

# WILLIAMSON COUNTY

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## Justice Complex Improvements

GMP-01

Project Number: P476

August 21, 2024



Vaughn Project No. 3161-01 | Georgetown, Texas

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**Date: August 21, 2024**

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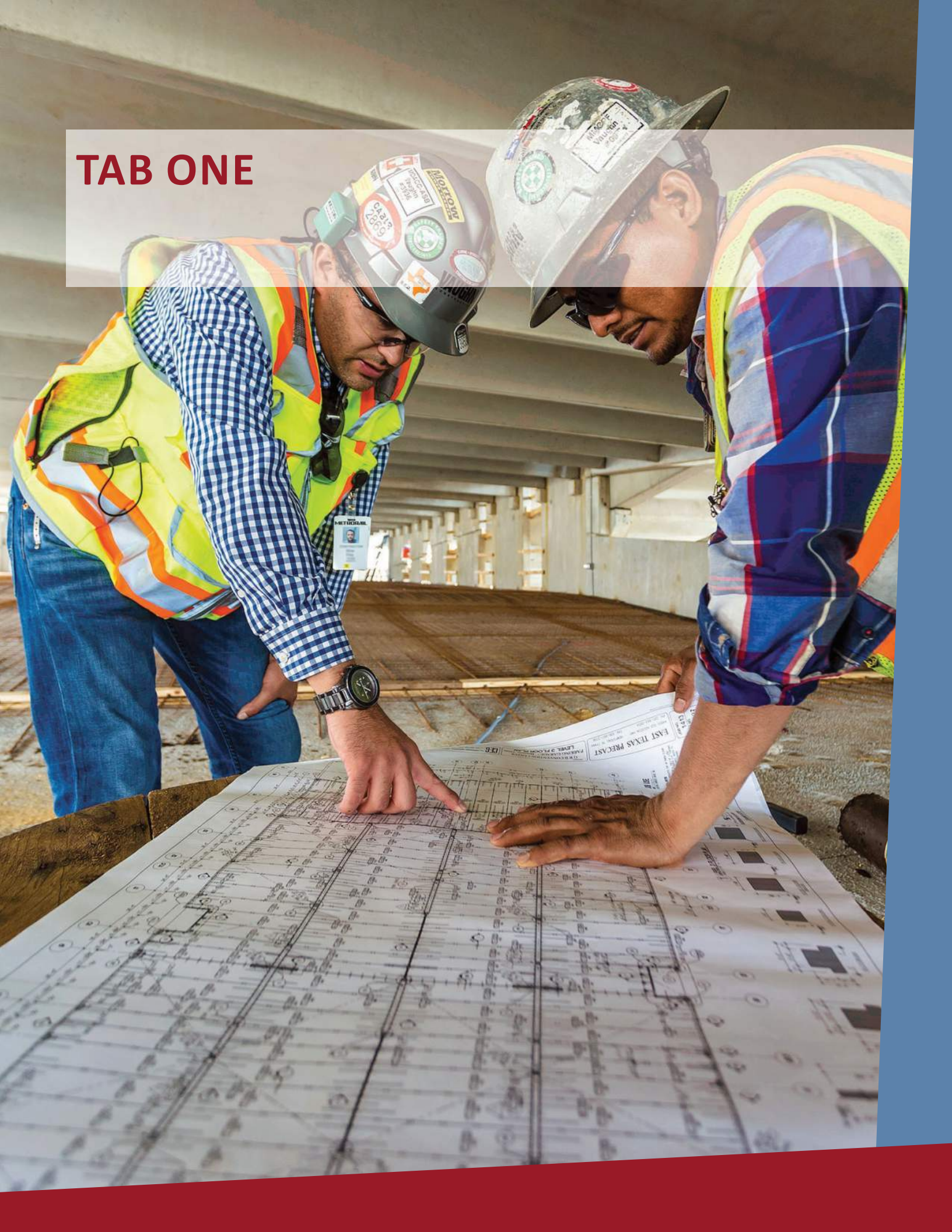
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# TAB ONE



**GUARANTEED MAXIMUM PRICE PROPOSAL**  
**Justice Complex Improvements Project**  
**Bid Package 01 – Fence & Gate**

J.T. Vaughn Construction, LLC (“CMAR”) hereby submits to Williamson County, Texas (“County”) for the use and benefit County pursuant to the provisions of the Contract for Construction Manager-at-Risk Project Delivery dated May 9, 2024 (“Contract”), a Guaranteed Maximum Price (“GMP”) proposal for Bid Package 01 – Fence & Gate for the Justice Complex Improvements (“Project”), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

