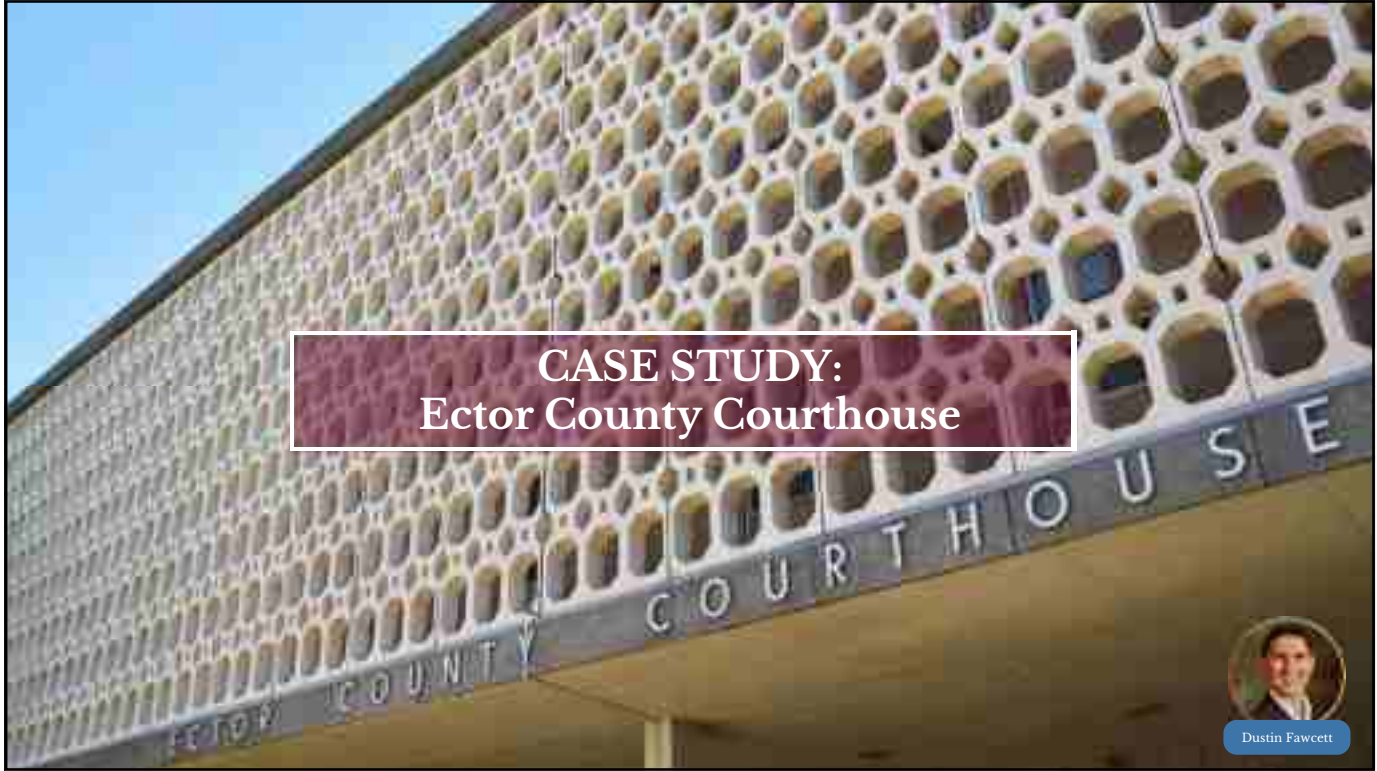




PANEL DISCUSSION

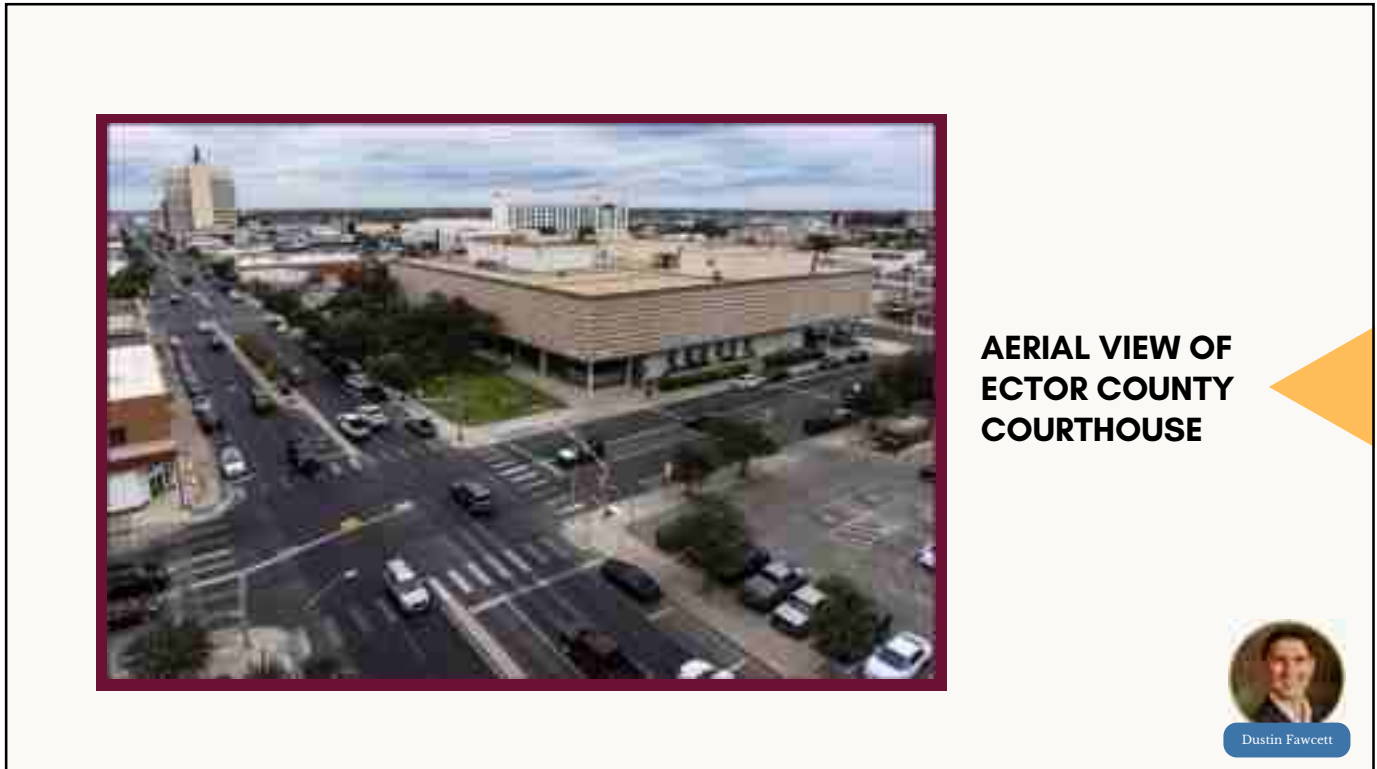
				
				
Dustin Fawcett	Jeff Chapman	George Williford	Ashley Coco	Sean Butler
County Judge	Procurement - Legal	Financing Options	Design & Preconstruction	Construction/Execution



CASE STUDY:
Ector County Courthouse



Dustin Fawcett



AERIAL VIEW OF
ECTOR COUNTY
COURTHOUSE



Dustin Fawcett

CURRENT STATE OF THE COURT HOUSE:





PCTDC COUNTY COURTHOUSE CLOSED DUE TO MAJOR WATER DAMAGE CAUSED BY THE FAILURE OF A HOT WATER EXPANSION TANK.


Dustin Fawcett

Dustin Fawcett



DELIVERY METHODS ALLOWED BY LAW

- Design/Bid/Build 
- Construction Manager at Risk 
- Design-Build 
- Other Alt. delivery methods 



Jeff Chapman

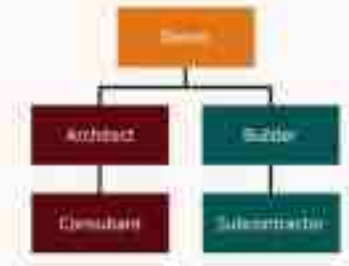
PROJECT DELIVERY OPTIONS

There are more, but these are available to governmental entities in Texas:

DESIGN-BID-BUILD (CSP/HARD BID)



- This is the traditional and most straightforward project delivery method. It is often used for public projects and some private sector work.
 - The architect is hired to complete the design (schematic, design development, and construction documents).
 - Once the design is finalized, a separate contractor is hired through a competitive bidding process.
 - The contractor executes the project based on the completed design documents.



