are accomplished to guarantee the quality of the finished product. For selected specialty contractors, Broaddus & Associates will look for opportunities to involve them early in the design process. This is especially important for technically complex systems, such as mechanical, electrical, and plumbing.

**Commissioning** – Often forgotten in the project process is the commissioning and occupancy of the new facility. Broaddus & Associates has experience in establishing formal commissioning programs that ensure that the facility maintenance and operations personnel are familiarized with and trained in the new building systems.

**Project Performance** – The bottom line is delivering a project within the budget, on time and with a level of quality that meets or exceeds customer expectations.

**Fee for Project Management Services**

**Proposed Fee** – Services listed above using Broaddus & Associates personnel will be at a rate of \$25,000 per month. Specialty consultants may be hired as an additional service.

**COMMISSIONERS COURT ADJOURNED TO EXECUTIVE SESSION AT 10:15 A.M. ON TUESDAY, JANUARY 16, 2001.**

**AGENDA ITEM 27**

Discuss proposed right of way for SH 45: (EXECUTIVE SESSION REQUESTED as per VTCA Govt Code 551.072 pertaining to real property.)

No action taken in Executive Session.

**AGENDA ITEM 28**

Discuss parkland acquisition: (EXECUTIVE SESSION REQUESTED as per VTCA Govt Code 551.072 pertaining to real property.)

No action taken in Executive Session.

**AGENDA ITEM 29**

Discuss pending litigation: Julie Town v. Williamson County (EXECUTIVE SESSION REQUESTED as per VTCA Govt Code 551.071 pertaining to consultation with attorney)

No action taken in Executive Session.

**COMMISSIONERS COURT RECONVENED FROM EXECUTIVE SESSION AT 11:18 A.M. ON TUESDAY, JANUARY 16, 2001.**

**AGENDA ITEM 30**

Consider declaring an emergency and acknowledging additional revenue  
     from General Fund cash ending balance for                      \$100,000.00  
     (to transfer funds to Payroll Account)

Human Resources Director John Willingham, auditor Julie Kiley, Treasurer Vivian Wood, and Human Resources Assistant Lisa Zirkle addressed the emergency transfer of funds.

Moved: **Judge Doerfler**

Seconded: **Commissioner Hays**

Motion: To declare an emergency and acknowledging additional revenue  
     from General Fund cash ending balance for                      \$100,000.00  
     (to transfer funds to Payroll Account)

Vote: 4 - 0

< Attachment >