

NOTICE OF MEETING OF THE MCLENNAN COUNTY COMMISSIONERS COURT

NOTICE IS HEREBY GIVEN that, in accordance with the Government Code, Chapter 551, (known as the Open Meetings Act), as amended, a special meeting of Commissioners' Court, the governing body of McLennan County, will be held on Tuesday, the 13th day of March, 2018 at 9:00 a.m. in the Commissioners' Courtroom, 1st Floor, West Wing, McLennan County Courthouse, 501 Washington, City of Waco, Texas, at which time, the subjects below will be considered and potentially acted upon.

AGENDA

A. Proof of Posting of Notice

B. Moment of Silence / Invocation and Pledge

C. Public Comments

D. Items for Discussion and Potential Action:

- 1. Approval of Concept Documents for the McLennan County/Heart of Texas Fairgrounds Area Venue Project
- 2. Approval of Initial Payment to POPOULOUS, Inc. for Architectural Services as per the Agreement between the County and POPULOUS for Architectural Services for the McLennan County/Heart of Texas Fairgrounds Area Venue Project
- 3. Approval of Request for Proposals for Construction Manager at Risk for the McLennan County/Heart of Texas Fairgrounds Area Venue Project, and Authorize Publications

E. Executive/Closed Session

- 1. **Section 551.071 of the Government Code (V.C.T.A.):** An executive/closed session will be held so that the Commissioners Court can seek and receive legal advice from its attorneys regarding pending or threatened litigation, settlement offers, claims, Twin Peaks Matters, Jail Death Matter or other matters for which the attorneys' duties to their client under the Texas State Bar Disciplinary Rules of Professional Conduct Conflicts with the Open Meetings Act (Ch.551, Gov. Code) if necessary for a subject contained on this agenda
- 2. **Section 551.072 of the Government Code (V.C.T.A.):** Regarding Real Property, including, but not limited to: (1) Right-Of-Way Acquisitions re: Expansion / Repair Project/s; and/or (2) Real Estate Purchase / Sale / Transfer / Trade / Offers to Purchase, Acquisition / Value / Donations of Real Property / Leases relative to Real Property, including, but not limited to, Potential Properties for Use by County / Public Facilities & Valuation of Current Property for Trade or Sale; Shrine Building and Garage Appraisal
- 3. **Section 551.074 of the Government Code (V.C.T.A.):** Regarding Personnel Matters including but not limited to: Personnel Review / Evaluation of Commissioners Court Appointed Department Heads; Incentive Pay; Personnel Matters Identified in any Open Session Item if Necessary, and related matters
- 4. **Section 551.076 of the Government Code (V.C.T.A.):** Deliberations regarding Security Devices or Security Audits
- 5. **Section 551.087 of the Government Code (V.C.T.A.):** Regarding Economic Development Negotiations including, but not limited to (1) Discussion of Commercial / Financial Information Received from a Business Prospect/s; (2) Pending Negotiations / Potential Prospects and Projects; and/or (3) Discussion re: Offers of Financial or Other Incentives to Business Prospect/s

F. Adjourn

Signed this 8th day of March, 2018


SCOTT M. FELTON, County Judge

STATE OF TEXAS *
COUNTY OF MCLENNAN *

I, J.A. "ANDY" HARWELL, County Clerk, and the Ex-Officio Clerk to the Commissioners Court, hereby certify that the above and foregoing is a true and correct copy of a NOTICE OF MEETING posted by me at the Courthouse door in Waco, McLennan County, Texas, where notices are customarily posted this 8th day of March, 2018.

Witness my hand and seal of office at Waco, McLennan County, Texas the 8th day of March, 2018 at 12:10 o'clock p.m.

(SEAL) J. A. "ANDY" HARWELL, County Clerk
McLennan County, Texas

BY:  (Deputy)

Notice: Persons with disabilities in need of auxiliary aide or services may contact the County Judge's Office, (254) 757-5049, prior to the meeting date

J.A. "ANDY" HARWELL, County Clerk
McLennan County, Texas

FILED: MAR 13 2018

By Myrcotez Gowan DEPUTY

AGENDA: MARCH 13, 2018

B. Moment of Silence / Invocation and Pledge

CD-468, 9:00

County Judge Felton stated that at this time we will have a moment of silence. County Judge Felton then stated that we will now have the Pledge of Allegiance.

AGENDA: MARCH 13, 2018

C. Public Comments

CD-468, 9:01

County Judge Felton opened the floor to anyone present who wished to address the Court on County business matters. Not hearing anyone speak, County Judge Felton closed the hearing.

ORDER APPROVING:

**APPROVAL OF CONCEPT DOCUMENTS FOR THE MCLENNAN COUNTY/HEART
OF TEXAS FAIRGROUNDS AREA VENUE PROJECT**

On this the 13 day of March, 2018, came on for consideration the matter of Approval of Concept Documents for the McLennan County/Heart of Texas Fairgrounds Area Venue Project. After discussion, Commissioner Snell made a motion to approve and it was seconded by Commissioner Jones. A vote being called for, voting in favor of said motion was Judge Felton, Commissioner Snell, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Authorization be, and the same is hereby, approved by unanimous vote.

APPROVED BY COMMISSIONERS COURT
 THIS 13 DAY OF MARCH 2018
Scott M. Feltner
 COUNTY SURGE

APPENDIX A

**McLENNAN COUNTY VENUE PROJECT -
 HEART OF TEXAS FAIRGROUND AREA VENUE PROJECT
 WACO, TEXAS**

CONCEPT DOCUMENTS 3/13/2018

SHEET INDEX

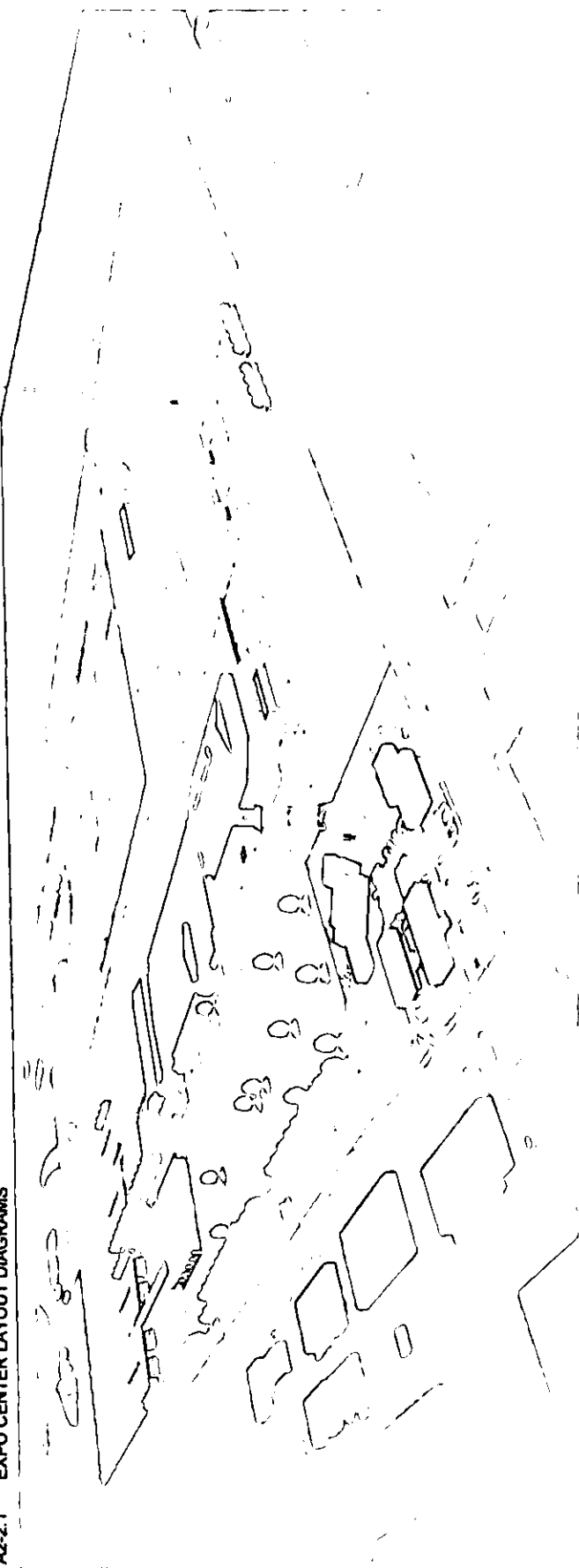
A0-1	COVER SHEET	A2-2.2	EXPO CENTER SPECIFICATIONS
A0-2	SUMMARY OF WORK	A2-2.3	EXPO CENTER SPECIFICATIONS
A0-3	SITE & LAND USE DIAGRAMS	A2-3	STALL BARN
A1-1	SITE PLAN	A2-4	ARENA BARN
A1-2	SITE PLAN BOUNDARY OVERLAY	A2-5	COVERED WARM UP
A1-3	SITE PLAN AERIAL OVERLAY	A2-6	OPEN WARM UP
A2-1	EXPO CENTER	A2-7	SPORTS COMPLEX
A2-2.1	EXPO CENTER LAYOUT DIAGRAMS		

