

**AGENDA ITEM 24**

Consider approving proposed final construction budget for Juvenile Facility.

Sonne Person and Mike Mason with FTWOODS Construction discussed the construction budget for the Juvenile Facility.

Moved: **Commissioner Livamer**

Seconded: **Judge Doerfler**

Motion: To approve the proposed final construction budget for Juvenile Facility.

Vote: **5 - 0**

< Attachment >



**FTWOODS**  
Construction

General  
Contractors

Construction  
Managers

Design/Builders

**DBIA**



DESIGN-BUILD  
INSTITUTE OF AMERICA

Construction Management Association of America

**CMAA**

## TRANSMITTAL

TO: Williamson County

ATTN: Judge Doerfler  
Comm. Frankie Limmer  
Comm. David Hayes

DATE: 3/12/01	Job No. FTW 2007
RE: New Williamson County Juvenile	
Justice Center	
1821 S.E. Inner Loop Drive	
Georgetown, TX. 78626	

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA  
Hand Delivered THE FOLLOWING ITEMS.

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☒ Other  
☐ Copy of Letter ☐ Change Order ☐ Contract ☐ Submittals

COPIES	DATE	NO.	DESCRIPTION
1 Copy	03/09/01		Proposed Final Construction Budget – Total Amount will be included in requested motions Presented at the March 13, 2001 Commissioner's Court

THESE ARE TRANSMITTED as checked below:

<input type="checkbox"/> For Approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit ___ copies for approval
<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> Approved as corrected	<input type="checkbox"/> Submit ___ for distribution
<input type="checkbox"/> As required	<input type="checkbox"/> Returned for correction	<input type="checkbox"/> Return 2 corrected copies
<input type="checkbox"/> For review and comment		

**REMARKS:** Tuesday in Court we will attach only a revised copy of the  
information that was given to Commissioners with the initial budget estimate in  
August 2000.

Copies: Owner Corr. File  
Mike Mason  
S. Person

SIGNED: \_\_\_\_\_

Sonne Person

PO Box 122  
Georgetown, TX 78627

Phone 512/930-2607  
Fax 512/930-3489

www.ftwoods.com

3/20/2001

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<b>Project:</b> Williamson County Juvenile Justice Facility							Printed: 09-Mar-2001		05:07 PM		
Georgetown, Texas							TOTAL BUILDING AREA		111,680 SF		
Documents: CD's dated Dec 16, 2000, + Add 1 & 2							PROJECT DURATION		16 MONTHS		
GROUP/	ITEM DESCRIPTION	QUANT.	UNIT	Labor	Material	Sub/Eq	LABOR	MATERIAL	SUB / EQ	TOTAL	
CODE				Unit	Unit	Unit	COSTS	COSTS	COSTS	COSTS	COMMENTS
PROJECT SUMMARY											

