



February 25, 2019

Judge Steve Floyd, Tom Green County Judge
Tom Green County Commissioners Court
112 W. Beauregard
San Angelo, Texas 76903

Re: Courthouse Renovation and Historic Restoration - Proposal for Professional Services from Design Development through Construction Contract Administration Phases

Dear Judge Floyd:

We are glad that Tom Green County is ready to start Phase 1 renovations to the historic courthouse and, even more so, that you continue to place your trust in HDR to deliver design services. This proposal explains the fee for the proposed services and is augmented by EXHIBIT A.

Project Goals and Scope

The goals of the renovation and restoration are to:

- MEP/IT Infrastructure: Do the mechanical, electrical, plumbing (MEP), and information technology (IT) upgrades identified in the initial Schematic Design (SD) report plus fire protection to accommodate this partial First Floor renovation.
- Phase 1 (First Floor) – Renovate to accommodate one additional Courtroom and associated support space for chambers and jury on the west end of the plan. The District Clerk will be relocated to accommodate this construction. No architectural work will be done to lobby and corridors or outside this western footprint of the existing District Clerk’s suite.
- Phase 2 (Lower Floor) – Only mechanical and other service upgrades as required will be included for Phase 1.
- Update construction cost estimate at the end of a Schematic Design “revisited” phase
- Address applicable code requirements. Note that the Texas Historical Commission (THC) grant program operates on an every-other-year cycle. The next opportunity to submit applications will be in Fall 2019. Due to this schedule and the project scope we have *not* included scope in our proposal to prepare these documents at this time.

Budget Assumptions

Per recent discussions with the County and validation of the preliminary construction cost estimate by a third party (see attachment for scope), below is the assumed project budget:

Estimated Construction Cost with Design Contingency	\$ 1,142,000
For MEP/IT/FP	
Owner’s Budget for Construction & Design Contingency	\$ 892,400
For Phase 1 items	
Furniture	\$ 85,000
Signage	\$ 4,500
Technology	\$ 50,000
Owner Contingency	\$ 175,000
Base Professional Fees, Expenses for MEP/IT/FP	\$ 248,500
Base Professional Fees, Expenses for Ph. 1	\$ 258,750
Testing	\$ 15,000
Commissioning	\$ 20,000
TOTAL ESTIMATED BUDGET	\$ 2,891,150

Base Professional Services Fee

Our proposed fee and expenses for services outlined in this proposal and Exhibit A is listed above, separated as requested. The fees are inclusive of the labor and expenses for subconsultants listed in Exhibit A. Expenses include travel to San Angelo, to HDR Dallas for professional team meetings, printing, postage and the presentation materials described. If mechanical lifts or other equipment is required to perform further investigative work, those requirements will be discussed with the County prior to rental. Those items or any others not listed and procured by the professional team as necessary costs of performing this scope of work will be reimbursed at cost plus ten (10%) percent.

Optional Professional Services

Note that there are other services that Tom Green County may require for a complete project that our team can perform which are beyond the basic services scope. Refer to Exhibit A for a brief description of these.

Project Schedule

An anticipated project schedule, upon which this proposal is based, is attached. If any of the Owner's, CMAR's or AHJ's tasks are misinterpreted or could be accelerated, we will gladly work together to adjust it.

We sincerely appreciate the opportunity to propose these services for Tom Green County and will contact you shortly to ensure this scope matches the County's intent.

Please do not hesitate to call us if you have any questions.

Sincerely,



Harold Thompson
Managing Principal



John Niesen
Project Manager

Cc: Halden Tally



Exhibit A

This Exhibit is intended to augment the scope already described in the proposal.

Professional Services Scope

Items applicable to all phases

1. As a carryover from previous work on the project, there are no stated sustainability and/or LEED certification requirements for this project.
2. This design will not incorporate distributed inmate holding spaces like the previous Schematic Design (SD) proposed nor any holding spaces.
3. Due to existing space constraints, this design still will not accommodate separate circulation of defendants-in-custody or staff from the public.
4. We understand that a Construction Manager at Risk (CMAR) will be retained during the Design Development (DD) phase. We welcome the opportunity to have a CMAR on the team and look forward to a coordination session or two (held in Dallas) between the design team and construction experts in order to have them impart current market knowledge of the best ways, means, materials and methods of construction for this project at this time. We will work with the CMAR to develop our drawings and specifications packages appropriately in order that the CMAR can obtain pricing. We anticipate submitting one package for pricing and no separate or early construction packages. Per previous discussions with the County, a guaranteed maximum price (GMP) upon which the Owner will enter into a construction contract with the CMAR is anticipated to be awarded based on the 100% CD set of documents.
5. SD "Revisited" updated costing information and validation of the preliminary construction cost estimate included in the proposal letter will be provided by HDR and included in this contract. Afterward any cost estimating will be performed by the CMAR.
6. Due to the limited scope of Phase 1, we may not venture into areas requiring Texas Historic Commission (THC) input. Once the Schematic Design concept is confirmed with users, we will engage our professional partner firm, ArchiTexas, to review the documents with THC to determine this. Currently ArchiTexas' scope is limited to an initial conversation with THC to determine if spaces would need to be "restored". Neither the cost estimate nor fee estimate include any "restoration" work.
7. HDR will produce the documents for the rehabilitated spaces. It is assumed that these spaces will not be restored to THC standards now or in the future and, therefore, not need the input of a specialized historic restoration firm.
8. The Architect will utilize BIM (Revit is the software used) for drawing production as per their normal process, but it is not a deliverable of this contract. Models that are produced may be shared with the CMAR for their estimating needs but are assumed on an "as is" basis. No minimum Level of Design (LOD) is required for this work.

