

MINUTES

Of The

WILLIAMSON COUNTY COMMISSIONERS' COURT MEETING

June 8, 2001

THE STATE OF TEXAS     )(

COUNTY OF WILLIAMSON)(

BE IT REMEMBERED that at 10:15 a.m. on June 8, 2001, a SPECIAL SESSION of the Commissioners' Court of Williamson County, Texas, was held with the following members being present, to-wit:

JOHN C. DOERFLER, County Judge  
MICHAEL L. HEILIGENSTEIN, Commissioner, Precinct 1  
GREGORY W. BOATRIGHT, Commissioner, Precinct 2  
DAVID HAYS, Commissioner, Precinct 3  
FRANKIE LIMMER, Commissioner, Precinct 4  
EUGENE D. TAYLOR, County Attorney  
NANCY E. RISTER, County Clerk  
DAVID U. FLORES, County Auditor

AGENDA ITEM 1

Hold work session on jail and/or courts projects.

The following persons addressed the court:

Jim Broaddus, Broaddus & Associates  
Gilbert Gallegos, Broaddus & Associates

< Attachment >

# BROADDUS & ASSOCIATES

*James A. Broaddus, Ph.D., P.E.*  
*President*

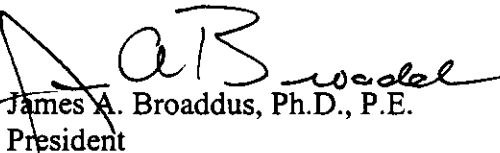
June 8, 2001

Honorable John C. Doerfler  
Commissioner Mike Heiligenstein  
Commissioner Greg Boatright  
Commissioner David Hays  
Commissioner Frankie Limmer

Dear Sirs:

Enclosed are the results of the independent estimate of costs for the project design and specifications, as submitted by Landmark Organization for the Design-Build of the Jail Expansion and Parking Garage. The findings and recommendations are provided within.

Sincerely,



James A. Broaddus, Ph.D., P.E.  
President

JAB:dw  
Enclosures

# PROJECT BUDGET for DESIGN

PAGE 1

PROJECT NO.:

STAGE & PROJECT NAME: Criminal Justice Center Expansion

DATE:

5/1/01

PROJECT A/E: Durrant

DESIGN-BUILD CONTRACTOR: Landmark Organization

PROJECT MANAGER: Gilbert Gallegos

Owner: Williamson County

## PROJECT BUDGET As of:

	Courthouse	Jail	REMARKS:
1. Construction Cost	5/1/01	5/1/01	
2. Construction Cost Escalation	\$7,800,000	\$28,000,000	a. Refer to below for itemized breakdown
3. Subtotal (CCL)	\$7,800,000	\$28,000,000	
4. Special Cash Allowances	incl.	incl.	
5. Construction Contingency	\$400,000	\$0	
6. Subtotal Contract Award	\$8,200,000	\$28,000,000	
7. Bid Contingency (5% of line 6)	\$200,000	\$0	
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	\$400,000	
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	\$125,000	
15. Subtotal	\$10,850,000	\$29,150,000	
16. Other Project Costs	\$0	\$0	
17. TOTAL PROJECT COSTS	\$10,850,000	\$29,150,000	
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		

## PROJECT SCOPE

a. New/Addition ASF		\$7,500	\$7,500
b. New/Addition GSF		\$7,500	\$7,500
c. Renovated ASF		\$0	\$0
d. Renovated GSF	80544	\$0	\$0

## 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

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

**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			\$50,902.00
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
TOTAL			\$32,731,564.00

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**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			\$50,902.00
Provide Dental Equipment			\$10,000.00
Defer Demo - Sheriff's 2nd Level			(\$1,367,500.00)
Add Single Elevator (Garage)			\$80,000.00
Add Dry-standpipe System			\$18,002.00
TOTAL			\$31,364,064.00

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

<b>DIV</b>	<b>ITEM</b>	<b>Landmark</b>	<b>AG/CM</b>	<b>Difference</b>
1	General Conditions	\$1,740,631	\$1,784,116	\$43,485
2	Sitework	\$1,556,323	\$1,217,962	(\$338,361)
3	Concrete	\$1,415,770	\$1,364,700	(\$51,070)
4	Masonry	\$2,570,899	\$1,845,248	(\$725,651)
5	Metals	\$2,574,238	\$2,389,863	(\$184,375)
6	Woods & Plastics	\$99,913	\$50,000	(\$49,913)
7	Thermal & Moisture	\$529,086	\$1,114,355	\$585,269
8	Glass, Doors & Windows	\$1,295,208	\$731,398	(\$563,810)
9	Finishes	\$887,690	\$547,295	(\$340,395)
10	Specialities	\$66,685	\$104,990	\$38,305
11	Equipment	\$714,586	\$1,096,441	\$381,855
12	Furnishings	\$0	\$2,442	\$2,442
13	Special Construction	\$0	\$2,554,028	\$2,554,028
14	Conveying Systems	\$308,251	\$760,000	\$453,749
15	Mechanical	\$3,853,799	\$4,382,461	\$528,662
16	Electrical	\$3,882,204	\$2,632,901	(\$1,249,303)
	GC Fee	\$1,363,264	\$1,580,474	\$217,210
	SUBTOTAL	\$22,856,547	\$24,158,674	\$1,302,127
	Contingency	\$298,036	\$4,831,735	\$4,533,699
	TOTAL	\$23,154,583	\$28,990,409	\$5,835,826

**Williamson County Justice Center  
Jail Addition, Utility Relocation & Parking Garage  
Design-Build Agreement**

**May 11th, 2001**

[illegible]

Williamson County									
ACTIVITY AND LOCATION: Williamson County Jail & Sheriff's Department Georgetown, Texas			AGCM, Inc. Corpus Christi, Texas			DATE PREPARED June 5, 2001			
PROJECT TITLE: Williamson County Justice Center Expansion Georgetown, Texas			ESTIMATED BY: sdm			CM 1253			
STATUS OF DESIGN Design Development Estimate									
Summary Sheet	QUANTITY	UNIT	UNIT COST	PERCENT OF PROJECT				ESTIMATE TOTAL	
Division 01 - General Conditions	212,471	sf	8.40	6.15%				\$1,784,116	
Division 02 - Sitework	212,471	sf	5.73	4.20%				\$1,217,962	
Division 03 - Concrete	212,471	sf	6.42	4.71%				\$1,364,700	
Division 04 - Masonry	212,471	sf	8.68	6.37%				\$1,845,248	
Division 05 - Metals	212,471	sf	11.25	8.24%				\$2,389,863	
Division 06 - Wood & Plastic	212,471	sf	0.24	0.17%				\$50,000	
Division 07 - Thermal & Moisture Protection	212,471	sf	5.24	3.84%				\$1,114,355	
Division 08 - Windows & Doors	212,471	sf	3.44	2.52%				\$731,398	
Division 09 - Finishes	212,471	sf	2.58	1.89%				\$547,295	
Division 10 - Specialties	212,471	sf	0.49	0.36%				\$104,990	
Division 11 - Equipment	212,471	sf	5.16	3.78%				\$1,096,441	
Division 12 - Furnishings	212,471	sf	0.01	0.01%				\$2,442	
Division 13 - Special Construction	212,471	sf	12.02	8.81%				\$2,554,028	
Division 14 - Vertical Transportation	212,471	sf	3.58	2.62%				\$760,000	
Division 15 - Mechanical	212,471	sf	20.63	15.12%				\$4,382,461	
Division 16 - Electrical	212,471	sf	12.39	9.08%				\$2,632,901	
Sub Total	212,471	sf	106.26	77.88%				\$22,578,199	
General Contractors Fee	212,471	sf	7.44	5.45%		7%		\$1,580,474	
Sub Total	212,471	sf	113.70	83.33%				\$24,158,673	
Plan Contingency	212,471	sf	22.74	16.67%		20%		\$4,831,735	
Total of Estimate	212,471	sf	136.44	100.00%				\$28,990,408	



Williamson County			
ACTIVITY AND LOCATION: Williamson County Jail & Sheriff's Department Georgetown, Texas		AG CM, Inc. Corpus Christi, Texas	DATE PREPARED June 5, 2001
PROJECT TITLE: PROJECT TITLE: Georgetown, Texas		ESTIMATED BY: sdm	CM 1253
		STATUS OF DESIGN Design Development Estimate	
Notes			
1	All interior walls in the Jail Addition are assumed to be 8" CMU except for cells, showers, visit/rec./multi-purpose rooms.		Location
2	All Detention equipment and furniture except for Doors and Hardware are included in Precast concrete number		Resolved
3	Not sure where Precast closure panels are located, so figured block.		
4	The exterior wall system is brick veneer with 8"CMU backup		
5	Precast cells and other items have the cost of erection included.		
6	Figured concrete sealant on all floors. (including "shelled" space)		
7	Figured stairs and landings are concrete filled metal frame.		
8			
9			
10			
11			
12			
13			

