

**AGENDA ITEM 25**

Consider approving additional fee compensation for Spencer Godfrey Architects for East Williamson County Park.

**Commissioner Limmer** addressed the Court. Mike Godfrey, Vice President, Spencer Godfrey Architects, Inc., also addressed the Court.

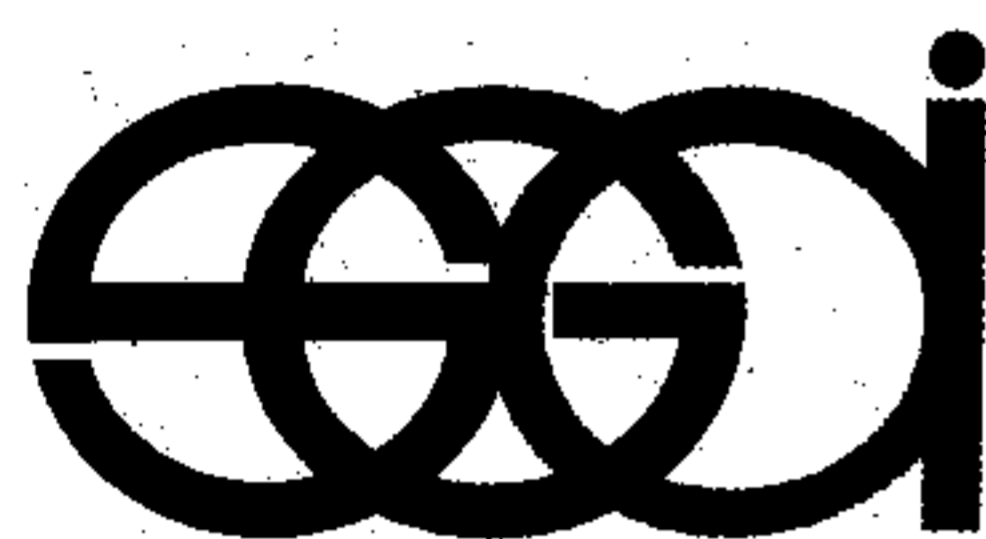
Moved: **Commissioner Limmer**

Seconded: **Commissioner Hays**

Motion: To approve additional fee compensation for Spencer Godfrey Architects for professional services that have already been provided for the East Williamson County Park.

Vote: 5 – 0

< Attachment >



spencer godfrey architects, inc.

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February 12, 2004

Commissioners Court  
Williamson County  
Williamson County Courthouse  
710 Main Street, Ste. 201  
Georgetown, Texas 78626

Re: East Williamson County Park

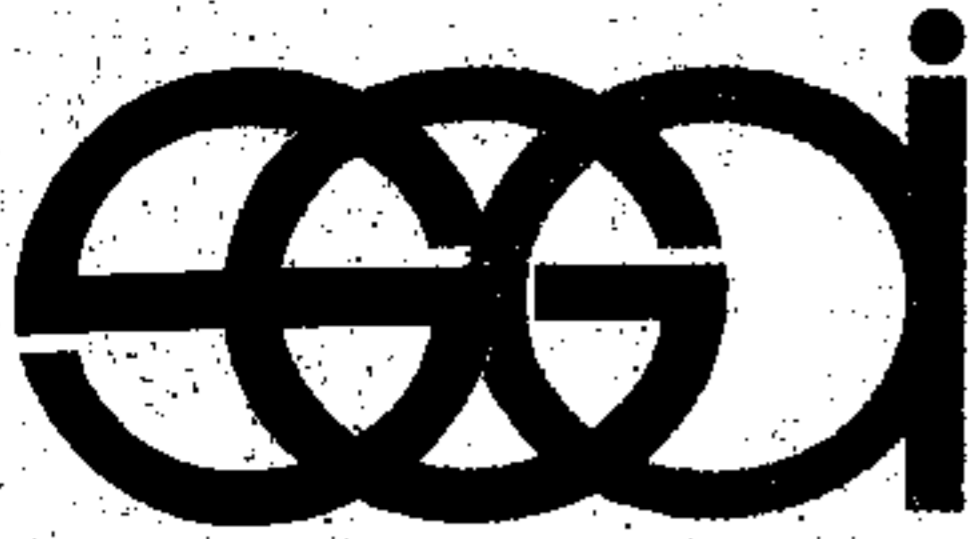
Gentlemen:

Enclosed are documents supporting my request for additional fee compensation on the above referenced project. Substantial completion of the project was obtained by the contractor on February 5, 2004. Although I have not received the final payment application from the contractor, it is believed that the project was completed under budget.

