

Smith County Courthouse & Parking Facility Update

January 2025

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“The story that a building tells through its design may be as important to the community it serves as is its function. **By shaping our thoughts about ourselves and our institutions, it will directly affect our efforts to work productively together.”**

- Justice Stephen G. Breyer (United States Supreme Court, 1994 - 2022)

“Public buildings often accurately reflect the beliefs, priorities, and aspirations of a people. For much of history, the courthouse has served not just as a local center of the law and government but as a meeting ground, cultural hub, and social gathering place.”

- Justice Lewis F. Powell, Jr. (United States Supreme Court, 1972-1987)

Why we are doing this project

February 24th 2005:
Smith County Courthouse Shooting

“The tragedy demonstrates what utilizing **old, non-secure, and outdated courthouses** can **cost in human lives** and lost confidence in our institutions of government.”

Security
Inefficient Systems
Limited DA Attorney space
Public Compromised
Unreconcilable Issues
Judges Compromised
Limited Clerk Space
Inadequate Court & Jury Rooms
Witnesses Compromised
Inadequate space for separate secure zones
Obvious vulnerabilities





Safe, Meaningful, and Efficient Access to **Justice**
Civic **Destination**
The **“Front Porch”** of the Public Realm
Community **Anchor**
Best Practices

The Foundation for Success

AS THE ARCHITECT WE:

Protect the owner's interests, ensure the project's success, deliver a high-quality, functional, safe & aesthetically pleasing building aligning with smith county's vision while maximizing the voter approved budget.

- Design & planning
- Collaboration and communication
- Contract administration
- Construction oversight
- Quality control
- Regulatory compliance
- Budget management
- Stakeholder management
- Risk management





Timeline Review: A Project 25 years in the making

2000	<p>Master Plan prepared by Wiginton Hooker Jeffrey / The SGS Group Considered 8 options for facility needs projected for 2020.</p> <p>Recommended Option 3:</p> <ul style="list-style-type: none"> • Construct New Courthouse 232,500 SF • Locate on West side of square on Fountain Plaza • Purchase 200 E. Ferguson Building for Annex functions • Demolish existing courthouse & create Plaza • Construct New Parking Garage - 300 spaces <p>2000 Estimated Cost: \$ 63M 2020 Construction Inflation Adjusted Cost: \$138M</p>
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2002	<p>Fitzpatrick Architects prepared plans for renovation of 6 floors of the Smith County Annex Building (HGR - Construction Manager).</p> <p>The following Functions were moved from the Courthouse to Annex (42,000 SF):</p> <ul style="list-style-type: none"> • County Clerk Offices & Records • Commissioners Court & Offices • Auditor, Treasurer, Purchasing, Human Resources, & Elections Offices
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July 2003	<p>With the Annex Project under way, Fitzpatrick Architects were asked to prepare a Space Plan to relocate remaining Courthouse occupants and improve the function of the Courthouse.</p> <p>The plan called for renovating 41,000 SF of the Courthouse:</p> <p>Estimated Cost \$4,985,642</p>
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June 14, 2004	<p>Fitzpatrick Architects were hired to prepare drawings to renovate the Courthouse, a plan that would provide:</p> <ul style="list-style-type: none"> • New 321st District Court • Enlarged Central Jury Room • Enlarged Jury Deliberation Rooms • Accessible Restrooms • Renovate 4th Floor for District Attorney's Offices <p>Documents were being prepared for Construction.</p>
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February 24, 2005 Courthouse Shooting

October 20, 2005	<p>Proposed Security Revisions planned by Commissioners Court:</p> <ul style="list-style-type: none"> • 2 Holding Cells in the basement for people in custody • The addition of a stair and elevator for in-custody & Judges • External security corridors to access courtrooms for in-custody and Judges • Secure parking for Judges • New Security Screening Vestibule at west entry <p>Estimated Cost: \$2,617,820</p>
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April 20, 2006	<p>Construction Manager (HGR) provided reduced scope for existing Courthouse renovations with Security Revisions for a GMP of \$5,996,437.</p>
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May 8, 2006	<p>Judge Clark made recommendation to address only maintenance issues involved in Courthouse project:</p> <p>Approximate cost: \$3,780,000</p>
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June 6, 2006	<p>Steve Fitzpatrick indicated to Judge Dempsey that there would be no need for Architects to be involved in maintenance only project saving professional fees.</p>
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June 9, 2006	<p>Commissioners Court approved a Limited Scope Project including:</p> <ul style="list-style-type: none"> • Bullet resistant glass for first floor windows • 321st Court relocated to open space • Re-roof building • Door for Judges' access from parking • Mechanical, controls, lighting, fire alarm, and security upgrades
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August 7, 2006	<p>Commissioners Court approved GMP for Maintenance Contract</p>
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October 2007	<p>Jail and Justice Facilities Master Plan completed by Carter Goble Lee presented to Commissioners Court recommending:</p> <table border="1"> <tr> <td>• New Jail Expansion</td> <td>\$350/sf</td> <td>\$134,750,000</td> </tr> <tr> <td>• New Courthouse</td> <td>\$275/sf</td> <td>\$ 77,000,000</td> </tr> <tr> <td>• New Parking Garage</td> <td>900 spaces</td> <td>\$ 13,500,000</td> </tr> <tr> <td>• Renovate Existing Courthouse</td> <td></td> <td>\$ 6,250,000</td> </tr> <tr> <td>• Total Projected Cost</td> <td></td> <td>\$231,500,000</td> </tr> </table> <p>New Courthouse was recommended to be located on block due South of the existing County Jail.</p> <p>2007 Estimated Cost: \$ 77M 2020 Construction Inflation Adjusted Cost: \$128M</p>	• New Jail Expansion	\$350/sf	\$134,750,000	• New Courthouse	\$275/sf	\$ 77,000,000	• New Parking Garage	900 spaces	\$ 13,500,000	• Renovate Existing Courthouse		\$ 6,250,000	• Total Projected Cost		\$231,500,000
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November 4, 2008	<p>A \$59.6M bond proposal for jail expansion and renovation failed to receive voter approval.</p>
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May 2011	<p>A \$35M bond proposal for jail expansion and renovation received voter approval.</p>
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January, 2019 - April 19, 2019	<p>Informal discussions between Judge Moran and Fitzpatrick Architects regarding needed safety and security improvements and how to best meet future facility needs for Smith County and the Tyler community.</p>
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July 12, 2019	<p>Judge Moran, Judge Russell, Commissioner Warr, Fitzpatrick Architects, and Project Advocates toured Rockwall, Ellis, and Tarrant Counties' recently constructed Courthouses.</p>
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October, 2019 - December, 2019	<p>Smith County conducts Citizen Input Survey of potential New Courthouse locations and engages in discussions with community leaders to assess community needs.</p>
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December, 2019	<p>Kimley Horn conducts traffic impact study evaluating how potential building site locations impact vehicular and pedestrian traffic with specific emphasis on the option to close Broadway Avenue and the impact on surrounding streets</p>
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December, 2019	<p>Fitzpatrick Architects develop floor plan prototypes based on Safety & Security and site requirements:</p> <ul style="list-style-type: none"> • Elongated Floor Plan • Compact Floor Plan
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December, 2019	<p>Project Advocates compares relative cost of floor plan prototypes:</p> <p>Compact Plan achieves a savings of 23,653 SF or \$8M.</p>
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January 28, 2020	<p>First Courthouse Planning Workshop with Commissioners Court and Site Selection process, considered site locations:</p> <ul style="list-style-type: none"> • Gulf States • TB Butler Square • Reunified Square • Juror Parking • East Square • Spring Ave
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February 2020	<p>Fitzpatrick Architects update potential site locations based on input. Project Advocates identify relative site premium costs:</p> <table border="1"> <tr> <td>• Offset West from Center</td> <td>\$14.4M</td> </tr> <tr> <td>• Center of Broadway</td> <td>\$18.3M</td> </tr> <tr> <td>• East Edge of Square</td> <td>\$ 3.0M</td> </tr> <tr> <td>• Ferguson East of RR</td> <td>\$17.7M</td> </tr> <tr> <td>• Juror Parking</td> <td>\$12.8M</td> </tr> </table>	• Offset West from Center	\$14.4M	• Center of Broadway	\$18.3M	• East Edge of Square	\$ 3.0M	• Ferguson East of RR	\$17.7M	• Juror Parking	\$12.8M
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February 11, 2020	<p>Second Courthouse Planning Workshop with Commissioners Court. Commissioners approve East Edge of Square as future courthouse site: a site premium cost savings of \$9.8M.</p>
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February 2020	<p>Smith County purchases 3 properties on East Edge of Square with cash.</p>
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May 2020	<p>Fitzpatrick Architects engage national courthouse design experts with HDR and Gensler to conduct peer reviews of conceptual design, and collaborate to reduce overall area and improve efficiency.</p>
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August 3, 2020	<p>Fitzpatrick Architects, HDR, and Gensler discuss peer review recommendations with Judge Moran and Project Advocates. The conceptual design is consistent with national courthouse design trends while providing for future growth and necessary safety and security infrastructure.</p>
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		2020 Construction Inflation Adjusted Cost:
2000	Wiginton Hooker Jeffrey The SGS Group Master Plan Recommendation	\$138M
2007	Carter Goble Lee Master Plan Recommendation	\$128M
2020	Proposed Design	\$125M



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Smith County Courthouse Project Development Timeline

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2020

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2020 Construction Inflation Adjusted Cost:

Site Selection Process



ANNEX
Court House Annex

PARKING

FERGUSON
EAST OF RR
Site Premium
\$17.7 M

OFFSET WEST
FROM CENTER
Site Premium
\$14.4 M

CENTER OF
BROADWAY
Site Premium
\$18.3 M

EAST EDGE
OF SQUARE
Site Premium
\$3.0 M

JUROR
PARKING
Site Premium
\$12.8 M

Court House

JAIL
County Jail

Constable/JP
Precinct 1

Design & Aesthetics



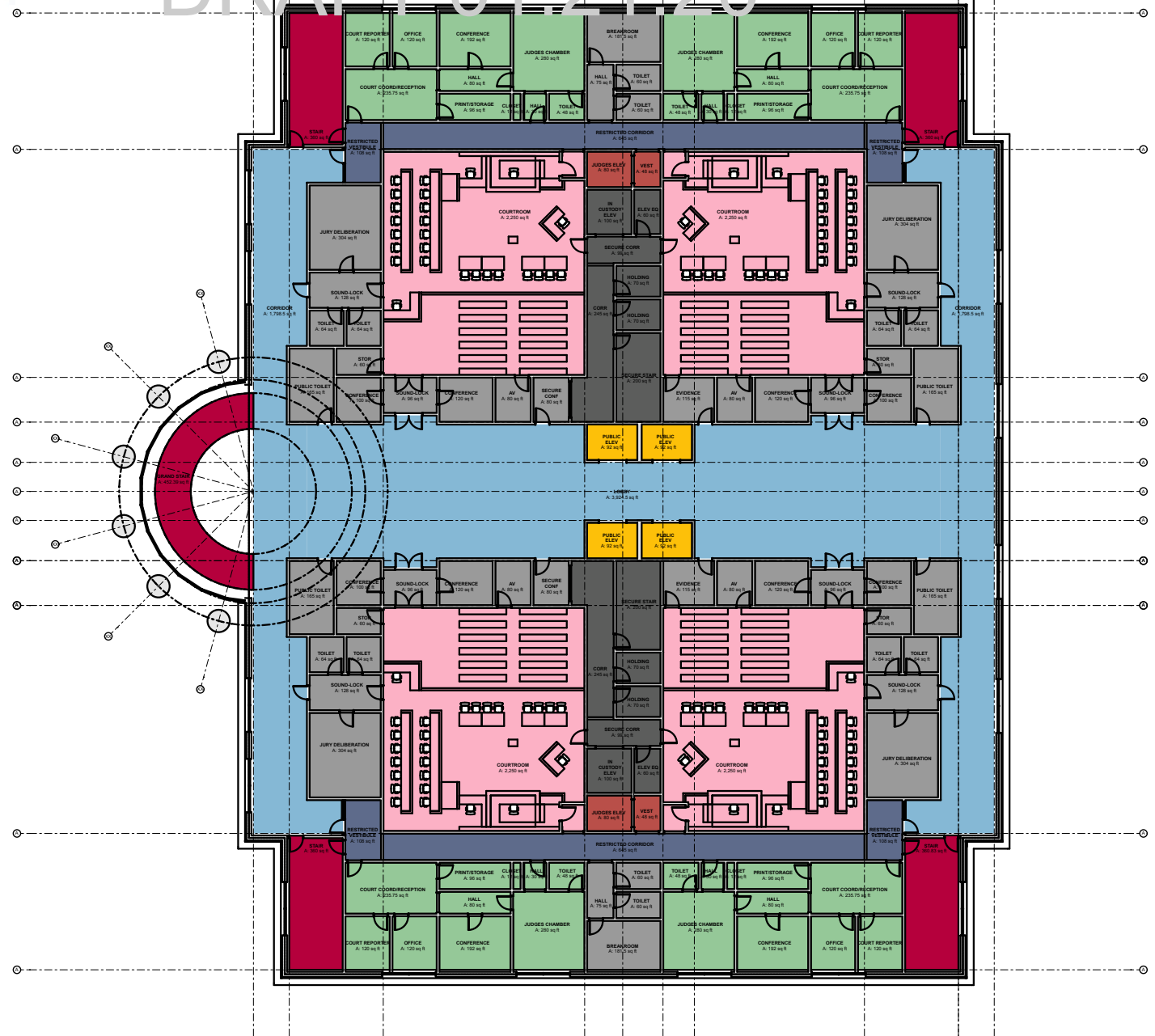


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PROJECT ADVOCATES
Your Project. Our Passion.

SMITH COUNTY COURTHOUSE FLOOR PLAN STUDY

DRAFT 01.21.20





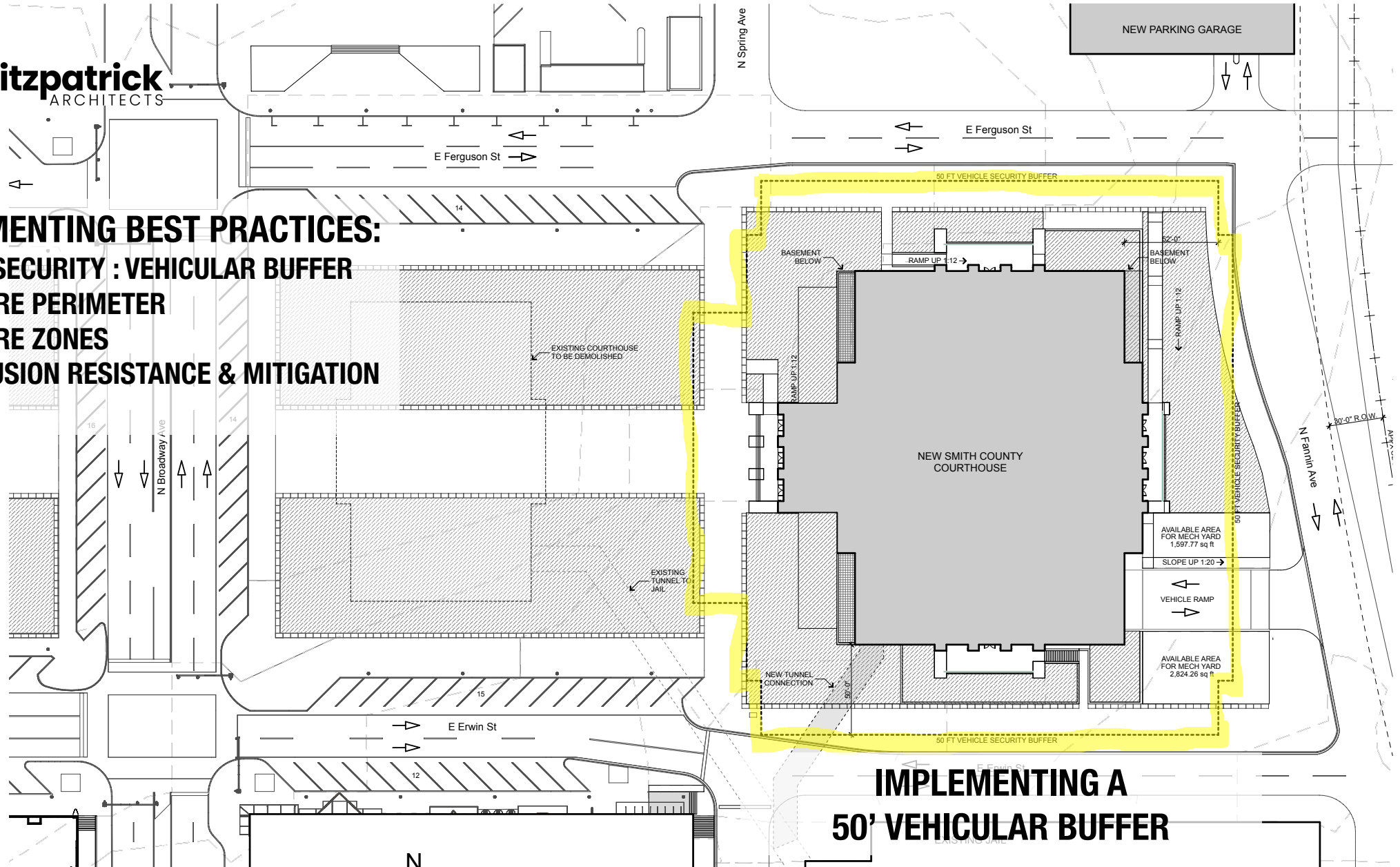
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SMITH COUNTY
SMITH COUNTY COURTHOUSE
TYLER, TX

IMPLEMENTING BEST PRACTICES:

- SITE SECURITY : VEHICULAR BUFFER
- SECURE PERIMETER
- SECURE ZONES
- INTRUSION RESISTANCE & MITIGATION

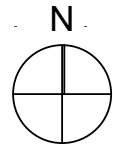


IMPLEMENTING A 50' VEHICULAR BUFFER

A1001

SITE PLAN

SCALE: 1" = 50'



1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DATE
9/30/20
JOB NUMBER
19.016

A1001

COURTHOUSE ZONING AND BUILDING CIRCULATION

THREE SEPARATE CIRCULATION ZONES

PUBLIC

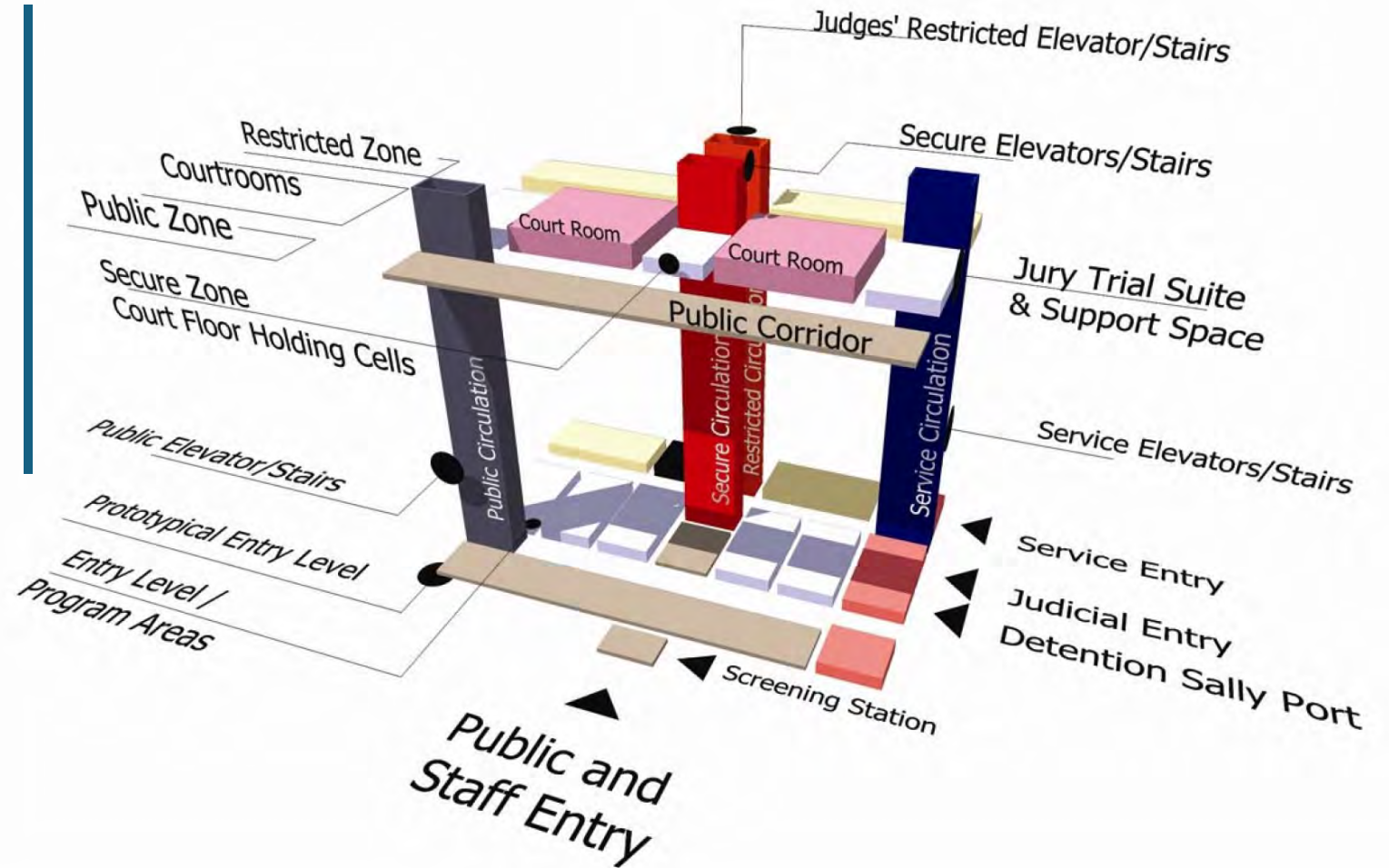
Single controlled entry with free movement within the building

RESTRICTED

Controlled interior entry limited to judges, court personnel, and official visitors

SECURE

Intended for prisoners & controlled access



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Gensler

HR

COURTHOUSE ZONING AND BUILDING CIRCULATION

THREE SEPARATE CIRCULATION ZONES

PUBLIC

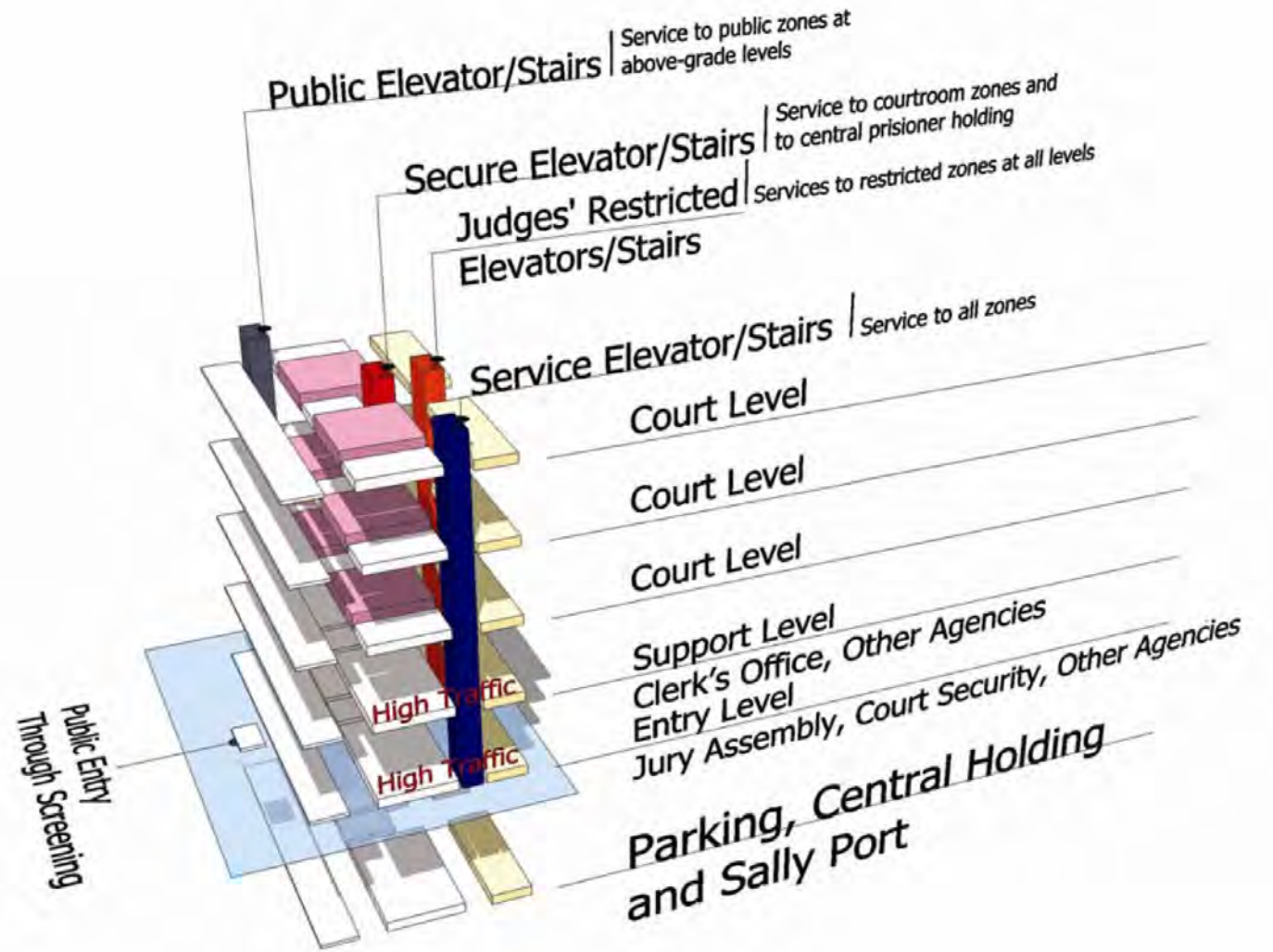
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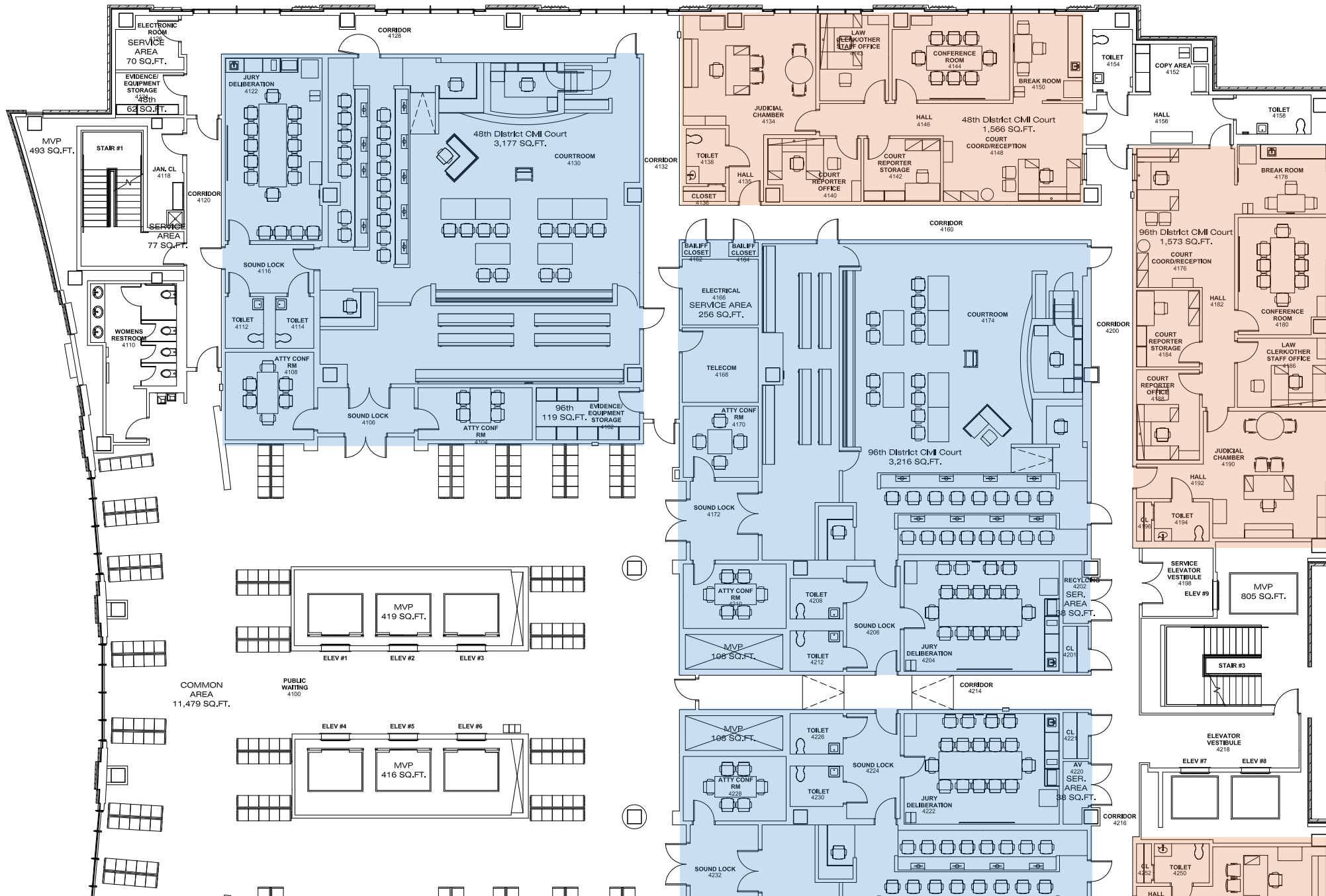
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Gensler

HR

Best Practices : Site Visits & Research
Good – Better – Best



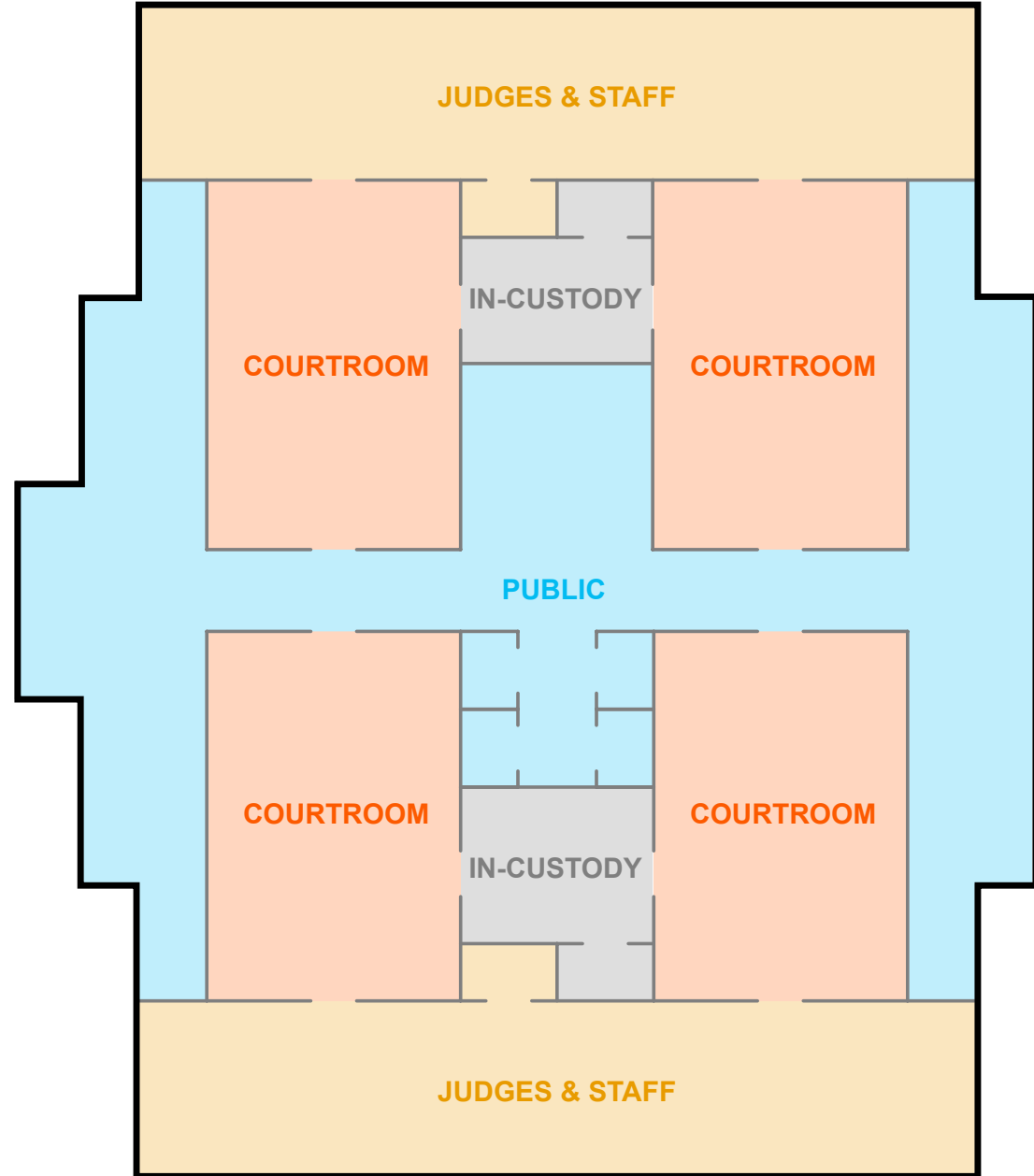






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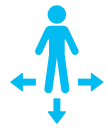
**IMPLEMENTING BEST PRACTICES:
SAFETY AND SECURITY
TYPICAL COURT FLOOR**





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**IMPLEMENTING BEST PRACTICES:
SAFETY AND SECURITY
TYPICAL COURT FLOOR**