Williamson County									
ACTIVITY AND LOCATION:					AGICM Inc.				
Williamson County Jail & Sheriff's Department Georgetown, Texas					Corpus Christi, Texas				
PROJECT TITLE:					ESTIMATED BY:				
Williamson County Justice Center Expansion Georgetown, Texas					sdm				
DIVISION 01					STATUS OF DESIGN				
General Conditions					Design Development Estimate				
		QUANTITY			MATERIAL		LABOR		TOTAL ESTIMATE
		NUM	UNIT		UNIT	TOTAL	UNIT	TOTAL	
Field Office						\$93,500		\$1,100	\$94,600
Field Office Rental		22	mo		1500.00	\$33,000	50.00	\$1,100	\$34,100
Field Office Supplies		22	mo		250.00	\$5,500	0.00	\$0	\$5,500
Field Office Equipment		22	mo		500.00	\$11,000	0.00	\$0	\$11,000
Field Office Computers		22	mo		650.00	\$14,300	0.00	\$0	\$14,300
Field Office Telephone/Data		22	mo		1000.00	\$22,000	0.00	\$0	\$22,000
Field Office Power		22	mo		350.00	\$7,700	0.00	\$0	\$7,700
Supervision						\$123,200		\$440,000	\$563,200
Superintendent		88	wk		400.00	\$35,200	1400.00	\$123,200	\$158,400
Assistant Superintendent		88	wk		400.00	\$35,200	1000.00	\$88,000	\$123,200
Project Manager		88	wk		400.00	\$35,200	1350.00	\$118,800	\$154,000
Field Engineer		88	wk		200.00	\$17,600	750.00	\$66,000	\$83,600
Office Manager		88	wk		0.00	\$0	500.00	\$44,000	\$44,000
Temporary Facilities						\$62,886		\$0	\$62,886
Temporary Fencing		800	lf		5.32	\$4,256	0.00	\$0	\$4,256
Silt Fencing		0	lf		0.75	\$0	0.00	\$0	\$0
Temporary Toilets		22	mo		450.00	\$9,900	0.00	\$0	\$9,900
Temporary Building Power & Lighting		22	mo		800.00	\$17,600	0.00	\$0	\$17,600
Construction Staging Area		3065	sf		2.00	\$6,130	0.00	\$0	\$6,130
Temporary Partitions		2500	lf		10.00	\$25,000	0.00	\$0	\$25,000
Equipment						\$120,000		\$45,000	\$165,000
Hoisting		18	mo		5000.00	\$90,000	2500.00	\$45,000	\$135,000
Small Tools		22	mo		500.00	\$11,000	0.00	\$0	\$11,000
Small Equipment		22	mo		500.00	\$11,000	0.00	\$0	\$11,000
Equipment Rental		20	mo		400.00	\$8,000	0.00	\$0	\$8,000
General Items						\$90,230		\$0	\$90,230
Clean Up		22	mo		250.00	\$5,500	0.00	\$0	\$5,500
Pest Control		22	mo		250.00	\$5,500	0.00	\$0	\$5,500
Final Clean		211,056	sf		0.35	\$73,870	0.00	\$0	\$73,870
Job Sign		64	sf		15.00	\$960	0.00	\$0	\$960
Project Scheduling		22	mo		200.00	\$4,400	0.00	\$0	\$4,400
Insurance & Bonds						\$808,200		\$0	\$808,200
Performance Bond		30000000	job		0.0092	\$276,000	0.00	\$0	\$276,000
Builders Risk Insurance		30000000	job		0.0022	\$66,000	0.00	\$0	\$66,000

All Risk Insurance	30000000	job	0.003	\$90,000	0.00	\$0	\$90,000		
Workers Compensation	1710000	job	0.22	\$376,200	0.00	\$0	\$376,200		
Sub Total									\$1,784,116

ACTIVITY AND LOCATION:			Williams County		AGJCM Inc.		DATE PREPARED	
Williamson County Jail & Sheriff's Department Georgetown, Texas			ESTIMATED BY:		Corpus Christi, Texas		June 5, 2001	
PROJECT TITLE:			sdm		STATUS OF DESIGN		AGJCM Project No.	
Williamson County Justice Center Expansion Georgetown, Texas							1253	
DIVISION 02 SITEWORK			QUANTITY		MATERIAL		LABOR	
			NUM	UNIT	UNIT	TOTAL	UNIT	TOTAL
					TOTAL		Section Totals	
							TOTAL	
							UNIT	
							TOTAL	
Sect 02065 - Demolition						\$29,687		\$29,687
Remove Exterior Veneer East End of Exist Bldg.			1951	sf	15.00	\$29,287	0.00	\$29,287
Demo Opening for Doors			84	sf	5.00	\$420	0.00	\$420
Sect 02101 - Site Preparation						\$15,654		\$15,654
Strip & Clear			53271	sf	0.20	\$10,654	0.00	\$10,654
Erosion, Silt, Dust Control (1400 lf)			1	ls	5000.00	\$5,000	0.00	\$5,000
Sect 02300 - Structural Earthwork						\$918,182		\$947,223
General Building Excavation			41391	cy	9.00	\$372,519	0.00	\$372,519
General Building Select Fill			41391	cy	11.00	\$455,301	0.00	\$455,301
Basement Excavation			1816	cy	9.00	\$16,344	0.00	\$16,344
Beam Excavation for Basement			242	cy	9.00	\$2,180	0.00	\$2,180
Hand Shape & Clean Beams @ Basement			727	lf	0.00	\$0	1.50	\$1,091
Hand Grade Slab on Grade @ Basement			3632	sf	0.37	\$1,344	0.00	\$1,344
Beam Excavation @ Ground Floor			1380	cy	9.00	\$12,421	0.00	\$12,421
Hand Shape & Clean Beams @ Ground Floor			4140	lf	0.00	\$0	1.50	\$6,210
Hand Grade Slab on Grade @ Ground Floor			53271	sf	0.37	\$19,710	0.00	\$19,710
Haul Excavation/Plr Spoil			4257	cy	4.00	\$17,027	4.00	\$17,027
Backfill at Building			208	cy	8.00	\$1,662	0.00	\$1,662
Tunnel General Excavation			1003	cy	9.00	\$9,030	0.00	\$9,030
Tunnel Beam Excavation			82	cy	9.00	\$741	0.00	\$741
Tunnel Hand Shape & Clean Beams			247	lf	0.00	\$0	1.50	\$371
Tunnel Hand Grade Slab on Grade			1118	sf	0.37	\$414	0.00	\$414
Tunnel Haul Excavation Spoil			1086	cy	4.00	\$4,343	4.00	\$8,685
Tunnel Backfill			643	cy	8.00	\$5,147	0.00	\$5,147
Sect 02225 - Saw Cutting						\$265		\$642
Saw cut for Tunnel			198	lf	1.34	\$265	3.24	\$642
Sect 02307 - Sitework Concrete Structures						\$14,250		\$14,250
Curb			950	lf	15.00	\$14,250	0.00	\$14,250
Sect 02376 - Drilled Pler						\$136,194		\$136,194
Type A 3' Dia 25' Deep			44	ea	1089.00	\$47,916	0.00	\$47,916
Type B 4' Dia 25' Deep			24	ea	1936.00	\$46,464	0.00	\$46,464
Type C 4' Dia 30' Deep			18	ea	2323.00	\$41,814	0.00	\$41,814
Sect 02480 - Walk/Road/Parking Appurtenances						\$1,730		\$740
Pipe Bollards w/ concrete 8"X4'Dx6"			10	ea	173.00	\$1,730	74.00	\$740

[illegible]



Walls	203	cy	60.00	\$12,157	20.00	\$4,052	\$16,210	80.00
Slab on Grade	74	cy	58.00	\$4,291	6.00	\$444	\$4,735	64.00
Stairs	64	lf	6.10	\$390	17.11	\$1,095	\$1,485	23.21
Stair Landings	64	sf	2.35	\$150	7.09	\$454	\$604	9.44
Visqueen	3632	sf	0.04	\$145	0.04	\$145	\$291	0.08
Finishing	3632	sf	0.04	\$145	0.28	\$1,017	\$1,162	0.32
Rub Walls	7423	sf	0.20	\$1,485	0.75	\$5,567	\$7,052	0.95
Concrete Sealant	11055	sf	0.03	\$332	0.50	\$5,528	\$5,859	0.53
Level 1								
Perimeter Grade Beams	136	cy	60.00	\$8,152	10.00	\$1,359	\$9,510	70.00
Interior Beams	36	cy	60.00	\$2,156	10.00	\$359	\$2,516	70.00
Column Pedestal	145	cy	60.00	\$8,683	20.00	\$2,894	\$11,577	80.00
Slab on Grade	1011	cy	58.00	\$58,648	6.00	\$6,067	\$64,715	64.00
Suspended Slab	74	cy	60.00	\$4,439	10.00	\$740	\$5,179	70.00
Stairs	192	lf	6.10	\$1,171	17.11	\$3,285	\$4,456	23.21
Stair Landings	192	sf	2.35	\$451	7.09	\$1,361	\$1,812	9.44
Visqueen	49639	sf	0.04	\$1,986	0.04	\$1,986	\$3,971	0.08
Finishing	53271	sf	0.04	\$2,131	0.28	\$14,916	\$17,047	0.32
Concrete Sealant	53271	sf	0.03	\$1,598	0.50	\$26,636	\$28,234	0.53
Level 2								
Slab	697	cy	58.00	\$40,436	6.00	\$4,183	\$44,619	64.00
Stairs	192	lf	6.10	\$1,171	17.11	\$3,285	\$4,456	23.21
Stair Landings	192	sf	2.35	\$451	7.09	\$1,361	\$1,812	9.44
Finishing	51856	sf	0.04	\$2,074	0.28	\$14,520	\$16,594	0.32
Concrete Sealant	51856	sf	0.03	\$1,556	0.50	\$25,928	\$27,484	0.53
Level 3								
Slab	697	cy	58.00	\$40,436	6.00	\$4,183	\$44,619	64.00
Stairs	192	lf	6.10	\$1,171	17.11	\$3,285	\$4,456	23.21
Stair Landings	192	sf	2.35	\$451	7.09	\$1,361	\$1,812	9.44
Finishing	51856	sf	0.04	\$2,074	0.28	\$14,520	\$16,594	0.32
Concrete Sealant	51856	sf	0.03	\$1,556	0.50	\$25,928	\$27,484	0.53
Level 4								
Slab	697	cy	58.00	\$40,436	6.00	\$4,183	\$44,619	64.00
Stairs	192	lf	6.10	\$1,171	17.11	\$3,285	\$4,456	23.21
Stair Landings	192	sf	2.35	\$451	7.09	\$1,361	\$1,812	9.44
Finishing	51856	sf	0.04	\$2,074	0.28	\$14,520	\$16,594	0.32
Concrete Sealant	51856	sf	0.03	\$1,556	0.50	\$25,928	\$27,484	0.53
Penthouse Floor								
Stairs	64	lf	6.10	\$390	17.11	\$1,095	\$1,485	23.21
Stair Landings	64	sf	2.35	\$150	7.09	\$454	\$604	9.44
Concrete Sealant	128	sf	0.03	\$4	0.50	\$64	\$68	0.53
Sect 03410 - Structural Precast Concrete								
		ea	800.00	\$0	0.00	\$0	\$0	800.00
		ea	800.00	\$0	0.00	\$0	\$0	800.00
		ea	800.00	\$0	0.00	\$0	\$0	800.00
		ea	650.00	\$0	0.00	\$0	\$0	650.00
		ea	2000.00	\$0	0.00	\$0	\$0	2000.00
		ea	750.00	\$0	0.00	\$0	\$0	750.00

