

AGENDA ITEM 29Discuss and take any appropriate action on jail/courthouse annex expansion.

Gilbert Gallegos of Broaddus & Associates addressed the court concerning the jail/courthouse annex expansion.

< Attachment >

**Williamson County Justice Center
Jail Addition, Utility Relocation & Parking Garage
Construction Cost Recommendation**

ITEM	BEDS/SPACES	SF	COST
Existing Jail Renovation	438	Allowance	\$1,500,000.00
Four-Story Jail Shell	1240	207424	\$18,316,513.00
Two-Story Jail Finish-out	472	207424	\$5,646,317.00
Three Level Parking Garage	405	172476	\$4,699,455.00
Add One Level	128		\$1,136,291.00
Utility Relocations	0		\$613,124.00
Underground Tunnel and Demo Bridge	0		\$320,960.00
SUBTOTAL			\$32,232,660.00
Alternates			
Master Control System			\$165,000.00
Tele/data cabling			\$175,000.00
Install Detention Furniture			\$0.00
Provide Dental Equipment			\$10,000.00
Defer Demo - Sheriff's 2nd Level			\$0.00
Add Single Elevator (Garage)			\$80,000.00
Add Dry-standpipe System			\$18,002.00
APPROVED TOTAL			\$32,680,662.00

**Williamson County Justice Center
Jail Addition, Utility Relocation & Parking Garage
Construction Cost Recommendation**

ITEM	BEDS/SPACES	SF	COST
Existing Jail Renovation Allowance		14,250	\$1,500,000
Women's Work Release	48	4,490	\$577,922
Partial Sheriff Renovation		24,205	\$1,753,702
Difference			\$831,624
Card Access System			\$51,679
Parking Dry Sprinkler System			\$128,099
Relocate U/G Primary Electrical Feeders			\$15,529
City of Georgetown Primary re-pull			\$10,000
			<hr/>
			\$1,036,931
 TOTAL			 \$33,717,593

Oct 29, 2001

Williamson County Justice Center
Jail Addition, Utility Relocation, Parking Garage & Sheriff's Renovation
Design-Build Agreement

Div #	Description	Sheriff's Renovation per Revised Plans	48 Bed Women's Work Release	Total for Sheriff's Reno & 48-Bed Work Release	Jail, Garage & Sheriff's Renovation per Original GFP Proposal
	Floor/Sq. Ft. 1st level Floor /Sq. Ft. 2nd Level	3830 Sq. Ft. 17,375	4490 Sq.ft. 0	8320 Sq. Ft. 17,375	
1	General Conditions	\$ 98,202	\$ 35,126	\$ 133,328	\$ 1,607,986
2	Sitework	\$ 88,729	\$ 18,955	\$ 107,684	\$ 3,230,068
3	Concrete	\$ 12,061	\$ 25,185	\$ 37,246	\$ 3,057,921
4	Masonry	\$ 73,694	\$ 75,627	\$ 149,321	\$ 2,630,753
5	Steel/Metals	\$ -	\$ -	\$ -	\$ 2,615,744
6	Carpentry	\$ 12,832	\$ 3,916	\$ 16,748	\$ 102,131
7	Thermal & Moisture	\$ -	\$ -	\$ -	\$ 590,306
8	Doors & Windows	\$ 72,607	\$ 25,140	\$ 97,747	\$ 1,306,520
9	Finishes	\$ 252,765	\$ 37,289	\$ 290,054	\$ 907,741
10	Specialties	\$ 48,712	\$ 4,735	\$ 53,447	\$ 68,304
11	Equipment	\$ -	\$ -	\$ -	\$ 714,586
13	Special Construction	\$ -	\$ -	\$ -	\$ 5,379
14	Conveying Systems	\$ -	\$ -	\$ -	\$ 306,251
15	Mechanical	\$ 552,171	\$ 178,411	\$ 730,582	\$ 4,101,340
16	Electrical	\$ 249,671	\$ 56,975	\$ 306,646	\$ 4,006,995
17	Electronic Security	\$ -	\$ 29,048	\$ 29,048	\$ -
	Sheriff's Renovation Allow	\$ 1,461,444	\$ 490,407	\$ 1,951,851	\$ 1,297,595
	Subtotal			\$ 1,951,851	\$ 26,549,620
	Underground tunnel				\$ 320,980
	Alternates per GFP Proposal				\$ 1,584,293
	Contingency	\$68,741.00	\$ 13,856	\$ 82,597	\$ 391,836
	OH & P	\$97,320.00	\$ 32,071	\$ 129,391	\$ 1,708,972
	A/E fees	\$91,811.00	\$ 30,256	\$ 122,067	\$ 1,762,055
	Bonds & Insurance	\$34,386.00	\$ 11,332	\$ 45,718	\$ 364,926
	Item Total Costs	\$ 1,753,702	\$ 577,922	\$ 2,331,624	
	Allowance for Sheriff's Renovation			\$ 1,500,000	
	Add for Sheriff's Renovation & Work Release			\$ 831,624	
	Total GFP Proposal as approved with Original Alternates			\$ 32,680,662	
	Total revised proposal including added cost for Sheriff's Renovation & 48-bed Work Release				
	Alt #1: Add for card access system at specific doors per Sheriff				\$ 51,679
	Alt #2: Add for dry sprinkler system on lower two levels of garage per Fire Marshall				\$ 128,099
	Alt#3: Add to replace existing U/G primary electrical feeders serving the existing jail				\$ 25,529
	Total Revised Jail Budget for Design/Build Contract (w/ Alts# 1-3)				\$ 33,717,593