9. From previous discussions it is assumed that the County has already abated known hazardous materials. Because this is a renovation of an historic building and in case additional hazardous materials are encountered through more extensive investigation of existing conditions on the part of the design team, the County will order additional testing at that point at their expense. Generally design can continue during this time but an assessment of whether or not it would be prudent to pause until after testing and/or abatement will be rendered. Any abatement necessary will be the County's responsibility.
10. Communication between our Project Manager and the County's designated project representative will be on-going throughout in order to keep each other apprised of the project's happenings. It is anticipated that the majority of this will be via phone and/or email with no face-to-face meetings planned for only this type of interaction.
11. Commissioning agent services have not been included in this proposal. If the Owner intends to hire a third-party Commissioning agent, we request they be brought on board no later than the end of the Design Development phase in order to 1. have the most impact to the project and 2. to limit the amount of potential rework to our documents from their requirements.
12. Updating the elevator has not been figured into this scope. If it needs to be updated due to service, accessibility or other requirements, HDR can incorporate this into the design as an additional service.
13. Acoustical consultation has been included on a limited basis. The concept is a one-time peer review from an HDR in-house acoustician during the DD phase to advise the professional team of best practice items based on the current design. Site visits, team meetings, further advice, client meetings or measurements have not been included.
14. Since the current scope involves the first level, no time has been included for a structural engineer. This specialty was anticipated previously for relocating the air handling unit from the fourth floor to the roof and reinforcing the roof structure. It is assumed that the roof can support a replacement chiller as it currently does.

Schematic Design "Revisited"

1. Based on the previous SD document produced and information transmitted to Halden Tally on January 24, 2019, HDR will create a revised SD document as a benchmark from which to proceed.
2. The deliverable for this phase will be SD level plans, a specifications Table of Contents, a discipline narrative document, and an updated estimate of probable construction cost. Deliverable will be electronic. Provide one printed set for THC review submittal.
3. One User Group meeting has been factored in with the Project Manager, Project Architect and Interior Designer to ensure we are hearing and translating the message correctly. The mechanical, electrical and low voltage designers will also make a site visit to re-assess the current system and discuss path forward with County facilities personnel.

Design Development Phase

1. The professional team will pre-populate plans based on typical layouts and systems. These will be sent to Users in advance of the meetings for review. See attached proposed User Group Meetings agenda format.
2. Conduct three (3) user group or steering committee meetings to advance and agree on the design direction. Our project manager will be in San Angelo to lead the meetings. Other professional team members will access the meeting remotely. We will look to the Owner to furnish video conferencing technology and speakerphone capability in the San Angelo meeting room. We will provide equipment with similar capabilities on the other end.
3. All disciplines will work with CMAR to provide information for pricing at a DD level. One or more design-input session(s) between the professional team and the CMAR would be beneficial to the Owner to determine the best means, methods and materials of construction during document preparation. We will look to the Owner to support such session(s) for the betterment of their project.
4. Architectural – Develop the design in three dimensions utilizing Revit and other tools as necessary to communicate the intent to the Owner and CMAR.
5. Meet with local code officials to present the design as is, to elicit feedback and advice, and to keep them apprised of the project.
6. Mechanical – design layout and preliminarily specify heating, ventilation and air conditioning system replacement; meet with local code official and County Facilities Department in order to confirm the best systems and locations for same that will balance existing code with existing limitations within an historical building.
7. Electrical – Taking off from the work done previously, electrical will examine main distribution panels for such things as additional capacity, integration of new electrical to support mechanical replacement, and full vertical buses. Will support the team with providing new lighting and power locations. Will also integrate energy-saving concepts and devices where appropriate, cost effective and to meet code requirements.
8. Plumbing – Will review existing documentation and, through the mechanical engineer, observe existing conditions, design and preliminarily specify plumbing systems to support the desired layouts agreed to by the Owner/Users.
9. Low Voltage Security and IT/Communications Design – will progress the information gathered in SD; will visit the site to verify that the proposed solution will provide a viable interface with existing; will meet with County IT and Sheriff departments to confirm appropriate solutions for IT/Comm and security systems; will also coordinate spatial, electrical and mechanical support requirements with appropriate disciplines.
10. Interiors – assist with spatial design and preliminarily specify products. Work with the Owner, CMAR and design team to develop a palette of products that satisfy the project's

goals and scope. Confer with ArchiTexas on finishes for historical preservation spaces, as required. A finishes board will be produced for the final DD presentation.

11. Audio Visual – Design device plan layout of input/output panels, screen locations, control location, configuration and access based on client priorities. Provide proposed equipment lists and rough system connection schematic diagrams. Coordinate electrical and BTU requirements with mechanical and electrical engineers. Coordinate support requirements with the architect. Work with CMAR to align designed system with budget.
12. We will retain the services of a Texas Accessibility Standards consultant for the purpose of providing a quality control review of final DD documents for accessibility concepts.
13. Deliverable will include plans, elevations and first-pass edited specifications. One interior rendering of the work has also been included in the proposal.
14. Provide electronic sets of the drawings and specs to the Owner and CMAR at 100%.
15. A cost and scope reconciliation period has been anticipated after the CMAR's estimate is submitted to ensure the design documents align with the Owner's budget.
16. Final presentation meeting to Commissioner's Court. Presentation is anticipated to be in electronic format with supplemental presentation boards left for publicity purposes. Presentation boards will include floor plans, one rendering and a finishes board.

Construction Documents Phase

1. It is assumed that the design (including plans and types of systems) will be agreed upon during DD and that no further user group or steering committee meetings will be needed to discuss design direction in CD. No in-person meetings have been budgeted during the CD phase.
2. Mechanical – finalize layout and specifications for heating, ventilation and air conditioning system replacement taking into account directives from code officials, the architect, the acoustician, users and the Owner's representative.
3. Electrical – finalize layout and specifications of electrical and lighting systems integrating discussions with code officials, users, the architect and the Owner's representative.
4. Plumbing – finalize layout and specifications of plumbing systems per discussions with code officials, users, the architect and the Owner's representative.
5. Low Voltage Security and IT/Communications Design – finalize layout and specifications for IT/Comm and security systems from discussions with users, the architect and the Owner's representative.
6. Interiors – finalize finishes and interior design and document these with drawings and specifications. Work shall be based on interactions with users/steering committee, the Owner's representative, the architect and code requirements.