Sect 03450 - Plant-Precast Architectural Concrete									
Cast Window Sill	1398	lf	10.00	\$88,257		\$105,106	\$193,363		\$193,363
				\$13,981	15.00	\$20,971	\$34,952	25.00	
Cast Window Covering Panel 1'-3" 4" Thk Radius	445	sf	21.00	\$9,347	30.00	\$13,353	\$22,699	51.00	
Cast Window Covering Panel 1'-3" 4" Thk Suspended	1532	sf	21.00	\$32,180	30.00	\$45,972	\$78,152	51.00	
Cast Accent Band 1'-6"x0'-4"	827	lf	39.60	\$32,749	30.00	\$24,810	\$57,559	69.60	
Sub Total									\$1,364,700



Williams... County									
ACTIVITY AND LOCATION:				AG CM Inc.			DATE PREPARED		
Williamson County Jail & Sheriff's Department Georgetown, Texas				Corpus Christi, Texas			June 5, 2001		
PROJECT TITLE:				ESTIMATED BY:			AG CM Project No.		
Williamson County Justice Center Expansion Georgetown, Texas				sdm			1253		
DIVISION 04 MASONRY				STATUS OF DESIGN Design Development Estimate					
	QUANTITY		MATERIAL		LABOR		Section Totals	TOTAL ESTIMATE	
	NUM	UNIT	UNIT	TOTAL	UNIT	TOTAL		UNIT	TOTAL
Sect 04810 - Unit Masonry Assemblies									
Basement									\$1,719,085
8" CMU Backup	2197	sf	6.49	\$14,259	0.00	\$0	\$14,259	6.49	
8" CMU Bond Beam Over Openings	50	lf	2.90	\$145	0.00	\$0	\$145	2.90	
8" CMU Vertical Reinforcement (Doors)	140	vlf	2.83	\$396	0.00	\$0	\$396	2.83	
Ground Floor									
4" CMU Backup for Plumbing Chase	754	sf	5.50	\$4,147	0.00	\$0	\$4,147	5.50	
8" CMU Backup	78702	sf	6.49	\$510,776	0.00	\$0	\$510,776	6.49	
8" CMU Bond Beam Over Openings	410	lf	2.90	\$1,189	0.00	\$0	\$1,189	2.90	
8" CMU Vertical Reinforcement (Doors)	1148	vlf	2.83	\$3,249	0.00	\$0	\$3,249	2.83	
First Floor									
8" CMU Backup	58572	sf	6.49	\$380,133	0.00	\$0	\$380,133	6.49	
8" CMU Bond Beam Over Openings	190	lf	2.90	\$551	0.00	\$0	\$551	2.90	
8" CMU Vertical Reinforcement (Doors)	532	vlf	2.83	\$1,506	0.00	\$0	\$1,506	2.83	
Second Floor									
8" CMU Backup	15888	sf	6.49	\$103,115	0.00	\$0	\$103,115	6.49	
8" CMU Bond Beam Over Openings	15	lf	2.90	\$44	0.00	\$0	\$44	2.90	
8" CMU Vertical Reinforcement (Doors)	42	vlf	2.83	\$119	0.00	\$0	\$119	2.83	
Third Floor									
8" CMU Backup	15888	sf	6.49	\$103,115	0.00	\$0	\$103,115	6.49	
8" CMU Bond Beam Over Openings	15	lf	2.90	\$44	0.00	\$0	\$44	2.90	
8" CMU Vertical Reinforcement (Doors)	42	vlf	2.83	\$119	0.00	\$0	\$119	2.83	
Roof									
8" CMU Backup	4677	sf	6.49	\$30,352	0.00	\$0	\$30,352	6.49	
8" CMU Bond Beam Over Openings	5	lf	2.90	\$15	0.00	\$0	\$15	2.90	
8" CMU Vertical Reinforcement (Doors)	14	vlf	2.83	\$40	0.00	\$0	\$40	2.83	
Brick Veneer									
King Size Brick	62864	sf	9.00	\$565,774	0.00	\$0	\$565,774	9.00	
Sect 04417 - Stone									
Limestone Cap to match Existing Veneer on CH	949	cf	55.00	\$52,172	78.00	\$73,990	\$126,162	133.00	\$126,162
Sub Total									\$1,845,248

Williamson County									
ACTIVITY AND LOCATION:				AGJCM Inc.				DATE PREPARED	
Williamson County Jail & Sheriff's Department Georgetown, Texas				Corpus Christi, Texas				June 5, 2001	
PROJECT TITLE:				ESTIMATED BY:				AGJCM Project No.	
Williamson County Justice Center Expansion Georgetown, Texas				sdm				1253	
STATUS OF DESIGN				LABOR				TOTAL ESTIMATE	
Design Development Estimate				TOTAL				UNIT	
DIVISION 05				MATERIAL		LABOR		TOTAL	
Light Gauge Truss METALS				UNIT	TOTAL	UNIT	TOTAL	TOTAL	
Sect 05120 - Structural Steel				\$1,208,510		\$265,635		\$1,474,146	
Floor Framing (Level2-4)									
W 14x26		lf	3489	16.25	\$56,696	6.25	\$21,806	\$78,503	22.50
W 16x36		lf	2511	24.50	\$61,520	8.00	\$20,088	\$81,608	32.50
W 18x50		lf	2934	30.50	\$89,487	9.50	\$27,873	\$117,360	40.00
W 24x55		lf	1425	33.50	\$47,738	9.00	\$12,825	\$60,563	42.50
W 24x68		lf	465	41.00	\$19,065	9.50	\$4,418	\$23,483	50.50
W 24x94		lf	6369	56.50	\$359,849	11.00	\$70,059	\$429,908	67.50
W 24x104		lf	708	61.00	\$43,188	12.50	\$8,850	\$52,038	73.50
W 24x131		lf	1029	86.00	\$88,494	14.00	\$14,406	\$102,900	100.00
Plate Line Framing									
W 16x36		lf	613	24.50	\$15,008	8.00	\$4,901	\$19,909	32.50
W 16x45		lf	298	30.50	\$9,074	8.50	\$2,529	\$11,603	39.00
W 18x40		lf	465	24.50	\$11,401	9.00	\$4,188	\$15,589	33.50
W 21x44		lf	427	27.00	\$11,540	8.00	\$3,419	\$14,960	35.00
W 24x55		lf	84	33.50	\$2,828	9.00	\$760	\$3,588	42.50
W 24x68		lf	305	41.00	\$12,488	10.50	\$3,198	\$15,686	51.50
Columns									
W 10x33		lf	1326	20.00	\$26,522	10.00	\$13,261	\$39,784	30.00
W 14x109		lf	1326	70.50	\$93,491	13.50	\$17,903	\$111,394	84.00
W 14x145		lf	2268	84.25	\$191,069	15.50	\$35,152	\$226,221	99.75
Misc. Structural Steel		tn	27	2600.00	\$69,053	0.00	\$0	\$69,053	2600.00
Sect 05210 - Steel Joists				\$203,903		\$29,451		\$233,354	
12K3		lf	1600	2.62	\$4,192	4.38	\$7,008	\$11,200	7.00
18K4		lf	3630	3.54	\$12,850	3.41	\$12,378	\$25,229	6.95
24K7		lf	1980	5.95	\$11,781	3.35	\$6,633	\$18,414	9.30
26K5		lf	1040	4.80	\$4,992	3.30	\$3,432	\$8,424	8.10
Beacing/Misc'l Items/Bracing/Shop Prime		sf	51856	3.28	\$170,088	0.00	\$0	\$170,088	3.28
Sect 05310 - Steel Roof Deck				\$313,837		\$194,092		\$507,929	
Roof Deck		sf	51856	0.98	\$50,819	0.62	\$32,151	\$82,970	1.60
Composite Slab Deck		sf	155568	1.62	\$252,020	0.76	\$118,232	\$370,252	2.38
Nelson Studs		ea	28200	0.39	\$10,998	1.55	\$43,710	\$54,708	1.94
Sect 05400 - Cold-Formed Metal Framing Not In Jail Addition				\$0		\$0		\$0	
		sf		0.86	\$0	0.39	\$0	\$0	1.25
		sf		0.86	\$0	0.39	\$0	\$0	1.25
Sect 05500 - Metal Fabrications				\$5,044		\$0		\$5,044	

Steel Ladders 20" wide no cage	40	vlf	100.00	\$4,000	0.00	\$0	\$4,000	100.00	
Steel framing & supports for Ovhd Doors	3	ea	300.00	\$900	0.00	\$0	\$900	300.00	
Loading Dock edge angles	24	lf	6.00	\$144	0.00	\$0	\$144	6.00	
Sect 05511 - Metal Stairs				\$168,560		\$830			\$169,390
Metal Stairs including Rail both sides	336	rs	243.00	\$81,648	0.39	\$131	\$81,779	243.39	
Metal Stair Landings	1792	sf	48.50	\$86,912	0.39	\$699	\$87,611	48.89	
Sub Total									\$2,389,863

ACTIVITY AND LOCATION:				VENDOR:		COUNTY:		DATE PREPARED	
Williamson County Jail & Sheriff's Department Georgetown, Texas				AG CM Inc. Corpus Christi, Texas				June 5, 2001	
PROJECT TITLE:				ESTIMATED BY:				AG CM Project No.	
Williamson County Justice Center Expansion Georgetown, Texas				sdm				1253	
STATUS OF DESIGN									
Design Development Estimate									
DIVISION 06		QUANTITY	MATERIAL	LABOR	SECTION	TOTAL ESTIMATE			
WOOD & PLASTIC		NUM	UNIT	TOTAL	TOTALS	TOTAL			
Sect 06105 - Misc Carpentry				\$50,000					
Rough Carpentry		1	ls	500000.00	\$50,000	0.00	\$50,000	50000.00	\$50,000
Sub Total									\$50,000

