

BOND OVERSIGHT
JANUARY 31, 2018



COMMISSION MEETING

CIVIL ENGINEER:

Urban Design Group
3660 Stoneridge Rd., Ste. E101
Austin, Texas 78746
512.347.0040

LANDSCAPE ARCHITECT:

Pharis Design
2525 South Lamar #4
Austin, Texas 78704
512.853.9682

STRUCTURAL ENGINEER:

Jose I. Guerra, Inc.
2401 South IH-35, Suite 210
Austin, Texas 78741
512.455.2090

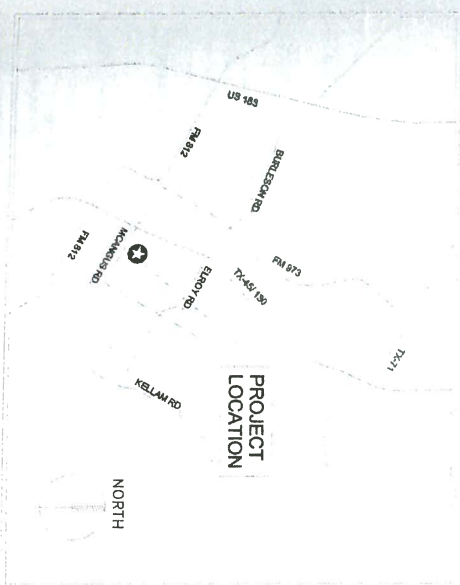
MEP ENGINEER:

Encotech Engineering Consultants
8500 Bluffstone Cove, Suite B-103
Austin, Texas 78759
512.338.1101

ROOFING CONSULTANT:

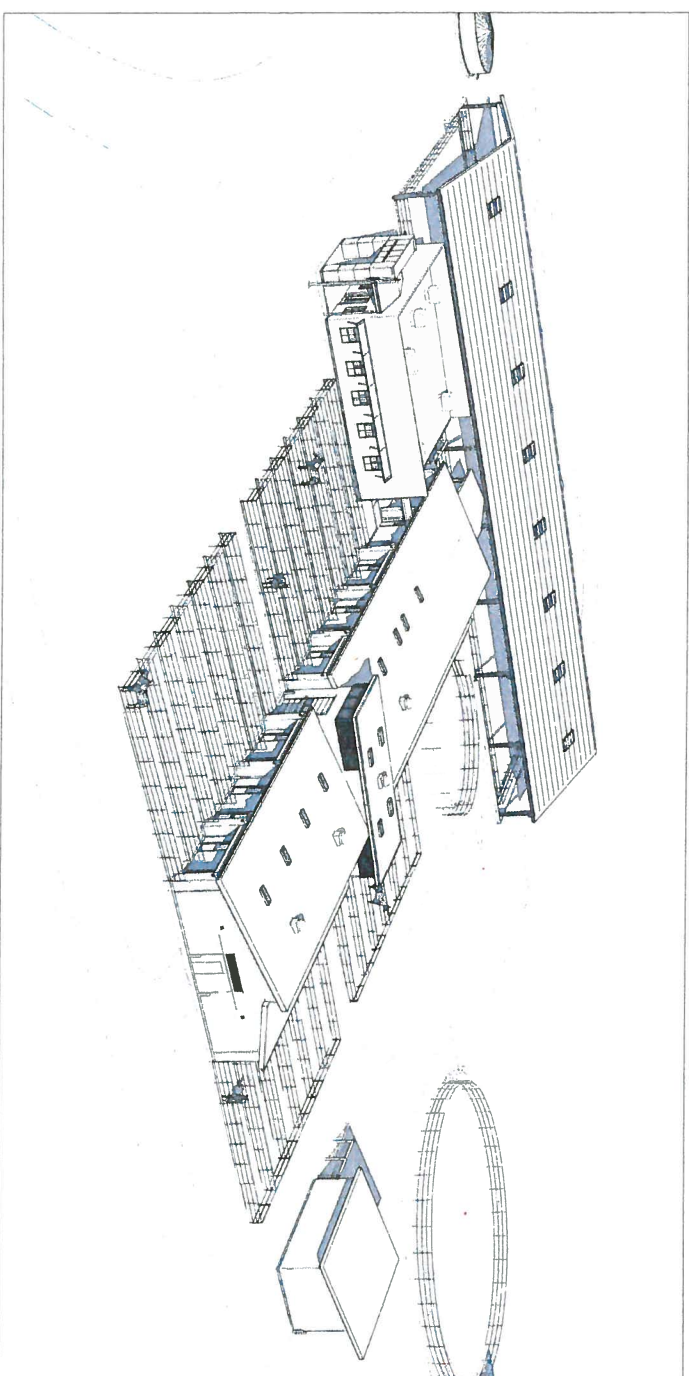
Jim Whitten Roof Consultants, LLC
13279 Pond Springs Rd., Suite 3
Austin, Texas 78729
512.250.0999