**Cost of the Work.**

A not-to-exceed amount for the Cost of the Work for Bid Package 01 – Fence & Gate pursuant to the Contract:

**Four hundred ninety-seven thousand one hundred forty-one Dollars (\$497,141.00)**

**CMAR’s Fee.**

A fixed sum fee for CMAR’s Fee for Bid Package 01 – Fence & Gate pursuant to the Contract:

**One hundred forty-nine thousand forty-three Dollars (\$149,043.00)**

**Total GMP.**

The total sum of the above **Items 1 through 2**, as set forth below, is the GMP which the CMAR hereby guarantees to County for constructing Bid Package 01 – Fence & Gate complete, in place, and operational in accordance with the Contract Documents (All attached breakdowns shall total this GMP amount).

**Six hundred forty-six thousand one hundred eighty-four Dollars (\$646,184.00)**

CMAR hereby guarantees to County not to exceed the above referenced GMP amount, subject to additions or deductions as provided in the Contract Documents. Except for additions or deductions as provided in the Contract Documents, costs which would cause such GMP to be exceeded shall be paid by CMAR without reimbursement by County.

**Contract Time.**

The date for achieving Substantial Completion of Bid Package 01 – Fence & Gate shall be **June 10, 2025 (272) Calendar Days** from the Notice to Proceed with such construction.

**Withdrawal of GMP Proposal.**

This GMP Proposal may not be withdrawn for a period of **ninety (90) calendar days** from the date of receipt by County.

**Liquidated Damages.**

CMAR further agrees to pay, as Liquidated Damages, to County the sum Seven Hundred Fifty Dollars (\$750) per calendar day for failure to complete the work for the Bid Package 01 – Fence & Gate within the Contract Time in accordance with the Contract.

**Owner's Contingency.**

A not-to-exceed amount for the Owner's Contingency stated herein for reference:

**Twenty-four thousand eight hundred fifty-seven Dollars (\$24,857.00)**

CMAR and County have agreed to separately phase out various scopes of the construction services of Project and execute this Guaranteed Maximum Price Proposal as to only the Bid Package 01 – Fence & Gate phase of construction services so that such phase of construction can be commenced and completed on or before the Substantial Completion date set out in this Guaranteed Maximum Price Proposal. CMAR and County hereby acknowledge they will negotiate additional Guaranteed Maximum Price Proposals in order to include the remainder scope of construction services for the entire Project following execution of this Guaranteed Maximum Price Proposal. CMAR acknowledges and agrees that the remainder scope of construction for the Project shall not constitute changes in the Work and there should be no adjustment under Sections 5.1.2 or 5.1.3 of the Contract to increase CMAR's Fee percentage that is set forth under Section 5.1.1 of the Contract. Furthermore, the preconstruction phase compensation set forth under Section 4.1.1 of the Contract shall not be changed or modified due to any phasing of the construction services.

All terms and conditions of the Contract are hereby adopted and incorporated into this GMP Proposal. Any exceptions to, or modifications of, the terms and conditions of the Contract shall not be effective unless they are expressly stated and conspicuously identified in this GMP Proposal and are specifically accepted and approved by County. Otherwise, proposed revisions or modifications to the language, terms, or conditions of the Contract will not be accepted.

BY SIGNING BELOW, CMAR and County have executed and bound themselves to this Guaranteed Maximum Price (GMP) Proposal for Bid Package 01 – Fence & Gate.