ACTIVITY AND LOCATION:				William County		AGCM Inc.		DATE PREPARED	
Williamson County Jail & Sheriff's Department Georgetown, Texas				ESTIMATED BY:		Corpus Christi, Texas		June 5, 2001	
PROJECT TITLE:				sdm		STATUS OF DESIGN		AGCM Project No.	
Williamson County Justice Center Expansion Georgetown, Texas				Design Development Estimate		1253			
DIVISION 07		QUANTITY		MATERIAL		LABOR		TOTAL ESTIMATE	
THERMAL & MOISTURE PROTECTION		NUM	UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
Sect 07160 - Bituminous Dampproofing									
Cold-Applied, asphalt emulsion dampproofing		58912	sf	1.09	\$64,214	0.00	\$0	1.09	\$64,214
Sect 07210 - Building Insulation									
Under Slabs on Grade		53271	sf	1.92	\$102,280	1.74	\$92,692	3.66	\$573,543
Roof Insulation		51600	sf	1.14	\$58,824	0.45	\$23,220	1.59	\$82,044
Foundation Wall Insulation		7423	sf	0.69	\$5,122	0.45	\$3,340	1.14	\$8,462
Concealed Building Insulation		58912	sf	1.98	\$116,646	2.74	\$161,419	4.72	\$278,065
Firestopping		1	ls	10000.00	\$10,000	0.00	\$0	10000.00	\$10,000
Vapor Retarders (In Div 3)		0	sf	0.32	\$0	0.00	\$0	0.32	\$0
Sect 07242 - Exterior Insulation/Finish System									
2 1/8" EFIS Wall		430	sf	3.14	\$1,350	9.70	\$4,171	12.84	\$5,522
2 1/8" EFIS Decorative Items		4	ea	100.00	\$400	11.35	\$45	111.35	\$445
2 1/8" EFIS Cornice		968	lf	8.50	\$8,229	16.10	\$15,587	24.60	\$23,816
Sect 07250 - Fireproofing									
Sprayed on Fireproofing at Beams		31102	lf	3.29	\$102,326	0.00	\$0	3.29	\$102,326
Sprayed on Fireproofing for Bar Joists		8250	lf	5.76	\$47,499	0.00	\$0	5.76	\$47,499
Sprayed on Fireproofing for Columns		4920	lf	3.29	\$16,187	0.00	\$0	3.29	\$16,187
Sect 07411 - Manufactured Roof Panels									
Standing-Seam Roof Panels		500	sf	2.00	\$1,000	4.50	\$2,250	6.50	\$3,250
Sect 07531 - EPDM Single Ply Membrane Roofing									
4x4 Cants		937	lf	1.99	\$1,865	1.29	\$1,209	3.28	\$3,073
Built-Up Roofing		516	sq	150.00	\$77,400	130.00	\$67,080	280.00	\$144,480
Sect 07552 - SBS Modified Bituminous Membrane Roofing (Not on Jail)									
4x4 Cants		0	lf	1.99	\$0	1.29	\$0	3.28	\$0
Built-Up Roofing w/ Insulation		0	sq	104.00	\$0	146.00	\$0	250.00	\$0
Sect 07620 - Flashing & Trim									
Allowance		1	ls	30000.00	\$30,000	0.00	\$0	30000.00	\$30,000
Counter Flashing at Wall to Roof Intersection		0	lf	7.50	\$0	0.00	\$0	7.50	\$0
Parapet Cap Flashing		0	lf	9.00	\$0	0.00	\$0	9.00	\$0
Coping on Eave		0	lf	13.50	\$0	0.00	\$0	13.50	\$0
Metal Flashing on Shelf Angel		0	lf	3.18	\$0	0.00	\$0	3.18	\$0
3 oz Copper/Fiberglass Paper @ Ledge (1'-2")		0	lf	21.44	\$0	0.00	\$0	21.44	\$0
Gutters 6"x6"		0	lf	4.82	\$0	4.08	\$0	8.90	\$0
Downspouts		0	lf	6.60	\$0	4.25	\$0	10.85	\$0
Shower Pans		0	lf	6.60	\$0	4.25	\$0	10.85	\$0

Roof Expansion-Joint Covers	0	If	6.60	\$0	4.25	\$0	\$0	10.85	
Overhead-Piping Safety Pans	0	If	6.60	\$0	4.25	\$0	\$0	10.85	
Sect 07720 - Roof Accessories									
Allowance	1	Is	50000.00	\$50,000	0.00	\$0	\$50,000	50000.00	\$50,000
Roof Curbs	0	If	7.50	\$0	0.00	\$0	\$0	7.50	
Equipment Supports	0	If	9.00	\$0	0.00	\$0	\$0	9.00	
Relief Vents	0	If	13.50	\$0	0.00	\$0	\$0	13.50	
Roof Hatches	0	If	3.18	\$0	0.00	\$0	\$0	3.18	
Heat and Smoke Vents	0	If	21.44	\$0	0.00	\$0	\$0	21.44	
Sect 07900 - Joint Sealers									
Caulking Allowance	1	Is	50000.00	\$50,000	0.00	\$0	\$50,000	50000.00	\$50,000
Interior Caulking		If	2.00	\$0	0.00	\$0	\$0	2.00	
Sonneborn Caulk		If	2.25	\$0	0.00	\$0	\$0	2.25	
Sonneborn Caulk w/ Compressable Backer Rod		If	3.18	\$0	0.00	\$0	\$0	3.18	
Neoprene Compressable Filler Pad		Is	500.00	\$0	0.00	\$0	\$0	500.00	
Sub Total									\$1,114,355

Activity and Location:									
Williamson County Jail & Sheriff's Department Georgetown, Texas					AGJCM Inc. Corpus Christi, Texas				
PROJECT TITLE: Williamson County Justice Center Expansion Georgetown, Texas					ESTIMATED BY: sdm				
DIVISION 08 WINDOWS & DOORS					STATUS OF DESIGN Design Development Estimate				
		QUANTITY		MATERIAL		LABOR		Section Totals	
		NUM	UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL ESTIMATE TOTAL
Sect 08110 - Standard Steel Doors & Frames									
3-0 x 7-0 Frame 16ga 4-7/8" deep		137	ea	160.00	\$21,920	75.00	\$10,275	\$32,195	\$32,195
Sect 08311 - Access Doors & Frames									
Wall/Ceiling Access Doors & Frames Allowance		25	ea	3500.00	\$87,500	1050.00	\$26,250	\$113,750	\$113,750
Sect 08360 - Overhead Doors									
Overhead Door 14'x17'		2	ea	3500.00	\$7,000	0.00	\$0	\$7,000	\$17,000
Overhead Door 24'x12'		2	ea	5000.00	\$10,000	0.00	\$0	\$10,000	\$17,000
Sect 08410 - Aluminum Entrances & Storefront									
Storefront Type North Side @ Lobby		2352	sf	40.00	\$94,080	15.00	\$35,280	\$129,360	\$129,360
Sect 08462 - Swinging Automatic Entrance Doors									
Swinging Operation		1	ea	7000.00	\$7,000	0.00	\$0	\$7,000	\$28,000
Bifolding Operation		3	ea	7000.00	\$21,000	0.00	\$0	\$21,000	\$28,000
Sect 08510 - Steel Windows									
Window 3'-0"x6'-0"		33	ea	1000.00	\$33,000	180.00	\$5,940	\$38,940	\$153,780
Window 3'-0"x8'-0"		66	ea	1500.00	\$99,000	240.00	\$15,840	\$114,840	\$153,780
Sect 08660 - Detention Windows									
Window 7'-4"x7'-4"		84	ea	1343.22	\$112,831	537.29	\$45,132	\$157,963	\$191,038
Window 3'x9'		35	ea	675.00	\$23,625	270.00	\$9,450	\$33,075	\$191,038
Sect 08720 - Non-Detention Hardware									
Standard		115	ea	385.00	\$44,275	0.00	\$0	\$44,275	\$66,275
W/ Exit Devices		22	ea	1000.00	\$22,000	0.00	\$0	\$22,000	\$66,275
Sub Total									\$731,398

William. County									
ACTIVITY AND LOCATION:				AGJCM Inc.			DATE PREPARED		
Williamson County Jail & Sheriff's Department Georgetown, Texas				Corpus Christi, Texas			June 5, 2001		
PROJECT TITLE:				ESTIMATED BY:			AGJCM Project No.		
Williamson County Justice Center Expansion Georgetown, Texas				sdm			1253		
DIVISION 09				STATUS OF DESIGN					
FINISHES				Design Development Estimate					
QUANTITY		MATERIAL		LABOR		Section		TOTAL ESTIMATE	
NUM	UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT	Totals	UNIT	TOTAL
0		9.67	\$0		\$0				\$0
Sect 09210 -Gypsum Plaster On Entry Canopy/ SalleyPort									
					\$18,513				\$24,684
	6171	sf		3.00	\$18,513	1.00	\$24,684	4.00	
Sect 09250 - Gypsum Board Systems Only Ceilings In Jail Addition									
Type A - Typical Interior Wall (3 5/8" Metal Stud w/ 5/8 gyp each side to above ceiling)		0	sf	4.02	\$0	0.00	\$0	4.02	
Type B - Typical Sound Insul. Wall (3 5/8" Metal Stud w/ 3" Glass Fiber in Cavity & 5/8 gyp each side to structure above)		0	sf	4.41	\$0	0.00	\$0	4.41	
Plumbing Chase Wall (1 5/8" Metal Stud w/ 3 1/2" Mineral Wool or Glass Fiber in Cavity & 5/8 gyp each side to structure above)		0	sf	2.71	\$0	0.00	\$0	2.71	
Type D - 1 Hr. Rated/Sound Wall (3 5/8" Metal Stud w/ 3" Glass Fiber in Cavity & 2 ea 5/8 gyp each side to structure above)		0	sf	6.75	\$0	0.00	\$0	6.75	
Type K - 1 Hr. Rated Wall (3 5/8" Metal Stud w/ 3" Glass Fiber in Cavity & 5/8 Fire rated gyp each side to structure above)		0	sf	4.51	\$0	0.00	\$0	4.51	
Type L - (6" Metal Stud w/ 3" Glass Fiber in Cavity & 2 ea. 5/8 Fire rated gyp one side w/ 1" Shaft liner one side to structure above)			sf	6.38	\$0	0.00	\$0	6.38	
Type N - (3 5/8" Metal Stud w/ 3" Glass Fiber in Cavity & 2 ea. 5/8 Fire rated gyp one side to structure above)		0	sf	4.51	\$0	0.00	\$0	4.51	
Typical Ext. Parapet Wall (6" Metal Stud w/ 1/2" ext. sheat. one side)		0	sf	5.40	\$0	0.00	\$0	5.40	
Typical Ext. Fill (6" Metal Stud & 1/2" gyp. sheat.)		0	sf	4.32	\$0	0.00	\$0	4.32	
Typical Eve (6" Metal Stud w/ 1/2" gyp. sheat.)		0	sf	11.44	\$0	0.00	\$0	11.44	
Typical Ext.Overhang (6" Metal Stud w/ R-19 Insul. in Cavity & 1/2" gyp. sheat.)			sf	21.19	\$0	0.00	\$0	21.19	
Typical Ext. Wall (6" Metal Stud w/ R-19 Insul. in Cavity & 1/2" gyp. sheat., 5/8" gyp. to structure above)		0	sf	5.90	\$0	0.00	\$0	5.90	
Gyp Ceiling 1 Layer 5/8" Gyp.Bd.		5682	sf	4.05	\$23,012	0.00	\$0	4.05	
Gyp Ceiling 2 Layer 5/8" Gyp.Bd. W/10 ga. Wire		654	sf	6.59	\$4,310	0.00	\$0	6.59	
Sect 09310 - Ceramic Tile Not In Jail Addition									
Bathroom Non-Slip Ceramic Floor Tile		0	sf	6.50	\$0	3.50	\$0	10.00	\$0
Bathroom Ceramic Wall Tile		0	sf	6.50	\$0	3.50	\$0	10.00	\$0



