

AGENDA ITEM 15

Discuss and take appropriate action concerning street names for roads in Williamson County Regional Park.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve Perry Mayfield Boulevard and Barho Drive as street names for the two main roads in the Williamson County Regional Park.

Vote: 5 - 0

AGENDA ITEM 16

Discuss and take appropriate action concerning additional services for Project Managing by Gray Jansing & Associates for Williamson County Regional Park.

Discussion and action on this agenda item was postponed until the afternoon work session.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve additional funding for Gray Jansing in the amount of \$78,765.

Vote: 4 – 0. **Commissioner Limmer was absent from the dais.**

< Attachment >



GRAY + JANSING & ASSOCIATES, INC.

SSU Paul
116 JJC
File

MEMORANDUM

TO: Mr. Paul Linehan
Land Strategies, Inc.

FROM: Patti Leahy
Gray + Jansing & Associates, Inc.

DATE: January 2, 2003

Re: Williamson Co. Regional Park – Phases 1 and 2
GJA Proposal No. 03001

As per your conversation with John Jansing, attached is the letter regarding the request for authorization of additional funds. We were not sure how to address the letter. We have attached two different versions, one addressed to Judge Doerfler as in the original proposal and the second addressed directly to you.

If you have any questions or require additional information, please contact our office.

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Attachment



GRAY · JANSING & ASSOCIATES, INC.

January 2, 2003

The Honorable Judge John Doerfler
Williamson County Commissioners Court
Williamson County Courthouse
710 North Main Street, 2nd Floor
Georgetown, Texas 78626

**Re: Williamson County Regional Park – Phases 1 and 2
GJA Proposal No. 03001**

Dear Judge Doerfler:

We have been the civil engineering consultant for the Williamson County Regional Park (Park) under your direction. This was initiated in May, 2000 with the Master Planning Support for the entire 558 acre park. The design and construction support of Phases 1 and 2 site improvements was authorized in June 2001 and construction of the improvements continues to date. In presenting the scope of services for each of the authorized tasks we attempted to anticipate the extent of services that would be required and provide a fee budget associated with those services. Unfortunately, the services provided have exceeded those anticipated as a result of design and construction issues that arose outside of our control. Presently we have incurred additional hourly and reimbursable costs that total approximately \$32,000 more than our authorized budget. In addition, construction has extended past the constructed period and may continue for at least an additional 60 days. Through that extended contract period our services will continue to be required until constructed facilities are complete to a level of quality suitable for recommendation to the Williamson County Commissioners for acceptance.

The following summarizes the services provided outside of those anticipated for the design and construction tasks, to date, for the Williamson County Regional Park.

Design

Wastewater disposal was initially planned through a connection to the Williamson County MUD No. 9 (MUD 9) system. The MUD 9 system is provided service by the City of Round Rock. Although MUD 9 was agreeable to providing service to the Park, the City of Round Rock claimed constraints within their collection system that would preclude the Park connection. This resulted in the evaluation of alternatives that included

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preliminary design of a wastewater treatment plant effluent storage pond and effluent irrigation plan, all within the Park area, for wastewater treatment and disposal. Included in the master planning for the wastewater disposal was a lift station along the southern boundary of the Park to collect the wastewater for pumping to either of three disposal alternatives. These alternatives were MUD 9, onsite treatment plant and existing City of Cedar Park wastewater lines in FM 1431. Ultimately through continued meetings with the City of Round Rock and analysis of their system constraints, it was approved that the Park would be provided limited capacity (Phase 1 and 2) through the MUD 9 system. This then required the full design of the lines to route the wastewater to MUD 9

Water supply for both potable and irrigation was originally planned to be provided by onsite water wells. Further studies by the hydrogeologist consultants (Thornhill & Associates) caused the need to evaluate alternatives due to water quality and well yield concerns. The alternatives evaluated included connecting to the City of Georgetown waterline in FM 2243 and routing the service line through the Whitetail Subdivision; connecting to existing City of Cedar Park waterlines in FM 1431; and connection to waterlines in MUD 9. In consideration of these alternatives onsite ground storage tanks were evaluated and preliminary design completed to store water onsite for peak demands. The resulting design for water supply to meet initial demands from the Park combined a connection with MUD 9 for potable water supply and water wells to provide irrigation water supply. The connection to MUD 9 provides limited supply through our design of a waterline extension approximately 3900 feet from the MUD 9 meter to the point of delivery in the Park.

During construction numerous minor design changes have occurred to better accommodate or enhance existing features. However a substantial design effort resulted from the realignment of the entry road. We were directed to realign the roadway when site evaluation following construction staking indicated adjustments would save significant trees.

Construction

Services To Date – The onsite representation for observation of construction has required more hours than anticipated due to the contractor's (Workman Corporation) project structure. The majority of the work is being completed through subcontractors to Workman Corporation instead of their own forces. As a result, the means through which adherence to the project specifications is assured is more complex in dealing with numerous contractors individually and then meeting with Workman Corporation

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representatives to discuss the issues noted. Further time commitments have resulted from the excessive number of requests for information (RFI's) submitted by Workman Corporation. To date 94 RFI's have been received. Significant attention to an RFI is required to provide an answer or resolution that does not provide the contractor the basis for a change order. Although RFI's are expected on projects with numerous construction specialties such as the Park, the quantity submitted is, in our opinion, excessive.

Continuing Services – The Workman Corporation has exceeded the contracted time for completion of the construction. They have been granted a contract time extension until February 14, 2003 to complete the construction of Phase 1 and 2 for acceptance by the Williamson County Commissioners. This will require our construction observation services for a period of 60 days beyond the anticipated time period.

Based on the above we request that \$42,000 be authorized for addition to our approved budget. Of this amount \$32,000 would be requested to pay our time and reimbursable costs to date over our original approved budget, and the additional \$10,000 provided as a budget for hourly expenses that may accrue due to the services required as a result of the extended construction period.

We appreciate your review and consideration of this request. Should any questions arise feel free to contact us.

Sincerely,

GRAY • JANSING & ASSOCIATES, INC.



John M. Jansing, Jr., P.E.

JMJ:peh



AUTHORIZED BY

1-14-03
DATE

AGENDA ITEM 17

Discuss and consider preliminary plat approval of Baran Rister Subdivision. Pct. #4

Moved: **Commissioner Limmer**

Seconded: **Commissioner Boatright**

Motion: To approve the preliminary plat of Baran Rister Subdivision.

Vote: **5 - 0**

AGENDA ITEM 18

Discuss and take appropriate action on Work Authorization #4 for River Bend Oaks Subdivision.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve Work Authorization #4 for construction observation on River Bend Oaks.

Vote: **5 - 0**

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