

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 >

March 16, 2001

Mr. Frankie Limmer
Williamson County Commissioners Court

Re: Williamson County Justice Center
Design-Build Contract for Jail Addition

Dear Frankie:

Having conducted a cursory/preliminary review of the boilerplate draft for the

3/20/2001

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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 Limmer**

Seconded: **Judge Doerfler**

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

Vote: **5 - 0**

< Attachment >

- A "fixed price" contract "today" is lower than a GMP contract "tomorrow" because our pricing is based on our experience in the design of this type of facility and is backed by qualified subcontractors and vendors ready to commit at today's price
- Owner participation in all final design decisions involving quality and finishes during the DD & CD phases of design
- No substitutions affecting quality after the work has begun without the Owner's review and approval

We hope you will find this input to be of value to you and we stand ready to assist in any way we can. In the interim, we will conclude our review of your draft and return our comments to you next week as soon as feasible.

Sincerely,

Landmark Organization, L.P.

A handwritten signature in black ink that reads "Glenn McDonald". The signature is written in a cursive, flowing style.

Glenn McDonald, P.E.
Vice President

cc: Williamson County Commissioner's Court

AGENDA ITEM 27

Hear presentation from Durant Architects relating to jail/courthouse annex expansion project.

No action was taken on this item.

AGENDA ITEM 28

Discuss and take any appropriate action on jail/courthouse annex expansion.

No action was taken on this item.

AGENDA ITEM 29

Consider approving professional services agreements for road bond program with:

HDR Engineering, Inc.
Denmon Engineering of Texas LLC
Haynie Consulting, Inc.
PBS&J

Moved: **Commissioner Limmer**

Seconded: **Judge Doerfler**

Motion: To approve professional services agreements for road bond program with:

HDR Engineering, Inc.
Denmon Engineering of Texas LLC
Haynie Consulting, Inc.
PBS&J

Vote: 4 – 1 with Commissioner Heiligenstein voting against the motion.

Commissioner Heiligenstein asked what roads were associated with each firm.

Mike Weaver of Prime Strategies stated that Denmon Engineering has the Chandler Road project, from 1460 to 95; HDR Engineering has the Georgetown Loop feasibility study concerning Leander to IH 35; Haynie Consulting will be working on CR 368 and CR 369; and PBS&J has Parmer Lane north from SH 29 to IH 35 near Jarrell.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Heiligenstein**

Motion: To approve professional services agreements for road bond program with:

Denmon Engineering of Texas LLC
Haynie Consulting, Inc.
PBS&J, but removing the HDR Engineering, Inc. agreement for discussion in the afternoon work

session.

Vote: 5 – 0

< Attachments >