



STATE OF TEXAS *
 COUNTY OF HAYS *

ON THIS THE 2nd DAY OF OCTOBER A.D., 2009, THE COMMISSIONERS' COURT OF HAYS COUNTY, TEXAS, MET IN SPECIAL MEETING. THE FOLLOWING MEMBERS WERE PRESENT, TO-WIT:

DEBBIE GONZALES INGALSBE	COMMISSIONER, PCT. 1
JEFFERSON W. BARTON	COMMISSIONER, PCT. 2
WILL CONLEY	COMMISSIONER, PCT. 3
KAREN FORD	COMMISSIONER, PCT. 4
LINDA C. FRITSCH	COUNTY CLERK

WITH COUNTY JUDGE ELIZABETH "LIZ" SUMTER ABSENT; AND THE FOLLOWING PROCEEDINGS WERE HAD, THAT IS:

Commissioner Ingalsbe called the meeting to order.

PRESENTATION BY TOP RANKED DESIGN/BUILD FIRMS FOR THE HAYS COUNTY GOVERNMENT CENTER

Brenda Jenkins (Broaddus) introduced team members for Balfour Beatty Construction and HDR. A powerpoint presentation was given. Mark Bradley (Balfour Beatty Construction Officer in Charge) spoke of other projects they have designed in Texas. Jeff Bradley (HDR) spoke of their Texas project experience – 45 years in Texas. Tommy Campbell (Design/Build Director) spoke of the Ellis County project. Curt Parde (AIA, LEED, Principal in Charge) spoke. Rob West (AIA, Project Designer/Master Planner) spoke of government complex site design and he provided drawings and a model of the proposed center. Curt Parde spoke of sustainability (site design, water efficiency and energy efficiency). Tommy Campbell spoke of cost certainty – their estimate is based on this design and validated with current pricing. They are transparent with an open book approach with input from the county – proposing a November 2011 move in. Tommy Campbell spoke of meet & greets to make sure local contractors, etc. know what is going on and have subcontracting opportunities. Doug Jones (Division President) and Heidi Higgason (Vice President & Managing Principal) thanked the court for the opportunity to make this presentation.

John Marshal (VP for S&P) introduced team members for Satterfield & Pontikes Construction Inc. and HOK. John Marshal spoke of their experience in building courthouses. Spoke of 20 years Texas design builder, top 10 green builder in Texas, numerous county justice projects, safe builder, industry leader in building information modeling delivery [BIM], and collaborative practical project delivery [PPD] process. Bill Prindle (HOK) spoke of HOK being the largest architectural/engineering firm in the US, #1 green design firm, Texas regional justice center, consistent recognition for design excellence, unmatched experience in this exact type of project, leader in new technology implementation, designed more county courthouses than others combined. Linda Bernauer and Steven Janeway spoke of design methods. Duncan Broyd spoke of his work on courthouses. He spoke of courthouse mock-ups. Steven Janeway spoke of vision session exercises. S&P will get local people (subcontractors) involved in the construction of the project as well as input regarding design from county officials and staff that will occupy the building. Charlie Fote spoke of estimating and cost control. He spoke of Texas A & M Health Science Center project. Tom Rodriguez spoke of quality control and commissioning. Amy King (Service Manager) spoke of warranty and service support. Pete Holland spoke of pricing [total anticipated cost is \$59,333,526 + contingency of 5% = \$3,122,817 with total maximum budget is \$62,456,343]. They were recently selected to design the local Armed Forces Reserve Center. Proposes occupancy of the building by December 2011. Brenda Jenkins spoke of looking at the critical criteria in the RFP and the pricing. Broaddus will be following up by contacting the three firms to make sure that pricing provided is comparable with each other.

Skanska, Kirksey, Gruzen Samton Architects Scott Cannon, Skanska Sr. VP, and Scott Wilkinson (Kirksey) introduced their Team. Scott Cannon spoke of understanding your goals (cost effective solution, flexible and expandable facility and reflect Hays County history and future). Randall Walker spoke of their expertise, program analysis (30% courtroom sets & 70% offices), design goals. William Singer spoke of courtroom identity, courtroom design issues, courtroom building blocks, courtroom planning, technology, and the collaborative process (includes courtroom mock-up). He spoke of rethinking the public experience. Randall Walker spoke of workplace culture, diversity in the workplace, technology dynamic, privacy and collaboration, capital expenditures, and employee satisfaction. Bob Inaba spoke of two concepts (Concept A is a campus design with courtyards and Concept B is a singular building). Julie Hendricks spoke of sustainable design. Green strategies: natural daylight and healthy indoor air quality - daylight and energy modeling is used. Dennis Young spoke of preconstruction (cost certainty and communication). Concept A = \$59,323,740 Concept B = \$58,748,590 (includes 10% contingency). There is a \$4 million variance in skin components. They maximize local and HUB subcontractors participation. Scott Cannon spoke of a proposed completion dated of November 18, 2011. Mark Hibner spoke of his experience in building justice facilities and he spoke of quality control and execution. Ted Oberg spoke of quality during construction process (field mobility tablets, creation of mock-ups, and daily progress inspections). Scott Cannon stated that they are trustworthy and transparent.



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Commissioner Ingalsbe spoke of better pricing at this point. Committee needs to get back together and come back with a recommendation on October 13th. She asked for input from the other Commissioners regarding these firms. Commissioner Conley spoke of research he has done regarding these firms – he prefers going with a Texas firm. Commissioner Ford spoke of having toured the Bell County facility and was impressed with that facility. Commissioner Barton spoke of pros & cons of Balfour Beatty/HDR, Satterfield & Pontikes/HOK, and Skanska/Kirksey.

Court was adjourned.

I, LINDA C. FRITSCHÉ, COUNTY CLERK and EXOFFICIO CLERK OF THE COMMISSIONERS' COURT, do hereby certify that the foregoing contains a true and accurate record of the proceedings had by the Hays County Commissioners' Court on OCTOBER 2, 2009.



**LINDA C. FRITSCHÉ, COUNTY CLERK AND EXOFFICIO
CLERK OF THE COMMISSIONERS' COURT OF
HAYS COUNTY, TEXAS**