ADDITIONAL INFORMATION

These drawings are a reference to the terms of the Project set forth in these Concept Documents and the scope of the Project shall be as constructed based on available funding and the needs of Phase 1.
 It is possible, but not necessarily required, that the scope of certain elements, and the inclusion of certain construction activities in the Project may change if funding had circumstances are not related to other entities.
 Phase 1 of the Project is for the primary purpose of serving as a multi-use venue for the purpose of providing a venue for the construction of a stadium for the use of high level sports.

OWNER

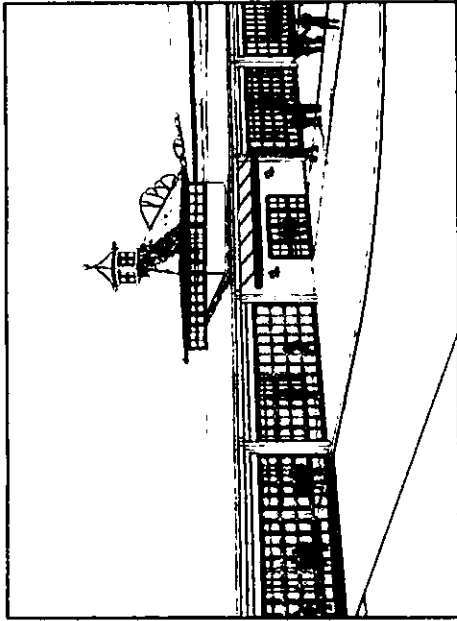
McLENNAN COUNTY, TEXAS



POPULOUS®

COVER SHEET
A0-1

SUMMARY OF WORK



Work Covered by Contract Documents:

- Architectural Design
- Mechanical / Electrical / Plumbing Engineering
- Civil engineering of site improvements.
- Site utilities required to service the new and existing building.
- Site planning and design.
- Site landscape design and installation.
- Parking (surface), parking controls, sidewalks, curbs, curb cuts, drive lanes, roadways, and other site improvements as required.
- Site lighting and signage.
- Site demolition
- Furniture, Fixtures & Equipment (FF&E) required to operate the new building.

Project Description

The Fair Park Expo Hall Project shall include the following:

- Expo Center - Pre-engineered building of approximately 70,000 - 80,000 square feet.
- Expo Center / Coliseum Connector - Light gauge metal framing approximately 6,000 square feet (30' x 200').
- Stall Barns - Pre-engineered building approximately 29,500 square feet each total of (4) four with approximately 144 stalls per barn.
- Covered Warm-up Ring - Pre-engineered building approximately 22,000 square feet.
- Open Warm-up Rings - Pre-engineered buildings, approximately 2 @ 100' x 150' each.
- Arena Barn - Pre-engineered building approximately 5,000 square feet (150' x 300').
- Covered Equine Connectors - Light gauge metal framing approximately 23,850 square feet.
- RV Parking (Quantity TBD) - Include electrical and water hook-up.
- Track with Prefab Aluminum Bleacher System - Size and seating capacity TBD.
- Soccer Fields (2) - Sand based fields.
- Five-plex ball fields with Challenger Field - Sand based fields with prefab aluminum bleacher system.

POPULOUS
POPULOUS ENGINEERING & ARCHITECTURE, P.C.
3250 W. BRANTLEY BLVD., SUITE 200
DALLAS, TEXAS 75243
PH: 972.458.4000