Ashley Coco

PROJECT DELIVERY OPTIONS

CONTINUED

CONSTRUCTION MANAGEMENT AT RISK (CMAR)



- In this model, the client hires a construction manager (CM) to oversee the construction process and act as a "consultant" during design, while also taking on the role of a general contractor.
 - The architect is hired to design the project.
 - The client hires a construction manager (CM) early in the design process, often before the design is complete
 - The construction manager works alongside the architect during design to provide cost estimates, identify potential construction issues, and assist with scheduling
 - Once the design is complete, the CM becomes the general contractor, overseeing the construction phase.



Ashley Coco

PROJECT DELIVERY OPTIONS CONTINUED

DESIGN-BUILD (DB)



- In this method, a single entity (design-build firm) handles both the design and construction of the project, streamlining communication and responsibility.
 - The client hires a design-build firm that offers both design and construction services.
 - The design-build firm handles all aspects of the project, from initial planning through design, construction, and even post-construction services.



Ashley Coco

PROCUREMENT PROCESS

- Open and Fair Access
- RFQs/RFPs
- Request for Bids
 - Texas Local Gov't Code Ch. 252 & 271



Jeff Chapman

CONTRACTING FOR DESIGN & CONSTRUCTION

CONTRACT CONTROLS

- Form Contracts - AIA, EJCDC, DBIA
- Assess and Address Risk (insurable & otherwise)
- Laws affecting public contracting
 - Change Order restrictions Tex. Local Gov't code ch. 271
 - Retainage - Texas Gov't code. ch. 2269
 - Limitations on indemnity
 - Tex. Ins. Code ch. 151 (contractor)
 - Tex. Civ. Prac. & Rem. Code ch.130 (design professional)



Jeff Chapman

Financing a Public Project



George Williford

AUTHORIZED DEBT INSTRUMENTS FOR FINANCING OF CAPITAL PROJECTS BY TEXAS COUNTIES

- General Obligation Bonds
- Certificates of Obligation
- Tax Notes
- All are secured by property tax and provide highest credit and lowest interest rates



George Williford

CONSIDERATIONS REGARDING DEBT FINANCING

- Possibly only means to afford significant needed projects
- Avoids depletion of fund balance/reserves
- Does not restrict funds for operations
 - Spreads and lowers tax impact
- Separate I&S tax rate - not subject to rollback
 - Possible availability of other revenues or funds in lieu of full tax rate



George Williford

GENERAL OBLIGATION BONDS

- Requires bond election for authorization
 - Must adopt ordinance calling for election no later than 78 days before election
 - May and November election dates
 - Cannot be held in May of even numbered years by county
- If failed election, prohibited from alternate (non-voted) financing for same project for three years



George Williford

CERTIFICATES OF OBLIGATION

- Requires no voter authorization
- Commissioners Court approves publication of Notice of Intent to Issue
 - Published in local paper on the same day for two consecutive weeks
 - First publication must be at least 45 days prior to date of authorization/sale
 - Also post on County website for 45 days prior
- Valid petition signed by 5% of registered voters can force an election in order to issue
- Purposes other than land acquisition, judgement, heavy equipment, jail, construction/renovation of county building, or bridge require joint pledge of some revenue source



George Williford

TAX NOTES

- DO NOT REQUIRE AN ELECTION OR NOTICE OF INTENT FOR APPROVAL AND SALE

- LIMITED TO MAXIMUM REPAYMENT OF SEVEN YEARS



George Williford

HB 1869 2021 TEXAS LEGISLATURE SESSION

DEFINITION OF "DEBT"

eligible to be repaid from debt service tax rate

- has been approved at an election;
- includes self-supporting debt;
- is issued for designated infrastructure;
- is a refunding bond;
- is issued in response to an emergency;
- is issued for vehicles or equipment.
- is issued for renovating, improving, or equipping existing buildings or facilities;



George Williford

HB 1869 2021 TEXAS LEGISLATURE SESSION

“DESIGNATED INFRASTRUCTURE”

means infrastructure, including a facility, equipment, rights-of-way, or land, for the following purposes:

- streets, roads, highways, bridges, sidewalks, parks, landfills, parking structures, or airports;
- telecommunications, wireless communications, information technology systems, applications, hardware, or software;
- cybersecurity;
- as part of any utility system, water supply project, water plant, wastewater plant, water and wastewater distribution or conveyance facility, wharf, dock, or flood control and drainage project;
- police stations, fire stations, or other public safety facilities, jails, juvenile detention facilities, or judicial facilities, and any facilities that are physically attached to the facilities described by this paragraph.