The East Williamson County Park is the third project we have completed for the county. All have been completed under budget. I appreciate the confidence the Court has shown Spencer Godfrey Architects over the past few years and respectfully request your consideration for additional fee compensation.

Sincerely,

Mike Godfrey  
Vice President  
Spencer Godfrey Architects, Inc.



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July 30, 2003

Commissioner Frankie Limmer  
Williamson County - Precinct 4  
412 Vance, Suite 213  
Taylor, Texas 76574

Re: East Williamson County Park  
Request for Additional Design Fee Compensation

Dear Mr. Limmer,

As you are aware, Williamson County engaged Spencer Godfrey Architects to provide programming, site master planning, construction documents, and construction administration services for the Park project. As we all knew, the County funds available for the development of this project were limited to the amount of \$3,500,000.00.

As programming was completed, it was quickly realized that there were insufficient funds to complete all of the program objectives. At this time we were instructed to work with Wade Todd, President/CEO of the Greater Williamson County YMCA, to develop the schematic design for the YMCA. We were instructed to also work with the Taylor Rodeo Association to develop the schematic design for the Arena. We were instructed to work with the City of Taylor to help in developing the Master Site Plan and to provide input on the Community Center.

Spencer Godfrey proceeded on the schematic design for the Arena, the Community Center, and the YMCA in order to provide accurate square footage footprints to place on the Master Site Plan. While we knew that there were insufficient funds to construct all of these facilities, the schematic designs were themselves used to extrapolate costs for these buildings. Anticipated probable costs of all facilities, including the development of the park, totaled in excess of \$10,000,000.00.

During this time, we were told that the YMCA was going to contribute an amount of approximately 1 to 1½ million dollars towards the construction cost of the YMCA. The County, through Leo Wood, was also working to obtain an indoor recreation grant from Texas Parks and Wildlife in the amount of \$750,000.00. These funds combined would yield 1.75 to 2.25 million dollars to construct the YMCA portion of this project.

Faced with the costs of all facilities combined, we were instructed to proceed with site development on the portion of the site relating to the Arena and YMCA, and to further refine the design of the Arena and the YMCA through the Design Development portion of our agreement with the County. We completed 100% of Design Development of the Arena and Site, and 10% of Design Development for the YMCA.

In January 2003, the Construction Manager, FT Woods, completed their Design Development Budget Estimate Summary. The budget estimate for the Arena, YMCA, and site development totaled \$5,668,277.00 (refer attached budget estimate). We were then instructed to proceed only with site development and the Arena. Construction and Bid Documents were completed on the site development and Arena and the County approved the expenditure of \$3,143,147.00.

Approved 2-17-04  
John C. Diefler  
↓


We respectfully request additional compensation in the amount of \$65,767.07 for the work performed. The calculation for additional compensation is as follows:

Community Center – Estimated construction cost: \$2,385,500.00  
Design Fee (per Contract) is 7% of construction cost  
 $\$2,385,500 \times 7\% = \$166,985.00$   
100% completion of Schematic Design  
Schematic Design (per Contract) totals 17% of Construction Cost  
 $\$166,985.00 \times 17\% = \$28,387.45$  **additional funds requested**

YMCA - Estimated construction cost, \$2,855,594.00  
 $\$2,855,594 \times 7\% = \$199,891.00$   
100% completion of Schematic Design  
Schematic Design (per Contract) totals 17% of Construction Cost  
 $\$199,891.00 \times 17\% = \$33,981.47$  **additional funds requested**  
10% completion of Design Development  
Design Development (per Contract) totals 17% of Construction Cost  
 $(\$199,891.00 \times 17\%) \times 10\% = \$3,398.15$  **additional funds requested**

I am confident you will recognize that we expended a significant amount of time developing the design documents for the abandoned projects. The additional compensation requested is in direct accordance with the terms of our agreement. In the event the abandoned projects are reinstated, these fees will be credited against the fees for completing the work.