4601 Bosque Blvd
Waco, TX, 76710

MALEWAN COUNTY VENUE PROJECT -
HEART OF TEXAS FAIRGROUND AREA VENUE PROJECT

CONCEPT PACKAGE
10/13/10

REVISIONS

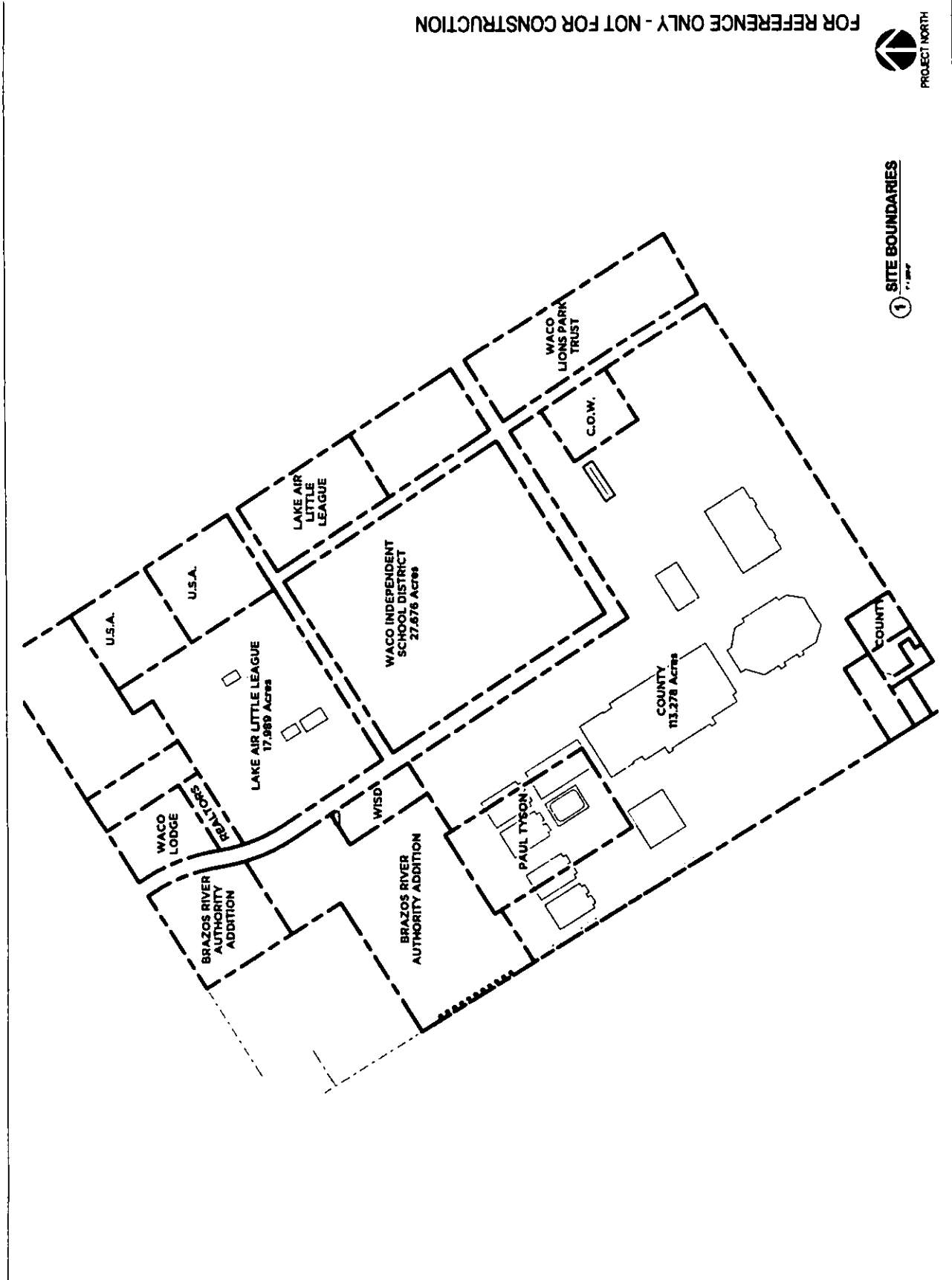
NO.	DATE	DESCRIPTION

A1-2

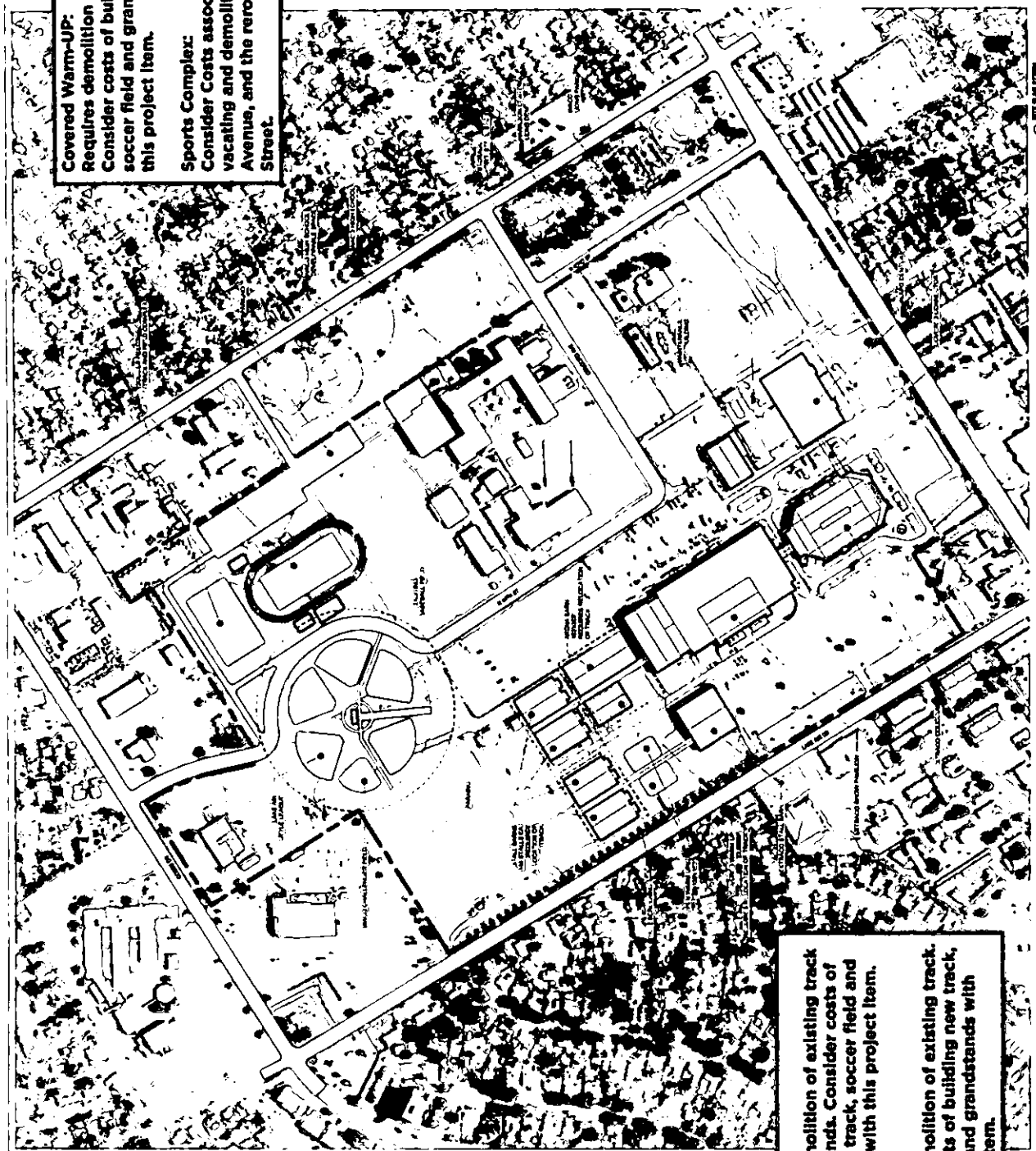
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION



1 SITE BOUNDARIES
7.11.2009



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION



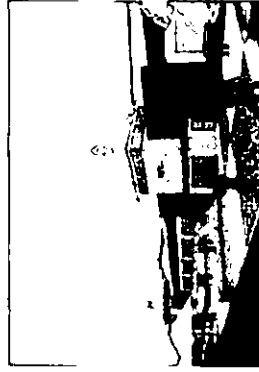
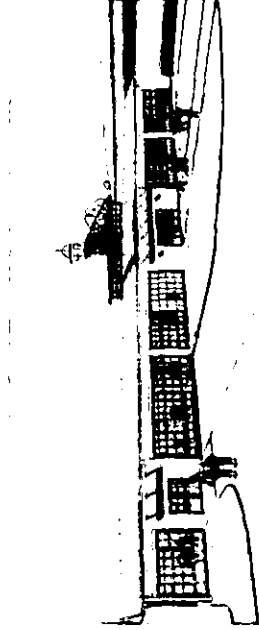
Covered Warm-Up:
Requires demolition of existing track. Consider costs of building new track, soccer field and grandstands with this project item.

Sports Complex:
Consider Costs associated with vacating and demolition of Trice Avenue, and the routing of 44th Street.

Stall Barns:
Requires demolition of existing track and grandstands. Consider costs of building new track, soccer field and grandstands with this project item.

Arena Barn:
Requires demolition of existing track. Consider costs of building new track, soccer field and grandstands with this project item.

NOTES SECTION



DESIGN FOR PRICING PURPOSES ONLY. ACTUAL DESIGN TO BE DEVELOPED IN SCHEMATIC DESIGN PHASE

350'-0"

Service

Divisible Hall

220'-0" Connector

264 10'x10' Booths - Total

Concessions/Restrooms

Pre-Function

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION



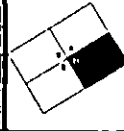
1 EXHIBITION BUILDING PLAN 0 10' 20' 40'

POPULOUS

PO BOX 1180
HOUSTON, TX 77258
713.656.7100
POPULOUS.COM

McLENNAN COUNTY VENUE PROJECT -
HEART OF TEXAS FARGROUND AREA VENUE PROJECT
4501 BOSQUE Blvd
Waco, TX, 76710

CONCEPT PACKAGE	0013/118
REVISIONS	
NO. BY DATE	



PROJECT NO.:
S.C.H. PROJECT NUMBER:
SHEET NO. OF SHEETS:
EXHIBITION BUILDING PLAN

EXPO CENTER

A2-1

August 11th, 2009

EXPO HALL - SPECIFICATIONS

The main Expo Hall will have minimal interior columns and will have a minimum floor to structure height of 28 feet. General area lighting will provide sufficient illumination for exhibits.