7. Audio Visual – Provide detailed equipment lists with cut sheets; provide detailed system schematics for audio/visual systems; and provide detailed layout of control space design, plan details, and rack layouts and details.
8. We will retain the services of a Texas Accessibility Standards consultant for the purpose of providing the required Texas Department of Licensing and Regulation (TDLR) registration and plan review for the issued project documents.
9. Provide electronic sets of the drawings and specs to the Owner and CMAR at roughly 75% (for review and commentary) and 100%.
10. It is assumed that a presentation to Commissioner's Court by HDR will not be required during or following the CD phase.

Construction Contract Administration Phase

1. Monthly (11) site visits during construction by the project architect.
2. Remote participation in weekly Owner/Architect/Contractor (OAC) meetings via phone.
3. Review of submittals and RFIs.
4. Participation in the punch list by each discipline. Final punch verification will be performed by the project architect.
5. The accessibility consultant will perform a finished construction TAS inspection as part of this scope.
6. Participation in a one-year warranty meeting by the project architect is included.

Optional Services

1. Furnishings, Fixtures and Equipment. HDR can work with users to develop a listing of desired furnishings for the courthouse then produce a bid package suitable for solicitation for competitive bidding by the County's purchasing department. We have successfully performed this service many times and have several examples of these comprehensive packages available for review. The benefits of having all this information discussed, agreed upon and assembled in one document allow furniture procurement go much smoother. Our Interior Designer would take off from the typicals layout developed during DD. This package typically lags behind the building design since it is procured well into the construction phase.
2. Signage. It is often desirable to have the same designer of the facility also control the design of the signage within the facility. HDR can coordinate this work as well. We realize that signage packages can vary greatly in terms of scope and detailing. We have been able to develop a process that incorporates a good balance of design effort with a product still capable of being competitively bid. Examples of these are available for review.

3. Acoustician. A more comprehensive acoustical review, advisory and on-site measuring can further ensure unwanted noise infiltration to sensitive spaces. If anything more than what is currently budgeted is desired, please ask.

4. Historic Preservation – DD: Includes one (1) site visit to survey building interior to further document corrective work necessary for historic materials and furnishings. Will work directly with the courthouse reviewer from the Texas Historical Commission (THC). This includes drawing submissions and necessary meetings to review scope. Work with CMAR on scope and pricing. Further development of project base documents in REVIT. This work would be performed by our subconsultant, Architexas.

Historic Preservation – CD: Prepare bid / construction documents that set forth in detail the requirements for any zones deemed “preservation” by THC. Will submit CDs to THC for review and approval. Further development of project base documents in REVIT. This work would be performed by our subconsultant, Architexas.

5. Phases 2 or 3. This proposal was recently revised to exclude finish out of the Lower Level and previously revised to postpone finish out and mechanical upgrade of the Second and Third Levels. When the County is ready to discuss these Phases and future work, we will prepare a professional services proposal based upon the scope desired at that point.

More information on these or other services is available upon request.

Exhibit B

Tom Green County Courthouse

DRAFT

ARCHITECT'S SCHEDULE

Updated: 2/11/19

----- T E A M -----

TASK	DAYS	START	PLAN END	ACTUAL	HDR	CONSULT	OWNER
0.01 Contract Signed		3/19/2019	3/19/2019		PM	--	PM
0.02 NTP Received		3/20/2019	3/20/2019		--	--	COMM
1.00 Schematic Design (Revisited)	45	3/20/2019	5/4/2019				
1.01 Professional Team Kick off meeting	1	3/21/2019	3/21/2019		PM, PA, ID, EE, ME, LV	AT	--
1.02 Validate program, pgm. Comparison	1	3/20/2019	3/21/2019		ID	--	--
1.03 BIM Execution Plan revisited	3	3/20/2019	3/25/2019		BIM	--	--
1.04 Code Analysis	2	3/24/2019	3/26/2019		PA	--	--
1.05 Internal Design Charrette	1	3/25/2019	3/25/2019		PM, ID, PP, PA	--	--
1.06 Develop structure and organization of SD report	2	3/24/2019	3/26/2019		PM, ADM	--	--
1.07 Pull Specs TOC	1	3/24/2019	3/25/2019		ADM	--	--
1.08 Owner/Users Kick Off & Scope Confirmation Meeting	1	11/15/2018	11/15/2018		PM, ID, EE, ME, LV	--	PM, USERS, SC, COMM
1.09 Engage THC to determine restoration scope	5	11/16/2018	11/21/2018		--	AT	--
1.10 Disciplines Edit Specs TOC	3	11/16/2018	11/21/2018		ID, EE, ME, LV, PL, FP	--	--
1.11 Assemble Specs TOC	1	11/26/2018	11/27/2018		ADM	--	--
1.12 Design Period, write narrative (on own)	5	11/22/2018	11/29/2018		ID, EE, ME, LV, PL, FP	--	--
1.13 Assemble Documents for QC	1	12/2/2018	12/3/2018		ID, BIM QCM, QCE, QCST, QCLV,	--	--
1.14 Professional Team 100% QC	1	12/4/2018	12/4/2018		QCID	--	--
1.15 Send to Cost consultant for estimating	1	12/4/2018	12/4/2018		ID	COST	--
1.16 Incorporate QC Comments	3	12/5/2018	12/10/2018		ID, EE, ME, LV, PL, FP	--	--
1.17 Cost Estimating	3	12/5/2018	12/10/2018		--	COST	--
1.18 Design Review of Cost Estimate	1	12/11/2018	12/11/2018		PM, PP, ID	--	--
1.19 VE Session	1	12/12/2018	12/12/2018		PM, PP, ID	--	PM

