

Memo

To: Wise County Commissioners Court
From: County Judge J.D. Clark
cc: Auditor
Date: July 20, 2016
Re: Fairgrounds Capital Expenditure Request

Commissioners:

As sales tax and mineral/industrial values have dramatically decreased in Wise County, we have looked at how we can enhance and maximize other sustainable areas of revenue. The Wise County Fairgrounds consistently serve as an important community feature as well as a revenue generator, particularly the Women's Building. While the building has served its purpose well for decades, an overhaul and refresh of the interior of the building will give it new life as an event space and will allow us to increase the amount of rentals for weddings, parties, meetings, banquets, special events, etc.

Since we are the custodians of the Fairgrounds, it is important that we strive to find ways to maximize what they can be for our community in terms of possibilities as well as revenue. We have made significant, much-needed improvements to the barns, show arena, and livestock areas. Now it is time to turn our attention to the Women's Building, which serves as an event hub year-round. Working with Eikon Consulting's design team, we have developed a plan that will be an efficient, impactful overhaul of the interior of the building that will make it a multipurpose space that still retains its agricultural heritage and brings in increased revenue for Wise County at a time when we definitely need it.

Special Projects Manager Glenn Hughes and I are recommending that we partner with Basic IDIQ for the turn-key project. Basic IDIQ is a contracting company with construction services on state contracts through BuyBoard and TIPS, meaning the services have already been bid. We looked at subcontracting out all the work ourselves, but found the quotes comparable to Basic IDIQ, with a big advantage for Basic IDIQ being that, since they are already bid through the BuyBoard, they can get started and complete the project turn-key in our available time window. This is important since the Women's Building is regularly booked throughout most of the school year. We have blocked out time through September to get the work completed.

Basic IDIQ's turn-key proposal is for \$177,566.91, which would come from Fairgrounds Capital Fund, separate from the General Fund budget. There is currently \$1.3 million in the Fairgrounds Capital Fund.



REV I Scope of Work 3:30pm

July 15, 2016

Glenn Hughes
Project Manager
Wise County Public Works
2901 S. FM 51 Bldg 100
Decatur, Texas 76234

Subject: **Construction Services Proposal**
 Wise County
 Women's Building Refresh
 BI Proposal Number 25-1360-35

Dear Sir:

Basic IDIQ, Inc. (BI) is pleased to provide this proposal for the subject project. This proposal encompasses the scope of work required to renovations building as provided by the plans and directives received on 6/23/16. All work will be completed in accordance with the information provided by Glenn Hughes and the requirements of the TIPS Cooperative Contract # 1012116. This proposal is comprised of the following:

- Cost Summary
- Scope of Work Rev I (As discussed in meeting with Judge J.D. Clark) **7/15**
- Unit Costs

We thank you for the opportunity to offer this proposal on this project, and we look forward to working with you for its successful execution and completion. Should you have any questions, or need further information, please feel free to contact us.

Respectfully,

A handwritten signature in black ink, appearing to read 'Paul Howie'.

Paul Howie
Area Manager

SCOPE OF WORK
Wise County Public Works
2901 S. FM 51 Bldg. 100
Decatur, Texas 76234
Women's Building Refresh Project
Project No. 25-1360-35
Issue Date: 7/15/2016

GENERAL:

This project provides renovations for the above referenced facility.

1.0 SCOPE OF WORK:

In accordance with this scope of work, site inspections and specifications, all labor, materials, supervision, equipment, insurance, taxes, overhead, and all other things or services necessary to furnish and install components and systems to provide for the renovation of the affected areas as indicated herein.

Work includes but is not limited to the following:

1.1 Renovations per the provided drawings and specifications including physical walk through with Glenn Hughes 6/23/16

1.1.1 Demolition:

Interior Paneling

North, East and West walls. (as per Drawings A-2 #2)

Ceiling Grid and Tiles (existing in main assembly)

Remove existing striping. Restripe access aisle (as per Drawings A-4 #A)

HVAC Duct Work (existing in main assembly)

Including all supply grilles, diffusers, and return air in ceilings (as per Drawings A-4 #D)

Electrical (existing in main assembly)

Lay-in light fixtures and conduits as needed (as per Drawings A-4 #E)

Block Wall (CMU cut out)

Remove 3 x 4 opening for counter top shutter door at catering kitchen (as per Drawings A-2 #13)

Cut at Gypsum where needed

1.1.2 New work to be performed

Sheet Rock /Framing (5/8" gypsum/3 5/8" metal studs 16" OC) where required

North wall and Area back of Stage, East and West Walls above existing gypsum (as per Drawings A-4 #C) Fill at space above existing East/West walls