A contiguous Expo Hall shall be provided. The space can be divided into smaller spaces with temporary structures/barriers as needed.

The Expo Building will be constructed with materials selected for maintainability and durability. The lower exterior walls will use a burnished concrete block with a polished finish. Upper wall panels and roof will be metal panels. The building structure will be exposed and painted with a minimum interior clear height of 28 feet in the Expo Hall.

Floor capacity rating of 350 lb/sf minimum, including all in floor utility and raceway systems

Restrooms for men and women shall be provided at each hall division, one set of men's/women's at front of house and one set at back of house. code.

The offices will serve a myriad of functions such as show office, meetings, shipping office, hospitality suite, etc.

Entries and exits must accommodate large crowds, ticket/pass control, and security check points. The lobby space is also designed to accommodate static event sponsor displays including large items such as cars or tractors.

The meeting room spaces shall be used for event offices.

The ticket office will feature pass-through windows for purchasing tickets to events as well as an on-site manager's office sufficient for a small support staff and storage.

First Aid space will be located as part of the meeting room.

Storage areas will be provided to service the building. Two main storage rooms (capable of storing minimum 10,000 chairs) are located at the northwest and northeast corners of the Expo Hall.

Janitor closets will be located at each pair of public restrooms, positioned to allow access from the corridor not from within restroom.

Space shall be provided throughout the facility to efficiently provide space for power, telecommunication and IT.

Staff-only toilets will be located along the service corridor on the north side of the Expo Building.

Finish Level FL-01 Public Lobby

Flooring	Integrally colored concrete at entries. Add Alternate shall be Terrazzo.
Walls	100% Painted gypsum board, storefront
Doors	Exterior doors and frames aluminum storefront doors. All exterior doors to have vertical offset and metal threshold. Interior doors will be wood with painted hollow metal frames (galvanized).
Windows	The exterior windows will be aluminum storefront with 5/16" tinted, insulated glazing. Tinted glazing will be designed to minimize solar heat gain.
Door HW	Hardware includes, locks, cylinders, latches, closers, weather stripping, thresholds and hinges. Hardware will be specified to meet the requirements of ANSI 136, Grade One. Hardware to be stainless steel with #630 satin finish. Locks will be electronic operable with swipe card or biometric reader.
Base	100% 4" high vinyl base
Ceiling	100% 2' x 4' Acoustical ceiling tile with 2"x2" grid profile

Finish Level FL-02 Expo Hall

Flooring	100% troweled concrete with dry-shake-applied metallic hardener, saw cut slab with 10' x 10' grid. Fill saw cuts with bright colored sealant for contrast.
Doors	Exterior doors and frames are to be galvanized and painted hollow metal. All exterior doors to have vertical offset and metal threshold. Interior doors will be wood with painted hollow metal frames (galvanized). Insulated commercial overhead doors with automatic openers.
Windows	None
Specialty	Operable Partition(s) to subdivide hall into a minimum of two(2) smaller halls. Composed of individual, omni-directional operable panels with faces finished with applied reinforced vinyl fabric with woven backing to achieve a min. 52 STC rating.
Door HW	Hardware includes locks, cylinders, latches, closers, weather stripping, thresholds and hinges. Hardware will be specified to meet the requirements of ANSI 136, Grade One. Hardware to be stainless steel with #630 satin finish. Locks will be electronic operable with swipe card or biometric reader.
Walls	Painted masonry to 12' high with painted gypsum board above to ceiling
Base	100% 4" high vinyl base
Ceiling	100% Simple Saver UVMAX coated HDPE liner with Class A fire retardant rating. 100% painted exposed structure
Millwork	N/A

EXPO HALL - SPECIFICATIONS

Finish Level FL-03 Concessions

Flooring	Sealed Concrete
Doors	Interior doors will be wood with painted hollow metal frames (galvanized). Stainless steel coiling overhead counter door at concessions serving counters.
Windows	None.
Door HW	Hardware includes, locks, cylinders, latches, closers, weather stripping, thresholds and hinges. Hardware will be specified to meet the requirements of ANSI 136, Grade One. Hardware to be stainless steel with #630 satin finish.
Walls	Masonry with epoxy paint.
Base	4" Vinyl base.
Ceiling	100% 2' x 4' Vinyl coated ceiling tile equal to USG, Clean Room Climaplus

Finish Level FL-04 Restrooms

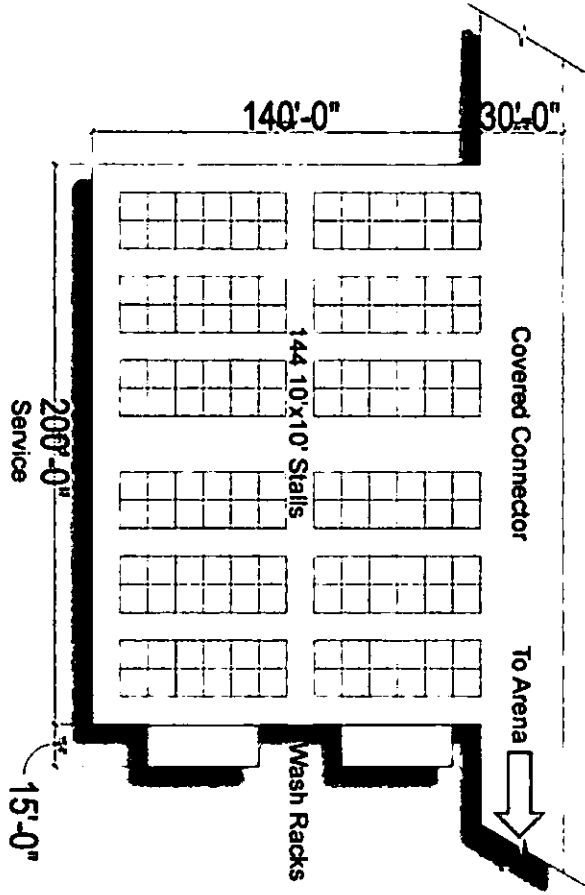
Flooring	100% 12" x 12" Porcelain tile
Doors	Exterior doors and frames are to be galvanized and painted hollow metal, except the lobby doors, which shall be a pair of aluminum store front doors. All exterior doors to have " vertical offset and metal threshold. Interior doors will be wood with painted hollow metal frames (galvanized).
Door HW	Hardware includes, locks, cylinders, latches, closers, weather stripping, thresholds and hinges. Hardware will be specified to meet the requirements of ANSI 136, Grade One. Hardware to be stainless steel with #630 satin finish. Locks will be electronic operable with swipe card or biometric reader.
Walls	100% 12" x 12" Ceramic Tile.
Base	100% Ceramic Tile to match wall tile
Ceiling	100% Painted gypsum board
Millwork Counters:	100% Solid Surface equal to DuPont, Zodiaq, quartz surfacing, polished finish and polished flat edge detail Note: Provide wood benches in locker room dressing area.
Toilet Partitions	Textured Stainless Steel
Counter	Quartz equal to Cambria with under mount porcelain enamel lavatories equal to Kohler Caston

Finish Level FL-05 Janitoria

Flooring	100% Sealed concrete
Doors	All doors and frames are to be galvanized and painted hollow metal, except the lobby doors, which shall be a pair of aluminum store front doors.
Door HW	Hardware includes, locks, cylinders, latches, closers, weather stripping, thresholds and hinges. Hardware will be specified to meet the requirements of ANSI 136, Grade One. Hardware to be stainless steel with #630 satin finish. Locks will be electronic operable with swipe card or biometric reader.
Walls	100% Painted masonry
Base	100% 4" high rubber base
Ceiling	100% Open to structure

Finish Level FL-06 Storage, Service Corridor and Mechanical Rooms.