LOCATION MAP:



City of Austin
APD Mounted Patrol Facilities

11424 McAngus Road
Austin, Texas 78617
CIP #6618.001



Project Description

New complex for the City of Austin Mounted Patrol, including Office and Stables building and outbuildings, which include a covered arena, hay barn, maintenance building, rainwater cistern & training pens.

90% CDs

Date: 5-15-17

PRELIMINARY

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

Michael McElhaney, Architect
LICENSE #13681
5-15-17

Robert & Michael
JACKSON McELHANEY
ARCHITECTS

1135 West 6th Street, Suite 125, Austin, Texas 78703

Phone: (512) 472-5132 Fax: (512) 472-5158

www.JacksonMcElhaney.com

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CURRENT SCHEDULE & VARIANCE FROM ORIGINAL SCHEDULE

- ▶ Project currently on hold pending purchase/acquisition of Tower Lane and vacation of Public Utility Easements which served the demolished mobile home community.
- ▶ Tower Lane is still owned by Travis County. Office of Real Estate is leading the effort to purchase/acquire Tower Lane.
- ▶ Vacation of PUEs will also have to be negotiated with Travis County.
- ▶ The project was originally scheduled to bid in February/March 2015.

APD MOUNTED PATROL FACILITIES

CURRENT BUDGET & VARIANCE FROM ORIGINAL BUDGET

Jackson McElhaney
ARCHITECTS

March 15, 2017

APD Mounted Patrol Facility
Design Development Phase
Opinion of Probable Construction Cost (OPCC):

Sitework for Masterplan:	\$3,522,100 +/-
Sitework Items to Omit:	
• Omit North Site Development, Open Arena & Round Pens =	(\$596,300) +/-
• Omit Landscaping Associated with Alternates =	(\$155,000) +/-
• Omit Pavement Associated with Alternates =	(\$111,300) +/-
• Omit Cistern & Foundation & Pump =	(\$110,100) +/-
Newly Proposed Sitework =	\$2,549,400 +/-
Stables Building & Horse Runs =	+ \$2,780,500 +/-
TOTAL BASE BID OPCC =	\$5,329,900 +/-

Possible Add (A) Alternates (APD must confirm order):

• Alternate No. 1A: Add Hay Barn =	\$95,000 +/-
• Alternate No. 2A: Add 50' & 100' Round Pens =	\$80,000 +/-
• Alternate No. 3A: Add Office Building (w/ Landscape + Parking) =	\$382,000 +/-
• Alternate No. 4A: Add Covered Arena (w/ Landscape + Driveways) =	\$1,483,000 +/-
• Alternate No. 5A: Add Maintenance Building (w/ Driveways) =	\$357,000 +/-
• Alternate No. 6A: Add Manure Pit =	\$55,000 +/-
• Alternate No. 7A: Add Cistern + Foundation + Pump =	\$110,000 +/-
• Alternate No. 8A: Add North Site Development & Open Arena =	\$517,000 +/-

Possible Deduct (D) Alternates (APD must confirm order):

- Alternate No. 1D: Remove 4 Stalls in Stables Building = (\$116,000) +/-
- Alternate No. 2D: Remove 8 Stalls in Stables Building = (\$238,000) +/-

Revised Budget - February 1, 2015

CITY OF AUSTIN
PROJECT BUDGET FORM

PROJECT: Mounted Patrol Facilities
DEPT.: APD - 2012 Bond Project
C.I.P. ID: 6618.001

DATE: 23 Jan. 2012
PREPARED BY: JW Daniels
Reviewed by Ksutana 1/24/2012
Revisions by KSut: 10/28/2014
Revisions - Cost I 3/24/2015
Added Maint. Fac 4/1/2015