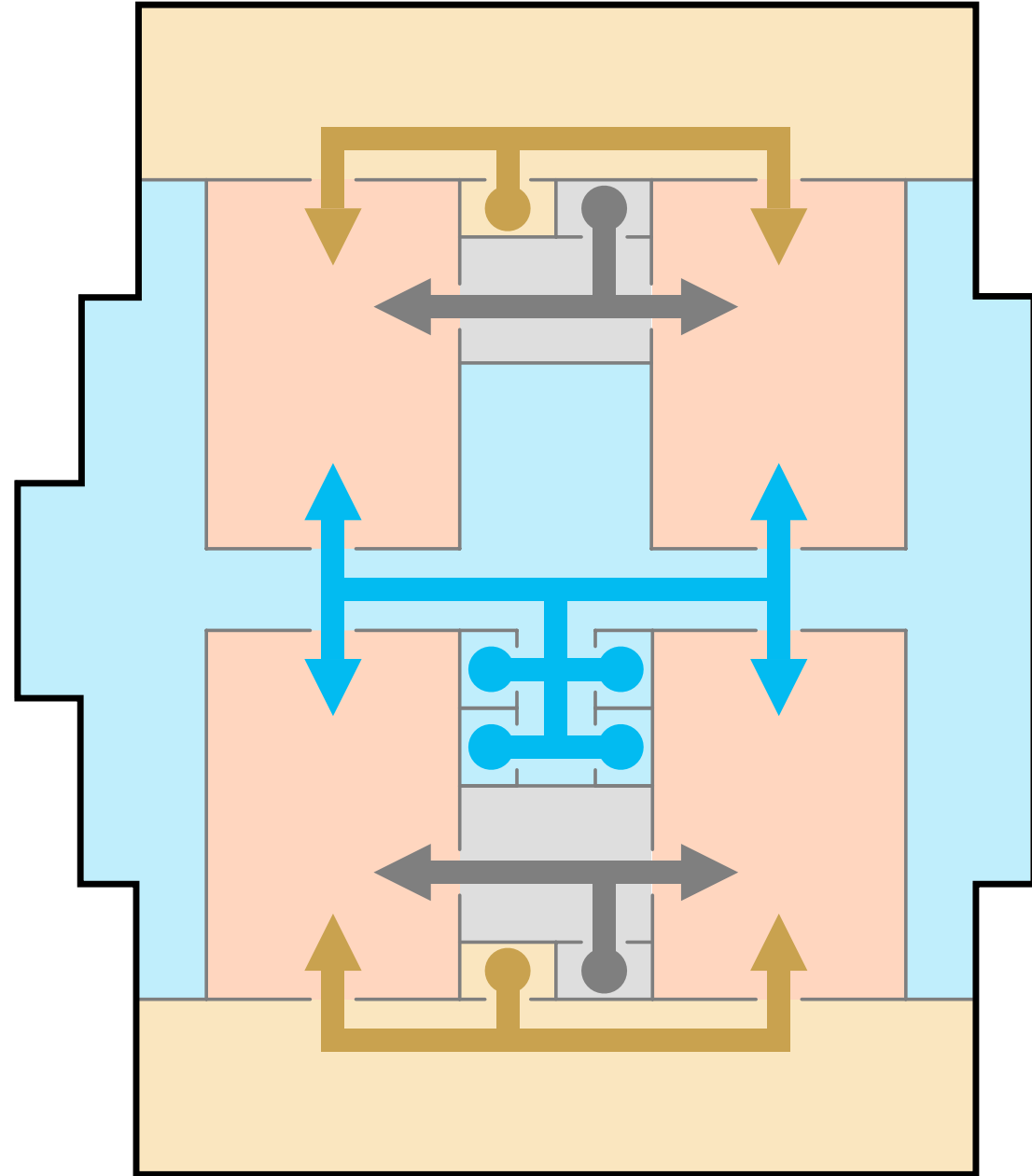
PUBLIC



IN-CUSTODY



JUDGES & STAFF





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IMPLEMENTING BEST PRACTICES: CIRCULATION



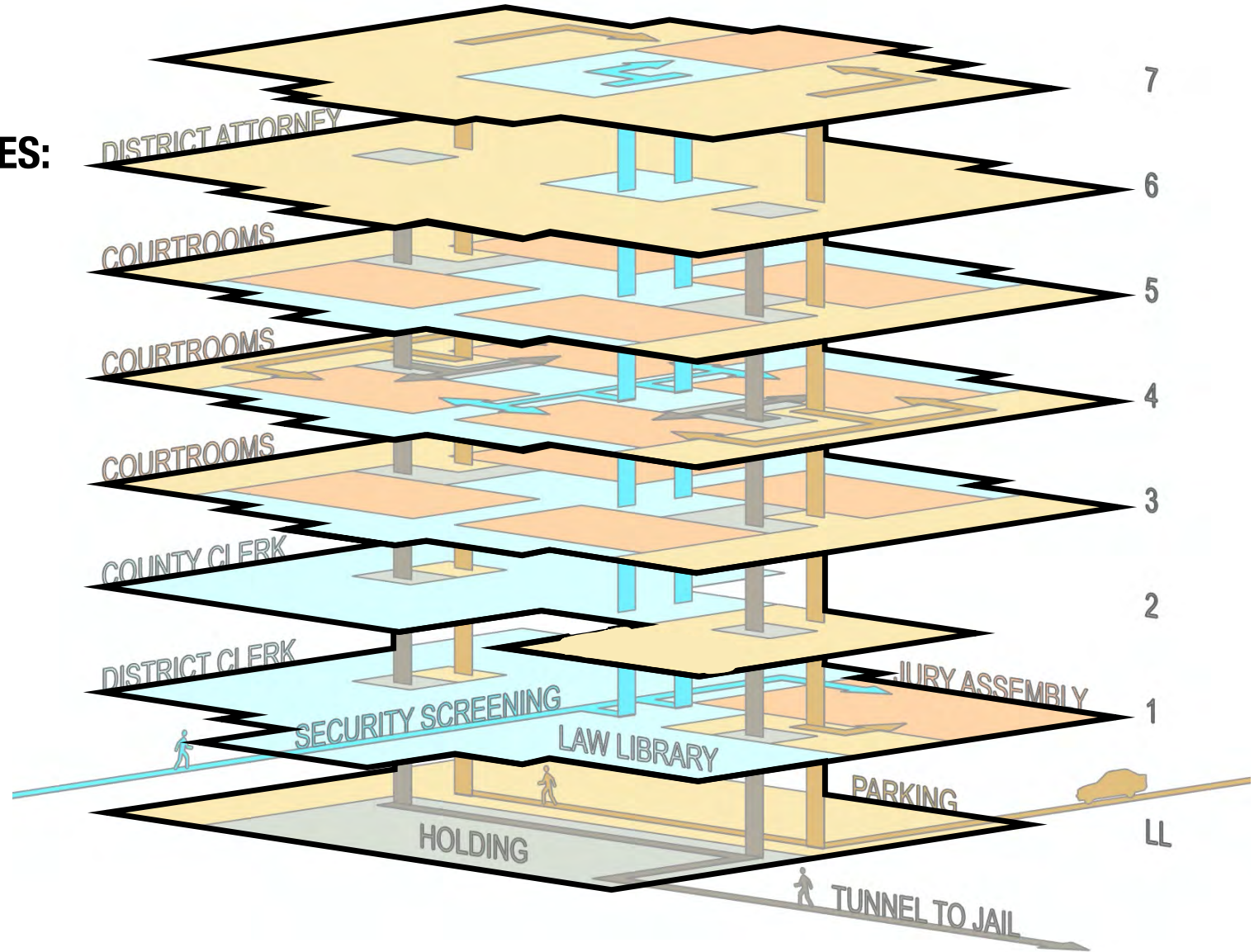
PUBLIC



IN-CUSTODY



JUDGES & STAFF



**IMPLEMENTING BEST PRACTICES:
75 to 100 Year Building**





Fall 2020 Projections

Project Advocates uses a proprietary methodology leveraging industry experts, cost indexing, geographic area data and historical system data from comparison projects and field reports to prepare an in-depth cost analysis.

Methodology

1. OPTIMISTIC

The Optimistic cost plan was derived from historical costs using the lower cost range solutions in the model projects. It is an attempt to show the lowest range of anticipated cost that meet the program space requirements.

2. PROBABLE

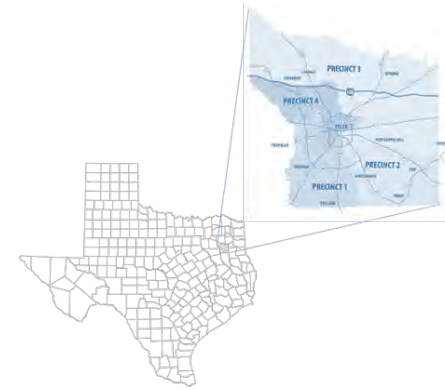
The Probable cost plan was derived from detailed estimate and historical costs listening to the client and architect on likes and dislikes learned from the site visits. It is an attempt to balance the current desires in terms of quality and program space to meet project expectation.

3. CONSERVATIVE

The Conservative cost plan uses the higher cost ranges from historic models in all building systems. This cost represents a scenario where the decision making leads to a design that enhances the architecture, finishes and building systems without considering cost constraints.

COVID = PAUSE

Demographics



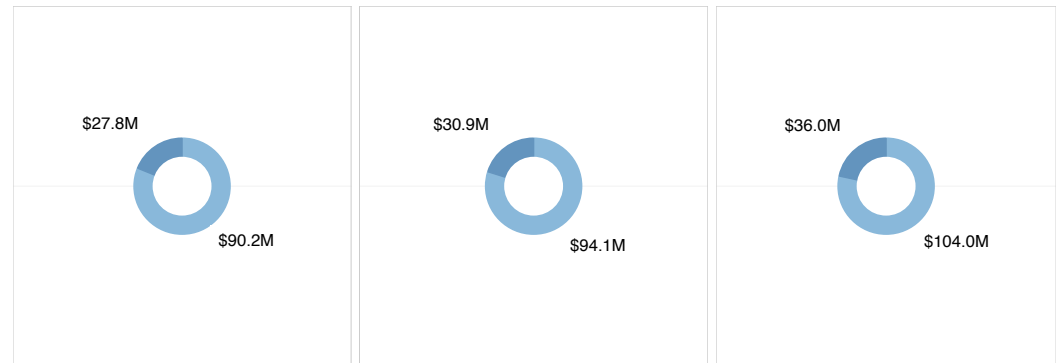
230,221
POPULATION

\$50,743
MEDIAN HOUSEHOLD INCOME

Total Capital Cost

	Optimistic	Probable	Conservative
Total Capital Cost	\$118M	\$125M	\$140M

Hard vs. Soft \$



\$/SQF

Proforma

Cost Center	Sub Area	Optimistic	Probable	Conservative
		242000 SQF	242000 SQF	242000 SQF
General Construction Total	Direct Construction Cost - Building	\$70,158,000	\$72,758,274	\$77,682,000
	Escalation & Furtherment of Design	\$6,635,826	\$8,046,507	\$9,540,506
	Non Building Direct Cost	\$3,180,000	\$3,531,295	\$3,880,000
	Total Indirect Costs	\$10,172,910	\$9,759,450	\$12,817,530
Subtotal Soft, FF&E, Other Costs	Design and Professional Services	\$10,952,915	\$12,078,825	\$16,536,188
	FFE and Other Soft Cost	\$13,338,270	\$13,384,501	\$13,521,080
	Owner Contingency	\$3,500,000	\$5,420,160	\$6,000,000
Grand Total		\$117,937,921	\$124,979,012	\$139,977,304



COVID = PAUSE May 2022 - RESUMED

TIME : the greatest adversary

Parking Garage	Time Escalation Projection to Q2 of 2023					
Cost as of Q2 of 2020	2020 2Qtrs 0% Flat	2021 @ 8%	2022 @ 8%	2023 2Qtrs @ 2%	Current Trend	
\$13,795,846	\$13,795,846.00	\$14,899,513.68	\$16,091,474.77	\$16,735,133.77		
<i>**Trending escalation numbers derived from a combination of Construction Analytics and Industry Leaders in DFW**</i>						
Cost as of Q2 of 2020	2020 2Qtrs 0% Flat	2021 @ 8%	2022 @ 8%	2023 2Qtrs @ 1%	Historical	
\$13,795,846	\$13,795,846.00	\$14,899,513.68	\$16,091,474.77	\$16,413,304.27		
<i>**Historical escalation numbers, derived from a combination of Construction Analytics and Industry Leaders in DFW**</i>						
Cost as of Q2 of 2020	2020 2Qtrs 0% Flat	2021 @ 8%	2022 @ 8%	2023 2Qtrs @ .75%	Optimistic	
\$13,795,846	\$13,795,846.00	\$14,899,513.68	\$16,091,474.77	\$16,332,846.90		
<i>**Optimistic recession escalation numbers derived from a combination of Construction Analytics and Industry Leaders in DFW**</i>						
<i>*Parking Garage projected to begin construction in the beginning of Q3 2023, after the passing of the bond*</i>						
Courthouse and Plaza	Time Escalation Projection to Q2 of 2023					
Cost as of Q2 of 2020	2020 2Qtrs 0% Flat	2021 @ 8%	2022 @ 8%	2023 @ 8%	2024 3Qtrs @ 2%	Current Trend
\$124,979,012	\$124,979,012.00	\$134,977,332.96	\$145,775,519.60	\$157,437,561.16	\$166,883,814.83	
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<i>**Historical escalation numbers, derived from a combination of Construction Analytics and Industry Leaders in DFW**</i>						
Cost as of Q2 of 2020	2020 2Qtrs 0% Flat	2021 @ 8%	2022 @ 8%	2023 @ 3%	2024 3Qtrs @ .5%	Optimistic
\$124,979,012	\$124,979,012.00	\$134,977,332.96	\$145,775,519.60	\$150,148,785.18	\$152,401,016.96	
<i>**Optimistic recession escalation numbers derived from a combination of Construction Analytics and Industry Leaders in DFW**</i>						
<i>*Courthouse projected to begin construction in the beginning of Q4 2024, after the passing of the bond*</i>						



PROJECT ADVOCATES
Your Project. Our Passion.
May 2022

fitzpatrick
ARCHITECTS



May 2022 Probable Cost Escalation Forecast

(Const Analytics/2% per Qtr.)

	<u>Optimistic</u>	<u>Probable</u>	<u>Conservative</u>
• Courthouse Building (original/historic rates)			
• Adjusted to Actual Q3:2023	\$118.0M	\$125.0M	\$140.0M
• Courthouse Building (Updated Escalation Multipliers)			
• Projections to new start date Q3:2024	\$151.0M	\$160.3M	\$179.5M

May 2024 Update

Estimated:
\$163,864,188

From 2000 to 2004 we experienced a 7% increase per year in escalation



	<u>Optimistic</u>	<u>Probable</u>	<u>Conservative</u>
• Parking Structure (original/historic rates)			
• Adjusted to Actual Q2:2021	\$13.2M	\$14.1M	\$15.8M
• Parking Structure (Updated Escalation Multipliers)			
• Projections to new start date Q2:2023	\$15.8M	\$16.9M	\$18.9M
Total Bond Ask (Probable)	\$166.8M	\$177.2M	\$198.4M

Actual:
\$15,135,812

\$179M



March 2023 – Planning for Success

	MILESTONES	NOTES	
Nov-22	Bond Election: Passed	Voter Approved	
Mar-23	Smith County issues CMAR RFQ/RFP	\$179M	
	DUE DILIGENCE BEGINS & SCHEMATIC DESIGN CONTINUES		
 Hoar FEBRUARY 15 - JUNE 15 2023	RFQ Process for Construction Manager at Risk Construction Manager at Risk Selected by end of February	CMAR Project Delivery Method & Preconstruction Services	
	Schematic Design Phase for Architectural & Engineering Professional Services Continues (Currently at 60% complete)		
	Traffic and Construction Plan at all Phases Developed and Communicated		
	Due Diligence: Land Survey of existing terrain, trees, utilities Due Diligence: Geotechnical Testing (Soils Report) Due Diligence: Asbestos/Environmental Report Legal Platting and Permitting City of Tyler Pre-Development Meeting		
	Preconstruction Services begin with Construction Manager Estimated Cost Reconciliation: Independent Estimator		
	DESIGN DEVELOPMENT		
JULY - NOV 2023	Comprehensive Building Information Model / Virtual Model Architectural Coordination and Design Development Parking & Parking Structure Design Development Civil Engineering Design Development Structural Engineering Design Development Mechanical Engineering Design Development Electrical Engineering Design Development Plumbing & Fire Protection Engineering Design Development Acoustic Engineering Design Development AV/IT and Technology Design Development Security, Code, and In-Custody Design Development Interior Design Development Furniture Design Development Landscape & Urban Planning Design Development Wayfinding, Signage, Art, Community Rep Design Development Fire Protection & Life Safety Compliance Accessibility Compliance Security Compliance	Our Team of Architects, Engineers, & Consultants  One Goal	
	Design Development Phase for Architectural & Engineering Professional Services		Construction of Parking Structure Project Begins; OCT 2023
	Preconstruction Services Construction Manager Estimated Cost Reconciliation: Construction Manager and Independent Estimator		Abatement, Demolition, Site Prep, Utility Work of Main Courthouse Site Project Could Begin



October 2023 – October 2024: Parking Facility

DECEMBER 2023 - MAY 2024	Comprehensive Building Information Model / Virtual Model	Guaranteed Max Price: On Target
	Construction Drawing Phase for Architectural & Engineering Professional Services	
	Preconstruction Services Construction Manager Construction Specifications Documents for Approval of Government Authorities Estimated Cost Reconciliation: Construction Manager and Independent Estimator	
	BIDDING & NEGOTIATION	
JUNE 2024 - AUGUST 2024	Bidding & Negotiation Phase for Architectural & Engineering Professional Services	
SEPT 2024 - SEPT 2026 COURTHOUSE CONSTRUCTION	PHASE 2 CONSTRUCTION	Parking Structure Completes (Fall) & Construction Begins: Courthouse Construction Project
Spring 2026 - Spring 2027 TRANSITION, DEMO AND PLAZA CONSTRUCTION	PHASE 3 CONSTRUCTION	Courthouse Project Completes and Transition/Move from Existing Courthouse to New; Demo & Plaza Project Begins