Flooring	100% Sealed concrete
Doors	All doors and frames are to be galvanized and painted hollow metal, except the lobby doors, which shall be a pair of aluminum store front doors. All exterior doors to have " vertical offset and metal threshold.
Door HW	Hardware includes, locks, cylinders, latches, closers, weather stripping, thresholds and hinges. Hardware will be specified to meet the requirements of ANSI 136, Grade One. Hardware to be stainless steel with #630 satin finish. Locks will be electronic operable with swipe card or biometric reader.
Walls	100% Exposed CMU
Ceiling	Exposed structure with special acoustical treatment as required for equipment noise at Telephone/Electrical Rooms and Mechanical Rooms.



① STALL BARN PLAN

0 10' 20' 40'

These buildings will be pre-engineered structures with metal roofing and siding where applicable. Floor will be asphalt or custom dirt mix in the stall areas. Wash rack floor will be a rubberized, sealed and antimicrobial troweled in product. Buildings will have water, lighting, power and sound/PA system.

Stall Barns:
 Requires demolition of existing track and grandstands. Consider costs of building new track, soccer field and grandstands with this project item.



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

<p>POPULOUS</p> <p>Architect</p> <p>1800 Ross Avenue Suite 1000 Houston, TX 77006 Tel: 713.558.2100 Fax: 713.558.2101 www.populous.com</p>	<p>McLENNAN COUNTY VENUE PROJECT - HEART OF TEXAS FAIRGROUND AREA VENUE PROJECT</p> <p>4601 Bosque Blvd Waco, TX, 76710</p>	<p>CONCEPT PACKAGE (04/13/18)</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																											
NO.	DATE	DESCRIPTION																														
<p>A2-3</p> <p>STALL BARNS</p> <p>15.001 - 15.002</p> <p>15.001 - Stall Barns</p> <p>15.002 - Wash Racks</p>																																

POPULOUS

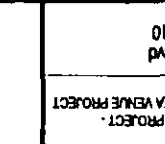
POPULOUS ARCHITECTS
 1525 EAST 12TH AVE. SUITE 500
 DENVER, CO 80202
 TEL: 303.733.2000
 WWW.POPULOUS.COM

McLENNAN COUNTY VENEUE PROJECT -
 HEART OF TEXAS FARMGROUNDS AREA VENEUE PROJECT

4601 BOSQUE BLVD
 WACO, TX, 76710

CONCEPT PACKAGE
 03/12/18
 REVISIONS

NO.	DATE	DESCRIPTION



ARENA BARN
 11/18/17

A24

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

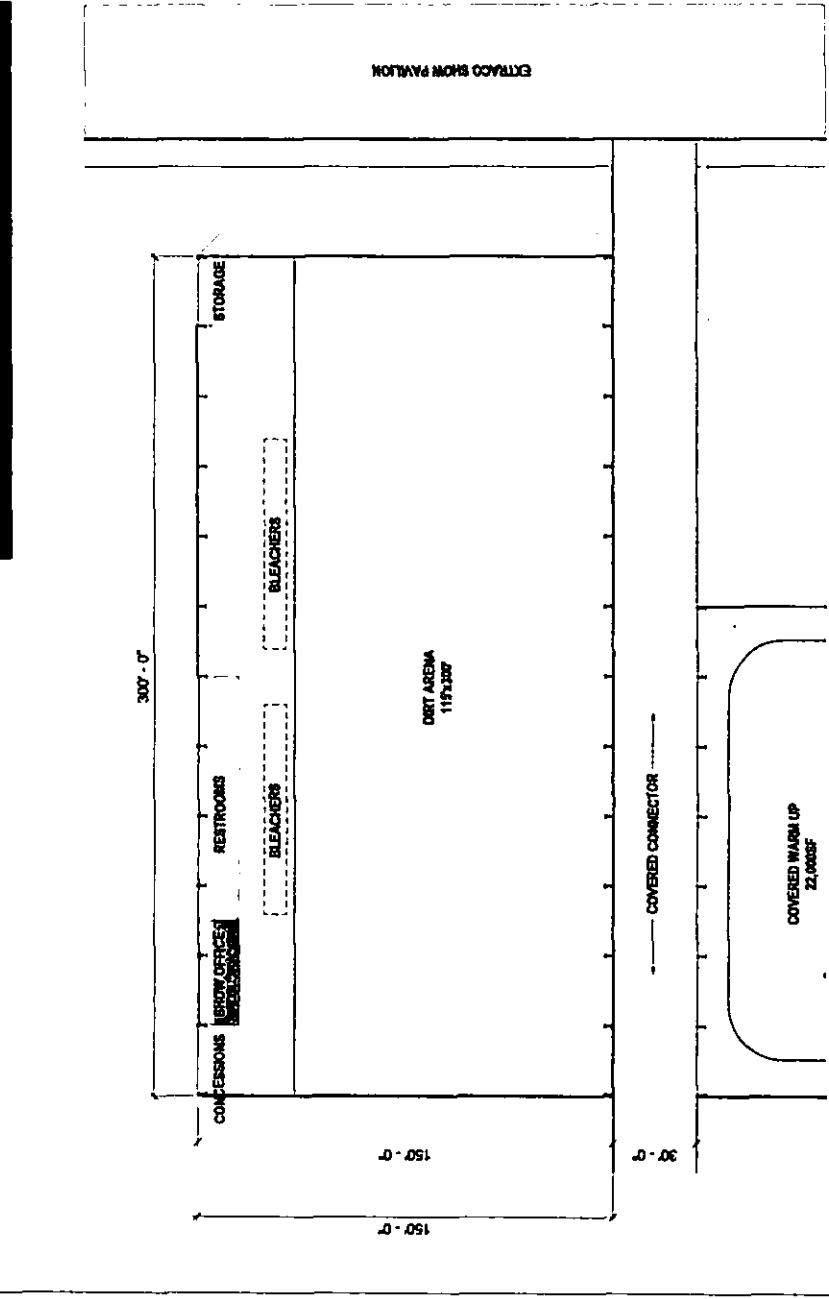
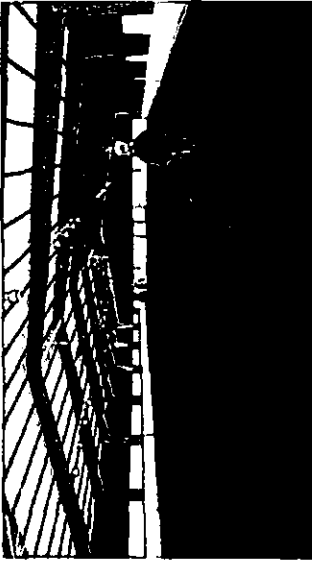
PROJECT NORTH

0 10' 20' 40'

1 ARENA BARN
 11-18-17

These buildings will be pre-engineered structures with metal roofing and siding where applicable. Floor in the arena will be a custom dirt mix. Concourse will be concrete or asphalt. Support spaces will be CMU block. Buildings will have water, lighting, power and sound/PA system.

Arena Barn:
 Requires demolition of existing track. Consider costs of building new track, soccer field and grandstands with this project item.



