

**AGENDA ITEM 26**

Consider authorizing County Judge to execute a Development Agreement regarding extension of Gattis School Road.

Moved: **Commissioner Heiligenstein**

Motion: To authorize County Judge to execute a Development Agreement regarding extension of Gattis School Road with Commerce Properties, Inc., upon review and approval by the County Attorney.

*Commissioner Heiligenstein withdrew his motion.*

This agenda item was tabled until the November 6, 2001 meeting.

**AGENDA ITEM 27**

Hear report from Land Strategies on revised plan for regional park and take any appropriate action.

Paul Linehan of Land Strategies discussed the regional park plans and answered questions.

No action was taken on this agenda item.

**AGENDA ITEM 28**

Consider approving additional services on regional park for Moman Architects and/or Gray Jansing & Associates.

John Jansing of Gray Jansing & Associates discussed the proposal for additional services for the regional park project.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve additional services on the regional park for Moman Architects and Gray Jansing & Associates **with the provision that the City of Round Rock and the Williamson County MUD #9 will accept the raw sewage that would be sent through their systems.**

Vote: 4 - 0 with Commissioner Limmer absent from the meeting.

< Attachment >



**Moman Architects, Inc.**

**Revised October 19, 2001**

**The Honorable Judge John Doerfler  
Williamson County Commissioner's Court  
Williamson County Courthouse  
710 Main Street, 2<sup>nd</sup> Floor  
Georgetown, TX 78626**

**Re: Southwest Williamson County Regional Park**

**Judge Doerfler:**

Moman Architects Inc. is pleased to submit to the Williamson County Commissioners Court, the following fee proposal for the design of a concession stand consisting of approximately 200 SF and a restroom facility consisting of approximately 1600 SF. It is our understanding that the design of the concession stand will be repeated twelve times in the locations listed below. It is also our understanding that the design of the restroom facility will be repeated six times in the locations listed below. The budget for these facilities assumes \$100.00 per square foot for these facilities.

	TRACT 1			TRACT 2			TRACT 3		
	Misc.	Football Track	Baseball	Misc.	Football Track	Baseball	Misc.	Football Track	Baseball
Concession Stand	1	2	1	1	2	1	1	2	1
Restrooms	2			2			2		

Concession Stands      200 SF @ \$100.00/SF =    \$20,000.00 X 12    =    \$240,000.00

**Restroom Facilities    1600 SF @ \$100.00/SF = \$160,000.00 X 6 = \$960,000.00**

**\$1,200,000.00**

The design of these recreational facilities must reflect the character of the park, blending with the landscape and providing a necessary function for the people who use the park. We at Moman Architects are extremely excited about this opportunity and are looking forward to integrating the design of the facilities designated with Land Strategies as they progress through the design of the Southwest County Regional Park.

We propose to provide full Architectural, Structural, Mechanical, Electrical & Plumbing design services from conceptual design through completion of construction for a lump sum fee of **Thirty Six Thousand Dollars (\$36,000.00)**. Upon acceptance of this proposal we will provide an AIA Standard form of Agreement for your review and approval.

Again, thank you for your consideration and we are ready to begin immediately.

Respectfully submitted,  
MOMAN ARCHITECTS, INC.



John S. Moman, AIA

*approved 10-30-01*  
*John C. Daefler*

xc: Williamson County Commissioner Mike Heiligenstein, Precinct One  
Williamson County Commissioner Greg Boatright, Precinct Two  
Williamson County Commissioner David Hays, Precinct Three  
Williamson County Commissioner Frankie Limmer, Precinct Four

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MA



GRAY • JANSING & ASSOCIATES, INC.

September 13, 2001

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

**Re: Revised Proposal for Additional Services to Support the  
Southwest Williamson County Regional Park  
GJA Proposal No. 01037**

Dear Judge Doerfler:

Gray • Jansing & Associates, Inc. (GJA) submits this proposal for your consideration to address additional services required in association with the Phase I Sports Complex design for the Williamson County Regional Park (Park). The original proposal executed June 26, 2001 (copy attached) did not address the design and construction administration of support facilities that have been identified or assigned to GJA during the Planning Phase of the project. The additional responsibilities of GJA are summarized as follows:

- **Water Supply** – The public and irrigation water supply will be provided by water wells. Numerous wells will be required due to the identified demands. In addition to the wells the associated storage tanks, pumps and treatment facilities will be necessary. The design of the facilities will be included in the construction plans prepared by GJA and represented through review by the Texas Natural Resource Conservation Commission (TNRCC).
- **Wastewater Collection** – Planning research has determined that capacity within the adjacent Williamson County MUD #9 system may be available to receive wastewater from the Park and convey it to the City of Round Rock system. It is anticipated that the system facilities will include onsite lift stations, onsite collection facilities and offsite line extensions.
- **Site Improvements** – Refinement of the planned improvements and evaluation of the facilities has identified additional sport fields and support facilities. These Park enhancements will require additional site grading and design of the associated

Consulting Engineers  
8217 Shoal Creek Blvd., Suite 200 • Austin, Texas 78757-7592 • (512)452-0371 FAX (512)454-9933

GRAY • JANSING & ASSOCIATES, INC.

The Honorable Judge John Doerfler  
September 13, 2001  
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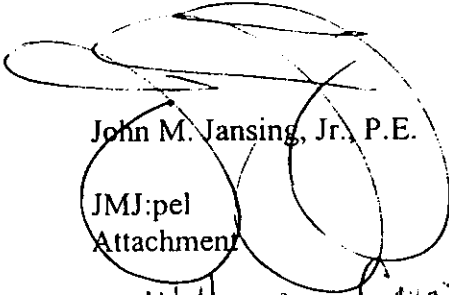
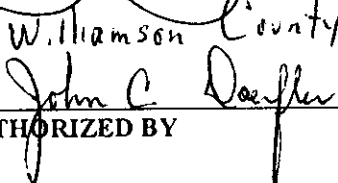
drainage improvements. Additionally, the added sports fields will require the evaluation and design of the required parking necessary to serve the Park visitors using those fields.

In consideration of the above additional services we request that the hourly fee basis, not to exceed fee, for services described in the proposal approved June 26, 2001 for the Sports Complex Design/Construction Administrative Support Services be increased to \$260,000. The Scope of Services in the proposal approved June 26, 2001 defining the limits of responsibility, as amended to include the above, will remain in effect.

We appreciate your consideration of the above amendment to our agreement. Your signature in the space provided below, and the return of a copy to our office, will serve as our authorization to proceed.

Sincerely,

GRAY • JANSING & ASSOCIATES, INC.

  
John M. Jansing, Jr., P.E.  
JMJ:pel  
Attachment  
Williamson County  
  
AUTHORIZED BY

10-30-01  
DATE



GRAY • JANSING & ASSOCIATES, INC.

June 8, 2001

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

Re: Proposal for Additional Services to Support the  
Southwest Williamson County Regional Park  
GJA Proposal No. 01023

Dear Judge Doerfler:

Gray • Jansing & Associates, Inc. (GJA) is pleased to present this proposal for additional services to support the proposed Southwest Williamson County Regional Park. The additional services address engineering support by GJA necessary to conduct studies for Master Plan elements associated with the 235 acre addition to the park area. Design and construction administration support services are also proposed for the planned Sports Complex.

Based on our review of the project, we propose the following Scope of Services:

#### SCOPE OF SERVICES

##### 235 Acre Addition to the Park

In addition to the current authorization given GJA for planning and evaluation of the 558 acre Southwest Williamson County Regional Park, GJA proposes the following services for the additional 235 acres and the evaluation and planning for facilities within that area.

**Planning** – GJA will attend meetings with the planning team as requested by Land Strategies, Inc. (LSI) to review and discuss the Master Plan elements and coordinate the findings of the consultants.

**Analysis for Engineering Recommendations** – Based on planning meeting input, GJA will proceed with the evaluations for the Master Plan elements as follows:

GRAY · JANSING & ASSOCIATES, INC.

The Honorable Judge John Doerfler  
June 8, 2001  
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- Wet Utility Demand Analysis and Preliminary Design – Each facility within the proposed park will be evaluated to quantify the wet utility demand. Research of existing wet utilities in the vicinity of the park will be evaluated to determine the potential for providing service to meet the projected demands. If wet utilities are available, coordination with the applicable provider will be conducted to confirm points of connection and possible offsite system upgrades that may be necessary. In the absence of wet utility availability, alternatives will be provided. From the points of connection established from existing or proposed utility service lines, a preliminary routing plan within the park will be prepared.
- Dry Utility Service – Demands for dry utility service to the park will be coordinated with the applicable service provider. Routing plans will be determined for service to the park and within the park area.