2800 - ARCHITECTURAL/ENGINEERING CONSULTANTS		\$393,166	\$638,245
A/E Basic Services	\$352,166	Consultant Contract	
A/E Reimb. Expenses/Additional Services	\$16,000	Estimate of Additional Services	
Commissioning Agent (LEED Bldg Reqmt)	\$25,000		
Abatement Consultant Services			
INTERDEPARTMENTAL CHARGES		\$245,079	
PWD Capital Proj. Mgmt. Fund	\$220,079	PMD PM Charges	
PWD Construction Insp (Included in 2803)			
QMD Reviews	\$25,000	Required reviews	
Sponsoring Department Charges			
2801 - SURVEY	Mostly spent on Survey		\$50,000
2802 - TESTING	Geotech & Material Testing		\$20,000
2803 - INSPECTIONS (by Construction Services Division)	Inspections during Construction		\$50,000
2804 - CONSTRUCTION CONSTRUCTION CONTRACTS		\$3,645,205	\$3,827,465
New Construction (ASD Estimate)	Est. Base Bid	\$3,390,919	Estimate by ASD Dated Feb1, 2015
Maintenance Facility - Metal Bldg 60 X 60	Estimate by ASD Dated Feb1, 2015	\$165,386	
Demolition			
Hazardous Material Abatement			
Site Development / Infrastructure			
ADA Accessible Path in ROW			
Fuel Facility			
LEED / Sustainable Building Elements			
ROCIP (Rolling Owner Controlled Insurance Program)			
IN-HOUSE CONSTRUCTION		\$88,900	City Requirement
CONSTRUCTION CONTINGENCY	Change orders & User Requests	\$182,260	5% contingency
2805 - R-O-W ACQUISITION (LAND)			\$0
2806 - MISCELLANEOUS			\$231,100
Debt Issuance			
Permits/Fees	Required for Bond Projects	\$24,600	
Communication, GAATN, Data, Seci	Site Dev. & Building Permit Estimate	\$27,000	
Misc. Project Contingency	Equipment, computers, telephones	\$87,000	Estimate
	Use for any unforeseen expenses	\$92,500	10% project cont.
2807 - EQUIPMENT/FURNITURE	Est. of Offices, equipment, furniture		\$52,500
2808 - MATERIALS			\$0
2809 - ART IN PUBLIC PLACES			\$69,900
TOTAL PROJECT COST (Based upon current costs)			\$4,939,211

Assumptions: Public Works was not involved in determining scope of work or estimating construction cost estimate prior to the the Bond Election. A City owned site near the airport will be used.

Bond Appropriation
Current Project Budget Estimate
Budget Deficit (4/1/2015)

\$3,665,000
\$4,939,211
(\$1,274,211)

DRAFT

4/1/2015

APD MOUNTED PATROL FACILITIES
REMAINING UNRESOLVED ISSUES

MEMORANDUM



DATE: June 21, 2017
TO: Marsha Schulz
FROM: Thomas Balestiere, Senior Appraiser
SUBJECT: Towerly Lane ROW Vacation

At your request, I have estimated the value of the Towerly Lane Row located on the north side of McAngus Road in Travis County.

As part of my research, I referenced the 2015 appraisal of a 10-acre vacant parcel located at the southwest corner of FM 973 and Moores Bridge Road prepared by Keith Bodungen, MAI with The Aegis Group (file # 3111.478.01). This appraisal included five (5) comparable sales indicated prices ranging between \$1.20/sf and \$3.44/sf.

I also referenced the 2017 appraisal of a 1.639-acre vacant parcel located at 6610 Shelton Road prepared by David Oberrender, MAI (file # 4931.01). This appraisal included four (4) comparable sales indicating prices of \$1.40/sf, \$1.46/sf, \$1.54/sf and \$0.37/sf.

Based on my review of the market data noted above, I estimate the fee value of the subject land to be \$1.40/sf. I calculate the value of the Towerly Lane Row as follows:

$$\text{ROW of 2.183 acres or 95,091 sf} \times \$1.40 = \$133,128$$

Please let me know should you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "T.A.B.", written over a horizontal line.
Thomas A. Balestiere

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA P.E. COUNTY EXECUTIVE



700 Lavaca Street – 5th Floor
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

REQUIREMENTS FOR VACATING PUBLIC UTILITY EASEMENTS

Travis County only has authority to “Vacate” public utility easements located in subdivisions that have been accepted by Travis County for maintenance. Subdivisions that have private streets or that have unaccepted public streets can only be altered by going through the plat vacation and re-plating process. For information about the plating processes, please contact this office and ask to speak to a subdivision plan reviewer. If the easement is in a subdivision that has been accepted for maintenance by Travis County, please submit the following items:

1. Letter of request stating the entire legal description of the property on which the easement is located and an explanation of why the request is being made. Also include the daytime telephone number of a contact person that is familiar with this request in case any additional information is required. Provide proof of ownership, or authorization to act on the owner’s behalf.
2. A metes and bounds description, sealed by an R.P.L.S. (Registered Professional Land Surveyor), of only the portion of easement being vacated.
3. Sketch or copy of the plat showing the public utility easement in relation to the property and outlining what portion of the public utility easement is requested to be vacated.
4. A letter from each utility company that serves (or may serve) the area stating that they have no need for the retention of the easement, or a letter with a metes and bounds description identifying what portion of the easement they need retained.
5. There is a non-refundable fee of \$342.00 due with the submittal. Any and all recording fees associated with submittals received on or after October 1, 2010 will be paid for by the constituent.

Please contact Travis County Transportation and Natural Resources, Planning and Engineering Services at 512/854-9383 if there are any questions.

LESSONS LEARNED

- ▶ Construction costs in Central Texas are at an historic high.
- ▶ Restrictive site constraints must be thoroughly researched.
- ▶ Overlapping jurisdiction between the City of Austin & Travis County is complicated.

HISTORY OF APD MOUNTED PATROL

FACILITY DESIGN- 6618.001

February 2014 – Notice to Proceed given to Jackson & McElhaney Architects. Architects toured existing APD Mounted Facility and received a preliminary program from APD prior to submitting their proposal.

May 2, 2014 – At the request of APD, the design team, Mike McElhaney and Rebecca Booker from Jackson & McElhaney Architects + Craig Russell from Public Works PMD, tour the Houston Mounted Police Facility with APD staff. The program for APD Mounted was largely based on a scaled down version of the Houston facility and presented to PMD and the design team by John Daniels. During the field trip, it was related to the design team that the Houston facility cost in the neighborhood of \$8 million. The Houston project was completed approximately 5 years ago (as we understand it) and is approximately twice the size of the projected Austin facility. The design team expressed concern about the budget & will test the program with a cost estimate early in the design process.

May 22, 2014 - A preliminary design charrette meeting was held on Thursday, May 22, 2014 to facilitate feedback from APD and verify program requirements as they relate to the site. A follow up charrette was scheduled for Wednesday, June 4th. The design team's goal was to accelerate the schematic design process to ultimately have the facility out to bid sooner.

August 2014 - A design progress meeting was held on August 12th with the design team and APD staff to show preliminary design studies for the facility. The design was well received by APD. A cost estimate for the preliminary design is due the first week of September. The preliminary estimate will determine if any revisions or plans for bid alternates will need to be considered.

September 2014 - A cost estimate for the schematic design was received the first week of September. As expected, the cost estimate was in the neighborhood of \$3.5 million. This is approximately \$1 million over the budget. A meeting was held with the Austin Police Department on September 25th to discuss the cost estimate. It was agreed the consultants would look into relocating the facility on the site closer to McAngus Road to shorten utility runs. Reducing the amount of pasture planting and site fencing will also be part of this cost reducing exercise. The redesign and revised cost estimate will take approximately 4 weeks. At that time, a decision will be made on whether the facility design will need to be altered to accommodate the budget.

November 2014 - This project continues to be at an impasse due to a budget shortfall. The design team looked into prefabricated barn buildings (as suggested by John Daniels) as a method to bring the project into budget. As we suspected, based on the cost estimates, this will bring the costs down somewhat, but cannot make up almost \$1,000,000 under budgeted for site development at the time it was submitted for bond approval. A meeting was held on November 20th to go over this again with APD, PMD and Kim Springer from the budget office. Ms. Springer emphatically stated that no additional funding was available and APD emphatically stated that they cannot significantly reduce any of the program requirements (except to replace the designed buildings with "kit" and/ or pre-fabricated buildings; not pre-engineered buildings, which were clearly stipulated in the building program). The design team (PMD and architectural consultants) feel strongly that this will still not bring the project into budget and will compromise the quality and durability of the buildings. APD (John Daniels) further suggested that the "kit" stables also be completely engineered by the manufacturer (including foundations which will likely be place on expansive clay soils). This would also alter the delivery method for the project and dilute the responsibility of the architects/ engineers we have under contract as well as the general contractor.

December 2014 - A meeting was held on December 9, 2014 with APD staff, Public Works & the architectural consultant, Jackson & McElhaney, to strategize ways to make up for the site work budget shortfall by reducing the scope of the facility. It was agreed the size of the facility would be somewhat reduced and the complex would be shifted even closer to McAngus Road. The location of the pastures will be moved further back on the site. The architects will rework the schematic design & make another presentation towards the middle of January 2015. The schedule of the project has been delayed and a revised schedule will be produced once the schematic design has been accepted by APD.