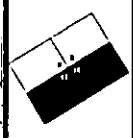
151514-912028

POPULOUS

15215 W. WILLOW
SUITE 100
DALLAS, TEXAS 75247
TEL: 214.635.0000
WWW.POPULOUS.COM

MELBURN COUNTY VENUE PROJECT -
HEART OF TEXAS FARMGROUND AREA VENUE PROJECT
4501 Bosque Blvd
Waco, TX, 76710

NO.	DATE	REVISIONS



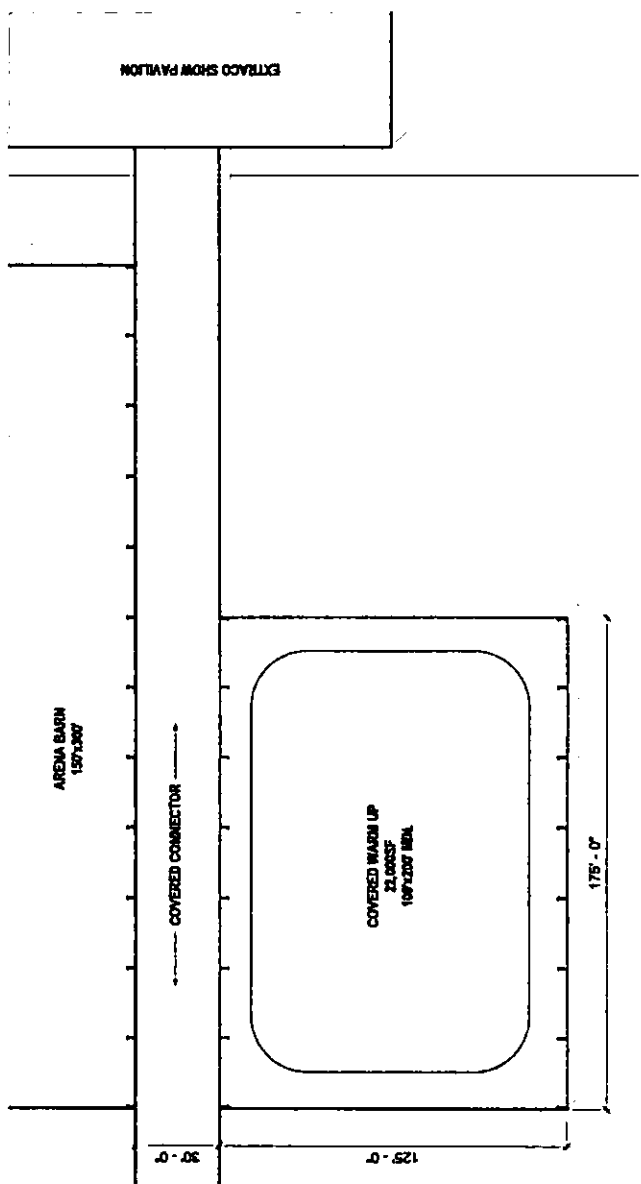
PROJECT: MELBURN COUNTY VENUE PROJECT -
HEART OF TEXAS FARMGROUND AREA VENUE PROJECT
SHEET: A2-5
DATE: 09/09/17
DRAWN BY: [unintelligible]

A2-5

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

These buildings will be pre-engineered structures with metal roofing and siding where applicable. Floor in the arena will be a custom dirt mix. Buildings will have water, lighting, power and sound/PA system.

Covered Warm-Up:
Requires demolition of existing track. Consider costs of building new track, soccer field and grandstands with this project item.



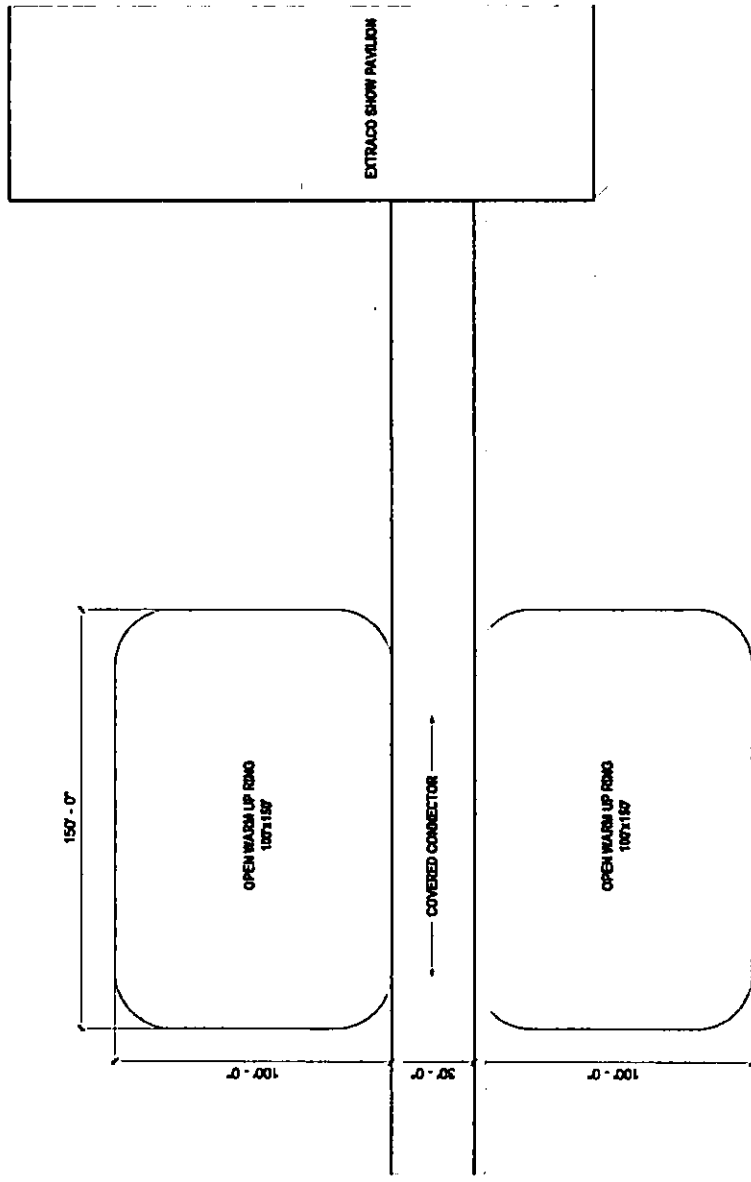


FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

Outdoor arenas will be a custom dirt mix. Railings will be 5'-0" in total height, with a concrete stemwall base, and 2" diameter steel pipe railing above. There will be a minimum of four(4) gates to each arena. Arenas will also have outdoor sports lighting, water, power and sound/PA system.



1 OPEN WARM UP RINGS 0 10' 20' 40'



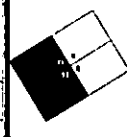
POPULOUS
ARCHITECTS
1100 S. HOUSTON
HOUSTON, TEXAS 77058
713.861.1100
www.populous.com