**Structural Improvement Planning** – In coordination with the identification of facilities, GJA will provide engineering recommendations regarding the roadways, parking lots and building slabs. These recommendations will be provided for alignment and location only. The geotechnical evaluation to support the suitability of the soils will be provided to GJA by Raba-Kistner-Brytest, Inc. through LSI.

#### Sports Complex Design/Construction Administration Support Services

The planned sports complex improvements will involve a large, lighted multi-use football and soccer stadium with bleacher seating and a track, tennis courts, basketball fields, multi-use fields, parking lots, concession and restroom facilities, wet and dry utilities, an inner loop roadway, and a jogging trail around the entire perimeter of the park boundary.

**Schematic Design** – As part of the Schematic Design Phase, GJA will participate in a design program to establish major functional elements, space requirements, relationships between the various elements, site development requirements, code requirements, aesthetic requirements and other special considerations. These programming efforts will include reviewing existing site conditions, interviewing County personnel, reviewing inventories of planning documents, and materials, attending meetings and taking other actions as necessary to establish the scope of the project.

**Design Development** – A Design Development site plan will be developed which will delineate the sports complex relationships and precise locations, access to principle

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The Honorable Judge John Doerfler  
June 8, 2001  
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roadways, utility line locations, and precise facility locations including setbacks. The findings from the subconsultant analysis and the Schematic Design phase will be utilized as a basis for the preparation of the Design Development site plan. The plans will be prepared in AutoCad version 14 and a reproducible copy of the plans will be produced at an appropriate scale with the topographical overlay. The Design Development site plan will depict in generalized detail, a large, lighted multi-use football and soccer stadium with bleacher seating and a track, tennis courts, basketball fields, multi-use fields, parking lots, concession and restroom facilities, wet and dry utilities, an inner loop roadway, and a jogging trail around the entire perimeter of the park boundary, and other significant project features that the County is committed to having as a regional sports complex plan. The plans will demonstrate general compliance with the City of Round Rock and Williamson County development regulations and ordinances. One the Design Development Phase site plan is chosen as the preferred scenario, a fully detailed Phase I Construction Documents package will be prepared.

**Phase I Construction Documents** – Utilizing the above Design Development site plan with necessary revisions by the client, a Phase Ia Construction Documents package will be prepared meeting the City of Round Rock and Williamson County submittal requirements for construction of Phase Ia recreational sports complex improvements. Efforts will involve making construction plan revisions and coordinating the revisions to plans by others in response to Williamson County review comments. The drawings will include fully dimensioned plans of the amenities and all associated details. The plans will also include a set of generic specifications which will describe materials, systems, equipment, workmanship, quality and performance criteria required for construction of amenities. Once approved by the client, these plans will be used in the bidding process.

**Plan Submittals and Approvals** – Under the authority of the Texas Water Code, the Texas Natural Resources Conservation Commission (TNRCC) has enacted regulations to preserve and protect the quality of water available from the Edwards Aquifer. All development applications must be submitted to the TNRCC before any construction can begin within the Edwards Aquifer Recharge Zone (EARZ). GJA will prepare in coordination with LSI the site plan applications, fees, and submittal information for the project and will coordinate revisions, resubmittals and processing through to final sign-off.

**Bidding and Negotiation** – Following the client's approval of the Phase Ia Construction Documents and the latest statement of probable construction costs, GJA shall assist the client in obtaining bids. GJA will assist Land Strategies and Williamson County in



GRAY · JANSING & ASSOCIATES, INC.

The Honorable Judge John Doerfler  
June 8, 2001  
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determining what additional and/or recent information on Contractor qualifications may be required to be submitted by the bidders with their bids. Williamson County shall make bid documents available at cost of printing to potential bidders, plan rooms, etc. GJA will assist in issuing addenda, participating in a pre-bid conference, and attending a bid opening. GJA shall also assist the client in evaluating bids and analyzing contractor bid qualifications and shall make a recommendation, regarding award of the contract, on the lowest and best qualified bid to the client.

**Construction Observation** – GJA will participate in the pre-construction conference. GJA will assign a construction representative to act as a representative of GJA during the construction phase and shall advise and consult the client on matters related to the overall integrity of the sports complex construction. We anticipate approximately twenty (20) site visits to observe the progress and quality of the work and to determine if the work is proceeding in accordance with the construction documents. GJA will take meeting minutes in relation to all site visits and issue said minutes to the client in a timely manner. On the basis of these site visits, GJA will keep the client informed on the progress and quality of the work, and shall endeavor to guard the client against defects and deficiencies in the work of the contractor. GJA shall determine the amounts owing to the contractor based on observations at the site and recommend approval of payment by the client in such percentage complete amounts, less retainage, as provided in the specifications and bidding documents.