January 2015 - A meeting was held on January 27, 2015 to review the revised design. Comments were received from APD and will be addressed and a new estimate prepared by February 20th. Upon acceptance of the design and its budget implications, the consultants will proceed with construction documents. The program has been distilled down to the basic elements required for a functional Mounted Patrol Facility. Some additional funding may be required if the estimates still exceed the allocated bond budget.

February 2015 - An acceptable revised design has been completed by the architects and a cost estimate has been prepared based on the revised design. APD has decided to try to self-perform the pasture work and some of the fencing to help defer costs. The geotechnical drilling has been accomplished, but the report has yet to be produced. A meeting to review the cost estimates will take place in early March.

APD Mounted (cont'd)

March 2015 - The revised cost estimate was reviewed by Public Works and APD. A meeting was held on March 24th between APD and Public Works to go over the entire project budget. Tim Pruett, with APD, stated after the meeting that the revised design and cost estimate were acceptable to APD and additional funding would be obtained to complete the project as currently designed. The architects have been instructed to proceed with the Design Development phase of the project. On March 31st, Public Works was directed to add the Maintenance Building, which had been identified as an alternate in the revised design, back into the base bid package. This will increase the revised budget between \$165,000 to \$175,000.

April 2015 - A meeting was held with the Architects + their sub consultant team on April 8th to discuss moving forward with the approved Schematic Design. A 30% QMD submittal will be submitted by May 15, 2015. After speaking with the Office of Real Estate, it appears that an Environment Assessment for the site will need to be commissioned and several Public Utility Easements traversing the site will need to be cleared. These PUE's served the previous subdivision and are no longer of any use to anyone. During earlier conversations with representatives of the Office of Real Estate, it was understood that once the site was purchased, we were free to proceed with all activities related to constructing the facility. Project Management is now working with an Environment Engineering firm on an Environment Assessment for the entire site. Real Estate representatives stated each individual site was remediated as per State Environmental laws and Assessments were produce for each individual parcel at the time of purchase. Real Estate further stated the records for the remediation had been archived and they could not produce copies. The Public Utility Easements will need to be cleared as well. This should be accomplished concurrently with Design Development Phase of the project with no significant schedule impacts.

June 2015 - 30% Design package was submitted to QMD on June 5th. Design Development is ongoing. An Environmental Assessment was requested by QMD. This additional work was just recently approved and began June 30th.

July 2015 - 60% progress prints were submitted by Jackson & McElhaney on July 17th. A progress meeting was held with the architects and design team on July 30th. The Environmental Assessment has been completed and some minor revisions are being made. A copy has been delivered to the civil engineer to incorporate relevant comments for the site plan submission. An updated cost estimate is being prepared by Jackson & McElhaney.

August 2015 - The cost estimate for the 60% design development package was received on August 24th. The estimate is in the neighborhood of \$5 million with contingency (\$4.8 without). The 60% drawings will be submitted to QMD by September 11th. A determination on how to proceed will have to be made by APD. Every effort has been made to distill the design of this complex to its most fundamental basics.

September 2015 - On September 17th, Commander Timothy Pruett instructed PMD to continue with construction documents for the most recently estimated scheme. This indicates APD will pursue funding that will cover the increase from the bond appropriation. A meeting has been scheduled by APD with PMD and Kim Springer, of the COA Budget Office on October 12th. PMD has instructed Jackson & McElhaney Architects to continue on through design development into construction documents phase.

October 2015 - On October 12, 2015, a meeting was held at the existing APD Mounted Patrol Facility to discuss the most recent cost estimate and the needs of the APD Mounted Patrol Unit with Kimberly Springer of the City of Austin Budget office. APD representatives included Chris McIlvain, Timothy Pruett, Tom Sweeney, Alice Thomas and Adam Johnson. Craig Russell represented Public Works PMD. Ms Springer seemed sympathetic to the fact the facility had been underfunded. It appeared as if APD and the Budget Office were going to try and obtain additional funding to proceed with the project as currently designed. However, no official confirmation of the additional funding has been received by Public Works/ PMD. 60% drawings and specifications have been submitted to QMD for review.