## PROJECT SUMMARY

				LABOR	MATERIAL	SUB / EQ	TOTAL
GROUP 0100	GENERAL STAFFING REQUIREMENTS			\$0	\$0	\$766,292	\$766,292
GROUP 0141	MATERIALS TESTING ALLOWANCE			\$0	\$0	\$75,000	\$75,000
GROUP 0201	SUBSURFACE EXPLORATION			\$0	\$0	\$0	by Owner
GROUP 0220	SITE EARTHWORK			\$0	\$0	\$1,119,180	\$1,119,180
GROUP 0222	BUILDING STRUCTURAL EARTHWORK			\$0	\$0	\$14,560	\$14,560
GROUP 0230	DRILLED PIERB			\$0	\$0	\$10,000	\$10,000
GROUP 0250	SITE DRAINAGE			\$0	\$0	\$0	\$0
GROUP 0255	SITE UTILITIES			\$6,000	\$28,000	\$745,311	\$779,311
GROUP 0260	PAVING			\$0	\$0	\$1,800	\$1,800
GROUP 0263	SITE CONCRETE			\$0	\$0	\$0	\$0
GROUP 0270	SITE IMPROVEMENTS			\$0	\$0	\$102,298	\$102,298
GROUP 0280	LANDSCAPING/IRRIGATION			\$0	\$0	\$368,280	\$368,280
GROUP 0310	CONCRETE FORMWORK			\$0	\$0	\$944,194	\$944,194
GROUP 0321	REINFORCING STEEL			\$0	\$0	\$0	\$0
GROUP 0330	CONCRETE			\$0	\$0	\$0	\$0
GROUP 0336	CONCRETE SURFACING			\$0	\$0	\$0	\$0
GROUP 0360	LIGHT WEIGHT INSULATING CONCRETE			\$0	\$0	\$274,830	\$274,830
GROUP 0400	MASONRY			\$0	\$0	\$670,410	\$670,410
GROUP 0510	STRUCTURAL STEEL			\$0	\$485,027	\$488,423	\$963,450
GROUP 0550	MISCELLANEOUS METALS			\$0	\$13,988	\$19,436	\$33,424
GROUP 0610	ROUGH CARPENTRY			\$45,730	\$50,730	\$0	\$96,460
GROUP 0620	FINISH CARPENTRY			\$0	\$0	\$292,412	\$292,412
GROUP 0710	WATERPROOFING			\$0	\$0	\$31,850	\$31,850
GROUP 0720	BUILDING INSULATION			\$0	\$0	\$82,000	\$82,000
GROUP 0740	METAL PANEL SIDING			\$0	\$0	\$0	\$0
GROUP 0750	ROOFING/SHEETMETAL			\$0	\$0	\$737,800	\$737,800
GROUP 0780	ROOF ACCESSORIES			\$0	\$0	\$0	\$0
GROUP 0790	SEALANTS			\$0	\$0	\$0	\$0
GROUP 0810	HOLLOW METAL DOORS			\$0	\$0	\$0	\$0
GROUP 0820	WOOD DOORS			\$0	\$0	\$0	\$0
GROUP 0830	SPECIAL DOORS			\$500	\$2,500	\$41,708	\$44,708
GROUP 0870	FINISH HARDWARE			\$0	\$0	\$0	\$0
GROUP 0880	GLASS & GLAZING			\$0	\$0	\$104,800	\$104,800
GROUP 0910	LATH & PLASTER			\$0	\$0	\$10,500	\$10,500
GROUP 0925	DRYWALL			\$0	\$0	\$952,124	\$952,124
GROUP 0930	TILE			\$0	\$0	\$84,408	\$84,408
GROUP 0950	ACOUSTICAL TREATMENT			\$0	\$0	\$0	\$0
GROUP 0964	GYMNASIUM FLOORING			\$0	\$0	\$37,010	\$37,010
GROUP 0980	FLOOR COVERING			\$0	\$0	\$114,525	\$114,525
GROUP 0984	SPRAYED FIREPROOFING			\$0	\$0	\$70,795	\$70,795
GROUP 0990	PAINT & WALL COVERING			\$0	\$0	\$332,960	\$332,960
GROUP 1010	SPECIALTIES			\$2,800	\$10,966	\$261,785	\$275,331
GROUP 1100	EQUIPMENT			\$0	\$4,995	\$70,433	\$75,128
GROUP 1118	DETENTION & SECURITY EQUIPMENT			\$0	\$0	\$1,898,413	\$1,898,413
GROUP 1140	KITCHEN EQUIPMENT			\$0	\$0	\$207,800	\$207,800
GROUP 1148	ATHLETIC EQUIPMENT			\$0	\$0	\$153,500	\$153,500
GROUP 1200	FURNISHINGS			\$0	\$11,883	\$8,139	\$21,022
GROUP 1250	OWNER'S FIXTURES, FURNISHINGS, & EQUIPMENT			\$0	\$0	\$865,000	\$865,000
GROUP 1300	SPECIAL CONSTRUCTION			\$0	\$0	\$80,000	\$80,000
GROUP 1400	CONVEYING SYSTEMS			\$0	\$0	\$0	\$0
GROUP 1550	FIRE PROTECTION			\$0	\$0	\$159,860	\$159,860
GROUP 1540	PLUMBING			\$0	\$0	\$801,000	\$801,000
GROUP 1580	HVAC			\$0	\$0	\$1,185,041	\$1,185,041
GROUP 1600	ELECTRICAL			\$0	\$0	\$1,340,867	\$1,340,867
GROUP 1700	INSTRUMENTATION and CONTROLS			\$0	\$0	\$0	w/ HVAC
SUBTOTAL / BALANCE FORWARD				\$54,830	\$807,789	\$16,496,729	\$16,158,348