Planning for Success – CM at Risk and Preconstruction Services



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	% Complete	Resource Names	Jan 21, '24							Jan 28, '24							Fel				
									T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	
1		SCCH Phases 2 & 3 - CMAR & A/E Precon Schedule	394 days	Thu 11/30/23	Thu 6/12/25		0%																				
2		Texas Historical Commission for Existing Courthouse	365 days	Mon 1/15/24	Thu 6/12/25		0%	Smith County																			
3		100% DD Budget Pricing	8 days	Thu 1/11/24	Mon 1/22/24		0%																				
4		Hoar Issues 100% DD Budget to Fitzpatrick	1 day	Thu 1/11/24	Thu 1/11/24		0%	Hoar																			
5		100% DD Pricing Reconciliation	1 day	Thu 1/18/24	Thu 1/18/24	4FS+4 days	0%	Fitz/Hoar/Verm																			
6		100% DD Pricing Review w/ Smith County	1 day	Mon 1/22/24	Mon 1/22/24	5	0%	OAC																			
7		Phase 2 Site - Abatement	81 days	Mon 1/15/24	Mon 5/6/24		0%																				
8		Photographic documentation of existing historical buildings prior to abatement and demolition	30 days	Mon 1/15/24	Fri 2/23/24		0%	Fitzpatrick																			
9		Issue RFP for Abatement	1 day	Tue 1/30/24	Tue 1/30/24		0%	Smith County																			
10		Award Abatement Contract	1 day	Tue 2/27/24	Tue 2/27/24	9FS+19 days	0%	Smith County																			
11		Abatement of Phase 2 Site	30 days	Wed 2/28/24	Tue 4/9/24	10	0%	Smith County																			
12		Sentimental Demo of Phase 2 Site	16 days	Mon 4/15/24	Mon 5/6/24	11FS+3 days	0%	Smith County																			
13		50% CD Budget Pricing	95 days	Thu 11/30/23	Mon 4/15/24		0%																				
14		Develop 50% CDs	66 days	Thu 11/30/23	Tue 3/5/24	5SS-32 days	0%	Fitzpatrick																			
15		Issue 50% CDs	0 days	Tue 3/5/24	Tue 3/5/24	14	0%	Fitzpatrick																			
16		Hoar Budgeting	25 days	Wed 3/6/24	Tue 4/9/24	14	0%	Hoar																			
17		50% CD Pricing Reconciliation	3 days	Wed 4/10/24	Fri 4/12/24	16	0%	Fitz/Hoar/Verm																			
18		50% CD Pricing Review w/ Smith County	1 day	Mon 4/15/24	Mon 4/15/24	17	0%	OAC																			
19		Generator Procurement	109 days	Thu 11/30/23	Fri 5/3/24		0%																				
20		Develop Generator Design/Bid Package	85 days	Thu 11/30/23	Mon 4/1/24	5SS-32 days	0%	Fitzpatrick																			
21		Issue Generator Design/Bid Package	0 days	Mon 4/1/24	Mon 4/1/24	20	0%	Fitzpatrick																			
22		Hoar Pricing	15 days	Tue 4/2/24	Mon 4/22/24	21	0%	Hoar																			
23		Review Pricing w/ Smith County	1 day	Mon 4/22/24	Mon 4/22/24	22FF	0%	OAC																			
24		Smith County Approval of Generator Vendor Award	9 days	Tue 4/23/24	Fri 5/3/24	23	0%	Smith County																			
25		iGMP Pricing	77 days	Wed 3/6/24	Fri 6/21/24		0%																				
26		Develop 100% CD Early Site & Demo Package	38 days	Wed 3/6/24	Fri 4/26/24	15	0%	Fitzpatrick																			
27		Issue 100% CD Early Site & Demo Package	0 days	Fri 4/26/24	Fri 4/26/24	26	0%	Fitzpatrick																			
28		Hoar Pricing	25 days	Mon 4/29/24	Mon 6/3/24	27	0%	Hoar																			
29		iGMP Review w/ Smith County	4 days	Tue 6/4/24	Fri 6/7/24	28	0%	OAC																			
30		Smith County Approval of iGMP	10 days	Mon 6/10/24	Fri 6/21/24	29	0%	Smith County																			
31		fGMP Pricing	101 days	Wed 3/6/24	Mon 7/29/24		0%																				
32		Develop 100% CD Phase 2 & 3 Documents	62 days	Wed 3/6/24	Fri 5/31/24	15	0%	Fitzpatrick																			
33		Issue 100% CD Phase 2 & 3 Documents	0 days	Fri 5/31/24	Fri 5/31/24	32	0%	Fitzpatrick																			
34		Hoar Pricing	25 days	Mon 6/3/24	Tue 7/9/24	33	0%	Hoar																			
35		fGMP Review w/ Smith County	4 days	Wed 7/10/24	Mon 7/15/24	34	0%	OAC																			
36		Smith County Approval of fGMP	10 days	Tue 7/16/24	Mon 7/29/24	35	0%	Smith County																			
37		Construction Milestones	520 days	Fri 5/3/24	Thu 5/7/26		0%																				

Checks & Balances

- **Third Party Independent Cost Estimator**

Long Lead Projections

- **Mechanical**
- **Electrical**
- **Generator**

Starting Sooner

- **Early Site Make-Ready**
- **Early Procurement of Mechanical Equipment**

Critical		Split		Finish-only		Baseline Milestone		Manual Summary		Inactive Task	
Critical Split		Task Progress		Duration-only		Milestone		Project Summary		Inactive Milestone	
Critical Progress		Manual Task		Baseline		Summary Progress		External Tasks		Inactive Summary	
Task		Start-only		Baseline Split		Summary		External Milestone		Deadline	



Leaders in pre-construction cost control

Bentley Arena | Architect: Architectural Resources Cambridge



As construction economists, we understand today's market. We help you realize successful project outcomes.

[Discover how >>](#)



EXPERTISE

Beyond Estimation

Going beyond estimation and cost control is a top priority at Vermeulens. We have crafted a suite of 'beyond estimation' processes - market outlook forecasting tools, establishing appropriate escalation contingencies, benchmarking, and cost modeling tools, option and program analysis tools and procurement strategies to set your project up for success.

[Learn how Vermeulens can benefit your next project](#)



Cost Reconciliation

TRA	HOAR	VERMEULENS	\$ DELTA (V - CM)	% DELTA	
Draft Estimate Total	\$4,136,199	\$1,392,336	(\$2,743,863)	-197.07%	*
SAFETY & SECURITY ADJUSTED	\$4,136,199	\$4,136,199	\$0	0.00%	*
31 EARTHWORK					*
Draft Estimate Total	\$1,668,225	\$5,829,692	\$4,161,467	71.38%	*
EARTHWORK ADJUSTED	\$1,668,225	\$2,684,692	\$1,016,467	37.86%	*
32 EXTERIOR IMPROVEMENTS					*
Draft Estimate Total	\$2,117,355	\$4,211,826	\$2,094,471	49.73%	*
EXTERIOR IMPROVEMENTS ADJUSTED	\$2,307,355	\$2,454,326	\$146,971	5.99%	*
33 SITE UTILITIES					*
Draft Estimate Total	\$457,264	\$400,000	(\$57,264)	-14.32%	*
SITE UTILITIES ADJUSTED	\$457,264	\$400,000	(\$57,264)	-14.32%	*
SUBTOTAL DIRECT CONSTRUCTION COSTS:	\$121,778,246	\$123,996,483	\$2,218,237	1.79%	*
TOTAL CONSTRUCTION COSTS - Base Bid:	\$148,883,498	\$151,578,027	\$2,694,529	1.78%	*

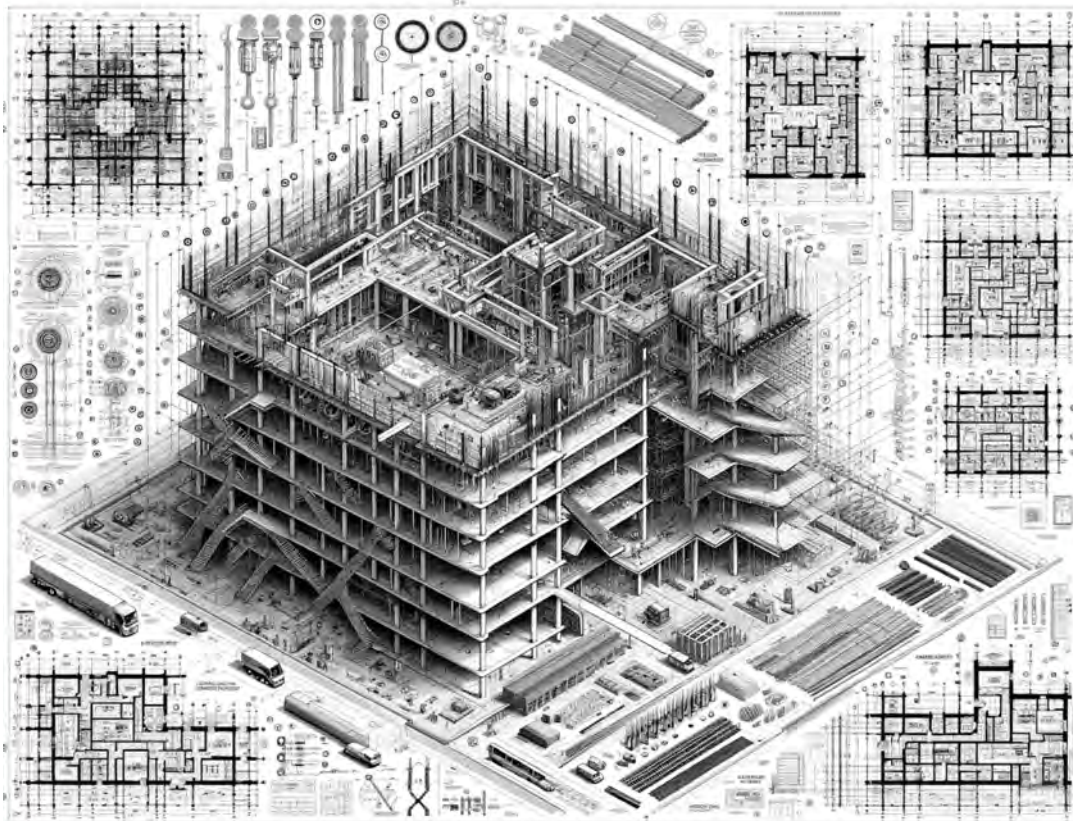
Pre-Construction Milestones

- **January 8:** Parking Structure OAC meetings on the calendar every two weeks
- **Mid January:** Begin process with Texas Historical Commission
- **Mid January:** Photographic/Historic documentation of existing historical buildings prior to abatement and demolition
- **January 17:** 9am to 5pm: All day pricing Reconciliation between HOAR and Vermeulens on Wed. (Internal Meeting first to resolve questions)
- **January 22:** After the Parking Garage OAC that morning, Courthouse pricing overview with Smith County 11am-12pm; & Tour of Plans 1:30pm to 3:30; This will be a tour connecting big picture scope to cost; subsequent focused meetings on cost/scope with Smith County would be planned and determined at this time - (smaller subsequent meetings with specialized user groups generated from this overview)
- **January 30:** The County issues RFP for abatement (to be confirmed by Smith County)
- **February 27:** County Awards RFP for abatement (to be confirmed by Smith County); abatement begins (6 weeks maximum of time)
- **March 5:** target 50% CD issue
- **April 9:** target for abatement complete at courthouse site.
- **April 26:** Fitzpatrick Issues Early Site & Demo Package to HOAR
- **May 31:** Fitzpatrick Issues Main Courthouse Construction Drawing package
- **Mid June:** target IGMP on early site package
- **Late June:** IGMP approved in Comm Court for early site package
- **Mid/ End July:** Mobilization could begin; Courthouse Construction Fence to go up
- **August:** Main Courthouse project begins
- **Sept/Oct:** Parking Structure Completes

On-going Coordination:

- **ONCOR required items**
- **City/County joint timeline**
- **Permanent power: delivery of a transformer January 26th**


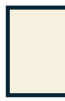

**IMPLEMENTING BEST PRACTICES:
Construction Drawings for 268,426 square foot building**

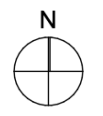
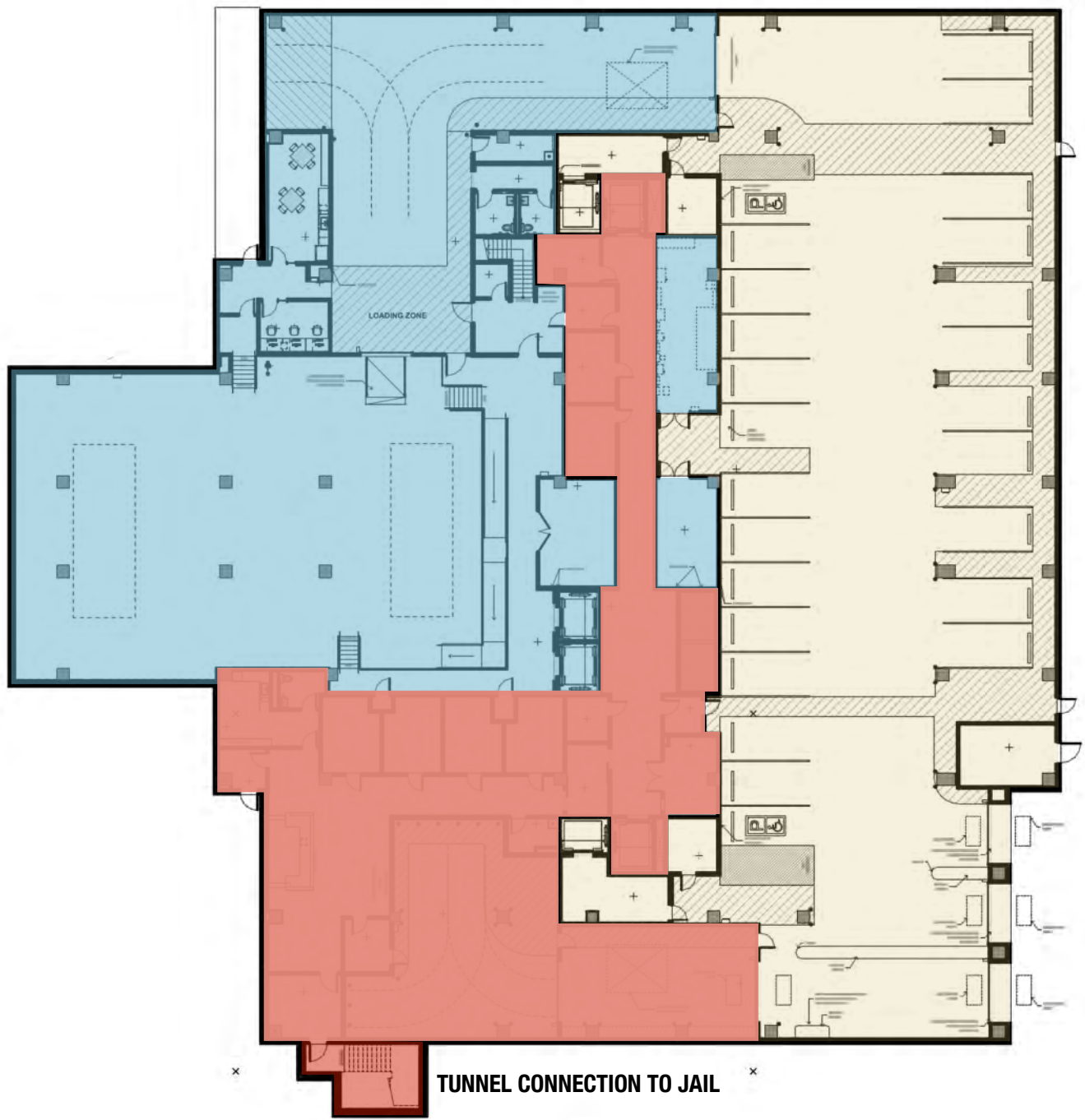


**Constructing the Building on Paper
Calculations & Coordination on 1000+ sheets of CDs**









LOWER LEVEL

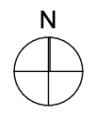
-  FACILITIES/MECHANICAL
-  23 RESERVED PARKING SPACES
-  DETENTION AREA













FIRST FLOOR

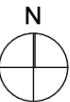
-  PUBLIC ENTRANCE/SECURITY CHECK IN
-  STAFF ENTRANCE/SECURITY CHECK IN
-  SECURITY
-  DISTRICT CLERK
-  JURY ASSEMBLY 294 CHAIRS
-  PUBLIC LAW LIBRARY & MEDIATION ROOMS





SECOND FLOOR

-  JUDICIAL COMPLIANCE
-  COUNTY CLERK
-  PRE TRIAL RELEASE
-  CONFERENCE ROOM SPACE
-  INTERPRETER OFFICE
-  GRAND JURY
-  COURT ADMINISTRATOR
-  IT SUPPORT



