

November 29, 2023

Mr. Daniel Shea
Williamson County Facilities Management
3101 SE Inner Loop
Georgetown, TX 78626

SUBJECT: ***SO/Jail Upgrade Generator Coverage - Fee Proposal***

Dear Daniel,

Thank you for the opportunity to submit this proposal to provide Mechanical, Electrical, and Plumbing (MEP) engineering services on this project. This proposal describes our Project Understanding, Scope of Services, proposed Compensation, proposed Schedule and proposed Terms and Conditions for the work.

Project Understanding

The owner wishes to add a new diesel generator with associated automatic transfer switch(es) and other electrical modifications to pick up coverage of the portion of the jail that is not currently under generator service. Provision for the addition of a fourth chiller will be considered in sizing this generator. Generator will have an integral fuel tank. No supplemental fuel storage or transfer design is anticipated. The new generator will be located on the north side of building near 4th St. and S. Rock St. intersection (between building and parking garage). No provision for an architectural screening of generator is anticipated. We will have a civil/structural engineer on our team to properly design site grading and generator concrete pad.

Scope of Services

Ramirez Simon Engineering, LLC (RSE) shall visit the site to evaluate existing site conditions. RSE shall provide documents for review by the County at Phase I - Schematic Design (SD) and Phase III - 100% Construction Document (CD) phases. Due the limited scope associated with this project, RSE proposes to not submit at Phase II - Design Development (DD) phase. With each submission, RSE will provide a Opinion of Probable Cost (OPC) and updated Design Narrative.

RSE will provide design documents (ANSI D size - 22"x34") for distribution to bidding contractors by the county's procurement department (or others). RSE will review and respond to Submittals and RFIs as required. RSE will attend a Prebid, Precon and periodic construction meetings at appropriate stages of construction completion. RSE shall provide an observation report for each visit. RSE shall utilize contractor's as built mark ups to provide record drawings, in both CAD/Revit and PDF format, at the completion of construction.

Exclusions:

- External Diesel storage, recirculation or filtration system design.
- City Permit Application or TDLR Fees.
- Sound/Vibration consultant

- Architectural design.
- Commissioning services.
- Circuit tracing of existing electrical systems.

Compensation

RSE shall perform the design and construction phase services for lump sum of **\$156,470** and shall be broken down as shown below.

Phase I – Schematic Design (SD)	\$46,941.00
RSE	\$44,241.00
Structural	\$2,700.00
Phase III – Construction Documents (CD)	\$78,235.00
RSE	\$73,735.00
Structural	\$4,500.00
Phase IV – Regulatory Review and Permits	\$4,694.10
RSE	\$4,424.10
Structural	\$270.00
Phase V – Bidding, Award and Execution	\$3,129.40
RSE	\$2,949.40
Structural	\$180.00
Phase VI – Construction Administration	\$20,341.00
RSE	\$19,171.00
Structural	\$1,170.00
Phase VII – Project Closeout	\$3,129.40
RSE	\$2,949.40
Structural	\$180.00

Project Schedule

Assuming a February 7, 2024 Authorization to proceed, RSE proposes the following dates:

Phase I – Schematic Design (SD)

Preliminary Scope and Budget Analysis	3/6/24
30% Plans, Specs and Cost Estimate	3/27/24
County written authorization to proceed to next phase	4/17/24

Phase III – Construction Documents (CD)

100% Review Plans, Specs and Cost Estimate	5/22/24
County written authorization to proceed to next phase	6/5/24

Phase IV – Regulatory Review and Permits

Sealed Plans, Specs and Cost Estimate to County	6/19/24
Permit Application to City (No TDLR)	6/26/24

Phase V – Bidding, Award and Execution

Permitted Plans & Specs and Cost Estimate to County	7/10/24
County Advertises Project for Bid	7/17/24
Contract Award (assumes 3 wks for bidding)	8/7/24

Phase VI – Construction Administration

Contractor Notice to Proceed	9/4/24
Construction Substantial Completion	11/15/25

Phase VII – Project Closeout

Record Drawings to County	12/15/24
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Terms and Conditions

We anticipate that this task will be performed a Professional Service Agreement with Williamson County. We will invoice monthly based on services provided. If these terms are acceptable, please provide approval and authorization to proceed.

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project. Please contact me if you have any questions.

Best Regards,

RAMIREZ SIMON ENGINEERING, LLC



Steven Simon, PE
Principal