JAIL ALTERNATE

10/25/01

The following alternates are presented for review and approval by the owner and each represents a change in scope to the Landmark fixed price proposal as documented in the Owner/Design-Build Agreement executed on July 9, 2001.

1. Provide a card access system at specific doors identified and requested by sheriff: add **\$51,679**
2. Provide a wet fire sprinkler system @ 3rd & 4th levels of new jail addition configured for use as storage: **Add \$131,500**
3. Provide a wet fire sprinkler system @ 3rd and 4th levels of new jail addition configured for dorm style housing: **Add \$184,789**
4. Provide a dry fire sprinkler system on lower two levels of parking garage as requested by Fire Marshall. This change represents a reversal to his previous direction whereby it was agreed that only the new jail addition would be sprinklered. **Add \$128,099**
5. Relocate the U/G primary electrical feeders serving the existing jail that do not meet the City's burial depth requirements. **Add \$15,529**
6. The City of Georgetown will also charge **\$10,000** to re-pull the primary electric feeders to old jail after we install the new conduit noted in #4 above.

**Williamson County Justice Center
Couthouse Annex Additon
Construction Cost Recommendation**

ITEM	BEDS/SPACES	SF	COST
Justice Center			\$9,248,676
Alternates (Included Above)			
Expand District Attorney Space - 2nd Floor			
Connect Gable Roof & Add Storage			
Relocate Utilities			
Tunnel sub-basement improvements			
Interior Finish Out Allowance		incl.	\$240,000
SUBTOTAL			\$9,488,676
Contingency (5%)			\$452,922
TOTAL			9,941,598 \$10,181,598