CMAR:

ITW Fence Gate Construction, LLC

By:   
Signature

Danny Thompson  
Chief Executive Officer

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Date Signed: 01/29, 2024

COUNTY:

Williamson County, Texas

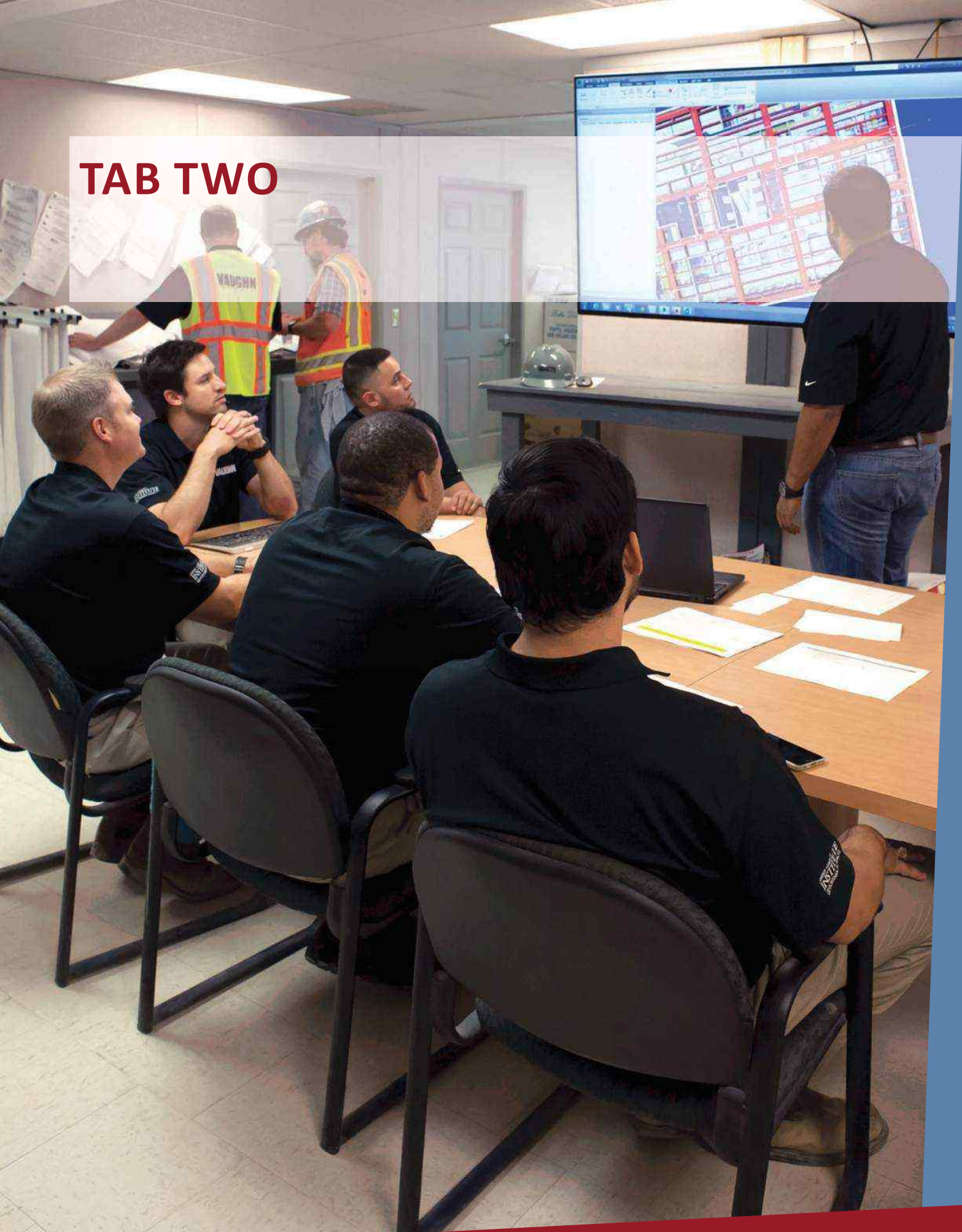
By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Date Signed: \_\_\_\_\_, 20\_\_

# TAB TWO



Williamson County Facilities  
Department 3101 SE Inner Loop  
Georgetown, TX 78626



6604 North Lamar Blvd  
Austin, Texas 78752

Telephone:  
(512) 318-1332

Facsimile:  
(512) 681-9752

Attn: Tommy Crockett, Project Manager

Re: Contract No.: 0509-1008-07  
Project No.: P476  
Project Name: Justice Complex Improvements

Dear Mr. Crockett:

The Project consists of installing new exterior security gates.

Anticipated Notice to Proceed Date: September 11<sup>th</sup>, 2024  
Substantial Completion Date: June 10<sup>th</sup>, 2025

Our proposed Guaranteed Maximum Price for GMP-01 is six hundred forty-six thousand one hundred eighty-four dollars (\$646,184).