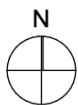
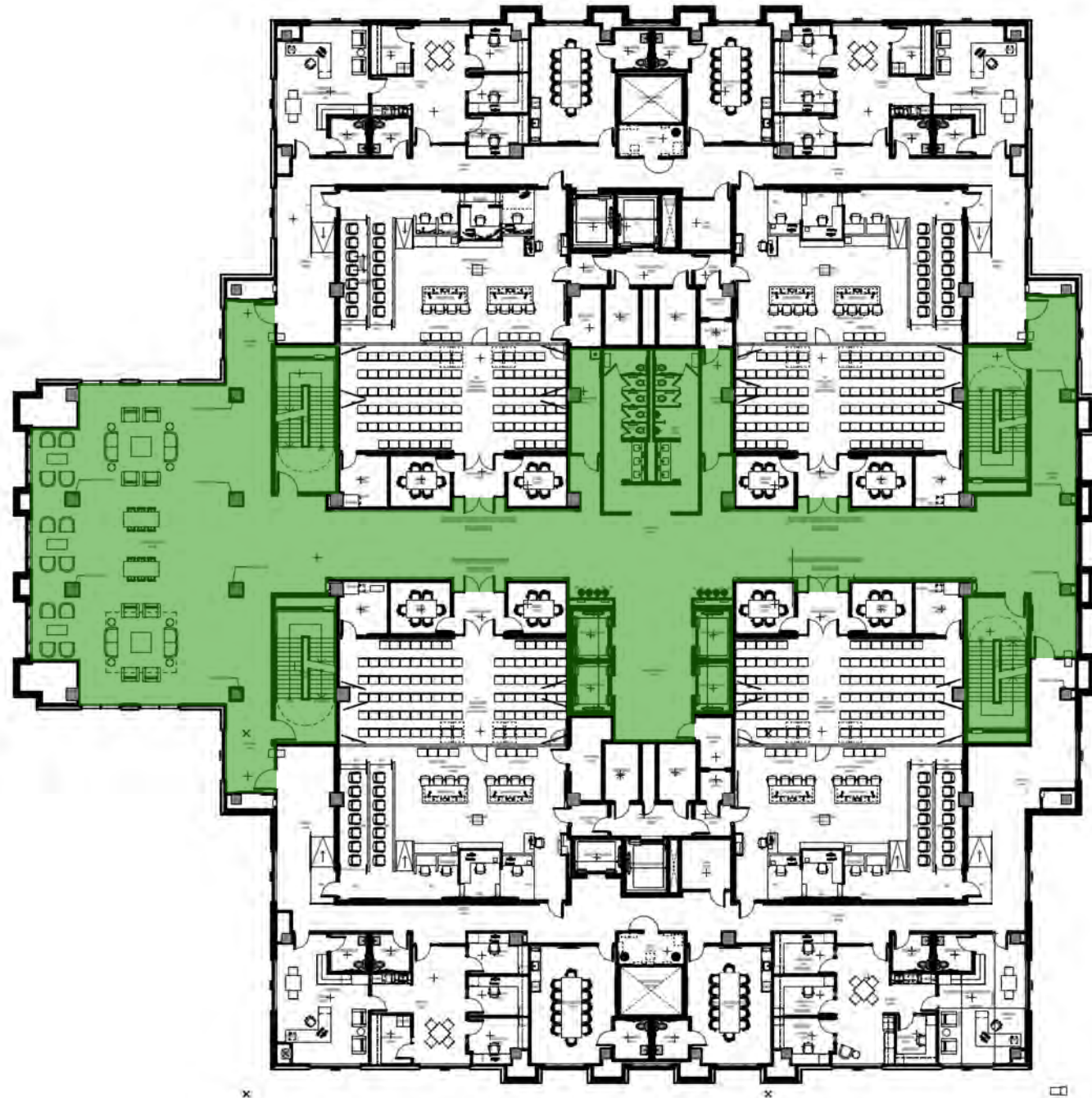


TYPICAL COURTROOM FLOOR

3rd & 4th Floor



PUBLIC





TYPICAL COURTROOM FLOOR

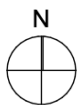
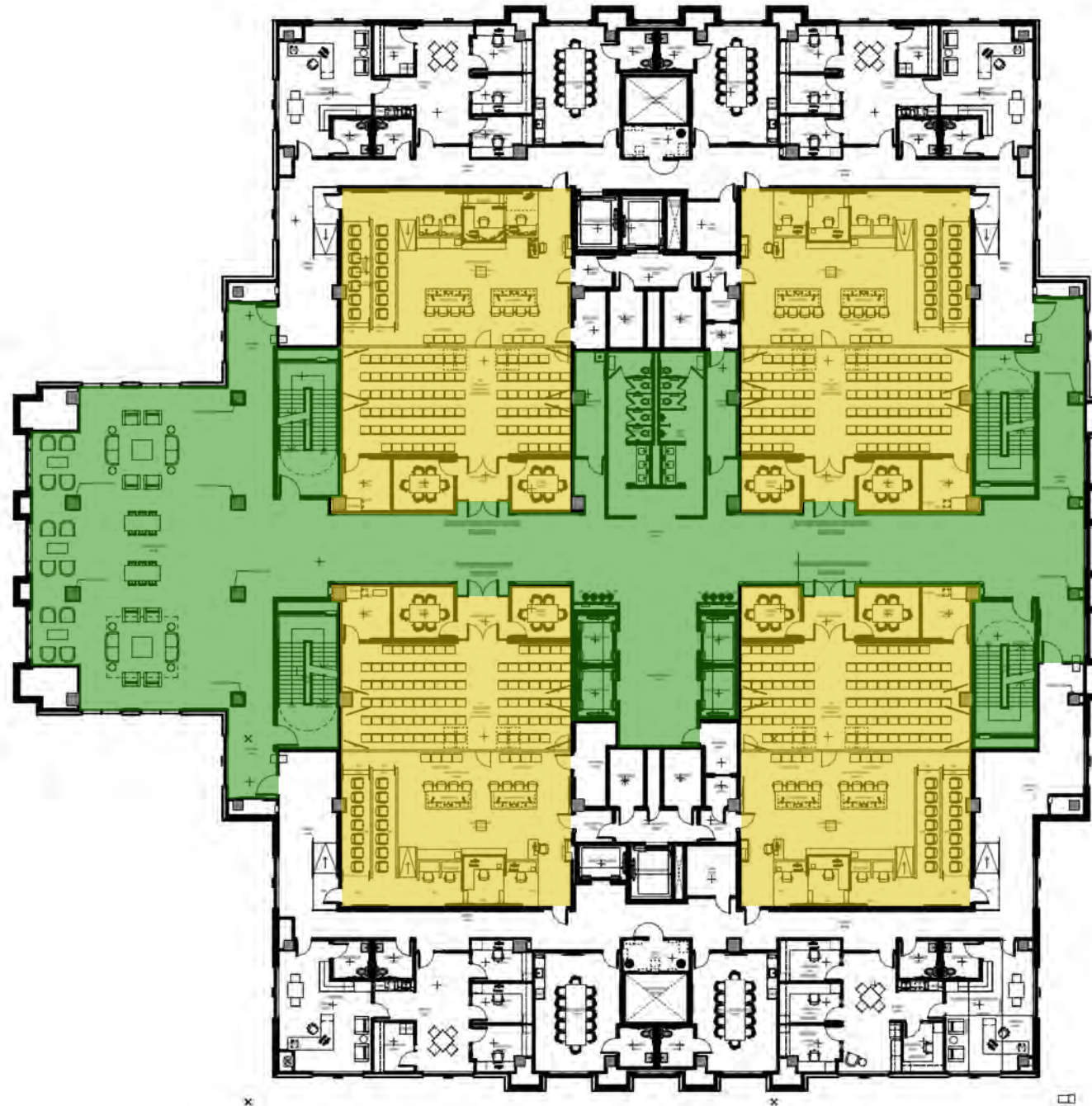
3rd & 4th Floor



PUBLIC






COURTROOM

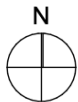
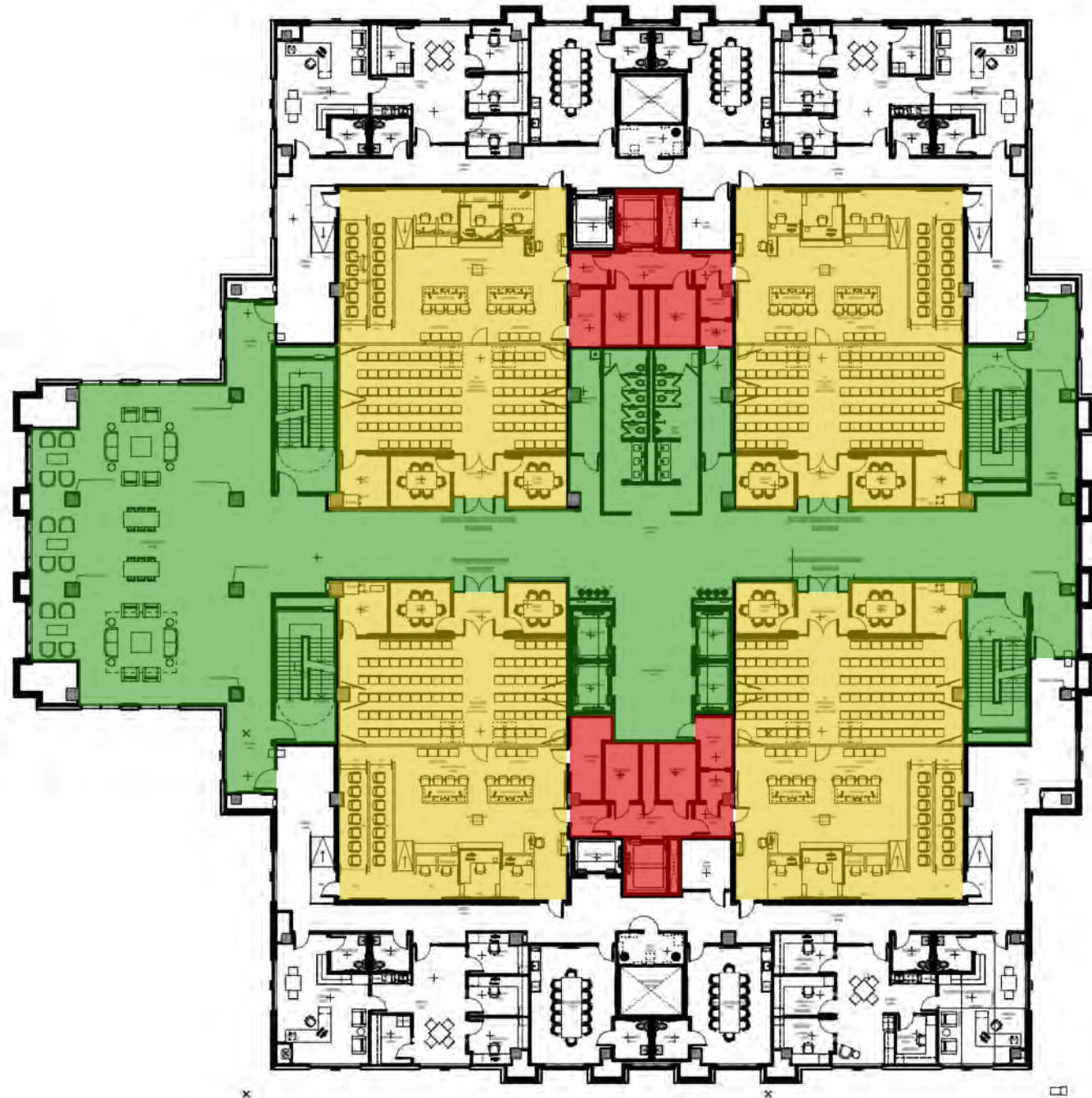




TYPICAL COURTROOM FLOOR

3rd & 4th Floor





-  PUBLIC
-  COURTROOM
-  SECURE IN CUSTODY

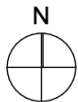
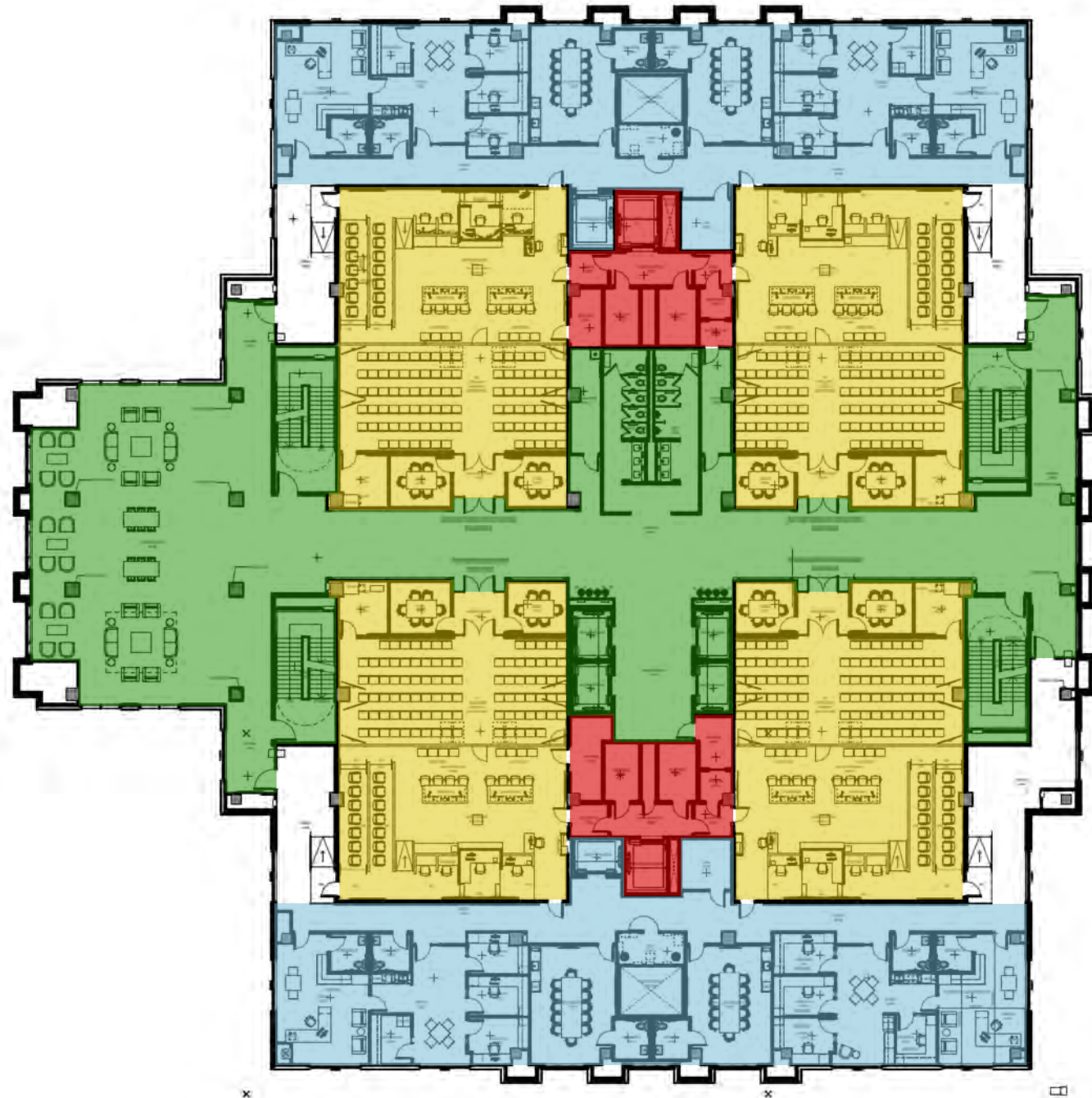




TYPICAL COURTROOM FLOOR






3rd & 4th Floor

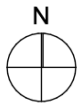
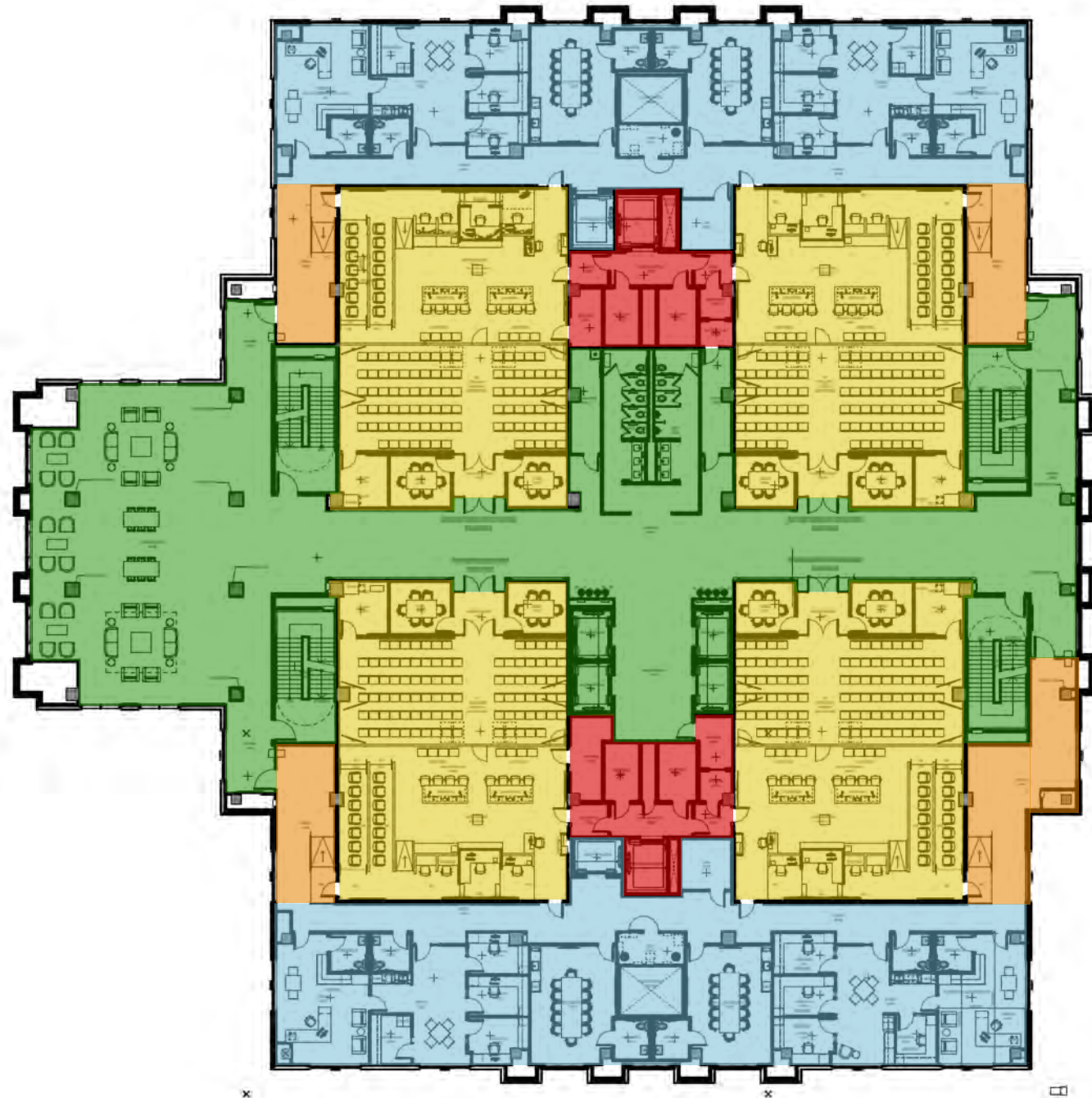
-  PUBLIC
-  COURTROOM
-  SECURE IN CUSTODY
-  JUDGE & STAFF