3/20/2001

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<b>Project:</b> Williamson County Juvenile Justice Facility							Printed: 09-Mar-2001		05:07 PM		
Georgetown, Texas							TOTAL BUILDING AREA		111,680 SF		
<b>Documents:</b> CD's dated Dec 15, 2000, + Add 1 & 2							PROJECT DURATION		18 MONTHS		
GROUP/ CODE	ITEM DESCRIPTION	QUANT.	UNIT	Labor Unit	Material Unit	Sub/Eq Unit	LABOR COSTS	MATERIAL COSTS	SUB / EQ COSTS	TOTAL COSTS	COMMENTS

## ANALYSIS SHEET

		LABOR	MATERIAL	SUB / EQ	TOTAL	COMMENT
BALANCE FORWARD		\$54,830	\$807,789	\$15,495,729	\$18,158,348	
GROUP 1770	PAYROLL TAXES & INSURANCE		29.00%		15,901	
GROUP 1780	SALES TAX		exempt		0	
	SUBTOTAL				18,174,249	
GROUP 1780-01	City of Georgetown Utility Tap Fees (Water, Sewer, Electrical)				0	Allowance
GROUP 1780-01	BUILDING PERMIT ALLOWANCE				0	Allowance
					18,174,249	
GROUP 9999-05	GENERAL BUILDING REQUIREMENTS				618,503	
					18,791,082	
GROUP 9999-07	SAFETY INSPECTION FEE				13,820	
					18,804,872	
GROUP 1785-01	BUILDER'S RISK INSURANCE				32,985	
					18,837,858	
GROUP 1875-01	GEN/AUTO LIABILITY INSURANCE				27,559	
					18,864,716	
GROUP 1800-01	PRECONSTRUCTION SERVICES		1.50%		252,871	
GROUP 1800-01	CONSTRUCTION SERVICES		3.50%		590,285	
					17,707,951	
GROUP 1825-01	BOND				0	
	SUBTOTAL BUILDING BUDGET				17,707,951	
GROUP 1850-01	CONTRACTOR'S CONTINGENCY		3.00%		531,240	
	TOTAL BUILDING BUDGET				\$18,239,190	
TOTAL BUILDING AREA		111680 SF	TOTAL COST/SF		\$163.32	
	DESIGN FEES (Arch, Struat, MEP)	OPUS 3			920,000	
	DESIGN FEE ADJUSTMENT (Arch, Struat, MEP)	OPUS 3			290,000	
	DESIGN FEE ADJUSTMENT (Arch/Furniture)	OPUS 3			57,500	
	MISCL ARCHITECT/CONSULTANT EXPENSES	OPUS 3			90,000	
	GEOTECHNICAL ENGINEERING STUDY	OPUS 3			25,000	
	CIVIL DESIGN FEE	OPUS 3			128,000	
	LANDSCAPE DESIGN FEE	OPUS 3			16,000	
	KITCHEN DESIGN FEE	OPUS 3			15,000	
	ROOFING CONSULTANT	OPUS 3			15,000	
	T.Y.C. CONSULTANT	OPUS 3			12,000	
	WILLIAMSON COUNTY JAIL/ARCHITECTURAL REVIEW FEE	Deletiano			5,000	what is this for?
	OWNER'S BETTERMENT ALLOWANCE				180,000	
	TOTAL PROJECT BUDGET				\$19,853,890	
		TOTAL COST/SF		\$177.77		

approved 3-20-01  
John C. Daehler

**AGENDA ITEM 25**

Consider awarding contracts for Juvenile Facility as recommended by FTWOODS Construction Manager.  
(complete list of contracts awarded will be filed with official minutes)

