

**A RESOLUTION DECLARING INTENTION
TO ADVANCE FUNDING AND REIMBURSE FOR THE
DESIGN OF AN EMERGENCY OPERATIONS CENTER**

WHEREAS, the Fort Bend County Commissioners Court (the "Court") has approved, and Fort Bend County (the "County") is proceeding with the design of a new Emergency Operations Center (herein, the "Project"); and

WHEREAS, the County anticipates permanent funding to finance the capital costs of the Project through the issuance of County bonds, notes or other obligations, including but not limited to General Obligation Bonds, (collectively, the "Bonds") after the date hereof, currently expected to have a minimum aggregate principal amount of approximately \$1,200,000.00, of which not more than \$1,200,000.00 is expected to be used for the Project and cost of issuance; and

WHEREAS, no funds of the County are, or are reasonably expected to be, allocated, reserved, or otherwise set aside in the County's budget on a long-term basis to pay the cost of the Project; and

WHEREAS, the Bonds will be payable from taxes levied, assessed and collected by the County; and

WHEREAS, the County anticipates that after the date hereof and prior to the issuance of the Bonds, it will be obligated to pay certain costs constituting expenditures properly chargeable to a capital account (under general federal income tax principles) in connection with the Project in the aggregate amount of not more than \$1,200,000.00 (herein, the "Expenditures"); and

WHEREAS, the money to be used to pay the Expenditures set forth in this Resolution is in the General Fund (herein, the "Fund"), the general purpose and function of which is used to pay operating and maintenance expenditures of the County and such money is not appropriated for any other purpose; and

WHEREAS, the County reasonably expects that it will be reimbursed for the Expenditures with the proceeds of the Bonds; and

WHEREAS, after the issuance of the Bonds, the County will: (1) evidence each allocation of proceeds of the Bonds to the reimbursement of the Expenditures with an entry in its books and records maintained with respect to the Bonds, and (2) identify in such entry the actual prior Expenditure being reimbursed or the fund from which the Expenditure was made.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS THAT:

Section 1. The Court hereby adopts the findings set out in the preamble hereof and declares its intent within the meaning of Treasury Regulations §1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended, to issue Bonds to pay the costs of the Project, of which a maximum amount of \$1,200,000.00 is expected to be used to reimburse the County for capital expenditures paid in connection with the Project prior to the issuance of the Bonds.

Section 2. The County will maintain this Resolution at the office of the County at 301 Jackson Street, Richmond, Texas 77469 and make it continuously available for inspection by the general public during normal business hours on business days beginning within 30 days after the date of this Resolution.

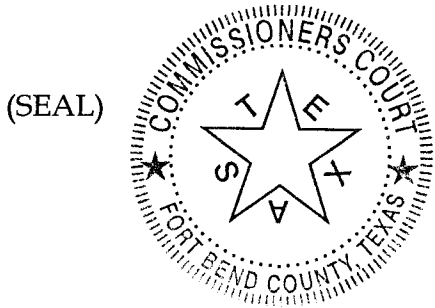
PASSED AND APPROVED this September 24, 2019.



KP George, County Judge
Fort Bend County, Texas



Laura Richard, County Clerk





September 18, 2019

Mr. James Knight
Fort Bend County Director of Facilities
301 Jackson St., Suite 301
Voice: 281-238-3095
Email: James.Knight@fortbendcountytexas.gov

RE: Scope of Services and Fee Proposal
Fort Bend County EOC Final Design

Dear Jamie:

The office of Pierce Goodwin Alexander & Linville (PGAL) is pleased to present this scope of work and fee proposal for the Final Design of Fort Bend County's Emergency Operations Center (EOC). We completed a needs assessment for the project in 2018, in which we developed a program of requirements, proposed site plans and conceptual budget estimates for a new facility. The County has requested a fee proposal for final design for the facility. These services will be provided by our PGAL team and our consultants as follows:

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|--|-----------------------|
| Architecture, Civil & Project Management | PGAL |
| Associate Architect | FS Group |
| Civil Engineering | Isani Consultants |
| Structural Consultant | SCA |
| MEP Consultant | IA Naman + Associates |
| Telecommunications and Security Consultant | Ferguson Consulting |
| Audio Visual Consultant | SM&W |
| Landscape Architect | Wong & Associates |

PROJECT UNDERSTANDING

The needs assessment identified an approximately 22,000 GSF building with an estimated construction cost of between \$7,000,000 and \$8,000,000 to include spaces for the Emergency Operations Center, administrative and personnel offices, conference and breakout rooms, storage for supplies and furnishings, and space for IT, AV and Security equipment necessary to serve the facility. The new building will be located on the site of the current EOC, which will be demolished and replaced.