**Williamson County Justice Center
Courts Addition**

29-Oct-01

Division #	Description	Schematic Design Estimate 4/30/01	Design Development Estimate 10/26/01
1	General Conditions	\$ 557,915	\$ 564,922
2	Sitework	\$ 564,002	\$ 470,939
3	Cpmcrete	\$ 529,949	\$ 806,198
4	Masonry	\$ 638,920	\$ 695,278
5	Steel/Metals	\$ 833,207	\$ 806,809
6	Carpentry	\$ 260,681	\$ 390,799
7	Thermal & Moisture Protection	\$ 216,386	\$ 472,162
8	Doors and Windows	\$ 274,001	\$ 325,385
9	Finishes	\$ 617,192	\$ 906,170
10	Specialties	\$ 57,719	\$ 45,876
11	Equipment		\$ 43,630
12	Furnishings		\$ 13,307
13	Special Construction		
14	Conveying Systems	\$ 161,997	\$ 165,000
15&16	Mechanical & Electrical	\$ 2,922,792	\$ 3,351,974
	Subtotal	\$ 7,634,761	\$ 9,058,449
	Contingency 5%	\$ 381,738	\$ 452,922
	Insurance 2%	\$ 160,330	\$ 190,227
	CM fee 2.75%	\$ 224,863	\$ 266,795
	Subtotal of Construction costs	\$ 8,401,692	\$ 9,968,393
	A/E Fee	\$ 762,608	\$ 747,629
	Total Estimated Costs	\$ 9,164,300	\$ 10,716,022
Alternates requested by County:			
	A#1; Expand DA off on 2nd flr	\$ 153,445	included
	A#2; Connect gabel roof & add storage	\$ 358,773	included
	A#3; Relocate Utilities in 4th St.	\$ 29,780	included
	A#4; Basement imporvements for tunnel	\$ 167,785	included
	A#5; Interior fit-out of new expansion area	\$ 240,000	included
	Total Estimated Costs w/ Alternates	\$ 10,114,083	\$ 10,716,022

PROJECT BUDGET for DESIGN

PAGE 1

PROJECT NO.:

STAGE & PROJECT NAME: Criminal Justice Center Expansion

DATE:

7/30/01

PROJECT A/E: Durrant

DESIGN-BUILD CONTRACTOR: Landmark Organization

PROJECT MANAGER: Gilbert Gallegos

Owner: Williamson County

		Courthouse		Jail		Courthouse		Jail	
		7/30/01	7/30/01	7/30/01	7/30/01	7/30/01	7/30/01	7/30/01	7/30/01
PROJECT BUDGET As of:									
1. Construction Cost		\$7,800,000		\$32,680,662					
2. Construction Cost Escalation									
3. Subtotal (CCL)		\$7,800,000		\$32,680,662					
4. Special Cash Allowances		incl.		incl.					
5. Construction Contingency		\$400,000		\$0					
6. Subtotal Contract Award		\$8,200,000		\$32,680,662					
7. Bid Contingency (5% of line 6)		\$200,000		\$200,000					
8. A/E Fees (Plus CM for Courthouse)		\$1,000,000		incl. in 6. above					
9. Movable Furnishings, Contractor Managed		\$0		\$0					
10. Movable Furnishings, Owner Managed		\$800,000		\$450,000					
11. Other Work, Testing		\$75,000 a.		\$100,000 a.					
12. Other Work, Owner Managed		\$150,000 a.		\$75,000 a.					
13. Miscellaneous Expenses		\$250,000 a.		\$450,000 a.					
14. Project Contingency		\$175,000		\$194,338					
15. Subtotal		\$10,850,000		\$34,150,000					
16. Other Project Costs		\$0		\$0					
17. TOTAL PROJECT COSTS		\$45,000,000		\$10,850,000 +					
18. Cost Per Gross Square Foot									
a. Construction (Line 6)		\$101.81		#DIV/0!					
b. TPC (Line 17)		\$134.71		#DIV/0!					
19. Thermal Energy Available (Yes/No)		Yes		Yes					
20. Solar Structures Act Applies (Yes/No-new GSF in proj.)		Yes		Yes					
21. TPC Fund Sources & Amounts		Certificate of Obligations							
22. PROJECT SCOPE									
a. New/Addition ASF									
b. New/Addition GSF									
c. Renovated ASF									
d. Renovated GSF		80544							

GUIDELINES FOR USE:

1. Construction Cost - Buildings w/fixed equipment, sitework, infrastructure, thermal energy
4. Special Cash Allowances - Fees, permits, allowances, novated proprietary work (EMS)
8. A/E Fees - Basic fee, additional services, as-builts, contingency
11. Other Work, OFPC Managed - Materials testing, TAB, other contracts
12. Other Work, Institution Managed - Equipment, systems, make-ready, other contracts
13. Miscellaneous Expenses - Surveys, soils tests, ads, printing, partnering, contingency

13. Miscellaneous Expenses

a. Survey	\$7,500	\$7,500
b. Geotechnical Investigation	\$7,500	\$7,500
c. Chill Water Distribution Study	\$7,500	\$7,500
d. A/V Consultant	\$0	\$0
e. Lab Consultant	\$0	\$0
f. Telecommunication Consultant	\$10,000	\$10,000
g. Blueline Reprographics	\$7,500	\$7,500
h. Partnering	\$1,500	\$1,500
i. Advertising	\$2,500	\$2,500
j. Additional Fees	\$56,000	\$56,000
k. Cost of Issuance	\$150,000	\$350,000
Total	\$250,000	\$450,000

REMARKS:

- a. Refer to below for itemized breakdown

Jail

11. Other Work, Testing	\$200,000
a. Test and Air Balance	\$50,000
b. Vibrations Testing	\$5,000
c. Materials Testing	\$20,000
Total	\$75,000

12. Other Work, Owner Managed

a. Staff Move	\$15,000
b. Telephone System	\$40,000
c. Computer Network	\$75,000
d. Security System	\$10,000
e. Replacement Parts	\$0
f. Vendor Fit - Up Support	\$0
g. Chill Water Distribution System	\$0
h. Miscellaneous	\$10,000
Total	\$150,000

PROJECT BUDGET As of:

1. Construction Cost		\$7,800,000		\$32,680,662	
2. Construction Cost Escalation					
3. Subtotal (CCL)		\$7,800,000		\$32,680,662	
4. Special Cash Allowances		incl.		incl.	
5. Construction Contingency		\$400,000		\$0	
6. Subtotal Contract Award		\$8,200,000		\$32,680,662	
7. Bid Contingency (5% of line 6)		\$200,000		\$200,000	
8. A/E Fees (Plus CM for Courthouse)		\$1,000,000		incl. in 6. above	
9. Movable Furnishings, Contractor Managed		\$0		\$0	
10. Movable Furnishings, Owner Managed		\$800,000		\$450,000	
11. Other Work, Testing		\$75,000 a.		\$100,000 a.	
12. Other Work, Owner Managed		\$150,000 a.		\$75,000 a.	
13. Miscellaneous Expenses		\$250,000 a.		\$450,000 a.	
14. Project Contingency		\$175,000		\$194,338	
15. Subtotal		\$10,850,000		\$34,150,000	
16. Other Project Costs		\$0		\$0	
17. TOTAL PROJECT COSTS		\$45,000,000		\$10,850,000 +	
18. Cost Per Gross Square Foot					
a. Construction (Line 6)		\$101.81		#DIV/0!	
b. TPC (Line 17)		\$134.71		#DIV/0!	
19. Thermal Energy Available (Yes/No)		Yes		Yes	
20. Solar Structures Act Applies (Yes/No-new GSF in proj.)		Yes		Yes	
21. TPC Fund Sources & Amounts		Certificate of Obligations			

22. PROJECT SCOPE

a. New/Addition ASF					
b. New/Addition GSF					
c. Renovated ASF					
d. Renovated GSF		80544			

PROJECT BUDGET for DESIGN

PAGE 1

PROJECT NO.:

STAGE & PROJECT NAME: Criminal Justice Center Expansion

DATE:

8/29/01

PROJECT A/E: Durrant

DESIGN-BUILD CONTRACTOR: Landmark Organization

PROJECT MANAGER: Gilbert Gallegos

Owner: Williamson County

PROJECT BUDGET As of:		Courthouse	Jail
		8/29/01	8/29/01
1. Construction Cost		9,240,686	\$33,717,593
2. Construction Cost Escalation		\$40,356,679	
3. Subtotal (CCL)		9,240,686	\$33,717,593
4. Special Cash Allowances			incl. \$0
5. Construction Contingency			\$33,717,593
6. Subtotal Contract Award		9,240,686	\$33,717,593
7. Bid Contingency (5% of line 6)			\$0
8. A/E Fees (Plus CM for Courthouse)		\$1,200,000	incl. in 6. above
9. Movable Furnishings, Contractor Managed		\$0	\$0
10. Movable Furnishings, Owner Managed		\$800,000	\$450,000
11. Other Work, Testing		\$75,000 a.	\$100,000 a.
12. Other Work, Owner Managed		\$150,000 a.	\$75,000 a.
13. Miscellaneous Expenses		\$250,000 a.	\$450,000 a.
14. Project Contingency		\$169,706	\$194,308
15. Subtotal		\$12,673,099	\$34,986,901
16. Other Project Costs		\$0	\$0
17. TOTAL PROJECT COSTS		\$12,673,099 +	\$34,986,901
18. Cost Per Gross Square Foot			
a. Construction (Line 6)		\$118.14	#DIV/0!
b. TPC (Line 17)		\$156.60	#DIV/0!
19. Thermal Energy Available (Yes/No)		Yes	Yes
20. Solar Structures Act Applies (Yes/No-new GSF in proj.)		Yes	Yes
21. TPC Fund Sources & Amounts	Certificate of Obligations		

22. PROJECT SCOPE

- New/Addition ASF
- New/Addition GSF
- Renovated ASF
- Renovated GSF

GUIDELINES FOR USE:

- Construction Cost - Buildings w/fixed equipment, sitework, infrastructure, thermal energy
- Special Cash Allowances - Fees, permits, allowances, novated proprietary work (EMS)
- A/E Fees - Basic fee, additional services, as-builts, contingency
- Other Work, OFPC Managed - Materials testing, TAB, other contracts
- Other Work, Institution Managed - Equipment, systems, make-ready, other contracts
- Miscellaneous Expenses - Surveys, soils tests, ads, printing, partnering, contingency

REMARKS:

- Refer to below for itemized breakdown

	Courthouse	Jail
	8/29/01	8/29/01
11. Other Work, Testing		
a. Test and Air Balance	\$50,000	\$50,000
b. Vibrations Testing	\$5,000	\$0
c. Materials Testing	\$20,000	\$50,000
Total	\$75,000	\$100,000
12. Other Work, Owner Managed		
a. Staff Move	\$15,000	\$0
b. Telephone System	\$40,000	\$0
c. Computer Network	\$75,000	\$0
d. Security System	\$10,000	\$0
e. Replacement Parts	\$0	\$0
f. Vendor Fit - Up Support	\$0	\$50,000
g. Chill Water Distribution System	\$0	\$0
h. Miscellaneous	\$10,000	\$25,000
Total	\$150,000	\$75,000
13. Miscellaneous Expenses		
a. Survey	\$7,500	\$7,500
b. Geotechnical Investigation	\$7,500	\$7,500
c. Chill Water Distribution Study	\$7,500	\$7,500
d. A/V Consultant	\$0	\$0
e. Lab Consultant	\$0	\$0
f. Telecommunication Consultant	\$10,000	\$10,000
g. Blue-line Reprographics	\$7,500	\$7,500
h. Partnering	\$1,500	\$1,500
i. Advertising	\$2,500	\$2,500
j. Additional Fees	\$56,000	\$56,000
k. Cost of Issuance	\$150,000	\$350,000
Total	\$250,000	\$450,000

AGENDA ITEM 30

Comments from commissioners.

Commissioner Heiligenstein noted that there is a meeting on Thursday, November 1, 2001 concerning SB 1445 on subdivision regulations.

COMMISSIONERS' COURT ADJOURNED AT 11:28 A.M. ON TUESDAY, OCTOBER 30, 2001.