

AGENDA ITEM 25

Discuss and take appropriate action on hiring inspectors for Road Bond projects.

No action was taken on this agenda item, which will be added to the July 9, 2002 meeting.

< Attachment >

Williamson County Construction Observer Program]

BACKGROUND

Four consulting firms identified as potential providers

- PBS&J
- Halliburton KBR (Brown & Root)
- Doucet and Associates, Inc.
- Turner, Collie & Braden

Two firms under contract

- Halliburton KBR
- Doucet and Associates, Inc.

Scope, Staffing levels & Fee

- Jointly negotiated on a project basis between consultants and Road Bond Team
- High staffing levels result from inherent accountability placed on the consultant
- Level Of Effort Depends on Size And Complexity of project

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COUNTY INSPECTORS

- Four County inspectors from URS are being utilized on several bond projects currently underway
- Maximization of current County Inspection Forces and available Bond Funds
- Inherent reduced scope and effort with the absence of third party accountability
- Hire two to three contract/part-time employees to augment County Inspection Forces during periods of high demand
- Acquire vehicles and equipment for the additional contact inspectors. These vehicles and equipment would be available for use by URS after the bond projects were complete
- Oversight of the County Inspectors would be provided by the County Engineer and/or the Road Bond Team

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Recommendations

- Continue to utilize County inspectors supplemented with oversight by the County Engineer and/or Road Bond Team
- Designate Commissioner(s) to interview 4-6 identified individuals to supplement County Inspection staff and recommend contracting with 2 inspectors
- Consider hiring one additional County Senior Inspector
- Explore four options to provide Senior Construction Engineer services and oversight for County inspection program
 - Continue to utilize Road Bond Team members
 - Utilize one of two construction observer firms already under contract
 - Utilize local engineering firm
 - Continue to utilize County Engineer
- Estimated Savings \$3.0 million - \$5.0 million

AGENDA ITEM 26

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

Jim Broaddus of Broaddus & Associates gave an update on the jail/courthouse annex expansion project.

Mr. Broaddus stated that there was a meeting yesterday with the Construction Manager of the project and said that the hard costs of the new construction are now down within the original Design/Build cost. He said that the renovation costs have now been defined, and that the project management and general conditions fees are now back down within the estimate of the original costs. He stated that it is subject to confirmation by letter from Landmark, which he should have within the next week. Mr. Broaddus stated that there have recently been some management changes on the project.

He stated that Landmark has agreed that some pending change orders previously issued by the contractor have been withdrawn and will only be issued for "scope of work" additions by the Commissioners' Court. The contractor has agreed to a deductive change order in the amount of \$100,000 to cover county quality assurance costs on the project, which will also be confirmed by letter and a change order of the contract. The letter is expected within the next week.

Mr. Broaddus said that his firm has analyzed the schedule on the jail, and that the project schedule still remains in effect, which has been confirmed by independent reviewers on the schedule that has been submitted.

Judge Doerfler stated that the meeting with Mark Schultz, President of Landmark, addressed issues on the entire project concerning the jail, justice center and cost overruns. Mr. Schultz stated that he was willing to go back to what was originally proposed, that he would rather lose \$1,000,000 on the Justice Center than lose his reputation. Mr. Schultz has agreed to provide to put this in writing along with a definite figure on finishing out the 3rd floor of the jail by Friday.

No action was taken on this agenda item.

AGENDA ITEM 27

Consider ordering a public hearing to be held at 10:15 a.m., July 30, 2002, in Commissioners Court, to consider petition to create Emergency Services District No. 6 (Weir).

Moved: **Judge Doerfler**

Seconded: **Commissioner Hays**

Motion: To order a public hearing to be held at a public hearing to be held at 10:15 a.m., July 30, 2002, in Commissioners Court, to consider petition to create Emergency Services District No. 6 at Weir.

Vote: **5 - 0**

AGENDA ITEM 28

Consider approving the sale of 2 tracts owned jointly with Round Rock I.S.D.

Moved: **Commissioner Limmer**

Seconded: **Judge Doerfler**

Motion: To approve the sale of 2 tracts owned jointly with Round Rock I.S.D.

Commissioner Limmer amended his motion to read:

"To remove item 1 and to approve the sale of item 2 owned jointly with Round Rock I.S.D."

Judge Doerfler amended his second to the motion.

Vote: **5 - 0**

< Attachment >