



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 05/21/2024

SUBJECT: APPROVAL OF CHANGE ORDER NO. 1 TO THE STAR ASSET SECURITY, LLC. CONTRACT FOR THE PLAZA BUILDING FIRE ALARM PROJECT

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approved Change Order No. 1 to the Star Asset Security, LLC. contract for the Plaza Building Fire Alarm Project, located in Fort Worth.

BACKGROUND

Pursuant to the State of Texas Government Code 262.031, the Director of Facilities Management approved the following work. The work was approved to prevent delays and possible cost increase impact to the County related to the design or construction of each respective project.

On May 2, 2023, the Commissioners Court awarded Bid No. 2023-071 for a service contract with Star Asset Security, LLC. in the amount of \$579,377.90.

Change Order No. 1 increases the total contract price by \$48,573.50, which includes:

Potential Change Order (PCO) 001 – PC includes the cost associated with 3rd Floor Renovation Fire Alarm. The increase for PCO#1 to the Star Asset Security contract is being completely offset by the deductive PCO from removing the fire alarm installation from Azteca Designs, Inc. contract related to the Plaza building 3rd floor finish-out renovation in the amount of (\$29,656.12).

Contingency Increase \$24,932.34

PCO-002 – Project Installation – The building is not classified as a high-rise; therefore, separate speaker zones are not required for elevators and need to be removed from the project.

Contingency Deduction (\$1,507.22)

PCO-003 – Project Installation – Installing two (2) speaker strobes outside the Oncor electrical vault in the loading dock in lieu of installing a notification system inside the vault as requested by the jurisdiction having authority.

Contingency Increase \$2,199.96

PCO-004 – Project Installation – Replacing system duct detectors, demo under-floor smoke detectors and replace existing pre-action equipment not included in the original specification.

Contingency Increase \$20,368.01

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Christina Munoz Michael Amador
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PCO-005 – Project Installation – Install an additional ten (10) heat detectors in the elevator machine room on Level 8 that were not included in the original specification.

Contingency Increase \$2,580.41

Change Order No. 1 adds fifty-seven (57) days to the contract time.

FISCAL IMPACT

The total for Change Order No. 1 is \$48,573.50 and will increase the total contract price from \$579,377.90 to \$627,951.40. Funding is available in account 45100-2024 Non-Debt Capital Fund/3110210000 Tarrant County Plaza/540000 Capital Outlay.

Original Contract Total	\$ 579,377.90
Change Order No. 1	<u>\$ 48,573.50</u>
Revised - Contract Total	\$ 627,951.40