MCLANAHAN COUNTY VENUE PROJECT -
HEART OF TEXAS FARGROUND AREA VENUE PROJECT
4501 Bosque Blvd
Waco, TX, 76710

CONCEPT PACKAGE 001/12/18

REVISIONS

No.	Date	Description



SHEET NO. **A2-7**

TITLE **SPORTS COMPLEX**

DATE **08/20/18**

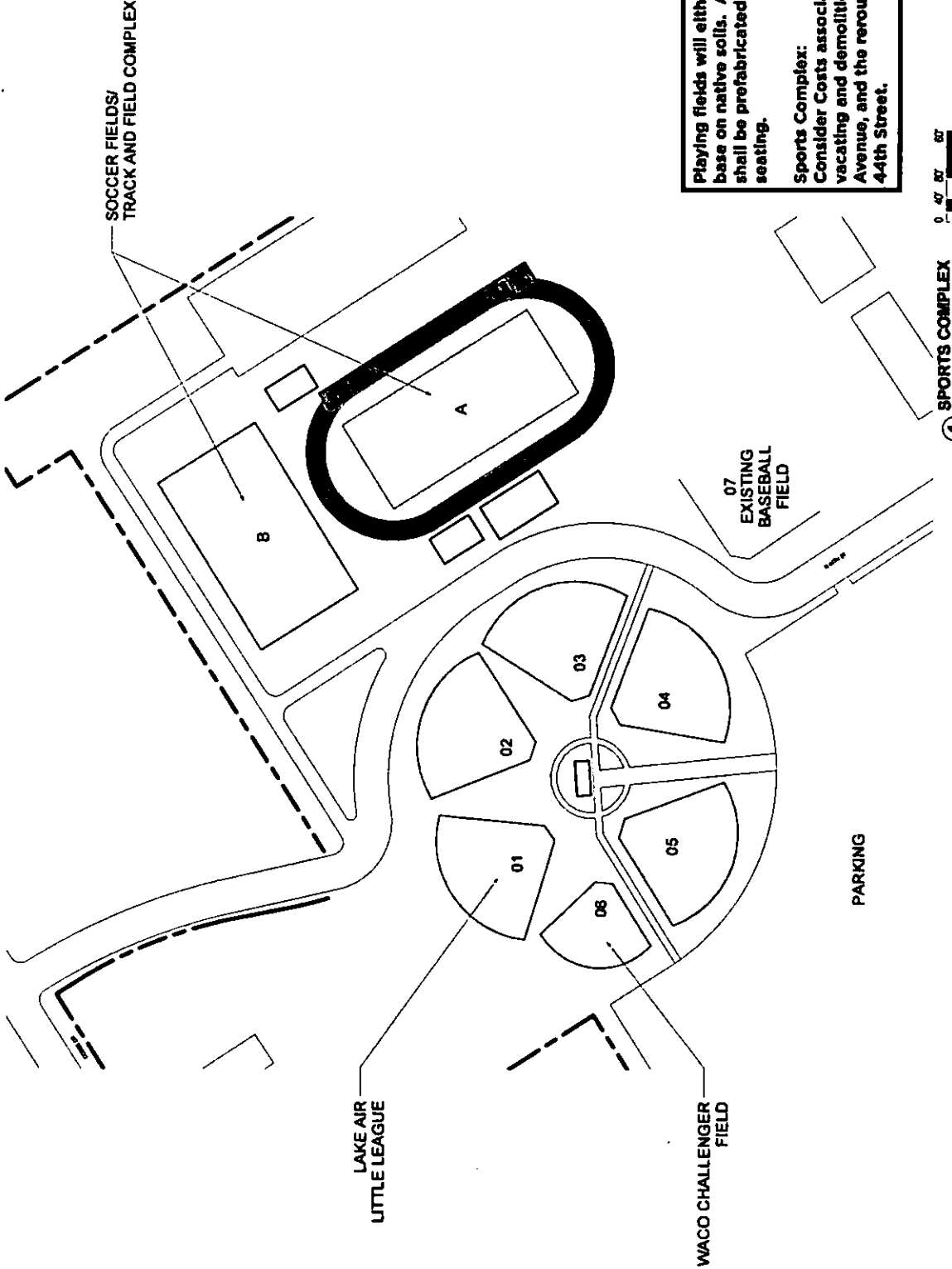
SCALE **AS SHOWN**

PROJECT NORTH

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

Playing fields will either be sand base on native soils. All seating shall be prefabricated bleacher seating.

Sports Complex:
Consider Costs associated with vacating and demolition of Trice Avenue, and the rerouting of 44th Street.





<https://www.youtube.com/watch?v=m2Mdt9mhTrY>



ORDER APPROVING:

**AUTHORIZATION OF AGREEMENT FOR ARCHITECTURAL AND
ENGINEERING SERVICES WITH POPULOUS, INC**

On this the 13 day of March, 2018, came on for consideration the matter of Authorization of Agreement for Architectural and Engineering Services with Populous, Inc. After discussion, Commissioner Perry made a motion to approve D. 2. and it was seconded by Commissioner Jones. After further discussion, a vote being called for, voting in favor of said motion was Judge Felton, Commissioner Snell, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Authorization be, and the same is hereby, approved by unanimous vote.

POPULOUS

INVOICE

PLEASE REMIT PAYMENTS TO: Populous Group, LLC
4800 Main St., Suite 300
Kansas City, MO 64112, USA

McLennan County, Texas
501 Washington Avenue
Waco, TX 76701


March 12, 2018
Project No: 18.4624.00
Invoice No: 0065629

The Heart of Texas Fairgrounds Area Venue Project
Professional Services from February 1, 2018 to March 9, 2018
Fee

Total Fee	700,000.00			
Percent Complete	10.00	Total Earned	70,000.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	70,000.00	
		Total Fee		70,000.00
		Total this Invoice		\$70,000.00

Authorized By: _____ Date: _____

John Fickel

APPROVED BY COMMISSIONERS COURT
THIS 13 DAY OF MARCH 20 18

COUNTY JUDGE

J.A. "ANDY" HARWELL, County Clerk
McLennan County, Texas

FILED: **MAR 13 2018**

By Myrcetez Gowan DEPUTY

ORDER APPROVING:

**APPROVAL OF REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGER
AT RISK FOR THE MCLENNAN COUNTY/HEART OF TEXAS FAIRGROUNDS
AREA VENUE PROJECT, AND AUTHORIZE PUBLICATIONS**

On this the 13 day of March, 2018, came on for consideration the matter of Approval of Request for Proposals for Construction Manager at Risk for the McLennan County/Heart of Texas Fairgrounds Area Venue Project, and Authorize Publications. After discussion, Commissioner Perry made a motion to approve D. 3 and it was seconded by Commissioner Jones. A vote being called for, voting in favor of said motion was Judge Felton, Commissioner Snell, Commissioner Jones and Commissioner Perry. It is ordered by the Court that said Authorization be, and the same is hereby, approved by unanimous vote.

**REQUEST FOR SEALED PROPOSALS BY MCLENNAN COUNTY, TEXAS FOR PHASED
CONSTRUCTION MANAGER-AT-RISK SERVICES FOR THE MCLENNAN COUNTY
VENUE PROJECT-HEART OF TEXAS FAIRGROUNDS AREA VENUE PROJECT**

The Commissioners Court of McLennan County, Texas is requesting sealed proposals for the provision of phased Construction Manager-at-Risk (hereinafter "CMR") services to McLennan County (hereinafter "County") for pre-construction and construction of the McLennan County Venue Project-Heart of Texas Fairground Area Venue Project (hereinafter "Project"). Because of the complexities involved, the CMR services for this Project are divided into two (2) phases. Phase 1 involves only pre-construction phase services, while Phase 2 involves both pre-construction and construction phase services. The initial agreement between a selected CMR and the County will be only for Phase 1, with Phase 2 being conditioned on the parties reaching a mutually agreed addendum to the initial agreement, providing for the CMR to perform the Phase 2 services. The purpose of Phase 1 is to develop information as to Project Concept requirements and costs so that: 1) the County may adjust the scope of the Concept to arrive at a Project scope that can be constructed within the applicable budget; and 2) to provide information on Project requirements and costs as to elements not included for initial construction sufficient to allow for planning of future construction of those elements and financing thereof. The two phases and CMR services required in each phase are more specifically described in the RFP Specifications and attachments thereto, which are available at the McLennan County Purchasing Department:

McLennan County Purchasing
Attn: Ken Bass
214 North 5th Street
Waco, TX 76701
254-759-5627

This will be a true construction manager-at-risk arrangement, with the CMR being involved in and cooperating with the Project Architect throughout the formal design process. The Project Architect is POPULOUS, Inc, 4800 Main Suite 300, Kansas City Missouri 64112. The Project is generally described as the development, design and construction of event facilities, recreational facilities, and site improvement facilities. The Project Concept provides for: an Expo Center (70,000-80,000 square feet), an Expo Center to Coliseum Connector, stall barns, warm-up rings (covered and uncovered), and other event facilities improvements; baseball and soccer fields, and other recreational facilities improvements; and certain internal street improvements, paved parking, site utilities, and other site improvement facilities. The Project Concept is described in more detail in the Concept Documents attached to the RFP Specifications. It is necessary for any interested CMR to obtain a copy of the RFP Specifications and its attachments to properly respond to this request. Beyond providing additional information as to the Project Concept and the CMR's services in each phase, the specifications contain additional instructions and requests for information to be provided by the respondent, and the attachments to the specifications include: forms that must be used in responding; and a copy of the proposed form of Agreement between the Owner and CMR.