Tom Green County Courthouse

DRAFT

ARCHITECT'S SCHEDULE

Updated: 2/11/19

----- T E A M -----

TASK	DAYS	START	PLAN END	ACTUAL	HDR	CONSULT	OWNER
1.20 Rework of Cost Estimate	1	12/13/2018	12/13/2018		--	COST	--
1.21 Rework, Assemble Documents for Final	4	12/13/2018	12/19/2018		ID, ADM	--	--
1.22 Transmit SD Package to Owner	1	12/20/2018	12/20/2018		PM	--	--
2.00 Owner Review Period (SD)	22	5/5/2019	5/27/2019		<i>takes holidays into consideration</i>		
2.01 Review	4	5/5/2019	5/9/2019		--	--	FAC
2.02 Pre-Presentation sessions	1	1/7/2019	1/7/2019		PP, PM	--	PM
2.03 Presentation to Commissioner's Court	1	1/8/2019	1/8/2019		PP, PM, ID	--	PM, COMM
2.04 Notice to Proceed	1	1/8/2019	1/8/2019		--	--	COMM
3.00 Design Development	65	1/9/2019	3/15/2019		<i>may adjust when CMAR activities are known</i>		
					PP, PM, ID, FP, EE, ME, LV, PL	--	--
3.01 Professional Team Kick off meeting	1	1/10/2019	1/10/2019		ID	--	--
3.02 Typical Furniture Layouts drawn	2	1/11/2019	1/15/2019			--	--
Disciplines pre-populate plans in preparation for User							
3.03 Meetings	2	1/16/2019	1/18/2019		LV/TEK, EE	--	--
3.04 Users review proposed layouts	2	1/21/2019	1/23/2019		--	--	Users
3.05 Users DD Meeting 1	1	1/24/2019	1/24/2019		PM, ID, EE, LV	--	PM, Users
					ID, EE, ME, LV, PL, FP	ALL	--
3.06 Design Period (on own)	5	1/25/2019	2/1/2019		--	--	Users
3.07 Users review proposed layouts	2	2/4/2019	2/6/2019			--	Users
3.08 Users Meeting 2	1	2/7/2019	2/7/2019		PM, ID, ME, TEK	--	PM, Users
					ID, EE, ME, LV, PL, FP	--	--
3.09 Design Period (on own)	5	2/8/2019	2/15/2019		ID, EE, ME, LV, PL, FP	--	CMAR
3.10 Means, Methods, Materials discussion with CMAR	1	TBD	TBD		--	--	Users
3.11 Users review proposed layouts	2	2/18/2019	2/20/2019		PM, ID	--	PM, Users
3.12 Users Meeting 3, Courtroom Mockup	1	2/21/2019	2/21/2019			--	Users

Tom Green County Courthouse

DRAFT

ARCHITECT'S SCHEDULE

Updated: 2/11/19

TASK	DAYS	START	PLAN END	ACTUAL	----- T E A M -----		
					HDR	CONSULT	OWNER
3.13 Design Period (on own)	8	2/22/2019	3/6/2019		ID, EE, ME, LV, PL, FP	--	--
3.14 Assemble Documents for QC	1	3/7/2019	3/8/2019		ID, BIM, ADM	--	--
3.15 Professional Team 100% DD QC	1	3/11/2019	3/11/2019		QCM, QCE, QCST, QCLV, QCID	--	--
3.16 Incorporate QC Comments	1	3/12/2019	3/13/2019		ID, EE, ME, LV, PL, FP	--	--
3.17 Assemble Documents for Final	1	3/14/2019	3/14/2019		ID, ADM	--	--
3.18 Transmit Draft Package to Owner	1	3/15/2019	3/15/2019		PM	--	--
3.19 Transmit Package to TAS Reviewer	1	3/15/2019	3/15/2019		ID	TAS	--
3.20 Send to CMAR for estimating	1	3/15/2019	3/15/2019		ID	--	--
3.21 Cost Estimating	18	3/18/2019	4/5/2019		--	--	CMAR
3.22 Transmit Package to THC for Review (optional)	31	3/15/2019	4/15/2019		ID	AT	--
4.00 Owner Review Period (DD)	21	3/18/2019	4/16/2019				
4.01 Review	10	3/18/2019	4/1/2019		--	--	FAC, USERS
4.02 Review Owner Comments	3	4/2/2019	4/5/2019		ID, EE, ME, LV, PL, FP	--	--
4.03 Cost & Scope reconciliation period	4	4/8/2019	4/12/2019		PM, PP, ID	--	PM PM, SC,
4.04 Town Hall Meeting (Optional)	1	4/15/2019	4/15/2019		PM, PP, ID	--	COMM
4.05 Presentation to Commissioner's Court	1	4/16/2019	4/16/2019		PM, ID	--	PM, COMM
4.06 Notice to Proceed	1	4/16/2019	4/16/2019		--	--	COMM
5.00 Construction Documents (75%)	44	4/17/2019	5/31/2019				
Professional Team Kick off meeting & Coordination					PM, ID, FP, EE, ME, LV,		
5.01 Session (Skype)	1	4/17/2019	4/17/2019		PL	--	--
5.02 Design Period (on own)	30	4/17/2019	5/17/2019		ID, EE, ME, LV, PL, FP	--	--