Moved: **Judge Doerfler**

Seconded: **Commissioner Boatright**

Motion: To award contracts for Juvenile Facility as recommended by FTWOODS Construction Manager.

Vote: **5 - 0**

< Attachment >



General  
Contractors

Construction  
Managers

Design/Builders

## Williamson County Commissioner's Court

DATE: March 13, 2001 FTW Job No. 2007  
PROJECT: New Juvenile Facility for Williamson County  
FROM: FTWOODS Construction (Construction Manager)

**Requested Motion(s):**

- 1.) Award Contracts to the following apparent lowest and best bidders for the indicated Bid Packages.

<u>Bid Package</u>	<u>Contractor</u>	<u>Contract Amount</u>
2.3 - Site Utilities	Shelton's Plumbing	\$380,011
2.4 - Termite Treatment	Enviro Pest Control	\$14,580
2.5 - Chain Link Fencing	Texas Commercial Fence	\$90,298
2.6 - Landscaping and Irrigation	Utz Environmental Services	\$381,150
3.1 - Turnkey Concrete Work	HR Marc Concrete	\$914,195
4.1 - Masonry	Brazos Masonry	\$665,910
5.2 - Structural and Misc Steel Erection	Patriot Erection	\$460,923
5.3.1 - Expansion Joint Covers materials	WST Specialties	\$13,988
5.3.2 - Expansion Joint Cover labor	WST Specialties	\$16,936
6.2 - Millwork & Laminated Paneling	ALC Manufacturing	\$288,912
7.1 - Waterproofing and Caulking	Weatherex Waterproofing	\$28,150
7.2 - Spray Fireproofing	Bahl Fireproofing	\$54,795
7.5 - E.I.F.S	R.E. Kendrick Plastering	\$10,500
8.2 - Commercial Windows	Floyds Glass	\$101,600
9.1 - Drywall and Acoustical Ceilings	Central Texas Drywall	\$940,905
9.2 - Ceramic and Quarry Tile	J.P. Morgan	\$91,536
9.4 - Multipurpose Gym Flooring	Argosy Floor Covering	\$33,510
9.5 - Epoxy Floor Coatings	Sunrise Commercial Painting	\$39,500
9.6 - Painting	Sunrise Commercial Painting	\$293,490
10.1 - General Specialties Package	Southern Systems	\$231,080
10.2.1 - Louvers materials	Comptec	\$966
10.3.1 - I.D. Devices	MTL Signs	\$28,185
11.2 - Commercial Laundry Equip	Commercial Eq. Co. Speed Queen	\$10,733
11.3.1 - Projection Screens materials	Austin Acoustic Materials	\$4,695
11.3.2 - Projection Screen labor	Austin Acoustic Materials	\$1,300
11.6 - Food Service Equipment	Kirby Restaurant Supply	\$207,600
12.1 - Horizontal Blinds	Capitol Blind & Drapery	\$3,075
15.1 - HVAC Work w/ ALC Controls	Fox Mechanical	\$1,183,599
15.2 - Plumbing	MJ Mechanical	\$756,000
15.3 - Fire Sprinkler	Honeycutt Fire Sprinkler	\$159,660
16.1 - Electrical w/ Simplex Fire Alarm	R.K. Bass Electrical	\$1,284,893
17.1 - Voice & Data Cabling	Links Communications	\$51,575

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