If an agreed addendum for Phase 2 is reached, the CMR will provide preconstruction services in Phase 2 through the completion of the formal design process. The CMR's services in the Construction Phase of Phase 2 essentially involve all construction, construction supervision and coordination, work, materials, equipment, labor, and other items necessary to deliver the completed Project to the Owner: constructed in compliance with the Contract Documents, and all requirements reasonably inferred therefrom; and at a total cost to the Owner not to exceed the GMP. Obviously this is a summarized description, and is not an exhaustive identification of all services of the CMR in Phase 2, which are essentially all services necessary or proper to deliver the completed Project as set forth above.

If an agreed addendum for Phase 2 is reached, the CMR will, once Construction Documents are complete, submit a Guaranteed Maximum Price (hereinafter "GMP") to the County. If the GMP is not accepted by the County, the parties negotiate in an attempt to arrive at a mutually agreed GMP. If no agreement on the GMP can be reached, the agreement terminates.

The estimated budget for the Project is contingent on the proceeds received by the County from the sale of debt instruments. It is estimated that the maximum budget for the *Project* would be \$34,000,000, however, the maximum budget for *Construction Costs* will be less due to professional fees and certain other items also having to be paid from the proceeds, Furthermore, this number could be lower depending on the proceeds actually realized. Therefore, an estimate of the Construction Costs budget is between \$30,000,000 and \$31,000,000.

A mandatory pre-submission meeting will be held on March 27, 2018 at 10:00 a.m. at:

The Back Porch Club
Extraco Center [Northwest Corner]
Heart of Texas Fairgrounds
4601 Bosque Ave.
Waco, Texas 76710

All providers interested in proposing on the CMR work for the Project must attend. A list of attendees will be taken, and any proposal submitted by a proposer who did not attend will not be considered. Physical attendance is required, no accommodations for telephonic or video appearance will be made. Project Architect representatives, County representatives, and County legal will be in attendance to explain the Project, make presentations, and answer questions.

Sealed proposals must be received by the County on or before 2:00 p.m. C.S.T. on April 18, 2018 by delivery to the McLennan County Purchasing Department:

McLennan County Purchasing
Attn: Ken Bass
214 North 5th Street
Waco, TX 76701
254-759-5627

Proposals must be sealed in an envelope clearly marked on the outside "McLennan County Venue Project." **Five (5) bound and tabbed copies of the proposal must be submitted; along with an electronic version saved on a disk or thumb drive.** Faxed, electronically mailed, or late proposals will not be considered.

Proposals will be opened in the McLennan County Commissioners Courtroom, at the McLennan County Courthouse, located at 501 Washington Ave, Room 114, Waco, TX 76701 on April 18, 2018 at 2:30 p.m. CST. The names of the respondents will be publically read aloud, along with any cost/pricing information. Otherwise the contents of the competing proposals will not be read aloud or made public. Proposals are not public information until after a contract has been awarded.

Significant insurance requirements apply in both phases. In Phase 2 the coverage limits for liability policies will increase, and property-builder's risk insurance will be required. In Phase 2 the CMR will also be required to provide performance and payment bonds. Prevailing wage requirements of Chapter 2258 of the Texas Government Code apply to this Project. A 5% retainage will apply during the Construction Phase of Phase 2.

The proposed price for the provision of Phase 1 services shall be submitted in the form of a fixed fee. The price for preconstruction services in Phase 2 will be submitted in the form of a fixed fee, but is subject to further negotiation based on the results of Phase 1 in arriving at the Phase 2 addendum. The price of the CMR's services in the Construction Phase of Phase 2 will be based on the CMR Construction Phase Fee, which is a stated percentage of certain construction costs as defined more specifically in the RFP Specifications. The price of the CMR's services in the Construction Phase of Phase 2 will be submitted in the form of a provisional CMR Construction Phase Fee percentage, which may be reduced or increased in the negotiation of the Phase 2 addendum based on information developed through the Phase 1 services.

The CMR selection process is being conducted pursuant to the one-step method, whereby qualification and pricing information are considered in the same step. The County will select the respondent offering the best value to the County based on the selection criteria and its evaluation and ranking of the respondents. Ranking information will not be made publically available until after the agreement is awarded, which shall not be final until an agreement is executed.

The weighted criteria to be used in evaluating responses, is set forth below. Each factor has a score value of 1 to 10,

with 10 being the highest and 1 being the lowest. Each factor also has a weight. The point value for a factor is derived by multiplying the score received times the weight for the factor. The maximum points for a factor is 10 times the weight. The points for each factor are totaled to arrive at the total points. The maximum total points is 100.

Factor	Max. Score	Weight	Max. Points
Qualifications and experience, past performance, reputation, capabilities, and resources	10	4.5	45
Fixed Fee for Phase 1 and price/cost information applicable to Phase 2	10	3	30
Level of supervision and responsiveness during construction phase	10	1.5	15
Extent of acceptance of material Agreement terms	10	1	10
Total			100

The County reserves the right to waive any technicalities and informalities where such is in its best interest, and to accept or reject any proposal, or reject all proposals, as deemed in its best interest. Any award is subject to execution of a written agreement on terms acceptable to the County and its legal counsel.

PUBLICATION
 APPROVED BY COMMISSIONERS COURT
 THIS 13 DAY OF MARCH 20 18
Scott M. Felto
 COUNTY JUDGE

J.A. "ANDY" HARWELL, County Clerk
McLennan County, Texas

FILED: **MAR 13 2018**

By Myrosetez Gowan DEPUTY

ORDER RECESSING SPECIAL SESSION

On this the 13 day of March, 2018, at 10:05 o'clock a.m., County Judge Scott Felton announced that this meeting of March 13, 2018 stands in recess for five minutes.

ORDER RECONVENING REGULAR SESSION

On this the 13 day of March, 2018, at 10:18 o'clock a.m. the Court reconvened in Special Session with County Judge Scott M. Felton presiding and Commissioners Kelly Snell, Will Jones, Ben Perry and the Clerk thereof being in attendance, the following proceedings were had and done to-wit:

ORDER RECESSING TO EXECUTIVE SESSION

On this the 13 day of March, 2018, at 10:18 o'clock a.m. the County Judge announced that at this time we will go into Executive Session in accordance with Section 551.072 of the Local Government Code (V.C.T.A.)

ORDER RECONVENING SPECIAL SESSION

On this the 13 day of March, 2018, at 10:12 o'clock a.m. the Court reconvened in Special r Session with County Judge Scott M. Felton presiding and Commissioners Kelly Snell, Will Jones and Ben Perry and the Clerk thereof being in attendance, the following proceedings were had and done to-wit:

ORDER ADJOURNING SPECIAL SESSION

On this the 13 day of March, 2018, at 10:57 o'clock a.m. County Judge Scott Felton announced that the meeting of March 13, 2018 is adjourned.

APPROVAL OF MINUTES

The above and foregoing minutes having been read in open Court and found to be correct, the same are hereby, approved this the _____ day of _____, 2018.

**Kelly Snell,
Commissioner Precinct 1**

**Lester Gibson,
Commissioner Precinct 2**

**Will Jones,
Commissioner Precinct 3**

**Ben Perry,
Commissioner Precinct 4**

**Scott M. Felton,
County Judge**

**ATTEST: J. A. "Andy" Harwell,
McLennan County Clerk**

By _____ **Deputy County Clerk**
Myrce'tez Gowan