Tom Green County Courthouse

DRAFT

ARCHITECT'S SCHEDULE

Updated: 2/11/19

TASK	DAYS	START	PLAN END	ACTUAL	----- T E A M -----		
					HDR	CONSULT	OWNER
5.03 Professional Team/CMAR coord. session (Dallas)	1	TBD			PM, ID, EE, ME, LV, PL, FP	--	CMAR
5.04 Assemble Documents for QC	1	5/20/2019	5/21/2019		ID, BIM, ADM	--	--
5.05 Professional Team 75% CD QC	1	5/22/2019	5/22/2019		QCM, QCE, QCST, QCLV, QCID	--	--
5.06 Document finalization, incorporate comments	1	5/23/2019	5/24/2019		ID, EE, ME, LV, PL, FP	--	--
5.07 Assemble Documents for Final	3	5/27/2019	5/30/2019		ID, ADM	--	--
5.08 Transmit 75% CD Package to Owner	1	5/31/2019	5/31/2019		PM	--	--
5.09 Send to CMAR for estimating	1	5/31/2019	5/31/2019		ID	--	--
5.10 Cost Estimating	18	5/31/2019	6/18/2019		--	--	CMAR
5.11 Engage AHJ for review (<i>estimated time</i>)*	10	6/3/2019	6/13/2019		PM, ID	--	CMAR, CSA
5.12 Trasmit Package to THC for Review (optional)	31	5/31/2019	7/1/2019		ID	AT	--
6.00 Owner Review Period (75% CD)	22	6/3/2019	6/25/2019				
6.01 Review	10	6/3/2019	6/13/2019		--	--	FAC, USERS
6.02 Review Owner Comments	3	6/14/2019	6/17/2019		ID, EE, ME, LV, PL, FP	--	--
6.03 Cost & Scope reconciliation period	2	6/19/2019	6/21/2019		PM, PP, ID	--	PM
6.04 Notice to Proceed	1	6/25/2019	6/25/2019		--	--	COMM
7.00 Construction Documents (100%)	30	6/26/2019	7/26/2019				
7.01 Professional Team Kick off meeting & Coordination Session (Skype)	1	6/26/2019	6/26/2019		PM, ID, FP, EE, ME, LV, PL	--	--
7.02 Design Period (on own)	15	6/27/2019	7/12/2019		ID, EE, ME, LV, PL, FP	--	--
7.03 Assemble Documents for QC	1	7/15/2019	7/16/2019		ID, BIM, ADM	--	--

Tom Green County Courthouse

DRAFT

ARCHITECT'S SCHEDULE

Updated: 2/11/19

TASK	DAYS	START	PLAN END	ACTUAL	----- T E A M -----		
					HDR	CONSULT	OWNER
7.04 Professional Team 100% CD QC	1	7/17/2019	7/17/2019		QCM, QCE, QCST, QCLV, QCID	--	--
7.05 Document finalization, incorporate comments	5	7/18/2019	7/23/2019		ID, EE, ME, LV, PL, FP	--	--
7.06 Assemble Documents for Final	1	7/24/2019	7/25/2019		ID, ADM	--	--
7.07 Transmit CD Package to Owner	1	7/26/2019	7/26/2019		PM	--	--
7.08 Send to CMAR for estimating	1	7/26/2019	7/26/2019		ID	--	--
7.09 Cost Estimating	18	7/29/2019	8/16/2019		--	--	CMAR
7.10 Send to AHJs, TAS reviewer files with State	1	7/26/2019	7/26/2019		ID	TAS	--
8.00 Owner Review Period (100% CD)	29	7/29/2019	8/27/2019				
8.01 Review	10	7/29/2019	8/8/2019		--	--	FAC, USERS
8.02 Cost & Scope reconciliation period	3	8/19/2019	8/22/2019		PM, PP, ID	--	PM
8.03 Approve GMP for Construction	1	8/27/2019	8/27/2019		--	--	COMM
9.00 AHJ Approval*	30	7/27/2019	8/26/2019				
9.01 City of San Angelo submission, review	15	7/27/2019	8/11/2019		--	--	CMAR, CSA
9.02 Meeting(s) with City	1	8/3/2019	8/4/2019		PM, ID, EE, ME	--	PM
9.03 TAS review	15	7/27/2019	8/11/2019		ID, EE, ME, LV	--	--
9.04 Incorporate changes	10	8/12/2019	8/22/2019		--	--	CSA
9.05 Final approval	1	8/26/2019	8/26/2019		--	--	CSA
<i>*AHJ (City) approval may commence prior to submission of final CDs (line 5.11) depending on construction/GMP schedule and City's rules</i>							
10.00 Construction Contract Administration	336	8/29/2019	7/30/2020				
10.01 Notice to Proceed		8/29/2019			--	--	COMM
10.02 Mobilize					--	--	CMAR
10.03 Weekly OAC Calls					PM, ID	--	PM, CMAR
10.04 Monthly Site Visits (Review Contract for specifics)					ID	--	PM, CMAR
10.05 FF&E Installation (<i>optional service</i>)					FUR	--	--

Tom Green County Courthouse

DRAFT

ARCHITECT'S SCHEDULE

Updated: 2/11/19

TASK	DAYS	START	PLAN	END	ACTUAL	----- T E A M -----		
						HDR	CONSULT	OWNER
10.06 Punch List						ID, EE, ME, LV	--	PM, CMAR
10.07 Final Punch Verification						PM, ID	--	PM, CMAR
10.08 Equipment Start								FAC, CMAR
10.09 Owner Orientation								FAC, CMAR
10.10 Substantially Complete/Occupy Building								CMAR, USER
10.11 Construction Complete					7/30/2020			CMAR
10.12 Ribbon Cutting						PM, PP, ID	--	ALL
10.13 Record Drawings <i>(optional service)</i>								
10.14 Warranty Period						PM, ID	--	PM, CMAR
10.15 Warranty Meeting						PM	--	PM, CMAR

KEY TO TEAM ABBREVIATIONS

HDR STAFF POSITIONS

PM	Project Manager
PP	Project Principal
PA	Project Architect
ID	Interior Designer
LV	Low Voltage Designer
TEK	Court Technology Designer
ME	Mechanical Eng.
EE	Electrical Eng.
ST	Structural Eng.
ADM	Admin Assistant
BIM	BIM Manager
PL	Plumbing Designer
FP	Fire Protection Eng.
QCID	QC Interior Design
QCM	QC Mechanical
QCE	QC Electrical
QCLV	QC Low Voltage