Corridors/Vestibules/Halls Porcelain Tile	0	sf	6.50	\$0	3.50	\$0	10.00	
Porcelain Base 4"x12" Bull Nose	0	lf	7.00	\$0	3.75	\$0	10.75	
Sect 09402 - Epoxy Terrazzo				\$20,841		\$11,217		\$32,058
Thin-set Epoxy Terrazzo In Lobby Only	2920	sf	6.50	\$18,980	3.50	\$10,220	\$29,200	10.00
Thin-set Epoxy Terrazzo Base In Lobby Only	266	lf	7.00	\$1,861	3.75	\$987	\$2,858	10.75
Sect 09511 - Acoustical Ceiling				\$133,342		\$0		\$133,342
2x4 Suspended Acoustical Ceiling 5/8"	60064	sf	2.22	\$133,342	0.00	\$0	\$133,342	2.22
Sect 09650 - Resilient Tile Materials Not In Jail Addition				\$0		\$0		\$0
VCT	0	sf	2.25	\$0	0.00	\$0	\$0	2.25
Stairs and Treds	0	sf	8.00	\$0	4.00	\$0	\$0	12.00
4" Rubber Base	0	lf	1.75	\$0	0.00	\$0	\$0	1.75
Sect 09680 - Carpet Not In Jail Addition				\$0		\$0		\$0
Carpet Type I	0	sy	25.00	\$0	0.00	\$0	\$0	25.00
Sect 09900 - Painting				\$329,890		\$0		\$329,890
Perimeter Wall	15032	sf	0.85	\$12,777	0.00	\$0	\$12,777	0.85
Tunnel from outside Jail Add. to Court House	3968	sf	0.85	\$3,373	0.00	\$0	\$3,373	0.85
Interior Partitions	85601	sf	0.85	\$72,761	0.00	\$0	\$72,761	0.85
Gyp. Bd. Ceilings	6336	sf	1.00	\$6,336	0.00	\$0	\$6,336	1.00
HM Frames	137	ea	50.00	\$6,850	0.00	\$0	\$6,850	50.00
HM Doors	137	ea	75.00	\$10,275	0.00	\$0	\$10,275	75.00
Painted/Sealed Concrete Floor	108759	sf	2.00	\$217,518	0.00	\$0	\$217,518	2.00
Sub Total								\$547,295

ACTIVITY AND LOCATION:			AGJCM Inc.			DATE PREPARED		
Williamson County Jail & Sheriff's Department			Corpus Christi, Texas			June 5, 2001		
PROJECT TITLE:			ESTIMATED BY:			AGJCM Project No.		
Williamson County Justice Center Expansion			sdm			1253		
Georgetown, Texas			STATUS OF DESIGN			Design Development Estimate		
DIVISION 10			MATERIAL			LABOR		
SPECIALTIES			UNIT	TOTAL	UNIT	TOTAL	Section Totals	TOTAL ESTIMATE
Sect 10100 - Visual Display Boards				\$3,840		\$1,408		\$5,248
Tack Boards (4'x8')			0 sf	9.00	4.50	\$0	\$0	13.50
Porcelain Enamel Markerboards 2 per Quad			256 sf	15.00	5.50	\$3,840	\$5,248	20.50
Hinged Conference Units			0 ea	15.00	7.50	\$0	\$0	22.50
Sect 10155 - Toilet Compartments Stainless Steel				\$14,866		\$0		\$14,866
Overhead Braced			4 ea	1425.00	0.00	\$0	\$5,700	1425.00
Urinal Screens			8 ea	720.00	0.00	\$0	\$5,760	720.00
Handicap			2 ea	1703.00	0.00	\$0	\$3,406	1703.00
Sect 10200 - Louvers				\$4,000		\$0		\$4,000
Exterior Louvers			400 sf	10.00	0.00	\$0	\$4,000	10.00
Sect 10265 - Impact Resistant Wall Protection No in Jail Addition				\$0		\$0		\$0
Wall Guards			0 ea	150.00	0.00	\$0	\$0	150.00
Corner Guards			0 ea	150.00	0.00	\$0	\$0	150.00
Sect 10270 - Access Flooring				\$2,250		\$882		\$3,132
Flooring			360 sf	6.25	2.45	\$882	\$3,132	8.70
Sect 10350 - Flag Pole Not in Jail Addition				\$0		\$0		\$0
Bronze Flag Pole w/ Foundation			0 ea	2530.00	0.00	\$0	\$0	2530.00
Sect 10416 - Directories and Bulletin Boards				\$5,000		\$0		\$5,000
Allowance			1 ls	5000.00	0.00	\$0	\$5,000	5000.00
Internally illuminated directories			0 ls	2750.00	0.00	\$0	\$0	2750.00
Nonilluminated directories			0 ea	2024.28	250.00	\$0	\$0	2274.28
Bulletin Boards			0 ea	186.89	50.00	\$0	\$0	236.89
Sect 10425 - Signs				\$15,000		\$0		\$15,000
Allowance			1 ls	15000.00	0.00	\$0	\$15,000	15000.00
Panel Signs			0 ls	2750.00	0.00	\$0	\$0	2750.00
Dimensional Letters and numbers			0 ea	2024.28	250.00	\$0	\$0	2274.28
Cast Metal plaques			0 ea	186.89	50.00	\$0	\$0	236.89
Sect 10436 - Post and Panel Signs Included in 10425				\$0		\$0		\$0
Nonilluminated single-panel-type post and panel			0 ls	2750.00	0.00	\$0	\$0	2750.00
Internally illuminated post and panel signs			0 ea	2024.28	250.00	\$0	\$0	2274.28
Nonilluminated multipanel/changeable-message-bar-type post and panel			0 ea	186.89	50.00	\$0	\$0	236.89
Sect 10505 - Metal Lockers				\$14,680		\$0		\$14,680
Wardrobe Lockers (Multi-tier box)			41 ea	340.00	0.00	\$0	\$13,940	340.00
Athletic Lockers (Double Tier) 12"x15"x36"			0 ea	176.00	0.00	\$0	\$0	176.00
Locker Benches			41 lf	18.05	0.00	\$0	\$740	18.05

Sect 10522 - Fire Extinguishers & Cabinets									
Fire Extinguishers	10	ea	164.00	\$3,600		\$0		\$1,640	\$3,600
Cabinets	10	ea	196.00	\$1,640	0.00	\$0		\$1,960	164.00
				\$1,960	0.00	\$0		\$1,960	196.00
Sect 10655 - Accordion Folding Partition Not In Jail Addition									
Manull Operated Accordion Folding Partitions	0	lf	164.00	\$0	0.00	\$0		\$0	\$0
Electrically Operated Accordion Folding Partition	0	ea	196.00	\$0	0.00	\$0		\$0	196.00
Sect 10750 - Telephone Specialties									
Telephone Booths	4	ea	2825.00	\$24,440		\$0		\$11,300	\$24,440
Telephone Pedestal Units	4	ea	3285.00	\$11,300	0.00	\$0		\$13,140	2825.00
				\$13,140	0.00	\$0		\$13,140	3285.00
Sect 10810 - Toilet Accessories									
Grab Bars - 36"	12	ea	70.00	\$15,024	0.00	\$0		\$840	\$15,024
Grab Bars - 48"	12	ea	70.00	\$840	0.00	\$0		\$840	70.00
Toilet Tissue Dispenser	12	ea	67.00	\$804	0.00	\$0		\$804	70.00
Recessed Towel Dispenser/ Waste Receptacle	12	ea	600.00	\$7,200	0.00	\$0		\$7,200	67.00
Coat Hooks	0	ea	25.00	\$0	0.00	\$0		\$0	600.00
Soap Dispenser	12	ea	95.00	\$1,140	0.00	\$0		\$1,140	25.00
Surface Mounted Stainless Steel Shelf	0	ea	150.00	\$0	0.00	\$0		\$0	95.00
Mob/Broom Holder	0	ea	150.00	\$0	0.00	\$0		\$0	150.00
Mirrors	12	ea	350.00	\$4,200	0.00	\$0		\$4,200	150.00
				\$4,200	0.00	\$0		\$4,200	350.00
Sub Total									
									\$104,990

DIVISION 11 EQUIPMENT		QUANTITY		N		RIAL		LABOR		Section		TOTAL ESTIMATE	
		NUM	UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	Totals	UNIT	TOTAL	
Equipment SF Allowance		0	sf	10.00	\$0	0.00	\$0		\$0			\$0	
Sect 11160 - Loading Dock Equipment					\$13,281		\$2,000		\$15,281				
Dock Bumpers		2	ea	100.00	\$200	1000.00	\$2,000		\$2,200	\$2,200	1100.00		
Dock Levelers		1	ea	13081.00	\$13,081	0.00	\$0		\$13,081	\$13,081	13081.00		
Sect 11190 - Detention Equipment					\$262,250		\$99,000		\$361,250				
Detention Hollow Metal		80	ea	1000.00	\$80,000	1000.00	\$80,000		\$160,000	\$160,000	2000.00		
Detention Hardware		80	ea	1000.00	\$80,000	0.00	\$0		\$80,000	\$80,000	1000.00		
Detention Sliding 7/8" bar @ 4" o.c. w/Hardware		18	ea	5625.00	\$101,250	1000.00	\$18,000		\$119,250	\$119,250	6625.00		
Safety Clothes Hook (Included in Cells)			ls	2500.00	\$0	1000.00	\$0		\$0	\$0	3500.00		
Detention Mirrors (Included in Cells)			sf	11.35	\$0	0.00	\$0		\$0	\$0	11.35		
Recessed Toilet Paper Holders (Included in Cells)			ls	2500.00	\$0	1000.00	\$0		\$0	\$0	3500.00		
Detention Grab Bars (Included in Cells)			sf	11.35	\$0	0.00	\$0		\$0	\$0	11.35		
Gun Cabinet		1	ea	500.00	\$500	1000.00	\$1,000		\$1,500	\$1,500	1500.00		
Pass Hopper		1	ea	500.00	\$500	0.00	\$0		\$500	\$500	500.00		
Monitor Support Bracket/Shelf (In Electrical)			ls	2500.00	\$0	1000.00	\$0		\$0	\$0	3500.00		
Bookshelf and Safety Clothes Hooks (Included in Cells)			sf	11.35	\$0	0.00	\$0		\$0	\$0	11.35		
Floor Mounted Double Bunk (Included in Cells)			ls	2500.00	\$0	1000.00	\$0		\$0	\$0	3500.00		
Wall Mounted Desks (Included in Cells)			sf	11.35	\$0	0.00	\$0		\$0	\$0	11.35		
Floor Mounted Stools (Included in Cells)			sf	11.35	\$0	0.00	\$0		\$0	\$0	11.35		
Sect 11195 - Security Wall & Ceiling Access Panels					\$15,000		\$0		\$15,000			\$15,000	
Security Access Panels (Quantity Allowance)		25	ea	600.00	\$15,000	0.00	\$0		\$15,000	\$15,000	600.00		
Sect 11400 - Foodservice					\$704,910		\$0		\$704,910			\$704,910	
Equipment Allowance Per John @ JMK		1	ls	704909.70	\$704,910	0.00	\$0		\$704,910	\$704,910	704909.70		
Sub Total												\$1,096,441	