Sincerely,

  
Mike Godfrey  
Architect

MG/xx

Enclosure: Design Development Budget Estimate Summary

**Eastern Williamson County Park  
DESIGN DEVELOPMENT BUDGET ESTIMATE SUMMARY**

Owner: Williamson County, Commissioner Frankie Limmer

Revision No. : 01

Architect: Spencer Godfrey Architects

Drawing Date : Sept. 2002

PROJECT SECTOR:		A. YMCA Building w/ Parking Lot		B. Arena w/ Rest Rooms, Storage		C. SITEWORK Roads, Utilities Arena Parking	D. TOTAL	
GROSS FLOOR AREA		30,700	SQFT	63,904	SQFT		84,604	SQFT
SEC.	PARAMETER	\$/S.F.	AMOUNT	\$/S.F.	AMOUNT	AMOUNT	\$/S.F.	AMOUNT
1.00	FOUNDATIONS	0.00	w/ S.O.G.	0.41	26,200	—	0.28	26,200
2.00	SUBSTRUCTURE	5.10	156,570	1.28	81,733	—	2.52	238,303
3.00	SUPERSTRUCTURE	7.58	232,575	8.29	402,200	—	6.71	634,775
4.00	EXTERIOR CLOSURE	9.56	293,536	2.66	169,820	—	4.90	463,356
5.00	ROOFING	5.16	158,500	0.38	24,468	—	1.93	182,968
6.00	INTERIOR CONSTRUCTION	( 18.06 )	—	( 0.05 )	—	—	( 5.89 )	—
6.10	Interior Partitions & Doors	5.01	153,877	0.00	none	—	1.63	153,877
6.21	Wall Finishes	3.32	102,061	0.01	512	—	1.08	102,573
6.22	Floor Finishes	4.58	140,710	0.00	120	—	1.49	140,830
6.23	Ceiling Finishes	1.48	45,293	0.02	1,080	—	0.48	46,373
6.30	Specialties	3.66	112,350	0.02	1,200	—	1.20	113,550
7.00	CONVEYING	0.00	none	0.00	none	—	0.00	0
	ST - ARCH. & STRUC.	45.46	1,395,472	11.07	707,333	—	22.23	2,102,805
8.00	MECHANICAL							
8.10	Plumbing	4.72	145,000	0.32	20,300	—	1.75	165,300
8.20	HVAC	9.77	300,000	0.04	2,500	—	3.20	302,500
8.30	Fire Protection	1.11	34,000	0.00	none	—	0.36	34,000
8.40	Special Systems	0.00	none	0.00	none	—	0.00	0
	ST - MECHANICAL	15.60	479,000	0.36	22,800	—	5.30	501,800
9.00	ELECTRICAL							
9.10	Distribution	5.86	180,000	2.90	185,500	—	3.86	365,500
9.20	Lighting & Power	0.00	w/ above	0.00	w/ above	—	0.00	0
9.30	Special Systems	2.44	75,000	0.00	none	—	0.79	75,000
	ST - ELECTRICAL	8.31	255,000	2.90	185,500	—	4.66	440,500
11.00	EQUIPMENT	0.00	0	0.00	0	—	0.00	0
	COST OF WORK - BUILDING	69.36	2,129,472	14.33	915,633	—	32.19	3,045,105
12.00	SITEWORK							
12.10	Site Preparation	0.00	w/ Sitework	—	—	433,211	4.58	433,211
12.20	Site Improvements	13.32	408,860	—	—	878,824	13.61	1,287,684
12.30	Site Utilities	0.00	w/ Sitework	—	—	297,032	3.14	297,032
12.40	Off-Site Work	—	—	—	—	0	0.00	0
	ST - SITEWORK	13.32	408,860	—	—	1,609,067	21.33	2,017,927
	COST OF WORK - BUILDING & SITE	82.68	2,538,332	14.33	915,633	1,609,067	53.62	5,063,032
10.10	GENERAL CONDITIONS							
	General Conditions	3.18	97,762	0.55	35,265	61,972	2.06	195,000
	Vertical Hoisting	0.00	w/ above	0.00	w/ above	w/ above	0.00	w/ above
	ST - GENERAL CONDITIONS	3.18	97,762	0.55	35,265	61,972	2.06	195,000
10.20	INDIRECTS & RESERVES							
	Payment & Performance Bonds	0.87	26,703	0.15	9,632	16,927	0.56	53,263
	General Liability Insurance	0.39	11,923	0.07	4,301	7,558	0.25	23,782
	Builders Risk Insurance	0.13	3,947	0.02	1,424	2,502	0.08	7,873
	Permits	0.00	By Owner	0.00	By Owner	By Owner	0.00	0
	Utility Development/Tap Fees	0.00	By Owner	0.00	By Owner	By Owner	0.00	0
	Construction Contingency	2.62	80,360	0.30	19,325	33,961	1.41	133,646
	ST - INDIRECTS & RESERVES	4.00	122,934	0.54	34,682	60,948	2.31	218,564
10.30	FEES							
	Design Fees	0.00	None	0.00	None	None	0.00	0
	Preconstruction Costs	0.00	None	0.00	None	None	0.00	0
	Fee	3.15	98,566	0.54	34,495	60,620	2.03	191,681
	ST - FEES	3.15	98,566	0.54	34,495	60,620	2.03	191,681
	TOTAL CONSTRUCTION COST	93.02	2,855,594	15.96	1,020,076	1,792,808	59.92	5,668,277