In conducting the services set forth, GJA should assume the following:

- All relevant and available base maps, aerial photography, topography and the previous subconsultant studies will be provided by LSI for use in the study.
- LSI will act as the Williamson County Commissioner's Court representative with respect to the services to be rendered by GJA.
- LSI will provide all criteria and full information as to the requirements for the project. GJA will provide the design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, preliminary construction budgets and preliminary design as set forth in this proposal request.

GRAY • JANSING &amp; ASSOCIATES, INC.

The Honorable Judge John Doerfler  
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PROPOSED FEE

GJA proposes to provide the services set forth in the Scope of Services for the fees set forth in the following:

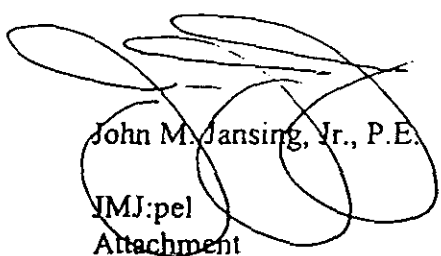
<u>Task</u>	<u>Fee Basis</u>	<u>Not To Exceed Fee</u>
235 Acre Addition to the Park	Hourly	\$12,000
Sports Complex Design/Construction Administration Support Services	Hourly	\$65,000

Hourly rates will be billed in accordance with the attached Standard Fee Schedule. Reimbursable expenses will be billed in addition to the hourly services. Reimbursable expenses will include, but not be limited to, plan reproduction, photocopies, facsimile transmission, long distance phone service, and express mail service.

We appreciate the opportunity to present this proposal. Your signature in the space provided below, and return of a copy to our office will serve as our authorization to proceed.

Sincerely,

GRAY • JANSING & ASSOCIATES, INC.



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

JMJ:pel  
Attachment

  
AUTHORIZED BY

6-26-01  
DATE

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STANDARD FEE SCHEDULE

## Personnel:

Personnel cost is reimbursed based on a multiplier applied to "Salary Cost". "Salary Cost" for each employee is based on the employee's actual hourly wage plus benefits. The approximate ranges of hourly "Salary Cost" by personnel classification are as follows:

Principal	\$ 45.00 to 60.00
Licensed Surveyor	45.00 to 60.00
Project Manager	45.00 to 50.00
Project Staff	20.00 to 35.00
Technical Support	18.00 to 32.00
Field Representative	20.00 to 30.00
Clerical Support	15.00 to 25.00

The normal multiplier for overhead expenses and fees is 2.4 time "Salary Cost".

Expert Representation - Services as an expert witness will be provided at 2 times the hourly rate as set forth above.

## Travel and Subsistence:

All travel and subsistence expenses are invoiced at actual cost plus 10% handling. Cost of mileage on vehicles is computed at a rate of .31¢ per mile.

## Reimbursable Expenses/Purchased Services:

All reimbursable expenses and purchased services are invoiced at actual cost plus 10% handling. These include, but are not limited to, costs of reproduction, long distance telephone, facsimile transmissions, subcontract services, rented or leased equipment, and expendable supplies. Reimbursable Expenses are not included in project fees proposed unless specifically stated otherwise.

## Terms:

Invoices are submitted monthly for all services rendered during the previous month and are payable "net 30 days". Invoices over 30 days past due will accrue interest at 1.5% per month.

## Fee Schedule Adjustment:

Due to the changing cost of doing business the hourly rates listed above will be adjusted as of the billing period starting January 1st of each year. The adjustment will be calculated by a percentage equal to the percentage of difference between the Consumer's Price Index (CPI) published on December 31st of the preceding year and the CPI published on December 31st of the current year.

Effective 4/01

**AGENDA ITEM 29**Discuss and take any appropriate action on jail/courthouse annex expansion.

Gilbert Gallegos of Broaddus &amp; Associates addressed the court concerning the jail/courthouse annex expansion.

&lt; Attachment &gt;

**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
<b>SUBTOTAL</b>			<b>\$32,232,660.00</b>
<b>Alternates</b>			
Master Control System			\$165,000.00
Tele/data cabling			\$175,000.00
Install Detention Furniture			\$0.00
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
<b><u>APPROVED TOTAL</u></b>			<b><u>\$32,680,662.00</u></b>