CONSULTANTS


AT	ArchiTexas
COST	Cost Consultant


OWNER TEAM


SC	Steering Committee
Comm	Commissioner
FAC	Facilities
PM	Project Manager
User	User Group
CMAR	Constr. Mgr. at Risk
CSA	City of San Angelo

OPTIONAL SVCS

WF	Wayfinding
FUR	Furniture Designer

 = Owner to coordinate group meeting

 = Task Completed

 = docs due to HDR


 = docs due to Owner

Exhibit C



TOM GREEN COUNTY COURTHOUSE REHABILITATION AND RENOVATION SAN ANGELO, TEXAS

ESTIMATE OF PROBABLE CONSTRUCTION COST

Schematic Design Revisited

Report Date: February 14, 2019

Prepared By:
Keith Kothmann, CPE
Construction Cost Management Inc.
2413 N. Main Street
Fort Worth, Texas 76164

BASIS FOR COST ESTIMATE
ESTIMATE OF PROBABLE CONSTRUCTION COST



PROJECT **TOM GREEN COUNTY COURTHOUSE
 REHABILITATION AND RENOVATION
 SAN ANGELO, TEXAS**

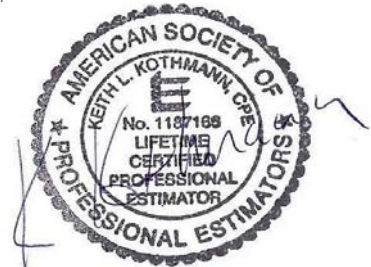
Designer: **HDR - Dallas**
 Estimator: **Keith Kothmann, CPE**
 Status of Design: **Schematic Design Revisited**
 Date of Report: **February 14, 2019**
 Cost Basis: **All costs are US Dollars, Fourth Quarter 2016**

<u>SCOPE</u>	<u>PHASE 1</u>	13,826	BSF	<u>COST / SF</u>	<u>TOTALS</u>
1.0	Mechanical, Electrical, IT / Comm, Security, Life Safety, Owner's Contingency			\$ 82.60 5.0%	\$1,141,990 \$57,100
Total		Mechanical, Electrical, IT / Comm, Security, Life Safety,			\$1,199,090
Phase 1 Courtroom Renovation (West End)					
1.1	FIRST FLOOR RENOVATIONS Owner's Contingency			\$ 217.34 5.0%	\$892,402 \$44,620
Total		FIRST FLOOR RENOVATIONS			\$937,022
Phase 2 Lower level District Clerk					
2.0	LOWER LEVEL RENOVATIONS Owner's Contingency			\$ 99.81 5.0%	974,067 \$48,703
Total		LOWER LEVEL RENOVATIONS			\$1,022,770
Total Project Cost					\$3,158,882

EXCLUSIONS Design Fees, Owners Administrative Costs, FF&E,
 Relocation Costs, Telephone / Data Devices.

This Estimate has been prepared under the guidelines published by
 THE AMERICAN SOCIETY OF PROFESSIONAL ESTIMATORS, "Standard Estimating Practice"

Keith Kothmann CPE



CONSTRUCTION COST MODEL
Estimate of Probable Cost



TOM GREEN COUNTY COUTHOUSE
RENOVATION
SAN ANGELO, TEXAS

REPORT DATE: 19-Oct-16

BUILDING SQ.FT. 13,826

SYSTEM DESCRIPTION	SYS MEAS	SYS UNIT	COST/ SYS U	COST/ BLDSF	TOTAL COST	
Phase 1 Lower Level and First Floor (West End)						
1.0 Mechanical, Electrical, IT / Comm, Security, Life Safety,						
Note	All Costs Include Sub Contractor OH and P					\$0
LOWER LEVEL IMPROVEMENTS						
	13,455	BSF		\$ 0.59	\$8,120	
Demolition / Gut for Shaft Ways	430	BSF	\$9.00		\$3,870	
Demolition Minor Rearrangements at IT rooms	1	SUM	\$4,250.00		\$4,250	
					\$0	
					\$0	
RENOVATE DISTURBED AREAS						
		BSF		\$ 1.40	\$ 19,375.40	
Interior Renovation due to Services Complete	230	BSF	\$42.60		\$9,798	
2 Hour Drywall Shaft Walls Required for Services	540	WSF	\$5.31		\$2,867	
Minor renovation at MEP spaces	671	SF	\$10.00		\$6,710	
10 - FIRE PROTECTION						
	13,826	BSF		\$1.12	\$15,460	
Wet Pipe Sprinkler System Riser assembly	1	SUM	\$4,275.00		\$4,275	
Rearrange Existing Fire Suppression due to rearrangement and Recertify	13826	SF	\$0.81		\$11,185	
					\$0	
HVAC SYSTEM						
	49,124	BLDSF		\$ 30.75	\$425,216	
Note	Existing CW and HW distribution piping is reusable					
Demo & Remove Rooftop Chiller	1	Sum	\$11,660.00		\$11,660	
Air Cooled Chiller Roof Mount	125	TON	\$666.74		\$83,343	
			\$0.00		\$0	
Ductless Split System DX, complete	2	EA	\$4,452.00		\$8,904	
			\$0.00			
Remove and Replace Existing AHU's VAV Basement and L-1	24,887	CFM	\$5.07		\$126,096	
Air Distribution Duct	12,818	BSF	\$4.22		\$54,077	
Air Distribution Devices	12,818	BSF	\$1.08		\$13,859	
Terminal Units VAV	23,072	CFM	\$2.39		\$55,028	
Air Distribution Duct and Devices Court Set	1,008	SF	\$7.69		\$7,746	
Extend HW Reheat loop to perimeter zones	207	LF	\$23.85		\$4,937	
Toilet Exhaust System	1,200	CFM	\$1.04		\$1,247	
Extend/ Revise Building Controls	49,124	BSF	\$1.19		\$58,320	
					\$ -	
ELECTRICAL						
	13,826			\$ 7.61	\$ 105,215.86	
Distribution Apparatus and Feeders	13,826	SF	\$1.98		\$27,406	
Equipment Feeders & Connections	13,826	BSF	\$2.01		\$27,846	
Misc Devices and Branch Circuits as required for Services	13826	BSF	\$1.25		\$17,283	
Telephone / Data Raceway	13826	BSF	\$2.36		\$32,682	