APD Mounted Patrol Facilities

**11400 McAngus Road
Austin, Texas 78617**

DRAWING INDEX:

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ARCHITECTURE	
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Date: 8-7-14

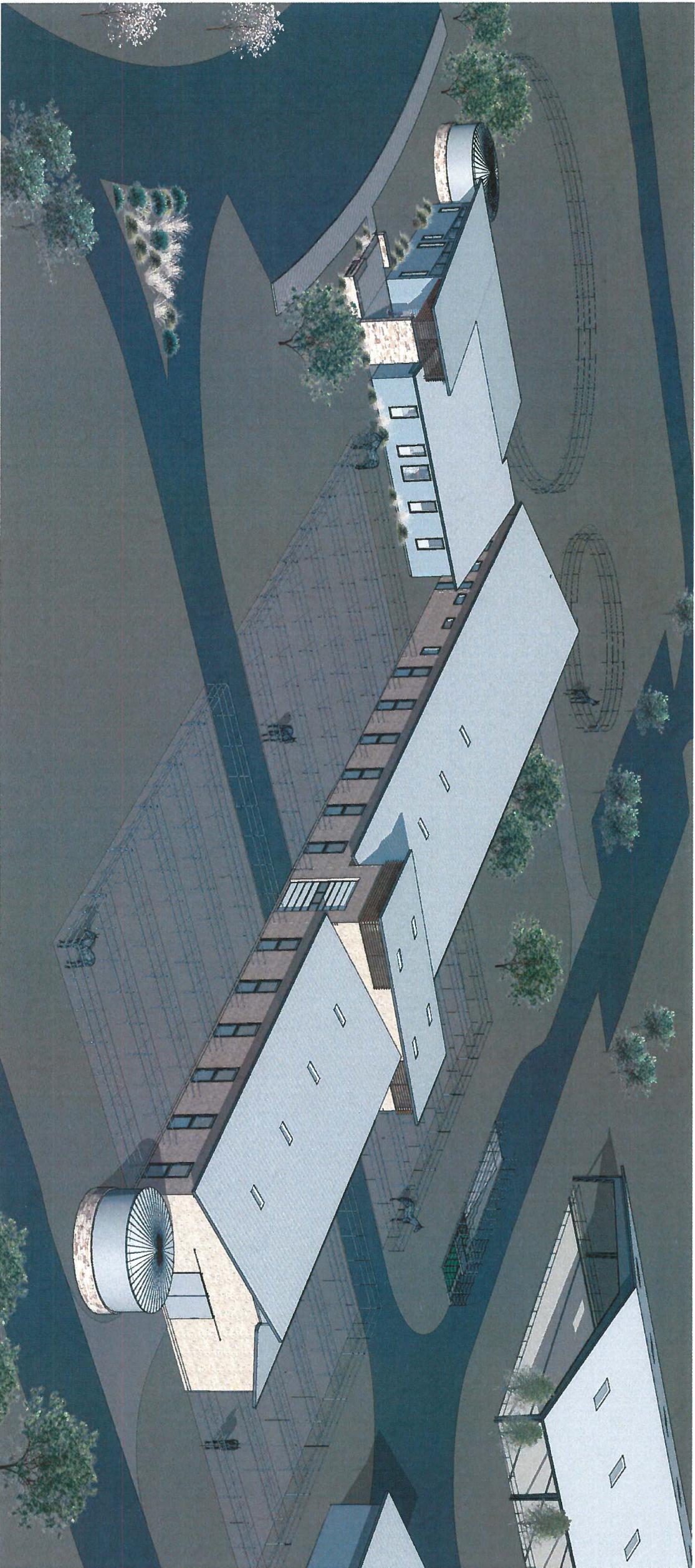
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Michael McElhanev, Architect
LICENSE #13681
8-7-14

Robert Michael
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1 Aerial

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8-7-14



1 Approach

<div><div><div>Robert</div><div><div><div>A</div><div>R</div><div>C</div><div>H</div><div>I</div><div>T</div><div>E</div><div>C</div><div>T</div><div>S</div></div></div><div>Michael</div></div><div><div>Jackson & McElhaney</div></div><div><div>1135 West 6th Street, Suite 125, Austin, Texas 78703</div><div>Phone: (512) 472-5132 Fax: (512) 472-5158</div><div>www.JacksonMcElhaney.com</div></div></div>	<div><div>City of Austin</div><div>APD Mounted Patrol Facilities</div><div>11400 McAngus Road Austin, Texas 78617</div></div>	<div><div>PRELIMINARY</div><div>NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION</div><div>Michael McElhaney, Architect</div><div>LICENSE #13681</div><div>8-7-14</div></div>
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1 Entry

Robert Michael
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ARCHITECTS

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