Activity and Location:		William County		AGJCM Inc.		DATE PREPARED	
Williamson County Jail & Sheriff's Department Georgetown, Texas		ESTIMATED BY:		Corpus Christi, Texas		June 5, 2001	
PROJECT TITLE:		sdm		STATUS OF DESIGN		AGJCM Project No.	
Williamson County Justice Center Expansion Georgetown, Texas		Design Development Estimate		1253			
DIVISION 12 FURNISHINGS	QUANTITY NUM	UNIT	MATERIAL		LABOR		TOTAL ESTIMATE TOTAL
			UNIT	TOTAL	UNIT	Section Totals	
Sect 12484 - Floor Mats & Frames				\$1,915		\$527	\$2,442
Carpet Type Mats w/ Arch. Bronze Frame	57	sf	33.59	\$1,915	9.25	\$527	42.84
Sub Total							\$2,442

Activity and Location:				Willis County		AGJCM Inc.		DATE PREPARED	
Williamson County Jail & Sheriff's Department Georgetown, Texas				ESTIMATED BY:		Corpus Christi, Texas		June 5, 2001	
PROJECT TITLE:				sdm				AGJCM Project No.	
Williamson County Justice Center Expansion Georgetown, Texas				STATUS OF DESIGN		Design Development Estimate		1253	
DIVISION 13				MATERIAL		LABOR		TOTAL ESTIMATE	
Special Construction				UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
Sect 13131 - Precast Concrete Modules					\$2,554,028		\$0		\$2,554,028
Precast Closure Panels				0 ea	\$0	0.00	\$0		\$0
Cells 8 Man				52 cf	\$1,456,000	0.00	\$0		\$1,456,000
Cells 1 Man				24 cf	\$684,000	0.00	\$0		\$684,000
Furniture (Included in Cost of Cell)				0 ea	\$0	0.00	\$0		\$0
Visitor Cubicle, vision panel, no intercom				4 ea	\$11,708	0.00	\$0		\$11,708
Multi-Purpose Room				4 ea	\$112,320	0.00	\$0		\$112,320
Shower Units				58 ea	\$290,000	0.00	\$0		\$290,000
Sub Total									\$2,554,028

Activity and Location		William County		AGCM Inc.		DATE PREPARED	
Williamson County Jail & Sheriff's Department				Corpus Christi, Texas		June 5, 2001	
PROJECT TITLE:		ESTIMATED BY:		sdm		AGCM Project No.	
Williamson County Justice Center Expansion		STATUS OF DESIGN		Design Development Estimate		1253	
DIVISION 14		QUANTITY		MATERIAL		LABOR	
Conveying Systems		NUM UNIT		UNIT TOTAL		UNIT TOTAL	
Sect 14240 - Hydraulic Elevators				\$760,000		\$0	
Elevators		20 ea		\$760,000		\$0	
Freight Elevator				\$0		\$0	
Sub Total						\$760,000	

ACTIVITY AND LOCATION:				AGJCM Inc.				DATE PREPARED			
Williamson County Jail & Sheriff's Department Georgetown, Texas				Corpus Christi, Texas				June 5, 2001			
PROJECT TITLE:				ESTIMATED BY:				AGJCM Project No.			
Williamson County Justice Center Expansion Georgetown, Texas				sdm				1253			
DIVISION 15 MECHANICAL				STATUS OF DESIGN				Design Development Estimate			
		QUANTITY		MATERIAL		LABOR		TOTAL		TOTAL ESTIMATE	
		NUM	UNIT	UNIT	TOTAL	UNIT	TOTAL	Section Totals		UNIT	TOTAL
Composite Labor Rate = \$49.50											
PLUMBING SF		0	sf	\$21.00	\$0						\$0
PLUMBING SF		0	sf	\$3.50	\$0						\$0
PLUMBING				Unit Labor	Labor Hours	Total Labor	Unit Material	Total Material	Total		\$1,627,996
Plumbing Piping					11,777.50 hrs	\$582,986		\$268,942.50	\$851,929		
Excavation & Backfill		1,800	lf	0.20 hrs	360.00 hrs	\$17,820	\$7.00	\$12,600.00			
2" Soil & Vent Pipe		1,000	lf	0.27 hrs	270.00 hrs	\$13,365	\$2.22	\$2,220.00			
3" Soil & Vent Pipe		1,500	lf	0.30 hrs	450.00 hrs	\$22,275	\$3.60	\$5,400.00			
4" Soil & Vent Pipe		5,000	lf	0.33 hrs	1,650.00 hrs	\$81,675	\$5.45	\$27,250.00			
6" Soil & Vent Pipe		4,000	lf	0.41 hrs	1,640.00 hrs	\$81,180	\$8.50	\$34,000.00			
1/2" Type L copper		2,500	lf	0.10 hrs	247.50 hrs	\$12,251	\$1.51	\$3,775.00			
3/4" Type L copper		3,000	lf	0.11 hrs	315.00 hrs	\$15,593	\$2.07	\$6,210.00			
1" Type L copper		3,000	lf	0.12 hrs	354.00 hrs	\$17,523	\$2.27	\$6,810.00			
1 1/4" Type L copper		1,500	lf	0.14 hrs	207.00 hrs	\$10,247	\$3.83	\$5,745.00			
1-1/2" Type L copper		2,000	lf	0.15 hrs	308.00 hrs	\$15,246	\$4.76	\$9,520.00			
2" Type L Copper		1,800	lf	0.19 hrs	342.00 hrs	\$16,929	\$7.25	\$13,050.00			
2-1/2" Type L Copper		750	lf	0.26 hrs	195.00 hrs	\$9,653	\$10.85	\$8,137.50			
3" Type L Copper		200	lf	0.29 hrs	58.00 hrs	\$2,871	\$14.70	\$2,940.00			
4" Type L Copper		160	lf	0.35 hrs	56.00 hrs	\$2,772	\$16.00	\$2,560.00			
6" Type L Copper		200	lf	0.40 hrs	80.00 hrs	\$3,960	\$18.00	\$3,600.00			
4" Storm Drain		1,000	lf	0.33 hrs	330.00 hrs	\$16,335	\$6.25	\$6,250.00			
6" Storm Drain		7,500	lf	0.41 hrs	3,075.00 hrs	\$152,213	\$8.70	\$65,250.00			
8" Storm Drain		2,500	lf	0.50 hrs	1,250.00 hrs	\$61,875	\$13.05	\$32,625.00			
10" Storm Drain		1,000	lf	0.59 hrs	590.00 hrs	\$29,205	\$21.00	\$21,000.00			
Plumbing Fixtures					3,466.90 hrs	\$171,612		\$604,456.00	\$776,068		
Water Closet		22	ea	6.00 hrs	132.00 hrs	\$6,534	\$500.00	\$11,000.00			
Water Closet (304 SS combo lav/wc multi sided)		1	ea	6.00 hrs	6.00 hrs	\$297	\$1,800.00	\$1,800.00			
Water Closet (304 SS combo lav/wc wall mount)		128	ea	6.00 hrs	768.00 hrs	\$38,016	\$1,400.00	\$179,200.00			
Water Closet (304 SS WC only)		51	ea	6.00 hrs	306.00 hrs	\$15,147	\$800.00	\$40,800.00			
Urinals		2	ea	6.00 hrs	12.00 hrs	\$594	\$500.00	\$1,000.00			
Lav		22	ea	4.00 hrs	88.00 hrs	\$4,356	\$400.00	\$8,800.00			
Lav (304 SS)		50	ea	6.00 hrs	300.00 hrs	\$14,850	\$650.00	\$32,500.00			
Sink		8	ea	3.00 hrs	24.00 hrs	\$1,188	\$800.00	\$6,400.00			
Mop Sink		28	ea	13.70 hrs	383.60 hrs	\$18,988	\$252.00	\$7,056.00			
VTR		8	ea	0.50 hrs	4.00 hrs	\$198	\$50.00	\$400.00			
Shower Stall		76	ea	12.00 hrs	912.00 hrs	\$45,144	\$2,000.00	\$152,000.00			
Clean Out		15	ea	3.20 hrs	48.00 hrs	\$2,376	\$200.00	\$3,000.00			
Roof Drains		81	ea	2.00 hrs	162.00 hrs	\$8,019	\$350.00	\$28,350.00			