Stone Veneer (wainscot)

Installation at approx. 48" wood stone veneer and cedar wood cap (as per Drawings A-2 # 2)

Ceiling Grid & Tile with Insulation

Provide new ceiling grid and tile per the specifications and selections (as per Drawings A-4 #B and material legend)

Walls & Framing

Install partial height wall in mechanical room to separate existing room with metal studs and gypsum (5/8") (as per Drawings A-2 #3)

Finishes

Patch, tape & bed, texture at walls where specified, including prime and painting of surfaces (as per Drawings A-2 #'s 2, 5,6,8,9&14)

Paint all doors and frames (as per Drawings A-2 #15)

Concrete Polished & Stained Floors

Polish to 1500 Grit and Stain Color as approved by owner (as per Drawings A-2 #7) *Not per the Bomanite in legend as alternate discussed 6/23/16*

HVAC Spiral Duct (Pain Grip)

Installation of spiral duct to existing air supply system and any retro-fit adjustments, including un-certified air balance

Electrical Lighting Fixtures

Install new fixtures as described in the specifications and selections (as per Drawings A-4 #E & H)

2.0 SPECIFICATIONS:

Work shall be performed per the requirements of the latest edition of the applicable local, state and federal codes and standards.

3.0 SUBMITTALS:

Subcontractor shall submit the indicated number of copies of each required submittal. Submittals shall be submitted and approved prior to incorporating that material or activity into the project. Submittals required by specification and/or drawings shall be made regardless of whether or not they are listed on this schedule.

3.1 SUBMITTAL TYPE AND DESCRIPTION OUTLINE:

Type	Description	Type	Description
A	Shop Drawings	G	Application Instructions
B	Manufacturer's Catalog Cuts/Data	H	Operations & Maintenance (O&M) Manuals
C	Certificate/Certification	I	Color Samples
D	Performance Test Reports	J	Red Line Drawings
E	Sample of Testing		
F	Notification of Sample Availability		

3.2 PROJECT SUBMITTAL REQUIREMENTS:

Required Submittal	Quantity	Due Date	Type
Finishes – paint colors and finishes		Within 3 weeks – upon award	
HVAC equipment – spiral duct		Within 3 weeks – upon award	
Lighting – fixtures (LED on Pendants)		Within 3 weeks – upon award	B + I
Stone veneer (Woodstone)		Within 3 weeks – upon award	
Ceiling grid & tile		Within 3 weeks – upon award	
Concrete Stain Color & Finish Guard			

4.0 SPECIAL CONSIDERATIONS:

Special considerations are applicable to this project as outlined in the following:

- 4.1 BASIC IDIQ Inc will contact the client project manager for equipment outages as required. Basic will provide a minimum of two (2) working day(s) notice for proper outage coordination.
- 4.2 Normal working hours for this project is 0700 to 1700. Working outside of standard hours or on weekends and holidays will be coordinated and approved by the owner/client. Proposed numbers do include some premium time hours.
- 4.3 All work performed shall be in accordance with the applicable requirements of the latest edition of the Occupational Safety and Health Act (OSHA), Basic IDIQ Safety Manual and Client procedures as applicable.
- 4.4 Work areas will be maintained in a clean and orderly manner with materials, tools, and equipment properly stored and utilized to prevent hazards for worker and incidental personnel in the area. Provide barricades, signs, and other devices as necessary to ensure facility occupants are notified and shielded from dangers that work areas may pose
- 4.5 Work activities and installations are subject to in process inspections and completion inspections by the Client personnel. No "hold points" are imposed on this project; however, items/materials installed which are not accessible after installation may be subject to rework if verification of acceptable installation is not possible
- 4.6 Owner property will be properly protected from damage by construction activities.
- 4.7 Basic IDIQ will provide a Project Manager/Superintendent to supervise this project.
- 4.8 Please note that this proposal is good for 30 days unless extension is agreed by Basic IDIQ Inc.

5.0 Exclusions:

All exclusions are applicable to this project as outlined in the following:

- 1) Lead Abatement
- 2) Asbestos Abatement
- 3) Discussed exclusions on site visit 6/23/16 listed below:

Plan Sheet A-2 Numbers:

- 1 No stone wall removal in vestibule or wainscot
- 5 Rolling Barn Doors
- 10 Cedar Railings and Rebar Pickets
- 11 New Partial Privacy Wall
- 12 All items