SYSTEM DESCRIPTION	SYS MEAS	SYS UNIT	COST/ SYS U	COST/ BLDSF	TOTAL COST
				\$ -	\$0
					\$0
12 - COMMUNICATIONS, SECURITY, ALARMS	49,124			\$ 9.19	\$127,001
					\$ -
Revise Tele Comm Head In	49,124	SF	\$0.39		\$19,266
Update Existing FA System for Total Building	49,124	SF	\$0.38		\$18,746
Revise Data Comm Due to Renovation	13,826	SF	\$0.39		\$5,423
Telephone / Data Cable & Devices	13,826	SF	\$2.28		\$31,509
Extend Existing Security to new construction	1	SUM	\$13,250.00		\$13,250
TV Outlet w/ Cable	12	EA	\$413.40		\$4,961
Security CCTV System Complete Update	49,124	BSF	\$0.69		\$33,846
SUBTOTAL DIRECT COST				\$50.66	\$700,389
		Escalation 12 Month		5.00%	\$35,019
		General Conditions		15.50%	\$113,988
		Design Contingency		15.00%	\$127,409
		Prime Contractor Home Office Overhead		5.00%	\$48,840
		Prime Contractor Profit		9.00%	\$92,308
		Bond and Insurance		2.15%	\$24,036
TOTAL CONTRACT				\$ 82.60	\$1,141,990

Estimate of Probable Cost

TOM GREEN COUNTY COURTHOUSE
REHABILITATION AND RENOVATION
SAN ANGELO, TEXAS

REPORT DATE: 10/21/2016
PHASE 1 SQ.FT. 4,106



SYSTEM DESCRIPTION	SYS MEAS	SYS UNIT	COST/ SYS U	COST/ BLDSF	TOTAL COST	
Phase 1 Courtroom Renovation (West End)						
1.1 FIRST FLOOR RENOVATIONS						
Note	All Costs Include Sub Contractor OH and P					\$0
DEMOLITION AND PREP		4,106	BSF	\$ 4.77	\$ 19,585.62	
	Demolition / Gut at Existing	4,106	BSF	\$ 4.77	\$ 19,585.62	
				\$ -	\$ -	
INTERIOR CONSTRUCTION COURT SET		4,106	BSF	\$56.83	\$233,345	
	STC Rated Partitions	1,430	WSF	\$4.36	\$6,230	
	Interior Side of Exterior Wall with Insulation	2,266	WSF	\$3.53	\$7,999	
	Interior Walls Judicial Offices	3,098	BSF	\$8.64	\$26,764	
	Interior Construction Staff Restrooms	224	BSF	\$44.52	\$9,972	
	Interior Construction Courts	1,008	BSF	\$9.88	\$9,958	
	Interior Courts Casework / Millwork New. Includes Ballistic protection	1	Court	\$125,000.00	\$125,000	
	Courtroom Door and Frame w/ Hdwr Single	2	EA	\$4,028.00	\$8,056	
	Courtroom Door and Frame w/ Hdwr Dbl	1	PR	\$7,632.00	\$7,632	
	Interior Personnel Doors W/Hardware	378	DRSF	\$83.95	\$31,734	
					\$0	
					\$0	
FINISHES AND FITTINGS		4,106	BSF	\$19.79	\$81,245	
	Interior Finishes Judicial Offices	3,098	BSF	\$12.19	\$37,765	
	Interior Finishes Courts	1,008	BSF	\$20.14	\$20,301	
	Interior Finishes Staff Restrooms	224	BSF	\$23.32	\$5,224	
					\$0	
	Building Graphics Interior	1	Sum	\$337.95	\$338	
					\$0	
	Millwork Conference	1	SUM	\$7,420.00	\$7,420	
	Millwork Judges Suite	1	SUM	\$5,512.00	\$5,512	
	Fire Extinguisher and Cab	2	EA	\$323.30	\$647	
	Toilet Accessories Set Private	4	Set	\$307.40	\$1,230	
	Breakroom Appliances	1	SUM	\$2,809.00	\$2,809	
	Misc. Building Specialties	4106	BSF		\$0	
					\$0	
CONVEYING SYSTEM		4,106	BLDSF	\$ -	\$ -	
			NIC		\$ -	
				\$ -	\$ -	
08 - PLUMBING		4,106	BSF	\$10.25	\$42,079	
	Water Closet FV	3	EA	\$1,678.78	\$5,036	
	Lavatory Wall Mount	2	EA	\$1,513.15	\$3,026	
	Lavatory Vanity Mount	1	EA	\$1,460.15	\$1,460	
	Sink SS Single Comp Beverage	1	EA	\$1,559.53	\$1,560	
	Appliance Connection	2	EA	\$496.88	\$994	