TYPICAL COURTROOM FLOOR 3rd & 4th Floor

-  PUBLIC
-  COURTROOM
-  SECURE IN CUSTODY
-  JUDGE & STAFF
-  RESTRICTED ACCESS

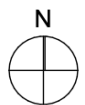
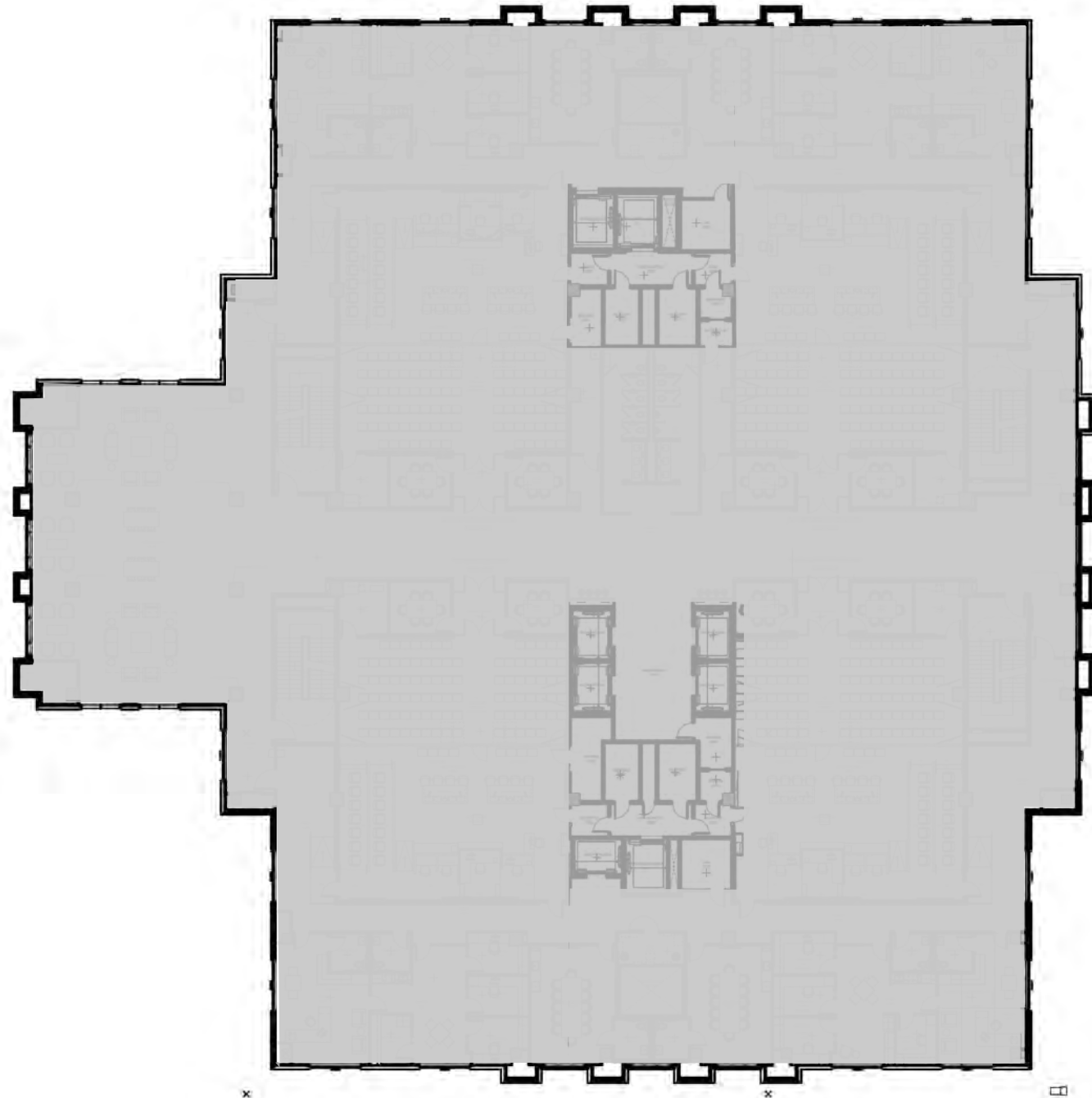




TYPICAL COURTROOM FLOOR

5th Floor

 FUTURE GROWTH





6th FLOOR: DISTRICT ATTORNEY

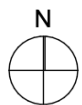


PUBLIC SECURE LOBBY



OFFICE SPACE

**90 WORK SPACES
GROUPED BY DEPARTMENT
AREA FOR FUTURE GROWTH**





7th FLOOR: 12th COURT OF APPEALS



PUBLIC



COURTROOM



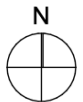
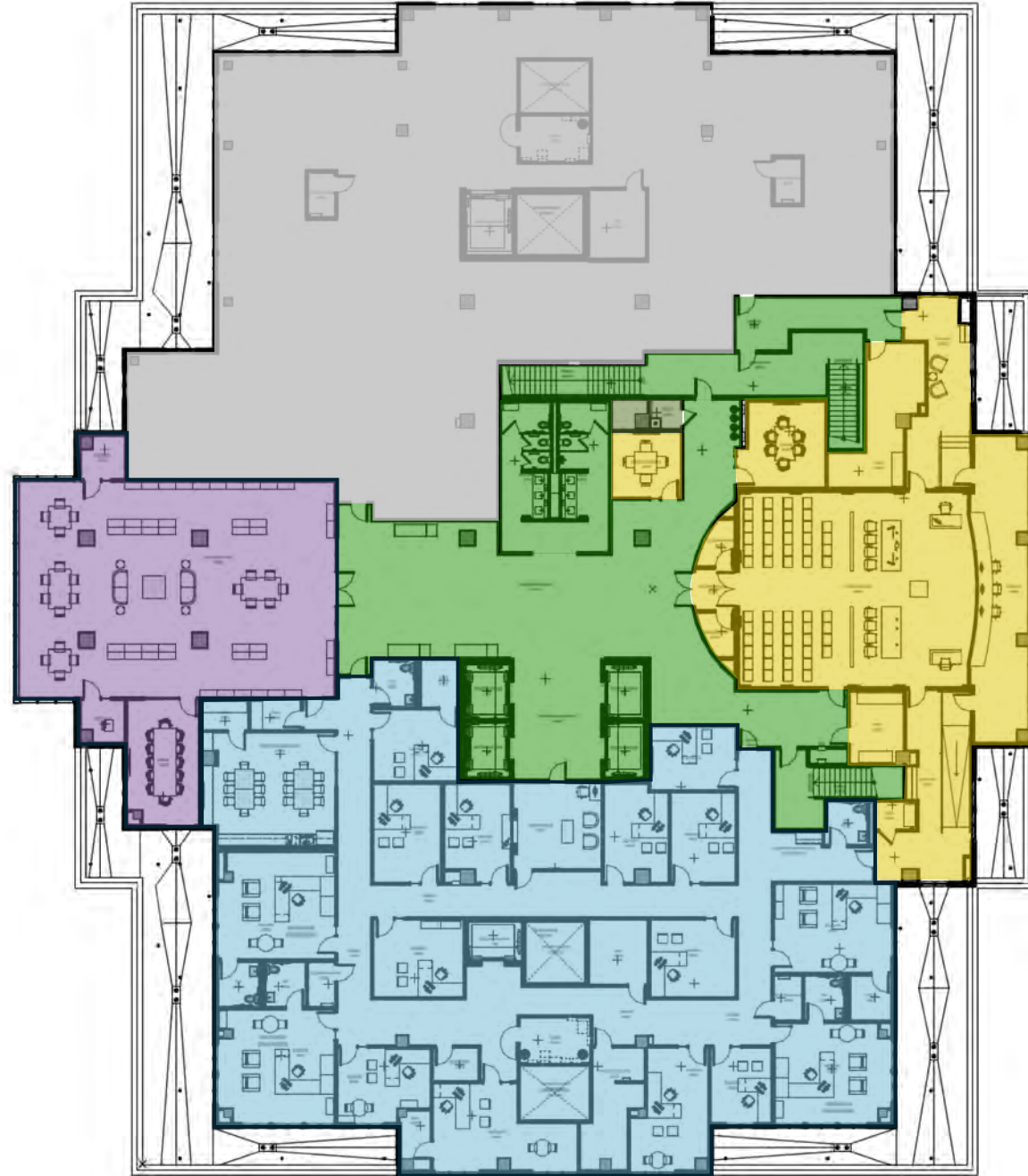
12th COURT OF APPEALS OFFICE SPACE



