

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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**March 13, 2001
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2.) Approve the Total Project Cost Budget for the New Juvenile Facility for Williamson County in the amount of \$19,982,000 (nineteen million, nine hundred eighty two thousand dollars). See the attached cost breakdown.

3.) Set a date of April 10, 2001 for acceptance of Bids (re-bid) for the Roofing on the New Juvenile Facility for Williamson County.



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DBIA



DESIGN-BUILD
INSTITUTE OF AMERICA

Construction Management Association of America
CMAA

Williamson County Juvenile Justice Facility Georgetown, Texas

March 13, 2001

Site Development Cost	\$ 2,355,949
Building Cost	\$ 13,595,352
Building Permit Allowance	\$ 166,000
Preconstruction Services	\$ 254,735
Construction Services	\$ 594,381
Contractor's Contingency (3%)	<u>\$ 536,083</u>
TOTAL CONSTRUCTION COST	\$ 17,502,500
Cost per Square Foot	\$ 156.72
Owner's Fixtures, Furnishings and Equipment	\$ 865,000
Design Fees:	
Architectural, Structural, Mechanical, Electrical	\$ 1,257,500
Geotechnical Engineering Study	\$ 25,000
Civil Design Fee	\$ 120,000
Landscape Design Fee	\$ 15,000
Kitchen Design Fee	\$ 15,000
Roofing Consultant	\$ 15,000
T.Y.C. Consultant	\$ 12,000
Williamson Co. Jail/Architectural Review Fee	\$ 5,000
Owner's Betterment/Contingency	<u>\$ 150,000</u>
Subtotal	\$ 2,479,500
TOTAL PROJECT COST	\$ 19,982,000
Cost per Square Foot	\$ 178.92
Project Size: 111,680 sf	

Budget based on 100% documents by OPUS 3 Architects dated December 15, 2000,
Add.#1 dated Feb.9, 2001, and Add.#2 dated Feb 15, 2001

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approved 3-20-01
John C. Doerfler

AGENDA ITEM 26

Discuss and take appropriate action on Part 1 Design/Build agreement for the jail addition and the separate construction management agreement between the owner and architect for courts addition.

Glenn McDonald, Vice President of Landmark Organization, L. P., discussed the design/build agreement, and the differences between a lump sum fixed price contract and a cost plus type contract, suggesting that a lump sum fixed price contract would be the most advantageous for the county.

Moved: **Commissioner Heiligenstein**

Seconded: **Commissioner Boatright**

Motion: To approve a modified lump sum fixed price contract as opposed to the cost plus type contract.

First Assistant County Attorney Dale Rye stated for the record that County Attorney Gene Taylor had been assured by Landmark that this issue would not be discussed at the meeting this week.

Mr. McDonald stated that Landmark had made no agreement not to discuss the contract issue, but that they had agreed to respond with their comments on Mr. Taylor's draft of the contract.

Jim Broaddus from Broaddus & Associates stated that the number one issue is project definition before a contract is finalized.

Commissioner Heiligenstein withdrew his motion in response to possible design changes that would affect the project. Commissioner Boatright withdrew his second.

No further action was taken on this item.

< Attachment >