

MAY 10 2019

**Approved**

**REQUEST FOR AGENDA PLACEMENT FORM**

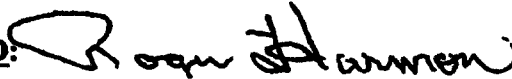
**Submission Deadline - Tuesday, 12:00 PM before Court Dates**

**SUBMITTED BY:** Carla Hester

**TODAY'S DATE:** April 25, 2019

**DEPARTMENT:** County Judge's Office

**SIGNATURE OF DEPARTMENT HEAD:**



**REQUESTED AGENDA DATE:** May 10, 2019

**SPECIFIC AGENDA WORDING:** Consideration of Komatsu Architecture Fee Proposal for the Burleson Sub-Courthouse Building Remodel

**PERSON(S) TO PRESENT ITEM:** County Judge Roger Harmon

**SUPPORT MATERIAL:** (Must enclose supporting documentation)

**TIME:** 5 mins.

**ACTION ITEM:**   X    
**WORKSHOP** \_\_\_\_\_

(Anticipated number of minutes needed to discuss item)

**CONSENT:** \_\_\_\_\_  
**EXECUTIVE:** \_\_\_\_\_

**STAFF NOTICE:**

**COUNTY ATTORNEY:** X

**IT DEPARTMENT:**

**AUDITOR:**   X  

**PURCHASING DEPARTMENT:**   X  

**PERSONNEL:** \_\_\_\_\_

**PUBLIC WORKS:**   X  

**BUDGET COORDINATOR:**

**OTHER:**   X  

\*\*\*\*\*This Section to be Completed by County Judge's Office\*\*\*\*\*

ASSIGNED AGENDA DATE: \_\_\_\_\_

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE: \_\_\_\_\_

COURT MEMBER APPROVAL \_\_\_\_\_

Date \_\_\_\_\_



# KOMATSU

ARCHITECTURE

April 19, 2019

Mr. Ralph A. McBroom, C.P.M.,  
Purchasing Agent  
Johnson County Purchasing Department  
1102 E. Kilpatrick, Suite B  
Cleburne, TX 76031

RE: Burseson Sub Courthouse Building Remodel  
Komatsu Architecture Revised Fee Proposal

Dear Mr. McBroom,

Please accept the attached fee proposal in response to your request for proposal.

This proposed fee of \$57,638 includes time and expenses to complete the design for the Burseson Sub Courthouse Building Remodel based upon scope identified below:

- First Floor
  - Relocation and expansion of the Tax Office
  - Create meeting and conference space
  - Relocation and expansion of County Clerk Offices
  - Remodel of existing Lobby with inclusion of ornamental stair and railing
  - Interior expansion of the Vestibule facing Elk Dr. to comply with Texas Accessibility Standards
  - Add one window with minor associated reconfiguration of the County Court entry
- Second Floor
  - Relocate the Constable's Office complex
  - Create space for Economic Development (1 office)
  - Public Corridors, Toilet Rooms and Janitor Closet
  - Railing at the balcony overlooking the main entrance to the Courthouse

The attached fee includes:

- Complete on-site investigate and documentation
- Design and documentation for bidding purposes
- Up to 12 meetings
  - Design progress
  - Review construction progress
  - Final inspection
- Construction Administration
  - Review of RFIs, submittals, contractor pay applications, and progress meetings as stated above
- Engineering to include:
  - MEP
  - Structural

We look forward to helping Johnson County realize their vision for the Sub Courthouse Building. Thank you for considering Komatsu Architecture, and please do not hesitate to call or e-mail if you have any questions.

Sincerely,



**KOMATSU**  
ARCHITECTURE

**Amy R. Sibley**  
**Vice President, Director of Interior Design**  
**Encl: Fee Proposal**

**Komatsu Architecture Fee Proposal - Project Scope Modification**

Burleson Sub Courthouse Building Remodel  
 April 19, 2018

Activity	Labor and Hourly Rates									TOTAL
	Project Manager	Architect	Technical Support	Interior Designer	Position 5	Position 6	Position 7	Position 8	Position 9	
	\$ /hr	\$ /hr	\$ /hr	\$ /hr	\$ /hr	\$ /hr	\$ /hr	\$ /hr	\$ /hr	
Architectural										
Review & Planning for Extended Project Scope	2	12								\$ 2,136
Investigate and document existing areas of remodel		8	16							\$ 3,028
Construction Drawings	8	64	80	32						\$ 22,992
Construction Administration	8	60								\$ 10,310
Consultants										\$ -
Structural										\$ 3,850
MEP										\$ 10,970
Specifications										\$ 4,400
Expenses										\$ 250
Expenses										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
<b>Totals</b>	18	144	96	32						\$ 57,638

**Basis of Proposal**

- Modification to existing contract to produce construction drawings for County project currently under contract
- Scope and deliverables - field measurement floor plan, reflected ceiling plan, power data location plan for the first floor; millwork elevations and details. Similar scope and deliverables for the second floor including new layouts and finishes for second floor toilet rooms and new ornamental stair. All deliverables provided electronically in PDF format
- Proposal includes time for one additional field visit to review County intent and document space
- Proposal includes sub-consultant input and documentation
- Fee based on existing scope of approximately 8,000 first floor square feet and 4,000 second floor square feet
- Construction drawings and specifications for bidding purposes
- Excludes record as-built drawings
- Assumes 8 month construction period.
- Includes up to 12 meetings including construction period 8 site visits

**KOMATSU ARCHITECTURE  
LABOR COSTS & BILLING RATES  
Effective January 2019**

<b>POSITION</b>	<b>LABOR COST*</b>		<b>BILLING RATE</b>	
<b>Project Management</b>				
Vice President, Principal	\$75.00	\$135.00	\$190.00	\$300.00
Proj Manager; Project Director	\$68.75	\$75.00	\$165.00	\$190.00
Proj Architect I	\$61.00	\$67.50	\$146.50	\$162.00
<b>Project Coordinator Level</b>				
Architect II	\$55.25	\$58.50	\$132.50	\$140.50
Senior Technical I	\$48.25	\$52.00	\$116.00	\$125.00
<b>Technical Staff Level</b>				
Drafter II	\$42.00	\$46.75	\$101.00	\$113.00
Drafter III	\$36.00	\$40.50	\$87.50	\$97.25
Tech Spec Support	\$30.75	\$34.50	\$77.00	\$83.00
<b>Project Specialist Level</b>				
Estimator	\$73.00		\$175.00	\$0.00
LEED Mgt Prog Mgr	\$35.50		\$85.00	\$0.00
Senior Interior Designer	\$54.00		\$130.00	
Interior Designer	\$36.75		\$88.00	
Facility Mgt Data Coord	\$41.75		\$100.25	\$0.00
Space Planner	\$29.70		\$81.70	\$0.00
Construction Administrator	\$61.50		\$148.00	\$0.00
Construction Field Observer	\$36.75		\$88.00	\$0.00
Quality Control Reviewer	\$50.00		\$120.00	\$0.00

\*Labor rates are Salary/Hr plus mandatory Payroll Additives