LAW LIBRARY



FUTURE GROWTH





fitzpatrick
ARCHITECTS



TYPICAL COURTROOM LAYOUT

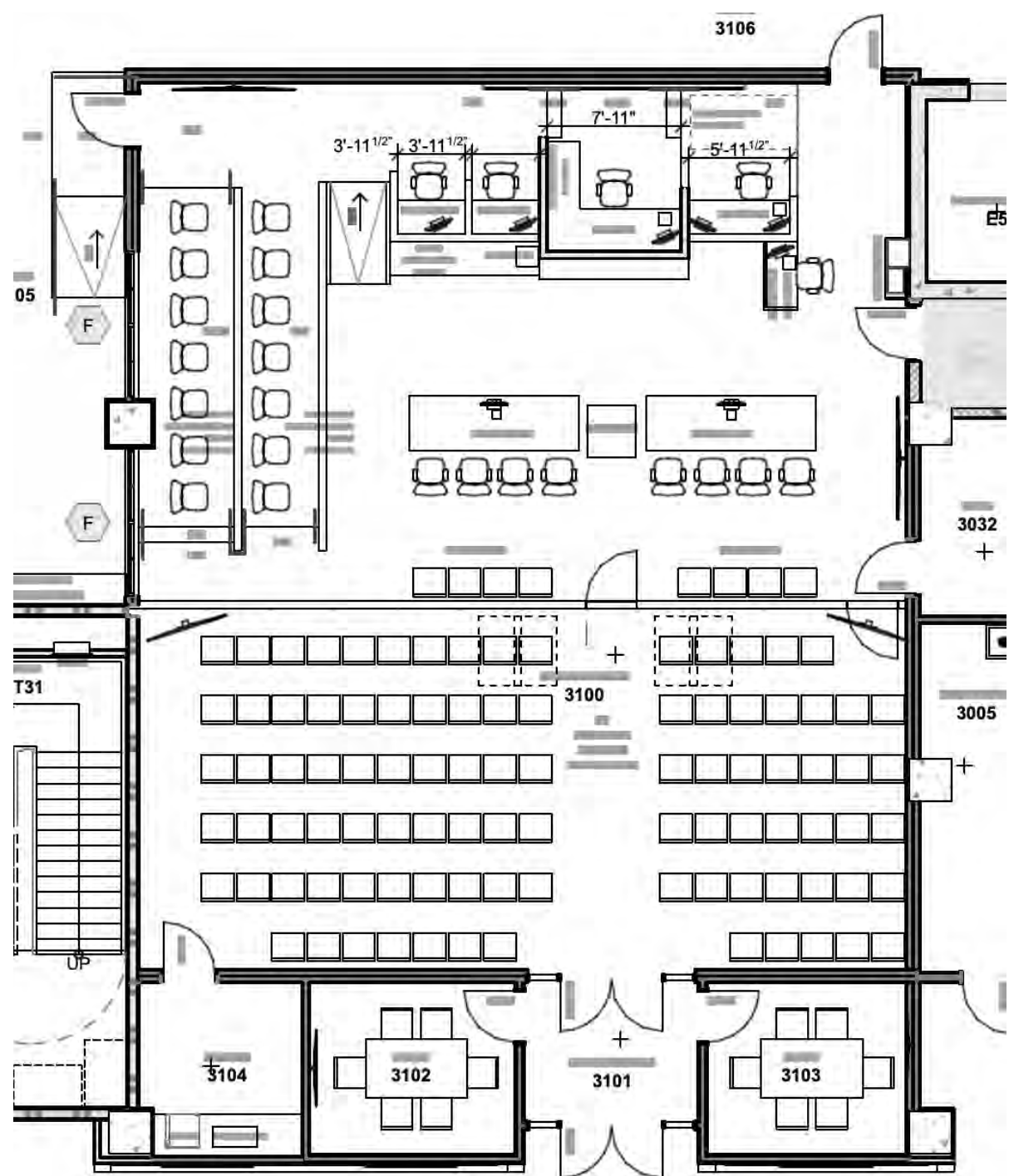
COURTROOMS: 2,300 SF

**EXISTING COURTROOMS RANGE
FROM 850 SF TO 2000 SF**

4 COURTROOMS ON 3RD FLOOR

4 COURTROOMS ON 4TH FLOOR

4 FUTURE COURTROOMS ON 5TH FLOOR





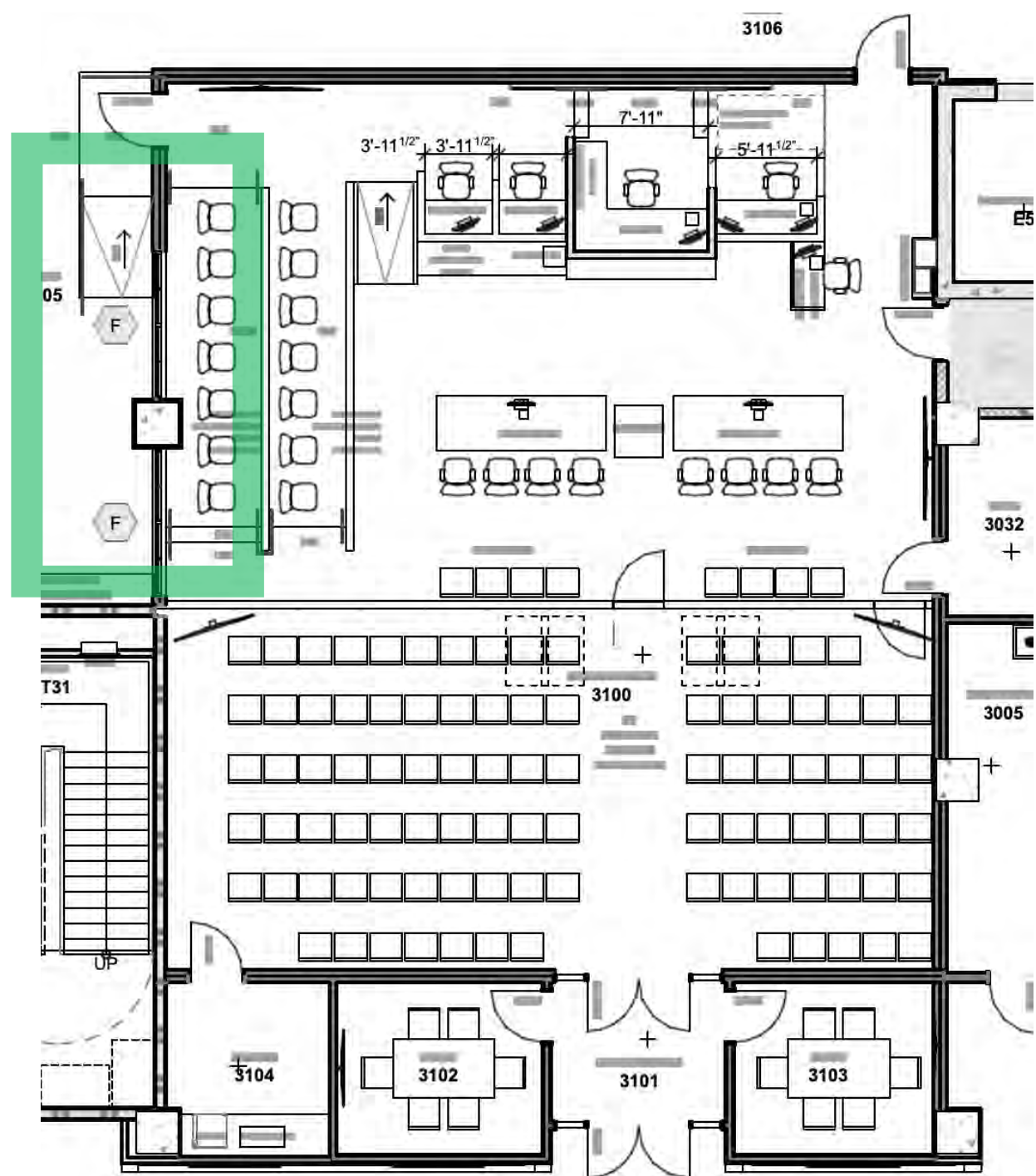
fitzpatrick
ARCHITECTS



TYPICAL COURTROOM LAYOUT

PROPOSED COURTROOMS: 2,300 SF

INDIRECT NATURAL LIGHT





fitzpatrick
ARCHITECTS



TYPICAL COURTROOM LAYOUT

PROPOSED COURTROOMS: 2,300 SF

INDIRECT NATURAL LIGHT

95 SEAT AUDIENCE, MOVABLE CHAIRS





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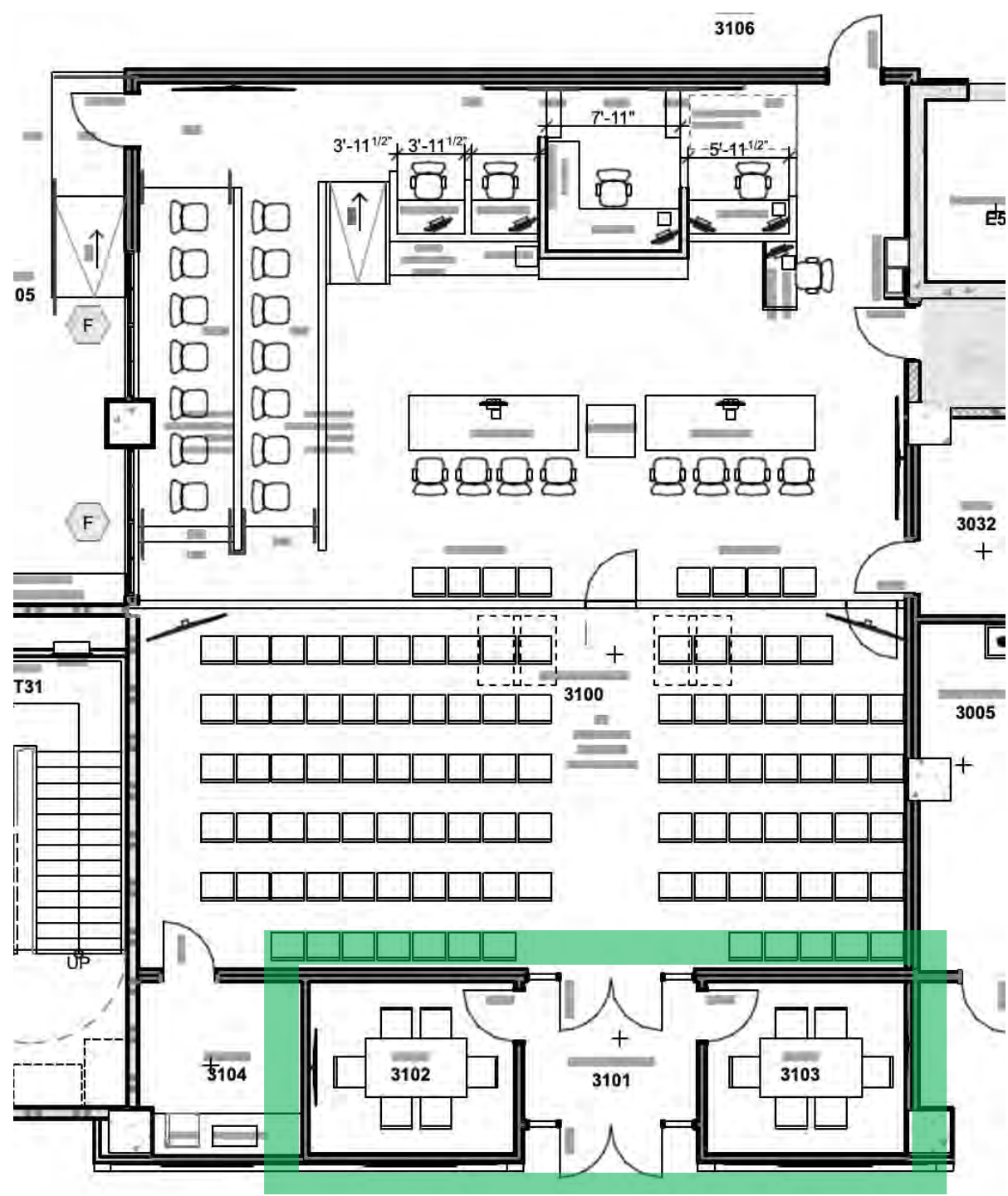
TYPICAL COURTROOM LAYOUT

PROPOSED COURTROOMS: 2,300 SF

INDIRECT NATURAL LIGHT

95 SEAT AUDIENCE, MOVABLE CHAIRS

2 CONFERENCE ROOMS, SOUND LOCK VESTIBULE





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TYPICAL COURTROOM LAYOUT

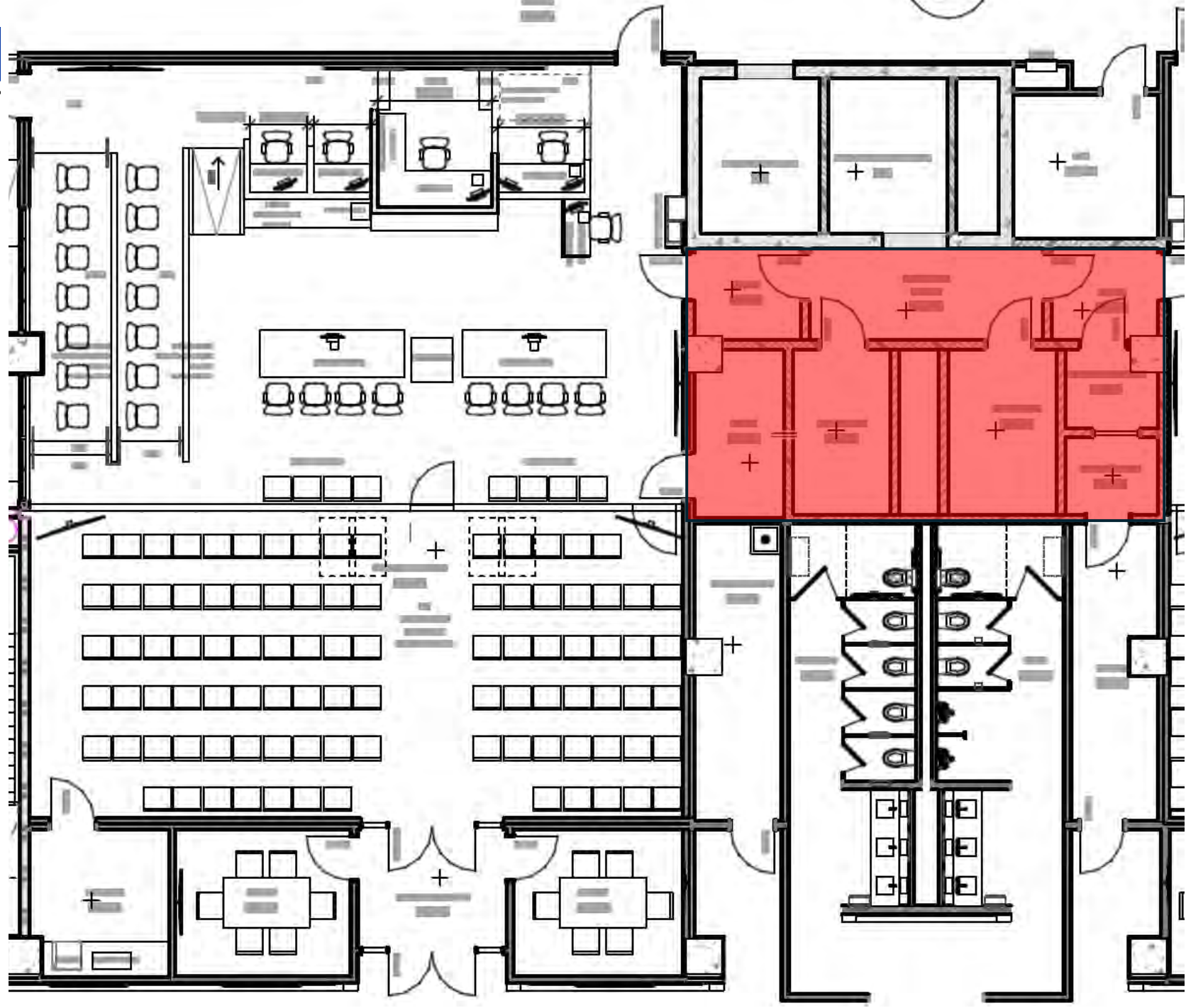
PROPOSED COURTROOMS: 2,300 SF

INDIRECT NATURAL LIGHT

95 SEAT AUDIENCE, MOVABLE CHAIRS

2 CONFERENCE ROOMS, SOUND LOCK VESTIBULE

**SECURE IN CUSTODY HOLDING,
DIRECT ACCESS TO COURTROOM**





fitzpatrick
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TYPICAL COURTROOM LAYOUT