The deadline on which the Guaranteed Maximum Price Proposal will automatically expire without further notice is September 20<sup>th</sup>, 2024.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "DBoram", written in a cursive style.

Doug Boram  
Vaughn Construction



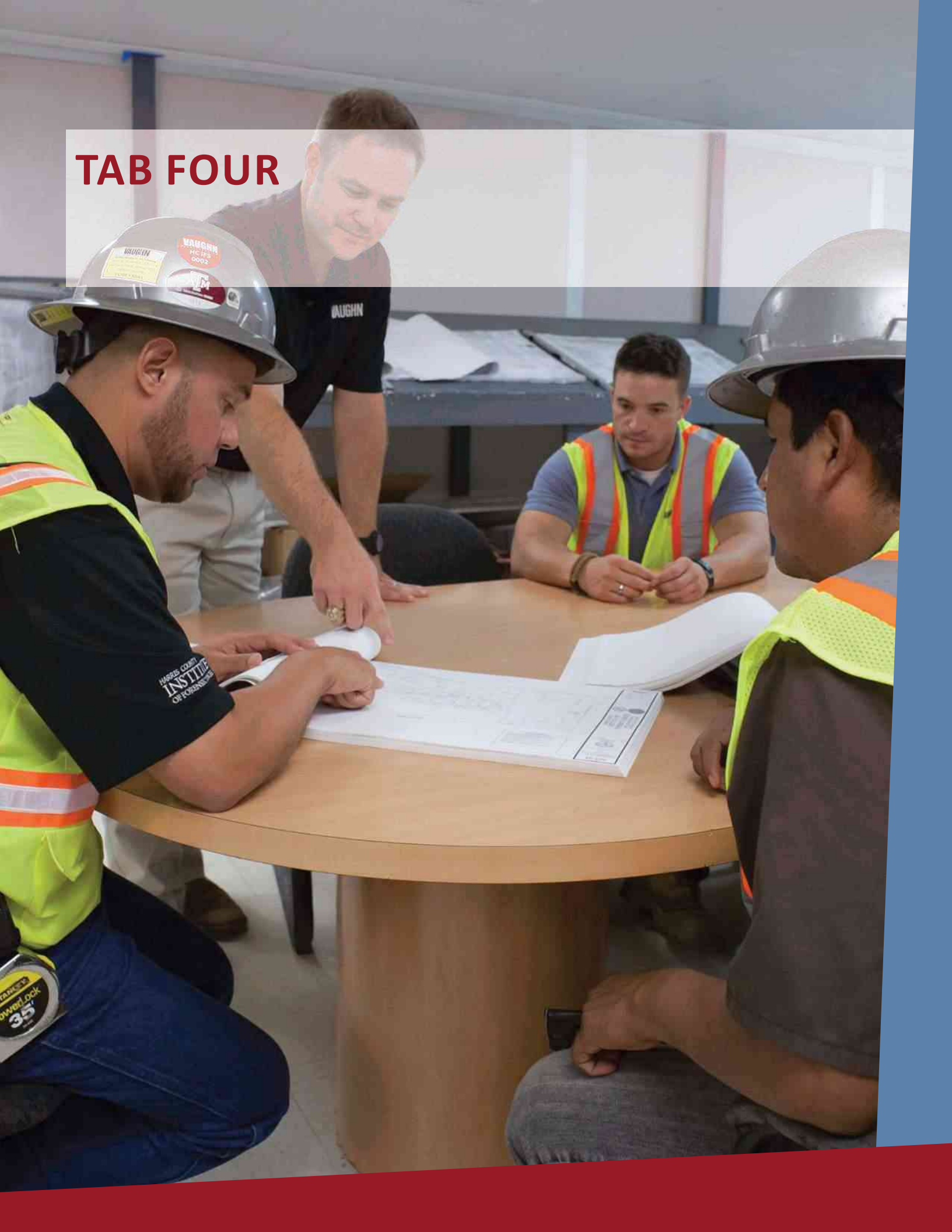
# TAB THREE



**CMR LIST OF STAFF / CONTACT INFORMATION**

Lead Project Manager	Roy Martinez (713) 984 – 4490 rmartinez@vaughnconstruction.com 6604 N. Lamar, Austin, TX 78752
Lead Superintendent	Kenny Casey (512) 639 - 5902 kcasey@vaughnconstruction.com 6604 N. Lamar, Austin, TX 78752
Project Manager	Doug Boram (512)-663-7461 dougboram@vaughnconstruction.com 6604 N. Lamar, Austin, TX 78752
Superintendent	Jason Luce (512) 568 - 7902 JLuce@vaughnconstruction.com 6604 North Lamar, Austin, TX, 78752
Project Engineer	Scott Edwards (737) 357 - 6576 sedwards@vaughnconstruction.com 6604 N. Lamar, Austin, TX 78752
Project Safety Coordinator	Bill Randall (979) 807 - 4421 brandall@vaughnconstruction.com 6604 N. Lamar, Austin, TX 78752
QC & CX Coordinator	Case Griffin (713) 984 - 4419 cgriffin@vaughnconstruction.com 6604 N. Lamar, Austin, TX 78752

# TAB FOUR



## LISTING OF DOCUMENTS

## Phase: GMP-01

Date: August 21, 2024

GENERAL - Security Upgrades		