SYSTEM DESCRIPTION	SYS MEAS	SYS UNIT	COST/ SYS U	COST/ BLDSF	TOTAL COST
	9				
Domestic Hot and Cold Water System is existing					
Domestic Water Main Distribution Pipe	1	SUM	\$10,017.00		\$10,017
Sanitary Cast Iron Pipe w/Ftgs	315	LF	\$45.05		\$14,191
Cast Iron Pipe w/Ftgs & Hangers	180	LF	\$32.20		\$5,796
					\$0
HVAC SYSTEM	4,106	BLDSF		\$ -	\$0
New AHU Systems Phase 1.0			\$ -		\$ -
			\$ -		\$ -
ELECTRICAL	4,106	BSF	\$ 19.60	\$ 19.60	\$ 80,470.84
Apparatus and feeders	4,106	SF	\$ 1.39		\$ 5,707.34
Power devices and Branch Circuits Bldg Standard	4,106	SF	\$ 7.02		\$ 28,812.62
Lighting and Branch Circuits Bldg Standard	4,106	SF	\$ 8.46		\$ 34,731.83
			\$ -		\$ -
Court Set Enhance Lighting and Power	1,008	SF	\$ 11.13		\$ 11,219.04
			\$ -		\$ -
SPECIAL ELECTRICAL	4,106			\$ 15.23	\$62,540
					\$0
Jury Room AV System	1	SUM	\$28,620.00		\$28,620
Courtroom Sound Reinforcement & Video	1	EA	\$33,920.00		\$33,920
					\$ -
SUBTOTAL DIRECT COST				\$126.46	\$519,265
		Escalation 24 Months		10.00%	\$51,927
		General Conditions		22.00%	\$114,238
		Design Contingency		15.00%	\$77,890
		Prime Contractor Home Office Overhead		5.00%	\$38,166
		Prime Contractor Profit		9.00%	\$72,134
		Bond and Insurance		2.15%	\$18,783
TOTAL CONTRACT				\$ 217.34	\$892,402

Exhibit D

DEPARTMENTAL COLOR LEGEND

- BUILDING
- COURT
- IN CUSTODY
- OFFICE
- PRIVATE
- PUBLIC
- PUBLIC - RESTORATION



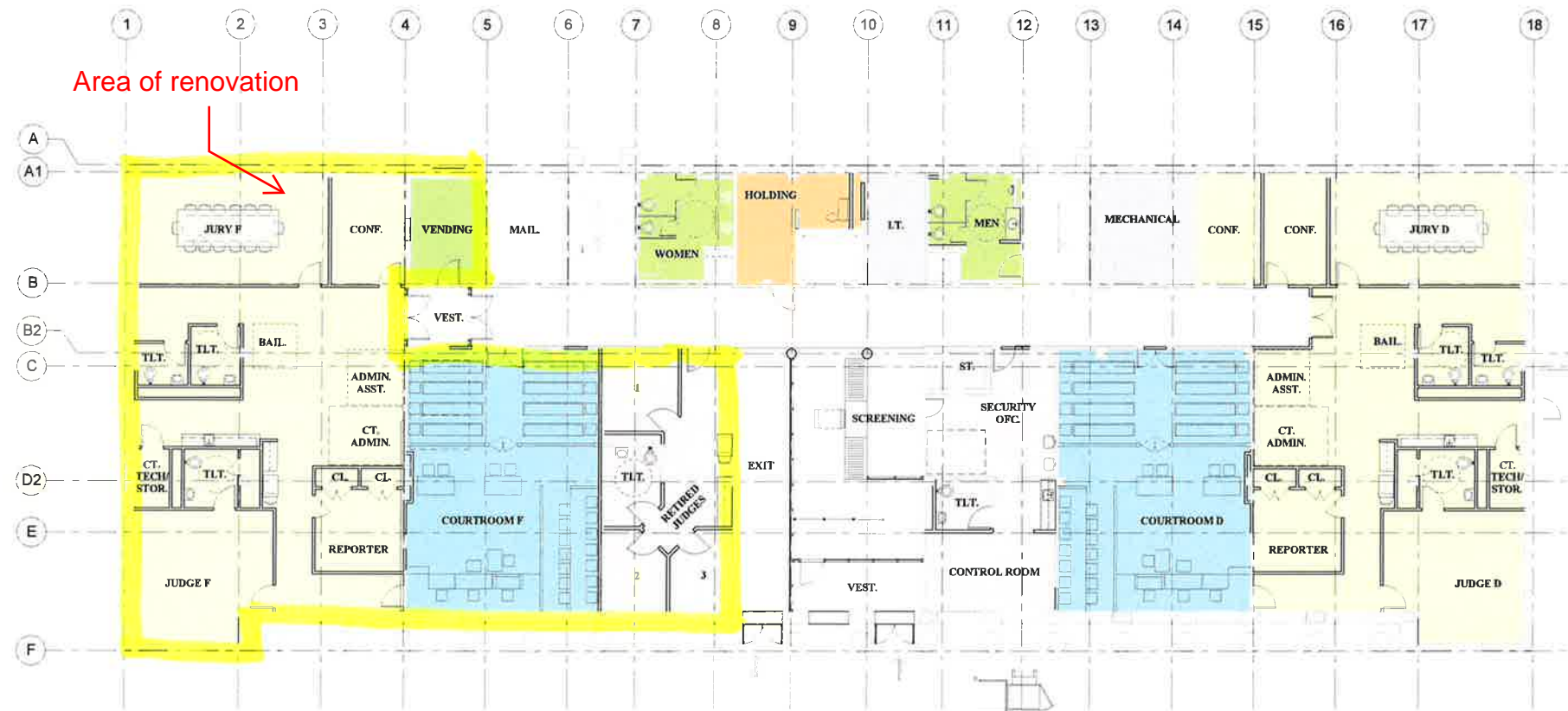
HDR Architecture Dallas
 8730 N. Central Expressway
 Suite 100
 Dallas, TX 75241

Architexas

Dallas | Austin | 1907 Marilla St.
 www.architexas.com | Second Floor
 Dallas, Texas 75201
 p. 214.748.4561

Tom Green County Courthouse Renovation and Restoration

112 W. Beauregard
 San Angelo, Texas 76903



1 First Floor Plan
 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
		Schematic Design

Project Number: 1004042
 Original Issue: 11/01/16

PRELIMINARY
 NOT FOR CONSTRUCTION

Sheet Name
PLAN - FIRST FLOOR

Sheet Number
A-002

Project Status
 Schematic Design

11/01/16 10:28:17 AM