PROPOSED COURTROOMS: 2,300 SF

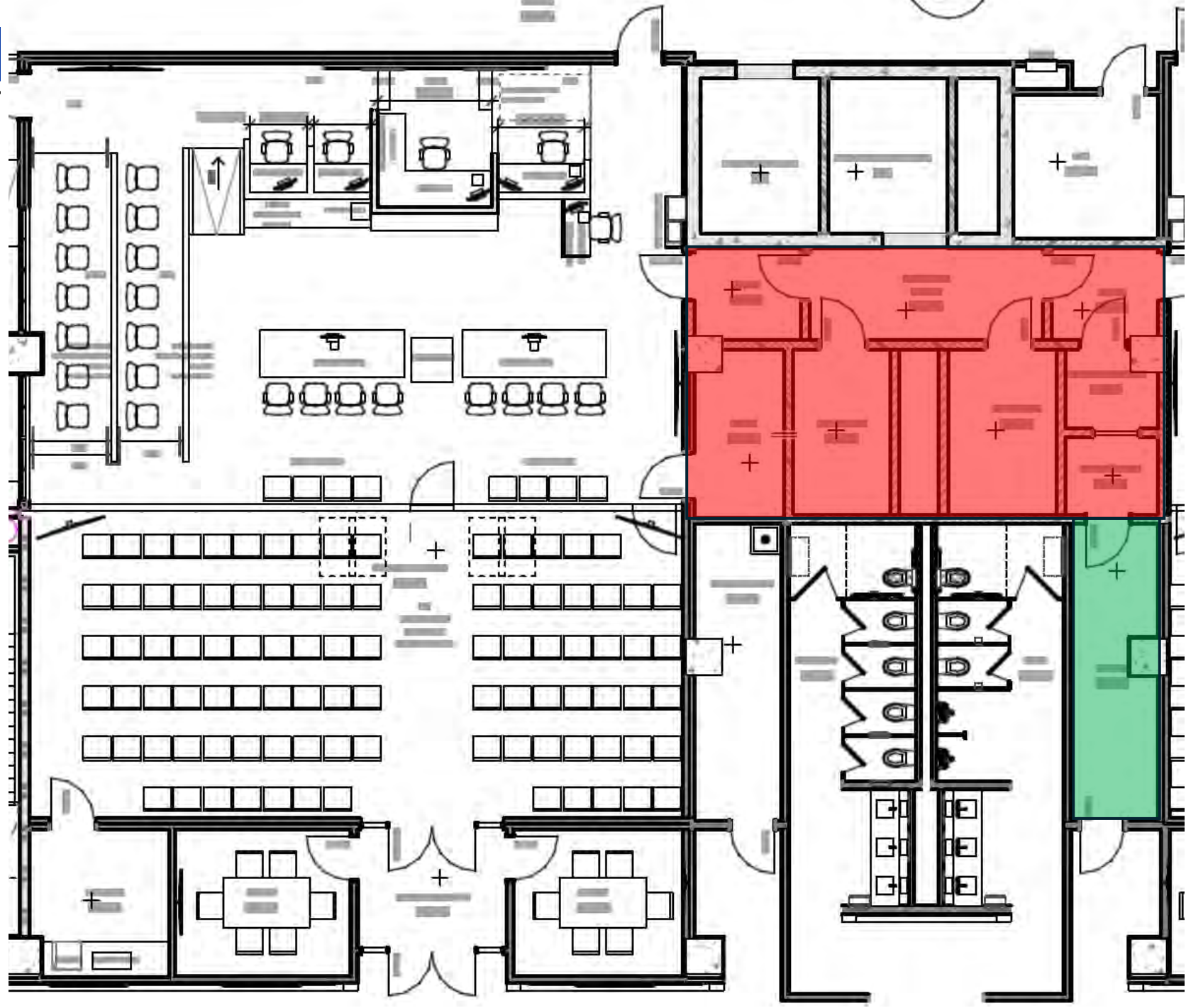
INDIRECT NATURAL LIGHT

95 SEAT AUDIENCE, MOVABLE CHAIRS

2 CONFERENCE ROOMS, SOUND LOCK VESTIBULE

SECURE IN CUSTODY HOLDING,
DIRECT ACCESS TO COURTROOM

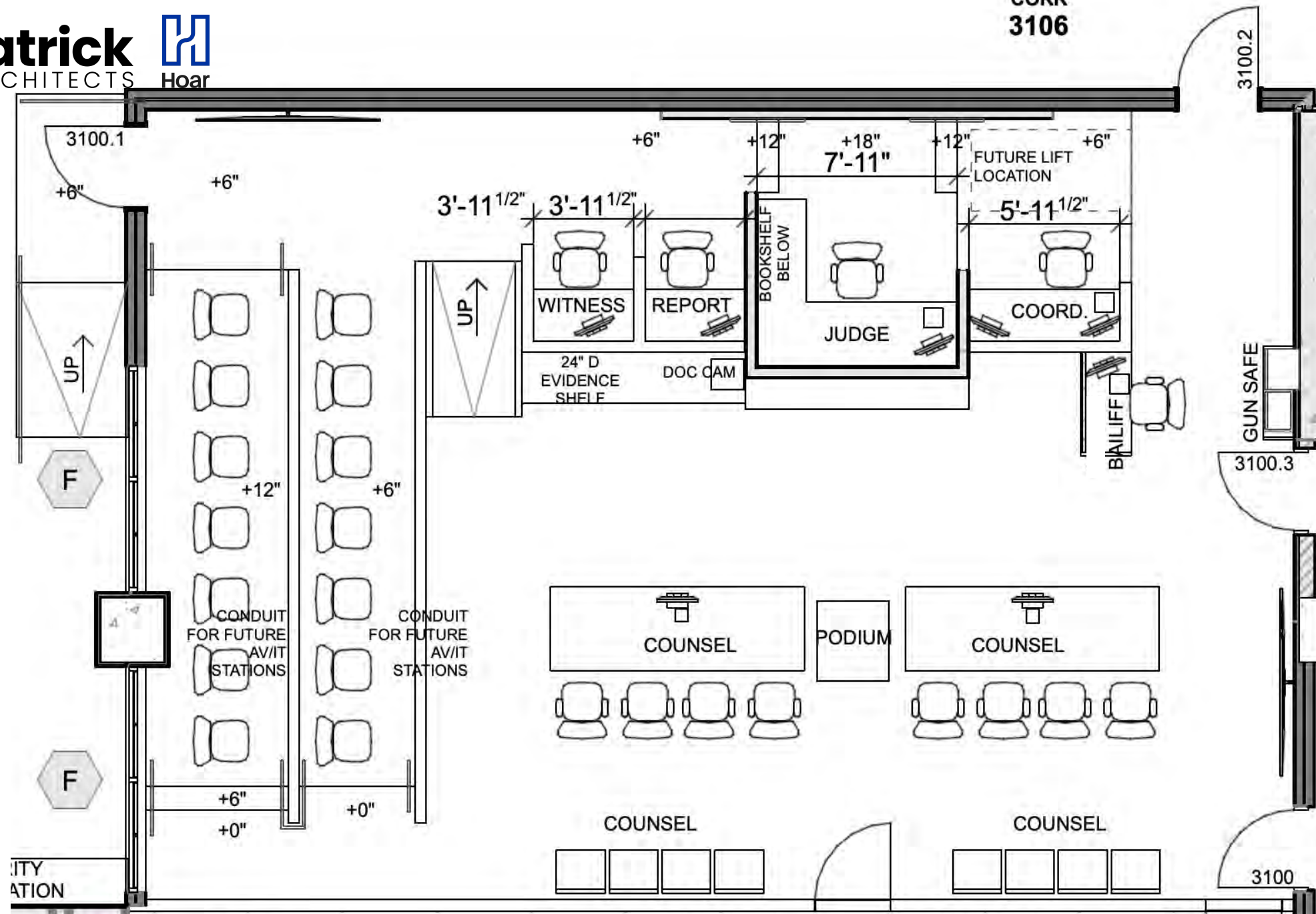
SECURE ATTORNEY CONFERENCE
FOR IN CUSTODY CONSULTATION





THE WELL

CORR
3106





fitzpatrick
ARCHITECTS



TYPICAL COURTROOM LAYOUT

PROPOSED COURTROOMS: 2,300 SF

INDIRECT NATURAL LIGHT

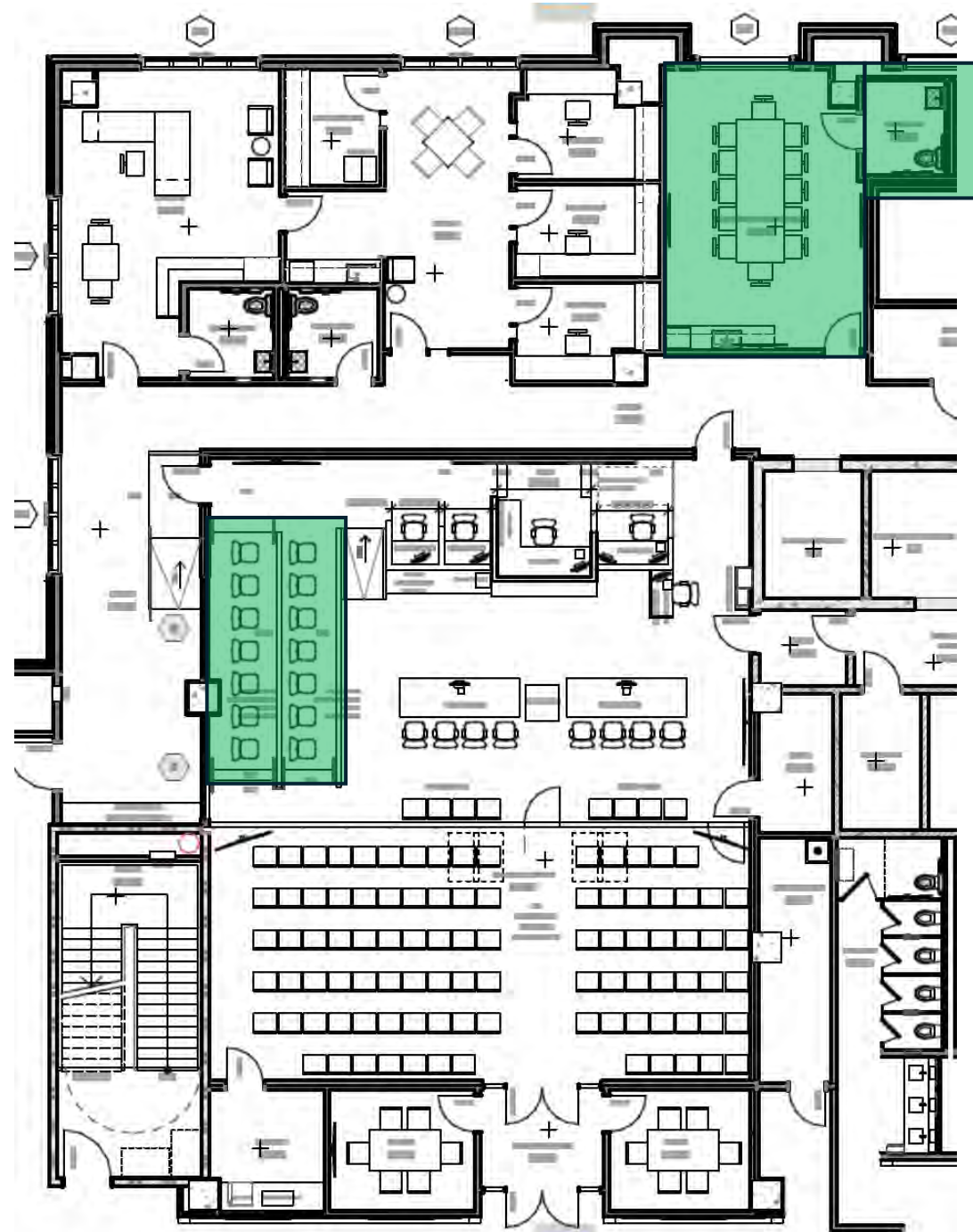
95 SEAT AUDIENCE, MOVABLE CHAIRS

2 CONFERENCE ROOMS, SOUND LOCK VESTIBULE

**SECURE IN CUSTODY HOLDING,
DIRECT ACCESS TO COURTROOM**

**SECURE ATTORNEY CONFERENCE
FOR IN CUSTODY CONSULTATION**

**14 PERSON JURY & ADJACENT DELIBERATION IN
RESTRICTED CORRIDOR W/ DIGITAL TECHNOLOGY,
PRIVATE RESTROOM & COFFEE BAR**





280,426 BUILDING SQUARE FOOTAGE

268,426 OCCUPIABLE SQUARE FOOTAGE

7 STORIES + MECHANICAL PENTHOUSE + LOWER UNDERGROUND LEVEL

223' TALL (For Reference: ±40' TALLER THAN PEOPLE'S PETROLEUM BUILDING)

± 30,000-35,000 SQUARE FEET PER FLOOR

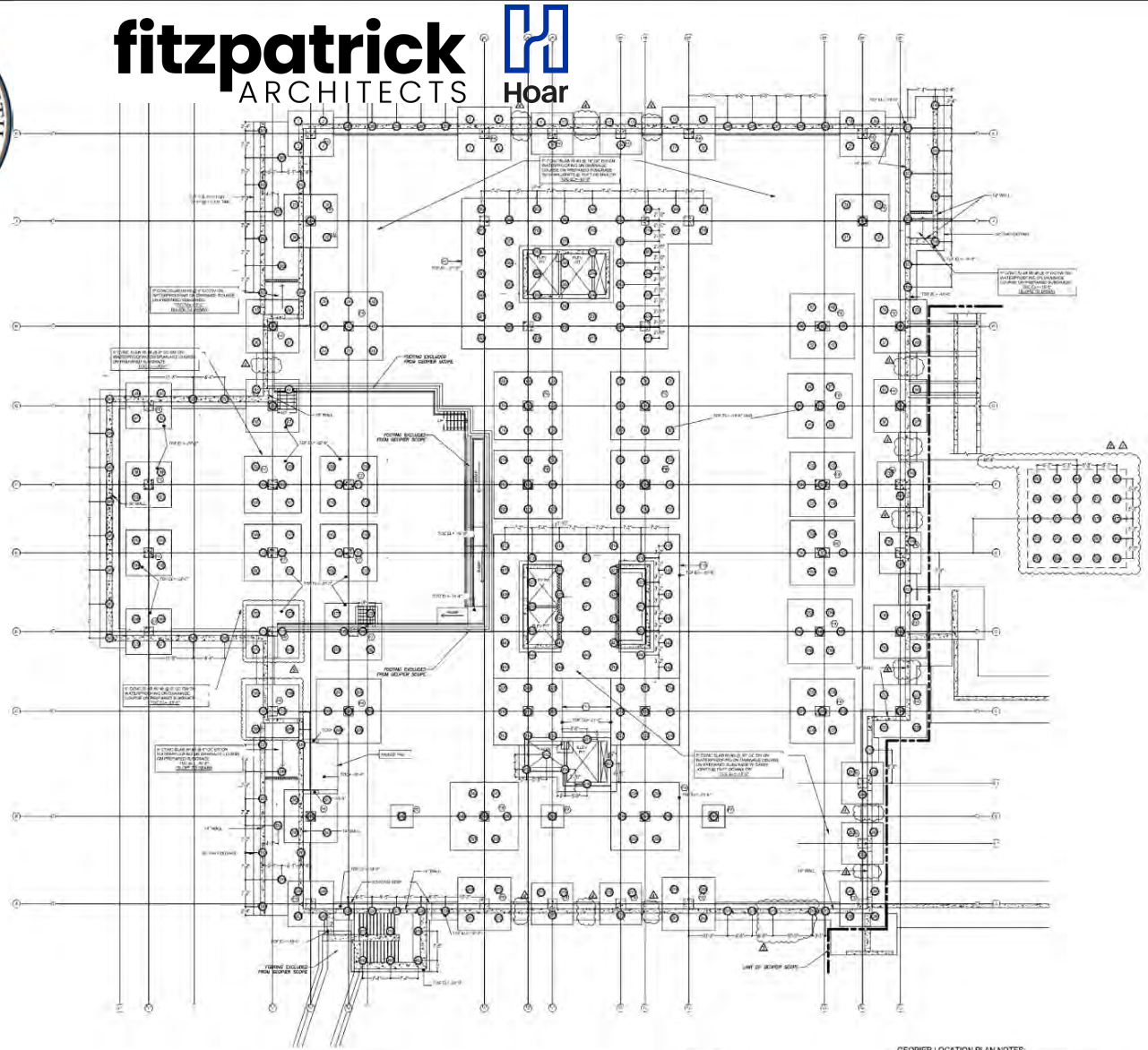
12 COURT CAPACITY (Building out 8 courts now + 4 court future capacity as courts come online)

12TH COURT OF APPEALS

FUTURE GROWTH

SPRING 2027 – FINAL COMPLETION OF ALL 3 PHASES







APPROXIMATE
TRUE NORTH

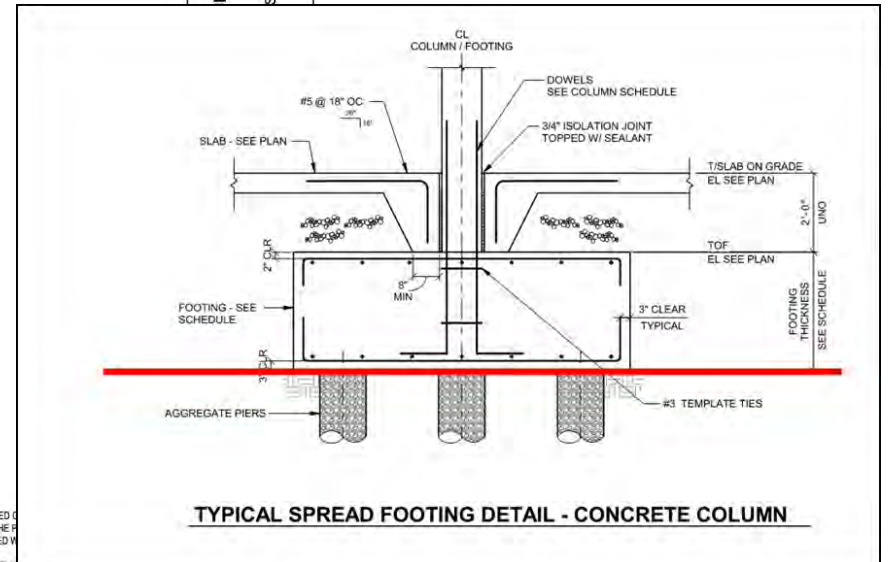
1 GEOPIER® LOCATION PLAN
3/32" = 1'-0"

LEGEND

-  TYP. 24" GEOPIER ELEMENT
-  TYP. GEOPIER ELEMENT NUMBER

GEOPIER LOCATION PLAN NOTES

1. FOOTING CONCRETE SHALL BE PLACED DIRECTLY ON TOP OF EXPOSED GROUND.
2. ALL EXISTING AND PROPOSED UTILITIES WITHIN AND ADJACENT TO THE FIELD BE FIELD VERIFIED BY THE GENERAL CONTRACTOR AND COORDINATED WITH GEOPIER ELEMENT INSTALLATION SHALL PROCEED.
3. THESE DRAWINGS ARE FOR GEOPIER LOCATION ONLY, AND ARE BASED ON FIELD SURVEY DATA PROVIDED BY ALLET, FENNER, JOLLY & McCLELLAND INC. ON SHEETS S101, S102 AND SCC-P-1 DATED 06/08/2024 AND 09/05/2024. REFER TO ALLET, FENNER, JOLLY & McCLELLAND INC. DRAWINGS FOR FOOTING LAYOUT AND ORIENTATION.
4. GEOPIER ELEMENTS SHALL BE LOCATED IN THE FIELD AS SHOWN, DIMENSIONED FROM CONTROL POINTS ESTABLISHED FROM STRUCTURAL AND/OR ARCHITECTURAL PLANS.



TYPICAL SPREAD FOOTING DETAIL - CONCRETE COLUMN

SHEET NUMBER
GP1.1

The County of Smith is a participant in the Texas Quality Seal Program. The Quality Seal Program is a voluntary program that recognizes and rewards contractors who have demonstrated a commitment to quality. The County of Smith is proud to be a participant in this program. For more information, please visit the Texas Quality Seal Program website at www.texasqualityseal.com.







PROJECT ADVOCATES
Your Project. Our Passion.
May 2022

fitzpatrick
ARCHITECTS



May 2022 Probable Cost Escalation Forecast

(Const Analytics/2% per Qtr.)

	<u>Optimistic</u>	<u>Probable</u>	<u>Conservative</u>
• Courthouse Building (original/historic rates)			
• Adjusted to Actual Q3:2023	\$118.0M	\$125.0M	\$140.0M
• Courthouse Building (Updated Escalation Multipliers)			
• Projections to new start date Q3:2024	\$151.0M	\$160.3M	\$179.5M
• Parking Structure (original/historic rates)			
• Adjusted to Actual Q2:2021	\$13.2M	\$14.1M	\$15.8M
• Parking Structure (Updated Escalation Multipliers)			
• Projections to new start date Q2:2023	\$15.8M	\$16.9M	\$18.9M
Total Bond Ask (Probable)	\$166.8M	\$177.2M	\$198.4M

May 2024 Update

Estimated:
\$163,864,188

Actual:
\$15,135,812

\$179M



SMITH COUNTY COURTHOUSE AND PARKING FACILITY BUDGET SUMMARY

Planning for the TOTAL PROJECT



COURTHOUSE & PARK (PHASES 2 & 3) : SOFT COSTS	
PROFESSIONAL ARCHITECTURAL & ENGINEERING FEES	\$ 10,054,309.02
HOAR CONST PRE-CONSTRUCTION SERVICES	\$ 149,479.67
INDIRECT COSTS	\$ 1,092,139.62
Geotech Testing & Reports, Envelope Testing & Commissioning, MEP Commissioning, Asbestos Surveys & Reports, Environmental Consulting, Replating & Surveys, Artwork & Accessories, Historic Documentation, Archeologist	
DIRECT COSTS	\$ 3,916,666.30
Materials Testing, Abatement, Utilities Move & Activation, Railroad ROW purchase, Environmental Remediation, Furniture, Equipment, AV/IT, Contingency	
LAND ACQUISITION	\$ 1,950,356.00
PHASE 2 & 3 GUARANTEED MAX PRICE : CONSTRUCTION COST	\$ 146,701,237.00
SUBTOTAL PH 2 & 3 COURTHOUSE : TOTAL PROJECT COST	\$ 163,864,187.61

PARKING STRUCTURE (PHASE 1) : SOFT COSTS	
PROFESSIONAL ARCHITECTURAL & ENGINEERING FEES	\$ 1,014,792.72
HOAR CONST PRE-CONSTRUCTION SERVICES	\$ 55,520.33
INDIRECT COSTS	\$ 46,663.75
Geotech Testing & Reports, Asbestos Surveys & Reports, Replating & Surveys	
DIRECT COSTS	\$ 196,848.59
Materials Testing, Abatement, AV/IT, Contingency	
PHASE 1 GUARANTEED MAX PRICE : CONSTRUCTION COST	\$ 13,821,987.00
SUBTOTAL PH 1 PARKING STRUCTURE TOTAL PROJECT COST	\$ 15,135,812.39
ALL PHASES : TOTAL PROJECT COST	\$ 179,000,000.00







CREATE
TYLER
TX

PHASE 2: COURTHOUSE

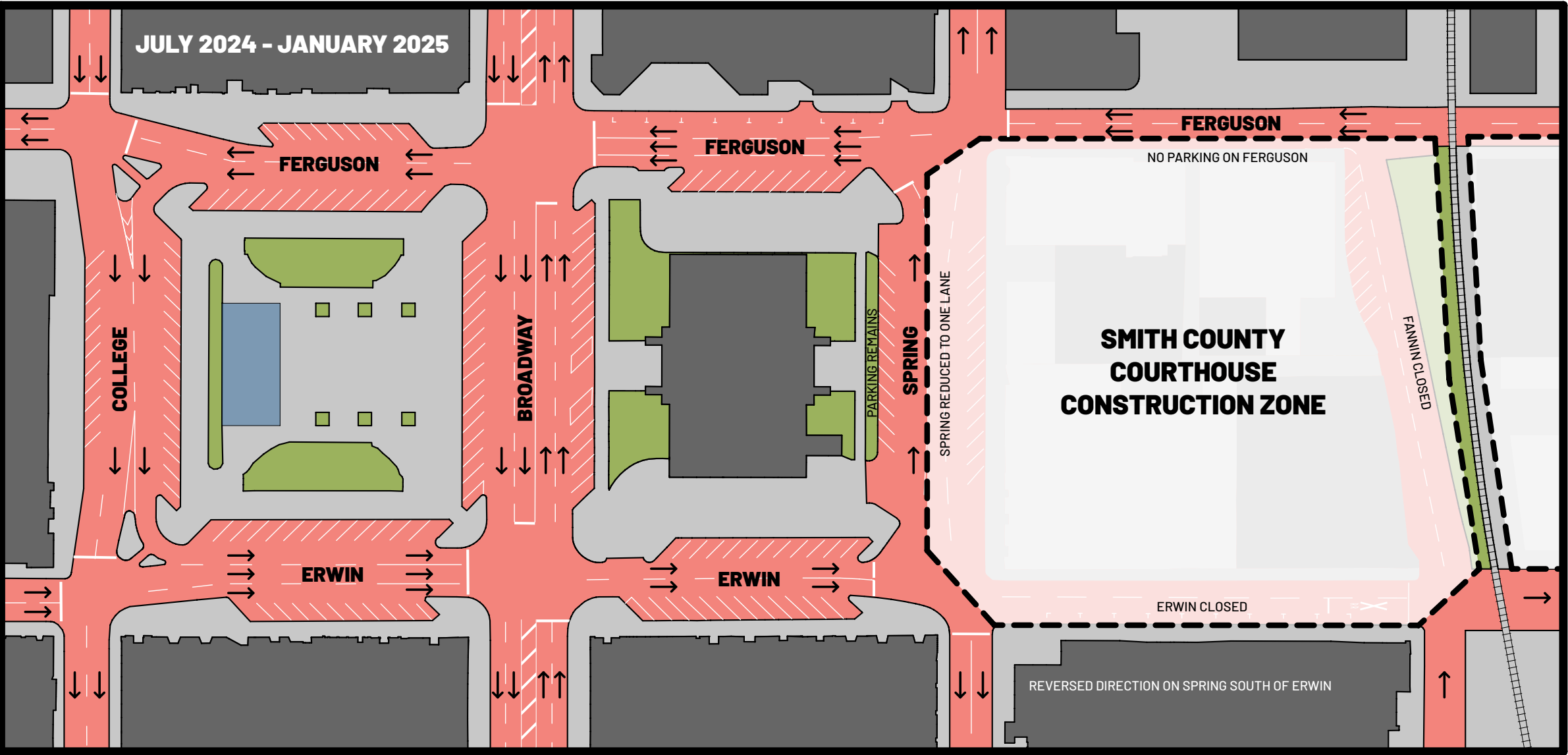
CONSTRUCTION: SUMMER 2024 THROUGH SUMMER 2026

PHASE 3: TRANSITION, DEMOLITION, NEW GREEN SPACE

CONSTRUCTION: SUMMER 2026 THROUGH SPRING 2027



JULY 2024 - JANUARY 2025



FERGUSON

FERGUSON

FERGUSON

NO PARKING ON FERGUSON

COLLEGE

BROADWAY

SPRING

PARKING REMAINS

**SMITH COUNTY
COURTHOUSE
CONSTRUCTION ZONE**

FANNIN CLOSED

ERWIN

ERWIN

ERWIN CLOSED

REVERSED DIRECTION ON SPRING SOUTH OF ERWIN