G0.00	COVER	05.07.2024
G0.01	GENERAL NOTES, ABBREVIATIONS, SYMBOLS, INDEX, AND CODE SUMMAR	03.22.2024
G0.02	SHEET LIST	05.07.2024
CIVIL - Security Upgrades		
C0.0	COVER SHEET	04.15.2024
C0.1	GENERAL NOTES	04.15.2024
C0.1	SURVEY	03.26.2024
C0.2	SURVEY	03.26.2024
C1.0	SITE PLAN	04.15.2024
C2.0	GRADING PLAN	05.07.2024
C2.1	GRADING PLAN INSETS	05.07.2024
C2.2	GRADING PLAN INSETS	03.26.2024
C5.3	CONSTRUCTION DETAILS 3	04.15.2024
SITE & DEMOLITION - Security Upgrades		
AS1.01	SITE PLAN	05.07.2024
SPECIFICATIONS - Security Upgrades		
00 00 00	COVER PAGE	03.22.2024
00 01 07	SEALS PAGE	03.22.2024
00 01 10	TABLE OF CONTENTS	03.22.2024
01 10 00	SUMMARY	03.22.2024
01 20 00	PRICE AND PAYMENT PROCEDURES	03.22.2024
01 25 00	SUBSTITUTION PROCEDURES	03.22.2024
01 30 00	ADMINISTRATIVE REQUIREMENTS	03.22.2024
01 32 16	CONSTRUCTION PROGRESS SCHEDULE	03.22.2024
01 33 00	SUBMITTAL PROCEDURES	03.22.2024
01 40 00	QUALITY REQUIREMENTS	03.22.2024
01 50 00	TEMPORARY FACILITIES AND CONTROLS	03.22.2024
01 60 00	PRODUCT REQUIREMENTS	03.22.2024
01 70 00	EXECUTION AND CLOSEOUT REQUIREMENTS	03.22.2024
32 31 19.53	HIGH SECURITY STEEL FENCE SYSTEM	03.22.2024
OTHER DOCUMENTS		
3161 WilCo Justice Center CD Comments - 4.22.2024 - Responses 5.7.2024		05.07.2024