SCOPE OF WORK

The previous needs assessment effort provided a facility program to accurately reflect the needs of the EOC building. In the upcoming final design phase of the work PGAL and the A/E team will reconfirm the program with the new user group, complete the construction documents for bidding/pricing and provide construction administration services through the completion of the project. Our consultants for the project will provide civil, landscape

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architecture, structural engineering, mechanical electrical and plumbing engineering, A/V consulting, security consulting and telecommunications system consulting. We have also included basic MEP commissioning based on the requirements of the 2015 IECC broken out as an additional service, though it is required by code. The County will be providing geotechnical and environmental investigations and reports, and a topographical and utility survey of the property. It is anticipated that documentation will be provided for the buildout of all spaces in the EOC building, and that the project will be bid out by a Competitive Sealed Proposal delivery method.

Due to the critical nature of the facility the structural system will be designed to withstand wind pressures associated with an approximately 150 mph 3-second gust. All exterior materials, openings, roofing, equipment exposed to the elements will be attached/secured to meet the same wind load requirements. The MEP systems will include redundancy of HVAC units, electrical supply and distribution. The exact level of redundancy will be determined during the initial design stages and evaluated as preliminary budget estimates are prepared. An emergency generator will be provided that will be able to service the entire building in case of a service interruption, and a quick-connect for a portable generator will also be provided. Redundant electrical service to the building will be considered, if available at the proposed site. The telecommunications, security and audio-visual systems will also be evaluated to be able to provide some level of redundancy in the systems. The cabling, devices and equipment will be specified for these systems so that the selected subcontractors will be able to provide fully integrated systems.

During construction, PGAL and our consultants will provide Construction Administration Services, which include responding to requests for information (RFIs), reviewing submittals, attending on-site project meetings, making periodic site observations, and reviewing contractor pay applications and change proposals. We will provide commissioning observations to meet 2015 IECC requirements. We and our consultants will also perform a final site and building observation and create a punch list of items to be finalized. We will be available for on-site meetings and construction observation at key points in construction, for the initial concrete slab pour, wall and ceiling cover up observations, and preconstruction / pre-installation meetings.

COMPENSATION

The total A/E fees are as follows:

Fort Bend County EOC Final Design

Basic Services Fee:	\$ 600,000
<u>Additional Specialty Consulting Services Fee:</u>	<u>\$ 186,000</u>
Total Fee	\$ 786,000

Reimbursable Expenses: PGAL would expect to be reimbursed for any out of pocket expenses we incur on behalf of this project, to include, but not limited to, printing, plotting, photography, permits, fees, special handling or delivery, mileage and travel (if necessary). Reimbursable expenses will be billed at our cost and are estimated not-to-exceed **\$10,000**.

Terms: PGAL will invoice monthly based on a percentage of project completion. Payments are due within thirty (30) days of receipt of invoice.

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Additional Services: If services other than those described as Basic Services are requested by the County, they will be billed in addition to the above compensation in accordance with the rate schedule included as part of our Continuing Services Agreement. Additional Services include but are not limited to the following:

Any design consultants other than those specifically included
Acoustical Consulting
Furniture design and specification
Professional renderings, models and computer animations
Detailed cost estimates
Topographical and Utility Survey
Environmental Consulting
Geotechnical Investigation
Construction Materials Testing
Revisions to approved documents
LEED consulting or certification fees
Permit fees
Design of radio/communications tower
Design of off-site work
Design of a traffic signal
Traffic study
TDI windstorm certification
Energy Code certification

PROJECT SCHEDULE

We are prepared to complete the scope of work based on the attached schedule. The schedule will commence upon acceptance of this proposal or execution of a task order.

Thank you again for the opportunity to continue to serve Fort Bend County. PGAL looks forward to the commencement and successful completion of this project. Please contact me at 713-622-1444 should you have any questions or comments regarding this proposal.

Sincerely,



Paul D. Bonnette, AIA
Principal

CC: Accounting, File – PGAL