Shower Drain		76	ea	2.00 hr	152.00 hrs	\$7,524	\$200.00	\$15,200.00	
Storage Tank		1	ea	5.30 hrs	5.30 hrs	\$262	\$5,000.00	\$5,000.00	
3" Floor Drains		10	ea	2.00 hrs	20.00 hrs	\$990	\$300.00	\$3,000.00	
Water Heater		2	ea	6.50 hrs	13.00 hrs	\$644	\$15,000.00	\$30,000.00	
Exp. Tank		2	ea	1.40 hrs	2.80 hrs	\$139	\$10,000.00	\$20,000.00	
Wash Box		16	ea	0.45 hrs	7.20 hrs	\$356	\$75.00	\$1,200.00	
Trap Primer		80	ea	0.50 hrs	40.00 hrs	\$1,980	\$50.00	\$4,000.00	
Grease Trap		1	ea	20.00 hrs	20.00 hrs	\$990	\$15,000.00	\$15,000.00	
Water Pump		1	ea	24.00 hrs	24.00 hrs	\$1,188	\$25,000.00	\$25,000.00	
Circulating Pump		4	ea	2.50 hrs	10.00 hrs	\$495	\$500.00	\$2,000.00	
Water Softner		3	ea	5.00 hrs	15.00 hrs	\$743	\$2,000.00	\$6,000.00	
Sediment Filters		1	ea	4.00 hrs	4.00 hrs	\$198	\$100.00	\$100.00	
Activated Carbon Filters		1	ea	4.00 hrs	4.00 hrs	\$198	\$650.00	\$650.00	
500 Gal Storage Tank		1	ea	4.00 hrs	4.00 hrs	\$198	\$5,000.00	\$5,000.00	
Fire Sprinkler System									
Fire Sprinkler System SF		260,000	sf	2.20	\$670,705		\$0		\$670,705
Standpipe		750	lf	35.20	\$572,000	0.00	\$0.00	\$572,000	
System Riser		2	ea	8250.00	26,400	0.00	\$0.00	\$26,400	
Fire Department Connection		1	ea	805.00	16,500	0.00	\$0.00	\$16,500	
Fire Pump w/Controller & Transfer Switch		1	ea	55000.00	805	0.00	\$0.00	\$805	
					55,000	0.00	\$0.00	\$55,000	
HVAC									
HVAC Allowance SF		0	sf	\$23.03	\$2,083,760	\$0.00	\$0.00	\$0	\$2,083,760
HVAC Allowance SF		0	sf	\$6.00	\$0	\$0.00	\$0.00	\$0	
Chillers		3	ea	88400.00	\$265,200	0.00	\$0.00	\$265,200	
Fan Coil Units		13	ea	1379.23	\$17,930	0.00	\$0.00	\$17,930	
Terminal Units		32	ea	598.44	\$19,150	0.00	\$0.00	\$19,150	
Air Handling w/ VFD		12	ea	26300.00	\$315,600	0.00	\$0.00	\$315,600	
CHW Pumps		6	ea	3791.60	\$22,750	0.00	\$0.00	\$22,750	
Supply and Exhaust Fans		40	ea	1153.50	\$46,140	0.00	\$0.00	\$46,140	
Burgular Bars @ Curbs		1	ls	6800.00	\$6,800	0.00	\$0.00	\$6,800	
Chilled-Water Piping		1	ls	106900.00	\$106,900	0.00	\$0.00	\$106,900	
Insulation		1	ls	64200.00	\$64,200	0.00	\$0.00	\$64,200	
Excavation and Backfill		1	ls	3300.00	\$3,300	0.00	\$0.00	\$3,300	
Sleeves & Hole Cutting		1	ls	2500.00	\$2,500	0.00	\$0.00	\$2,500	
Drain Piping		1	ls	3700.00	\$3,700	0.00	\$0.00	\$3,700	
Hanger Material		1	ls	4500.00	\$4,500	0.00	\$0.00	\$4,500	
Controls Allowance		1	ls	103200.00	\$103,200	0.00	\$0.00	\$103,200	
Ductwork		1	ls	344600.00	\$344,600	0.00	\$0.00	\$344,600	
Aid Devices		1	ls	42500.00	\$42,500	0.00	\$0.00	\$42,500	
Identifications & Labels		1	ls	3700.00	\$3,700	0.00	\$0.00	\$3,700	
Rental & Crane Experiences		1	ls	3600.00	\$3,600	0.00	\$0.00	\$3,600	
Delivery & Erection		1	ls	16600.00	\$16,600	0.00	\$0.00	\$16,600	
Start-up & Balance Preparation		1	ls	12400.00	\$12,400	0.00	\$0.00	\$12,400	
Testing & Balancing		1	ls	21750.00	\$21,750	0.00	\$0.00	\$21,750	
Permits & Fees		1	ls	4500.00	\$4,500	0.00	\$0.00	\$4,500	
Misc. Job Site Expenses		1	ls	5000.00	\$5,000	0.00	\$0.00	\$5,000	

3rd Floor Shell Out	1	Is	\$323,620.00	\$323,620	\$0.00	\$0.00	\$323,620		
4th Floor Shell Out	1	Is	\$323,620.00	\$323,620	\$0.00	\$0.00	\$323,620		
Sub Total									\$4,382,461

ACTIVITY AND LOCATION:				William County		AGCM Inc.		DATE PREPARED	
Williamson County Jail & Sheriff's Department Georgetown, Texas				ESTIMATED BY:		Corpus Christi, Texas		June 5, 2001	
PROJECT TITLE:				sdm				AGCM Project No.	
Williamson County Justice Center Expansion Georgetown, Texas				STATUS OF DESIGN		Design Development Estimate		1253	
DIVISION 16		QUANTITY		MATERIAL		LABOR		TOTAL ESTIMATE	
ELECTRICAL		NUM	UNIT	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
Basement		3632	sf	17.60	\$63,923	0.00	\$0	\$17.60	\$63,923
1st Floor		53271	sf	10.65	\$567,336	0.00	\$0	\$10.65	\$567,336
2nd Floor		51856	sf	17.60	\$912,666	\$0.00	\$0	\$17.60	\$912,666
3rd Floor		51856	sf	10.50	\$544,488	\$0.00	\$0	\$10.50	\$544,488
4th Floor		51856	sf	10.50	\$544,488	\$0.00	\$0	\$10.50	\$544,488
Lighting					\$0		\$0		\$0
Fixtures		0	ts	38,500.00	\$0	\$0.00	\$0	\$38,500.00	
Power System					\$0		\$0		\$0
Gear		0	ls	19,250.00	\$0	\$0.00	\$0	\$19,250.00	
Fire Detection System					\$0		\$0		\$0
Fire Alarm System		0	ls	24,200.00	\$0	\$0.00	\$0	\$24,200.00	
Communication System					\$0		\$0		\$0
Tel/Data		0	ls	48,400.00	\$0	\$0.00	\$0	\$48,400.00	
Audio/Visual		0	ls	11,880.00	\$0	\$0.00	\$0	\$11,880.00	
Miscellaneous					\$0		\$0		\$0
Misc. Material		0	ls	54,230.00	\$0	\$0.00	\$0	\$54,230.00	
Labor		0	ls	64,570.00	\$0	\$0.00	\$0	\$64,570.00	
Lightning Protection		0	ls	13,200.00	\$0	\$0.00	\$0	\$13,200.00	
Sub Total									\$2,632,901

***Design Review Comments – Documents dates 03-08-01*****Drawings**

- Sheet AO.50. Consider pedestrian walkway at intersection of Forest and Fourth Street.
- Sheet AO.50. Coordinate parking/drive aisle between jail expansion and garage since architectural and civil drawings reflect different solutions.
- Sheet AO.50. Would it be possible to parking garage entrance between Third and Fourth Streets along Forest? If jail expansion occurs between Jail Expansion and Parking Garage, it will be difficult to modify in the future.
- Sheet C1. Storm Water Pollution & Protection Plan (SWPPP) is required for all projects disturbing 5 acres or more. SWPPP should be completed prior to start of construction. Has SWPPP been started?
- Sheet C1. What is extent of Landscaping?
- Sheet C1. City of Austin Standards? Round Rock reference?
- Sheet C-4. Drawings C-4 through C-14 are not included in set.
- Sheet AJ1.01 Is Sally port drive radius adequate? Drawing was not in set but question arises from earlier review.
- Sheet AJ2.12 Question the use of 2' x 4' suspended acoustical ceiling in Day Rooms. No ceiling equipment shown as per legend.
- Sheet AJ4.01 Is spandrel glass at Jail Expansion appropriate. Will it facilitate ease of expansion connection in the future?
- Sheet AJ3.00 Not enough information to comment. Slope? Expansion Joint? Stair Security>
- Sheet AJ4.01 Please depict masonry control joints both vertically and horizontally. Why is spandrel glass used on fourth level only? Wall sections would be appropriate in order to review exterior wall composition. Do not poché existing building and associated material in order to minimize confusion. Please confirm Note 2.
- Sheet SJ1.0 What is Live Load? Slab thickness of 3" seems to be marginal especially for a detention facility.
- Sheet SJ1.0 Details refer to slab on grade. Please provide correct design solution and details. Please confirm concrete PSI.
-

**Specifications**

Section 01100 1.7. Please assist Owner in identifying Owner Furnished items.

Section 01250 1.3. Owner wishes to be involved in "Minor Changes of Work".

Section 01290 1.5. Owner's Representative should be involved in the approval of Application for payment.

Section 01330 Who defines Action versus Information submittal.

Section 01500 3.4 Please include Storm Water Protection Plans as required by EPA.

Section 02230 3.3 What is anticipated down time for utilities due to relocation if applicable?

Section 04810 Where will Ceramic-glazed structural tile be used? Assuming that CMU will be used for around each pod. What is type of horizontal joint reinforcing to be used? Will stainless steel screws be used for steel studs?

Section 05210 Where are steel joists being used? Roof?

Section 05400 Discussion of exterior wall assembly and detailing should be discussed at length. Exterior Curtain-Wall Framing deflection of 1/360 is not adequate for this type of application. Will gypsum sheathing be 24' or 48" wide?

Section 7210 Where will these specified insulation materials be used.

Section 07242 Where will Exterior Insulation & Finish System be utilized?

Section 07411 Where will manufactured roof panels be used?

Section 07531 Single-ply EPDM roof is not an option.

Section 07552 Confirm 1A-120 Fire windstorm classification. Include inspections by manufacture's representative. Warranty should be 20 year NDL.

Section 13131 Precast Concrete Modules call for a 6" floor thickness, which is incompatible with slab thickness. Page 8 Engineer should be registered in Texas and not Colorado.