# TAB FIVE



**Phase: GMP-01**

**Date: August 21, 2024**

**General Qualifications**

1. Excludes a line item estimate; line items are only shown for convenience of review.
2. Assumes work during normal work hours Monday through Friday, 7:00 AM to 3:30 PM, and intermittent weekend work as required.
3. Excludes building code changes, life safety code changes, or other regulatory changes that may occur beyond what is currently designed.
4. Assumes reasonable efforts to locate and protect existing underground utilities and facilities but excludes responsibility for damage or the impacts from damage to unknown, unforeseen, or non/incorrectly located by others underground utilities or facilities.
5. Excludes the excavation or transportation of hazardous materials discovered in a foreseen or unforeseen condition. Excludes the excavation, removal, or transportation of unclassified excavation that may be uncovered, including but not limited to concrete foundations, underground fuel or water storage tanks, masonry underground walls, and hidden sampling wells.
6. Excludes 3rd party environmental (i.e., asbestos, lead, mold, etc.) monitoring.
7. Excludes leasing of public right of ways and sidewalks and excludes lane closures.
8. Assumes complete use of the entire site, including the parking areas.
9. Excludes the design of, including but not limited to, any system, detail, equipment, and component, whether included or not included in the project plans or specifications unless it has been specifically indicated to be Contractor's responsibility for "delegated design". Furthermore, if delegated design by Contractor is indicated, the resulting design must be able to be achieved within the original design intent. Any other design changes, as a result of the delegated design, are excluded.
10. Assumes equipment provided by Owner or others, but connected by the trade contractors, will be delivered and set in place at the required time to meet the schedule.
11. Excludes 3rd party commissioning agent. Includes assistance for the commissioning agent to accomplish their work.
12. Assumes the right to use contingency funds for acceleration of the project schedule.
13. Excludes provisions for, or any impacts from, any errors or omissions in the Contract Documents prepared and/or issued by the Owner, Owner's vendors/separate contracts, Architect, Engineer, Consultant, or similar party.
14. Assumes all separate contractors shall execute Contractor's Site Access Agreement setting forth project rules, responsibilities, and boundaries. Separate contractors shall provide the same insurance required by the Owner-Contractor contract, along with safety plans acceptable to Contractor.
15. Excludes, specifically, the scopes listed below. GMP-01 is for the fences and gates work only.
  - A. Demolition
  - B. Abatement
  - C. Structural Concrete
  - D. Masonry

- E. Steel
- F. Ornamental Metals
- G. Millwork
- H. Waterproofing
- I. Roofing
- J. Fire proofing
- K. Doors, Frames, and Hardware
- L. Overhead Doors
- M. Glass & Glazing
- N. Drywall
- O. Tile
- P. Flooring
- Q. Terrazzo
- R. Epoxy Flooring
- S. Painting
- T. Specialties
- U. Signage
- V. Plumbing/HVAC
- W. Fire Protection
- X. Electrical
- Y. Fire Alarm
- Z. Telecom/Data
- AA. Audio visual
- BB. Security
- CC. Earthwork
- DD. SWPPP
- EE. Landscape & Irrigation
- FF. Striping & Signs
- GG. Fixtures, furnishings, and furniture

**32.07 – Fences and Gates**

- 16. Includes All-O-Matic SL-175 DC Operator at the sliding gate operator. No specifications provided.
- 17. Excludes all electrical and security rough-in for the gate operator. This will be included in GMP-02.

**POSSIBLE COST REDUCTION / VALUE ADDED ITEMS**

**Phase: GMP-01**

**Date: August 21, 2024**

1. No VE items identified at this time.



# TAB SIX



Phase: GMP-01

Date: August 21, 2024

Estimate Summary			Total
Cost of Work			\$497,141
Design Contingency	% of COW		\$0
Escalation	% of COW		\$0
<b>Total Cost of Work</b>			<b>\$497,141</b>
Construction Phase Fee	% of Total COW	29.98%	<b>\$149,043</b>
<b>Guaranteed Maximum Price</b>			<b>\$646,184</b>
Owners Contingency	% of Total COW	5.00%	<b>\$24,857</b>
Preconstruction Phase Fee			<b>\$3,500</b>
<b>Grand Total</b>			<b>\$674,541</b>