CostWorks 2016 Quarter 2 - Wise County - Women's Building Refresh

Qty	CSI Number	Description	Unit	Bare Mat.	Bare Labor	Bare Equip.	Total	Total Incl. O&P	Release	Note
0.000	01 41 2650 0100	Permits rule of thumb, most cities, maximum	Job	0.00	0.00	2,944.13	2,944.13	2.0%	2016 Qtr 2	
8.000	01 54 3340 0160	Rent aerial lift to 25'high 2000 lb cap scissor type	Week+	0.00	0.00	2,944.13	2,944.13	2.0%	2016 Qtr 2	
4.000	01 54 3650 1300	Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer	Ea.	0.00	610.84	283.56	794.40		2016 Qtr 2	
3.000	02 41 1919 0725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	2,122.80	0.00	0.00	2,122.80		2016 Qtr 2	
4.000	02 41 1919 0840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	3,874.40	0.00	0.00	3,874.40		2016 Qtr 2	
40.000	02 41 1919 2040	Selective demolition, rubbish handling, 0 - 100' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost	C.Y.	0.00	1,573.80	0.00	1,573.80		2016 Qtr 2	
112.000	02 41 1925 1200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	L.F.	5.20	287.52	334.72	627.44		2016 Qtr 2	
5.600	03 35 4310 0110	Polished concrete floors, processing of interior floors, removal of glue, adhesive or tar, includes dry grinding with planetary floor grinder, dry vac pick-up, hand sweeping	M.S.F.	114.00	3,034.08	816.82	3,984.90		2016 Qtr 2	
5.600	03 35 4310 0210	Polished concrete floors, processing of interior floors, grinding and edging with diamond/metal matrix, 40-grit. Includes wet grinding, wet vac pick-up, auto scrubbing between grit changes	M.S.F.	181.89	3,937.08	1,702.18	5,821.14		2016 Qtr 2	
5.600	03 35 4310 0230	Polished concrete floors, processing of interior floors, grinding and edging with diamond/metal matrix, 120-grit. Includes wet grinding, wet vac pick-up, auto scrubbing between grit changes	M.S.F.	181.89	2,600.64	1,138.69	3,919.22		2016 Qtr 2	
5.600	03 35 4310 0240	Polished concrete floors, processing of interior floors, grinding and edging with diamond/metal matrix, 200-grit. Includes wet grinding, wet vac pick-up, auto scrubbing between grit changes	M.S.F.	181.89	2,236.44	971.04	3,392.37		2016 Qtr 2	
16.800	03 35 4310 0300	Polished concrete floors, processing of interior floors, spray on penetrating dye or stain, 1 coat	M.S.F.	3,663.74	326.08	0.00	3,989.82		2016 Qtr 2	

5.600 03 35 4310 0400	Polished concrete floors, processing of interior floors, spray on penetrating densifier/hardener, 2 coats	M.S.F.	1,942.30	213.11	0.00	2,155.41	2,505.68	2016	Clr 2
5.600 03 35 4310 0410	Polished concrete floors, processing of interior floors, auto scrubbing after 2nd coat of hardener, when dry	M.S.F.	0.00	89.22	88.82	178.04	241.43	2016	Clr 2
11.200 03 35 4310 0700	Polished concrete floors, processing of interior floors, auto scrubbing after final polishing step	M.S.F.	0.00	178.43	177.64	356.08	482.85	2016	Clr 2
1.000 04 01 2020 9000	Pointing masonry, minimum labor/equipment change	Job	0.00	89.66	0.00	89.66	147.06	2016	Clr 2
707.000 04 05 1323 0020	Surface bonding masonry mortaring, surface bonding agent, concrete masonry unit (CMU) walls, gray or white, includes fiberglass mortar, excludes blockwork	S.F.	106.62	410.41	0.00	517.03	771.20	2016	Clr 2
38.600 04 72 2010 0180	Cultured stone veneer, random shaped/fluxured face, corner stones, on wood frame and sheathing substrate, includes mortar, excludes scaffolding	V.L.F.	872.13	742.49	0.00	1,414.62	1,953.41	2016	Clr 2
78.000 04 72 2010 0370	Cultured stone veneer, expanded metal tail, diamond, galvanized, 2.5 #/S.Y., excludes scaffolding	S.Y.	373.68	262.66	0.00	626.24	808.20	2016	Clr 2
2.140.000 06 05 0620 2000	Selective demolition, millwork and trim, paneling, 4' x 8' sheets, 1/4" thick	S.F.	0.00	562.12	0.00	562.12	938.80	2016	Clr 2
4.736.000 07 05 0610 0670	Selective demolition, thermal and moisture protection, insulation, batts or blankets	C.F.	0.00	855.32	0.00	855.32	1,406.17	2016	Clr 2
5.448.000 07 21 1810 2150	Blanket/Insulation for floors/cellings, fiberglass, paper or foil backing, 1 side, 6-1/4" thick, R19, incl: spring type wire fasteners	S.F.	2,969.16	3,020.80	0.00	5,990.06	8,204.89	2016	Clr 2
1.096.000 08 01 7010 0500	Gypsum wallboard, repairs, skin coat surface with joint compound	S.F.	28.43	212.08	0.00	237.50	406.88	2016	Clr 2
274.000 09 01 7010 0510	Gypsum wallboard, repairs, prepara, relape and refinish joints	L.F.	165.28	1,459.79	0.00	1,625.07	2,558.88	2016	Clr 2
4.736.000 09 05 0510 1250	Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	S.F.	0.00	2,016.12	0.00	2,016.12	3,238.00	2016	Clr 2
98.000 09 21 1833 3800	Partition wall, interior, standard, lapped both sides, installed on & incl 25 ga, NLB metal studs, 3-5/8" wide, 16" O.C., 8' to 12' high, 5/8" gypsum drywall	S.F.	114.70	189.48	0.00	304.18	438.64	2016	Clr 2