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Review  
Comments

Project Name: Williamson County Justice Center Discipline:  
Expansion Project

Date: 6/6/01

Reviewer: Charles D. Kieffer, PE

1. Civil  
2. Landscape  
3. Arch  
4. Interiors  
5. Structural  
6. HVAC  
7. Plumbing  
8. Fire Prot  
9. Electrical  
10. Communications

06/08/2001

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	Sheet No./ Room No./ Grid Ref.	Dis	Comments	Action Taken	Issue Closed
1	General	6&7	These drawings have been issued in violation of the rules of the Texas Board of Engineering Registration since they are not identified as to be not for construction and do not have the name and registration number (no seal) of the responsible designer.		
2	General	6 & 7	A statement of Basis of Design would be very helpful to define the design intent and to fill in the blanks left in the drawings and specifications.		
3		6 & 7	No indication of any demolition or rework required in existing facility.		
4	M1.00	6	Air cooled Chiller Schedule - 95 deg ambient is a little low for air cooled equipment in this area.		
5		6	Fan Schedule - No kitchen exhaust fan listed		
6		6	AHU Schedule - Define: EAT/LAT conditions; GPM; Min OA; Heat source and capacity.		
7		6	Fan Powered Terminal Schedule - Note 6 references drawings for capacities - none indicated.		
8		6	General Note 10 - References criteria shown on plans - none indicated		
9		6	General Note 16 - Include requirement for anti-microbial coating.		
10		6	General Note 17 - Standards should be defined as SMACNA and/ or ASHRAE.		
11	M1.02a	6	What is to be treatment for day rooms - no supply or exhaust is indicated.		
12	P0.00	7	Note 25 - Insulation to have 25/50 rating.		
13		7	Note 25 & 35. All clean-outs and hose bibs should be shown on drawings.		
14	P0.01	7	Fixture schedule - should the last item be 'DWS'?		
15	P1.01a	7	Detail 4. Location of DWP not indicated.		
16	Specifications	6	Missing spec for: Grilles and Registers (secure areas will require special attention); VAV Boxes; Fan Powered Boxes.		
17	15010-1.03B	6	International and Uniform codes both listed - omit one.		
18	15010-3.11	6	Note 22-Sheet M1.00 says concrete work by GC. Clarify.		
19	15010-3.13D	6	Suggest a minimum of 4-8 hours instruction to operating personnel.		

	Sheet No./ Room No./ Grid Ref.	Dis	Comments	Action Taken	Issue Closed
20	15040	6	Due to critical nature of smoke test, would suggest that TAB be retained directly by Owner.		
21	15040-3.03	6	Add: Control Sequences: A. Operate systems to verify correct: 1. Equipment capacities 2. Normal control sequences 3. Emergency and alarm functions and proper equipment responses.		
22	15060-2.02E1	6	Add: In no case shall raised face flanges be bolted to flat faced flanges.		
23	15060-2.03D1.	6	Add: No lead bearing material will be allowed.		
23	15060-2.03D1.	6	Add: No lead bearing material will be allowed.		
24	15060-2.05A	6	Insert 'rolled' between utilize and groove. Change 'machined' to 'rolled'.		
25	15060-3.03B	6	Is there a boiler – none was shown.		
26	15060-3.03G	6	Add chilled water to systems requiring testing.		
27	15140-2.01F	6	Add efficiency to required data.		
28	15180-2.02A	6	Strongly recommend against fiberglass insulation on chilled water unless some of the new 'wicking' type is used.		
29	15180-3.03B2a	6	See comment above.		
30	15180-3.03D	6	Does this project have any steam?		
31	15180-3.04	6	Documents do not indicate where duct liner is to be used.		
32	15180-3.04C3	6	Any liner should have anti-microbial coating.		
32	15180-3.04C3	6	See comment above- no areas to receive liner designated on drawings.		
33	15180-3.5C	6	Are these required?		
34	15300-Gen	6	Due to the specialized needs of this project – more than a generic is needed. Special attention will be needed for types of heads and location in secure areas.		
35	15300-1.20A4	6	Identify Owner's insurance carrier.		
36	15300-1.06C5	6	Coordinate with code listings in 15010. This is the third different building code referenced.		
37	15300-1.06C7	6	Add Texas Commission for Jail Standards rules.		
38	15300-2.013	6	Suggest adding Grinnell		
39	15300-3.05D	6	Delete 'cut'.		
40	15380-1.3B2	6	Verify Owner's insurance carrier follows FM or IRI.		
41	15459	6	No interceptors indicated on plumbing drawings.		
42	15510-1.02A	6	No hot water heating system indicated on drawings. Air cooled chiller will not require condensing water system.		

	Sheet No./ Room No./ Grid Ref.	Dis	Comments	Action Taken	Issue Closed
43	15510-1.04	6	No four pipe system indicated on drawings.		
44	15510-1.06E	6	Coordinate with code listings in 15010. This is the fourth different building code referenced.		
45	15510-3.01C	6	Condensing water system not required.		
46	15510-3.06H	6	Chemical feeder not indicated on drawings.		
47	15510-3.06K	6	Compression tank not indicated on drawings.		
48	15515-2.08	6	Size and number of tanks not indicated on drawings. Are both conventional and diaphragm tanks to be used? See also 15515-3.02G.		
49	15515-2.09	6	Size and number of tanks not indicated on drawings.		
50	15440-2.01A	6	Include criteria similar to 15140-2.01		
51	15830-1.01	6	Power roof intake ventilators and power roof exhaust ventilators not indicated on drawings.		
52	15830-2.01	6	Need description for kitchen make-up unit.		
53	15841-2.01F	6	Coordinate with 15180-3.04		
54	15841-2.04A	6	Add 'black' between or and steel in first line. This appears that the mechanical contractor is to furnish a non-rated duct system, therefore insure that architect details a two hour rated enclosure.		
55	15855-1.02E	6	No direct expansion coils are indicated on drawings.		
56	15855-2.01D2	6	Would recommend copper fins on chilled water coils with stainless steel frames. If the fins are left as an option between aluminum or copper - the contractor will always go with aluminum.		
57	15855-2.01D4	6	Where are hot water coils used?		
58	15855-2.01E2	6	Delete 'cleanable'. Recommend 2" - 30% filters with provision to go to 65% in the future.		
59	15856-2.01	6	For clarity - define minimum rated clearance from combustibles.		
60	158572.01J	6	Where is vibration control specified?		
62	15857-2.03F	6	Discharge dampers are not recommended - sheave adjustment should be used to obtain desired fan operating conditions.		
63	15860- 2.02Louvers	6	15860-3.02 next to last paragraph says louver are to furnished and installed by General Contractor		
64		6			
65		6			
66		6			
68		6			



## ***Findings***

1. An independent architect, mechanical engineer, and construction manager reviewed the plans in detail. Comments were provided to Landmark, which are enclosed as a tab in this document. Complete definition of the drawings and specifications through design development needs to occur before finalizing the Guaranteed Fixed Price for the project and proceeding with construction.
  2. An independent cost estimate was performed for the jail expansion, based on the plans and specifications provided. The estimate confirmed that the current estimate provided by Landmark represents good value for the project, as defined. The independent estimate was accomplished without any knowledge of the Landmark estimate and, as such, is considered a good comparison of actual value. The independent estimate was based on the plans provided, and carried sufficient contingency to compensate for plans at the Schematic Design stage.
  3. The preferred Williamson County contract was provided and was returned with only minor comments and requested changes. The contract is in 2 parts – Part 1 for Design, and Part 2 for Construction. The plans, as completed to date, represent work intended for the early phases of Part 1, so upon execution of the contract, the early portion of Part 1 has already been accomplished. The contract will result in a Guaranteed Fixed Price when the design is sufficiently completed, at least through the Design Development phase. After final review by the County Attorney, the contract should be executed. Part 1 will commence immediately, and Part 2 will not commence until the plans and specifications are further developed as discussed in paragraph 1. The county has the option to terminate the contract without executing Part 2 if the Guaranteed Fixed Price submission cannot be agreed to. Given that Part 1 type design work and costs have been incurred, execution of the contract and commencement of Part 1 is a prudent course of action.
  4. Upon execution of the contract, the Project Execution phase begins. As Owner's representative, we are developing a Project Execution Plan for the management and coordination of all phases of the Design-Build contract for the jail expansion and parking garage, as well as the Design and Construction Management contracts for the Courthouse Expansion. The Project Execution Plan will include the detailed Owner's plan for staffing and managing the Design Development phase, Construction Documents phase, approval of submittals, Owner coordination issues, as well as quality control, commissioning, and turnover. After contract approval, work should begin with a kickoff session for all parties on both the Owner and Design-Builder teams. These sessions are valuable in establishing a full understanding of the project, informing everyone of the project communication and approval channels, and establishing an expedited process to resolving issues.
-

***Recommendations***

1. Continue to define the design and specifications for the Design Development Stage prior to acceptance of the final contract price.
  2. Accept the Landmark price proposal for the jail expansion and garage as a guaranteed maximum price until the exact fixed price amount can be agreed upon at the end of Design Development
  3. After review and acceptance by the County Attorney, execute the contract presented to Landmark with agreed revisions and complete work on Part 1. Execute Part 2 of the contract after Design Development is completed and the agreed stipulated sum is determined and finalized. Notice to Proceed will be the official start of Part 2 and acceptance of the Guaranteed Fixed Price.
  4. Facilitated by Broaddus & Associates, conduct a kickoff session for all project participants, Owner and Design-Builder, to develop a complete understanding of the project and develop key processes, procedures, and communication protocols.
  5. Meet with the Sheriff to address any issues related to the Jail Expansion and/or renovations of the existing facility.
  6. Proceed with preconstruction activities in anticipation of the Notice to Proceed.
  7. In collaboration with Landmark Organization, develop the Project Execution Plan.
-

**AGENDA ITEM 2**

Discuss jail and/or courts projects (Executive Session as per VTCA Govt Code section 551.071 consultation with attorney.

Executive session canceled.

**AGENDA ITEM 3**

Discuss and take any appropriate action on jail and/or courts projects.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To authorize the County Judge to sign a construction contract for design-build services for the jail, utility relocation, and the parking garage, contingent upon the approval of County Attorney Gene Taylor and Broaddus & Associates.

Vote: 5 – 0

*Commissioner Boatright amended his motion and Commissioner Hays amended his second to read:*

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: **To authorize the County Judge to sign a construction contract for design-build services for the jail, utility relocation, and the parking garage, contingent upon the approval of County Attorney Gene Taylor and Broaddus & Associates, and to include construction management for the courts building.**

Vote: 5 - 0

**AGENDA ITEM 4**

Hear comments from commissioners.

Commissioner Limmer stated that it had taken a long time to get to this point, and that he was glad to be able to move forward on this.

**COMMISSIONERS' COURT ADJOURNED AT 11:15 A.M. ON FRIDAY, JUNE 8, 2001.**

THE FOREGOING MINUTES recorded on Minutes Pages 1 through 43, inclusive had at a Special Session of Commissioners' Court of Williamson County, Texas, having been read are hereby approved this 19th day of June, 2001.

  
John C. Doerfler, County Judge

ATTEST: Nancy E. Rister, Clerk County Court & Ex-officio Clerk,  
Commissioners' Court, Williamson County, Texas

By:   
Deputy Clerk