**WILLIAMSON COUNTY JUSTICE COMPLEX IMPROVEMENTS**

**Project No. P476 / Vaughn Project No. 3161-01**

**ESTIMATE DETAIL**



**Phase: GMP-01**

**Date: August 21, 2024**

	Quantity	Unit	Rate	Total
<b>Division 01 - General Requirements</b>				<b>25,542.00</b>
<b>01.36 - GENERAL TRADES</b>	<b>0</b>	<b>EACH</b>		<b>25,542.00</b>
<b>00 - General</b>	<b>0</b>	<b>EACH</b>		<b>25,542.00</b>
<b>Other Administrative Requirements</b>				<b>25,542.00</b>
Subcontractor Escort	15	WEEK	851.40	12,771.00
Site Maintenance	15	WEEK	851.40	12,771.00
<b>Division 32 - Exterior Improvements</b>				<b>471,599.00</b>
<b>32.07 - FENCES &amp; GATES</b>	<b>0</b>	<b>EACH</b>		<b>471,599.00</b>
<b>00 - General</b>	<b>0</b>	<b>EACH</b>		<b>471,599.00</b>
<b>Subcontractor</b>				<b>471,599.00</b>
Fence Sub Bid	1	LS	471,599.00	471,599.00
<b>02 - Security Upgrades</b>	<b>0</b>	<b>EACH</b>		<b>0</b>
<b>Spec Sections</b>				<b>0</b>
Spec Sections 32 31 19.53 - High Security Steel Fence System	1	SCOPE	0	0
<b>Vinyl Coated Chain Link Fencing</b>				<b>0</b>
ClearVu Fencing - 8' Tall	436	LF	0	0
ClearVu Fence Gates - 3' Wide (Prep for CR)	4	EACH	0	0
ClearVu Fence Double Gates - 6' Wide (Key Access)	1	EACH	0	0
Gate Opener	2	EACH	0	0
<b>Fencing Scope Items</b>				<b>0</b>
Badging	1	SCOPE	0	0
Prevailing Wages	1	SCOPE	0	0
OSHA 10 Person on Site - Foreman	1	SCOPE	0	0
Includes Fence Foundations	1	SCOPE	0	0
Includes Hydroexcavation of foundations	1	SCOPE	0	0
Includes Setting Gate Rails in Concrete	1	SCOPE	0	0
Cut in gate egress loops	2	SCOPE	0	0
Haul Off Foundation Spoils	1	SCOPE	0	0
				<b>497,141.00</b>

# TAB SEVEN



ID	Name	Planned Duration	Start	Finish	2024												2025			
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug			
Wilco Justice Complex Improvements					Wilco															
Milestone					Milest															
Contract					Contract															
A5400	All Agreements Executed/Bonds in Place	0d		09-Sep-24	◆ All Agreements Executed/Bonds in Place															
A5380	NTP GMP 1	0d	11-Sep-24		◆ NTP GMP 1															
A5910	Contract Book Complete/Approved GMP 1	0d		18-Sep-24	◆ Contract Book Complete/Approved GMP 1															
A5390	Contract Book Complete/Approved GMP 2	0d		22-Oct-24	◆ Contract Book Complete/Approved GMP 2															
Procurement					▼ Procurement															
GMP 1					▼ GMP 1															
A5460	Fencing Approved	0d		30-Oct-24	◆ Fencing Approved															
GMP 2					▼ GMP 2															
Interior Construction					▼ Interior Construction															
Completion					Completion															
A5640	1st Vaugh Arch Punchlist	0d	15-Apr-25		◆ 1st Vaugh Arch Punchlist															
A5670	TAB Start	0d	11-Jun-25		◆ TAB Start															
A5710	Construction Complete GYM	0d		30-Jun-25	◆ Construction Comp															
A5720	Construction Complete CJC	0d		24-Jul-25	◆ Constructio															
A5680	Overall Substantial Completion	0d		31-Jul-25	◆ Overall S															
A5700	Final Completion	0d		11-Aug-25	◆ Final															
Interview to GMP					Interview to GMP															
Contracting					Contracting															
A1200	Interview	1d	31-Jan-24	31-Jan-24	A A															
A1210	Wilco Preparing Vaughn Contract	5d	21-Feb-24	01-Apr-24	A A															
A1220	Vaughn and Wilco Execute Contract	10d	01-Apr-24	19-Apr-24	A A															
A1400	Deadline for Commissioners Court Agenda	0d		03-Apr-24	A															
Prepare GMP					Prepare GMP															
GMP 1					GMP 1															
A1230	Wilco Issue Construction Documents to Vaughn	1d	22-Apr-24	22-Apr-24	A A															
A1240	Vaughn Review Construction Documents	10d	22-Apr-24	02-May-24	A A															
A1290	Vaughn Solicit Project to Subcontractors	0d	02-May-24	02-May-24	A A															
A1300	Vaughn Receive Bids from Subcontractors	0d	02-May-24	16-May-24	A A															
A1260	Vaughn Issue GMP to Wilco	10d	17-May-24	07-Jun-24	A A															
A1270	Wilco Review GMP	3d	10-Jun-24	12-Jun-24	A A															
A5740	Wilco Request VE/Area Breakouts	5d	12-Jun-24	16-Jul-24	A A															
A5750	Wilco Request Revision to Reduce Scope	1d	17-Jul-24	17-Jul-24	A A															
A5820	Vaughn Prepare GMP 1- Fence and Gates	5d	05-Aug-24	22-Aug-24	A A															
A5840	Vaughn Submit GMP 1 - Fence and Gates	1d	23-Aug-24	23-Aug-24	A A															
A5850	Wilco Review GMP 1 -Fence and Gates	5d	26-Aug-24	30-Aug-24	A A															
A5860	Wilco Execute GMP 1 - Fence and Gates	5d	03-Sep-24	09-Sep-24	A A															
GMP 2					GMP 2															
Procurement					Procurement															
GMP 1					GMP 1															
A5870	Vaughn Prepare Best Value Recommendations - GMP 1	3d	05-Sep-24	09-Sep-24	A A															
A5900	Vaughn Issue Subcontracts - GMP 1	10d	05-Sep-24	18-Sep-24	A A															
A5880	Wilco Review/Execute Best Value Recommendations - GMP 1	1d	10-Sep-24	10-Sep-24	A A															