428,000	09 22	1813	1740	Metal stud partition, non-load bearing, galvanized, 8' high, 3-5/8" wide 20 gauge, 16" O.C., includes top & bottom track	S.F.	218.45	298.14	0.00	516.60	729.47	2016	Clr 2
1,208,000	09 29	1030	2250	Gypsum wallboard, on walls, water resistant, taped & finished (level 4 finish), 5/8" thick	S.F.	602.55	841.49	0.00	1,444.04	2,045.04	2016	Clr 2
1,208,000	09 29	1030	5200	Gypsum wallboard, for ceilings over 8' high, add	S.F.	0.00	264.91	0.00	264.91	436.33	2016	Clr 2
1,208,000	09 29	1030	5270	Gypsum wallboard, for textured spray, add	S.F.	58.05	488.86	0.00	554.71	834.58	2016	Clr 2
5,446,000	09 51	2310	1775	Suspended ceiling, metal, open cell, 2'x2', 6" cell	S.F.	41,894.58	3,653.18	0.00	45,347.75	52,116.59	2016	Clr 2
5,446,000	09 53	2330	0300	Acoustic ceiling grid, 2' x 2'	S.F.	4,980.71	2,810.14	0.00	7,800.85	10,063.28	2016	Clr 2
5,446,000	09 53	2330	0800	Carrier channels, 1-1/2", for 4" O.C., add	S.F.	631.74	3,863.94	0.00	4,495.67	7,017.72	2016	Clr 2
54,480	09 53	2330	1040	Hanging wire, 4' long, 12 gauge	C.S.F.	18.95	281.01	0.00	299.97	482.41	2016	Clr 2
14,000	09 91	2333	0500	Paints & coatings, interior, alkyd (oil base), flush door w/iframe, primer, brushwork, 3' x 7'	Ea.	62.20	328.60	0.00	391.79	588.31	2016	Clr 2
14,000	09 91	2333	1200	Paints & coatings, interior, alkyd (oil base), flush door w/iframe, 2 coats, brushwork, 3' x 7'	Ea.	76.33	560.83	0.00	627.16	956.80	2016	Clr 2
67,000	09 91	2352	6500	Paints & coatings, miscellaneous interior, pipe, paint 2 coats, oil base, brushwork, to 18" dia	L.F.	62.85	160.76	0.00	223.71	324.99	2016	Clr 2
8,000	09 91	2352	9900	Paints & coatings, miscellaneous interior, minimum labor/equipment charge	Job	0.00	933.96	0.00	933.96	1,496.40	2016	Clr 2
3,248,000	09 91	2372	1670	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	S.F.	828.89	2,346.36	0.00	3,175.24	4,674.33	2016	Clr 2
1,227,000	23 05	0510	1570	Ductwork, metal, steel and stainless steel, fabricated, selective demolition	Lb.	0.00	775.59	0.00	775.59	1,234.61	2016	Clr 2
16,000	23 05	0510	1630	Diffusers, registers or grills, up thru 20" max dimension, selective demolition	Ea.	0.00	113.52	0.00	113.52	179.57	2016	Clr 2
3,000	23 05	9310	1100	Balancing, air, heating and ventilating unit, (Subcontractor's quote including material & labor)	Ea.	0.00	0.00	0.00	1,514.70	1,514.70	2016	Clr 2
14,000	23 05	9310	3100	Balancing, air conditioning equipment, supply, return, exhaust, registers and diffusers, high ceiling, (Subcontractor's quote including material & labor)	Ea.	0.00	0.00	0.00	1,413.72	1,413.72	2016	Clr 2

Totals \$91,120.65 \$52,163.65 \$8,455.80 \$154,668.32 \$196,859.10