George Williford

DESIGNING A COUNTY FACILITY Design and Pre-Construction



Ashley Coco

STEPS IN DESIGN

The design process for architecture is often broken into distinct phases. These steps guide the project from concept through to completion. The main phases typically include:

- **Pre-Design/Programming:** Define project goals, assess site conditions, and understand client needs, budget, and timeline.
- **Schematic Design (SD):** Develop initial concepts with sketches, 3D renderings, and spatial layouts.
- **Design Development (DD):** Refine design with material selections, structural systems, and mechanical/electrical details.
- **Construction Documents (CD):** Create detailed plans, sections, and specifications for builders.
- **Bidding/Negotiation:** Assist in soliciting, reviewing, and recommending contractor bids.
- **Construction Administration (CA):** Oversee construction, conduct site visits, review submittals, and resolve issues.



Ashley Coco

GENERAL TIMELINES OF DESIGN

The timeframe for the design of a project can vary based on project complexity, scope, and size. However, a general timeline could look like this:



- **Pre-Design/Programming:** A few weeks to a few months depending on the size of the project and the amount of research required.
- **Schematic Design (SD):** Typically, 4 to 6 weeks for small to medium projects. Larger projects may take longer.
- **Design Development (DD):** Usually 4 to 8 weeks. The level of detail required will affect this timeframe.
- **Construction Documents (CD):** This phase could take anywhere from 3 to 6 months, depending on the project's size and complexity.
- **Bidding or Negotiation:** Generally, takes 1 to 2 months.
- **Construction Administration (CA):** Ongoing for the duration of the construction phase, typically several months to over a year, depending on the project's scale.



Ashley Coco

INTERACTIONS WITH AHJ'S AND PERMITTING

The interaction with AHJs and permitting is a critical aspect of the design process, ensuring the project complies with local regulations, codes, and safety standards. This typically includes:

- **Code Compliance:** Ensure designs meet local building codes, zoning laws, and accessibility standards (e.g., ADA).
- **Permit Applications:** Prepare and submit necessary documentation for construction approval.
- **Review Process:** AHJ reviews designs, possibly requiring revisions or additional documents.
- **Inspections & Approvals:** AHJ conducts inspections to confirm compliance with approved plans.
- **Variances & Special Approvals:** Apply for exceptions if designs don't fully meet local regulations.



Ashley Coco



PHASE THREE - MASTER PLAN
DESIGN CONCEPT

Parkhill

Ashley Coco

NORTH ELEVATION



SOUTH ELEVATION



PHASE THREE - MASTER PLAN
DESIGN CONCEPT

Parkhill



Ashley Coco

Building the Dream



Sean Butler

PROJECT LIFE CYCLE AND SCHEDULING



- **Have you started early enough?**
- **Pull plan your project! Start from the end.**



-  Site Acquisition
-  Design
-  Permitting
-  Construction



Sean Butler

UNDERSTANDING THE AVAILABILITY OF RESOURCES

UNIQUE MARKET CONDITIONS TO



QUALIFIED SUBCONTRACTOR RESOURCES



MATERIAL AND LABOR



Sean Butler

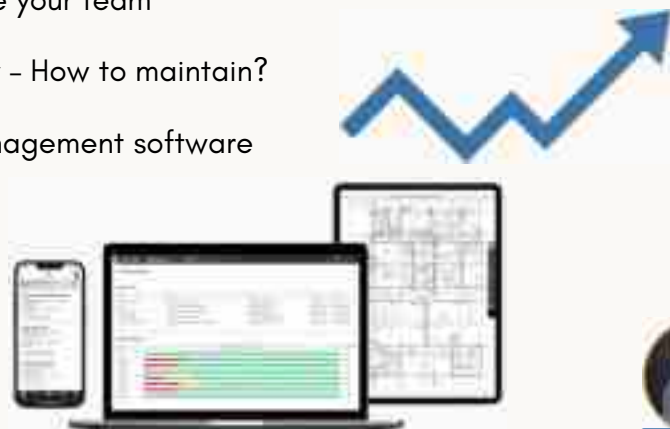
MANAGEMENT RESOURCES



Sean Butler

EVERY APPROACH AND EVERY PROJECT IS UNIQUE:

- Project Team Members - Right size your team
- Communication and Transparency - How to maintain?
 - Procore or similar Project Management software
 - Monthly Client reports
 - Weekly OAC meetings
 - Workshops!



Sean Butler

THANK YOU



ECTOR COUNTY

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**SCAN TO REQUEST A COPY
OF TODAY'S PRESENTATION**