ID	Name	Planned Duration	Start	Finish	2024												2025			
					2024								2025				2025			
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug			
A5890	Vaughn Issue Letter of Intent to Subcontractors - GMP 1	1d	11-Sep-24	11-Sep-24																
<b>Fencing and Gates</b>		<b>135d</b>	<b>12-Sep-24</b>	<b>26-Mar-25</b>																
A5030	Sub Prepare Submittal - Fencing and Gates	20d	12-Sep-24	09-Oct-24																
A5040	Vaughn Review Submittal - Fencing and Gates	5d	10-Oct-24	16-Oct-24																
A5050	OAC Review Submittal - Fencing and Gates	10d	17-Oct-24	30-Oct-24																
A5060	Fabrication Time - Fencing and Gates	100d	31-Oct-24	26-Mar-25																
<b>GMP 2</b>		<b>130d</b>	<b>10-Sep-24</b>	<b>18-Mar-25</b>																
<b>Construction</b>		<b>164d</b>	<b>17-Dec-24</b>	<b>11-Aug-25</b>																
<b>GMP 1</b>		<b>53d</b>	<b>27-Mar-25</b>	<b>10-Jun-25</b>																
<b>Fencing and Gates</b>		<b>53d</b>	<b>27-Mar-25</b>	<b>10-Jun-25</b>																
<b>South Fencing and Gates</b>		<b>18d</b>	<b>27-Mar-25</b>	<b>21-Apr-25</b>																
A1900	Install Barricades at South Gate	1d	27-Mar-25	27-Mar-25																
A1890	Layout Fencing	1d	28-Mar-25	28-Mar-25																
A1910	Core Post Locations at South Gate	1d	31-Mar-25	31-Mar-25																
A1920	Install Post at South Gate	3d	01-Apr-25	03-Apr-25																
A1930	Install Gate at South Gate	3d	04-Apr-25	08-Apr-25																
A1940	Install Fence Post at South Side Fence	4d	09-Apr-25	14-Apr-25																
A1950	Install Fencing at South Side Fence	5d	15-Apr-25	21-Apr-25																
<b>North Fencing and Gates</b>		<b>35d</b>	<b>22-Apr-25</b>	<b>10-Jun-25</b>																
A2060	Install Barricades at North Gate	1d	22-Apr-25	22-Apr-25																
A2070	Layout Fencing	1d	23-Apr-25	23-Apr-25																
A2080	Core Post Locations at North Gate	1d	24-Apr-25	24-Apr-25																
A2090	Install Post at North Gate	4d	25-Apr-25	30-Apr-25																
A2100	Install Gate at North Gate	3d	01-May-25	05-May-25																
A2110	Install Fence Post at North Side Fence	3d	06-May-25	08-May-25																
A2120	Install Fencing at North Side Fence	3d	09-May-25	13-May-25																
A5310	Repair Damaged Landscape	2d	14-May-25	15-May-25																
A2170	Vaughn Punch List for Fencing and Gates	2d	22-May-25	23-May-25																
A2180	Vaughn Punch List Corrections for Fencing and Gates	4d	27-May-25	30-May-25																
A2190	Owner / Architect Punch List	1d	02-Jun-25	02-Jun-25																
A2200	Owner / Architect Punch List Corrections	5d	03-Jun-25	09-Jun-25																
A2210	Turn Over Fencing and Gates to Wilco	1d	10-Jun-25	10-Jun-25																
<b>GMP 2</b>		<b>164d</b>	<b>17-Dec-24</b>	<b>11-Aug-25</b>																

