



Tarrant County Juvenile Center  
Budget Reallocation #007

In accordance with the terms of our Contractual Agreement dated December 10, 2019, Steele and Freeman Inc./Post L Group, LLC determines the following items of cost are compensable from the construction contingency. All Items are within the cost of the project and do not constitute any change in the Guaranteed Maximum Price.

1. PC #062R1 – RTU Repair

PC includes costs associated with repairing RTU-14 which was struck by an unidentified piece of equipment during construction activity while being stored in a stationary position affecting Bid Package #23 HVAC. Responsibility for the damage was unable to be determined, therefore PC #062R1 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (8,566.60)

2. PC #103 – Pricing Acceleration for Landscaping

PC includes the cost associated with various pricing accelerations and increases from landscaping and planting suppliers due to inflation over 2 years from the time of original bid in 2020. These materials only have a certain shelf-life before they must be installed and certain plants can only be purchased during specific times of the year and right before planting, which prevented the subcontractor from purchasing ahead of time. PC #103 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (15,812.33)

3. PC #147 – Building GH Demolition Cost Increases

PC includes the cost associated with pricing acceleration and cost of fuel for demo equipment due to inflation over 2 years from the time of original bid to perform Bid Package #2 Demolition of existing facility sleeping pods Area G and Area H scope of work. PC #147 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (15,075.80)



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4. PC #160 – Electrical at Existing Facility

PC includes the cost associated with labor and materials for various electrical scope items at the existing facility includes transformer spare conduit location, x-ray scanning and coring through exterior wall into the Data Room for data service, running 208V power to uninterruptible power supply (UPS) at the existing building, as well as running conduit for fiber to fire alarm panel and annunciator at existing and new buildings for fire alarm integration. PC #160 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (13,529.08)

5. PC #161 – Floor Expansion Joints Areas F and E

PC includes cost associated with providing approximately 70 linear feet of aluminum cover plates at floor-to-floor expansion joints in 6 locations of Housing building affecting Bid Package #7 joint sealants. These expansion joint covers were not detailed on the drawings and therefore not picked up on Bid Day. Design Team confirmed the change in response to RFI #179 and Owner directed to provide aluminum cover plates in lieu of stainless steel. PC #161 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (8,969.56)

Construction Contingency Amount	\$ 1,026,244.00
Previously Authorized Reallocations	(\$458,276.32)
Budget Reallocation #007 Reduction of Contingency	<u>(\$61,953.37)</u>
Balance of Construction Contingency:	\$ 506,014.31



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The following represents Budget Adjustments to the Trade Contract Bid Packages and Bid Package #11 Contract Allowance included in Amendment #1 and approved in Commissioner's Court on December 10, 2019, Court Order #131768. All items are within the cost of the project and do not constitute any change in the Guaranteed Maximum Price.

1. PC #118 – CPR and RFI Painting Changes

PC is a result of added scope to Bid Package #09G related to various RFI and CPR changes including added exterior double doors to J162A per CPR #018 which was excluded in previously approved PC #093, added shower doors per CPR #021 which was excluded in previously approved PC #098, relocation of Area L coffee maker water supply boxes per RFI #155, an added baby changing station to a wall in Area J per RFI #158, and added epoxy flooring to Adult Holding Rooms at Courts per RFI #201. PC #118 will be a reallocation from Bid Package #09G Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #09G Painting (Noteboom)	\$	8,054.00
Subguard per PC #118	\$	120.81
Reallocation from BP #09G Budget Allowance	\$	(8,174.81)

2. PC #157R1 – Miscellaneous Painting

PC is a result of added scope to Bid Package #09G Painting for touch-ups, wall patches, project adjustment remediations and scheduling acceleration at various locations throughout the project during construction activity. PC #157R1 will be a reallocation from Bid Package #09G Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #09G Painting (Noteboom)	\$	22,939.00
Subguard per PC #157R1	\$	344.09
Reallocation from BP #09G Budget Allowance	\$	(23,283.09)

Bid Package #09G Painting Budget Allowance	\$	68,983.00
Previously Authorized Reallocations		(\$00.00)
Budget Reallocation #007 Reduction of Allowance		<u>(\$31,457.90)</u>
Balance of BP #09G Budget Allowance:	\$	37,525.10



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3. PC #129 – Miscellaneous Steel Fabrications

PC is a result of added scope to Bid Package #05 Steel for roof frame changes based on rooftop unit (RTU) installations, canopy revisions at columns C15 and C20 based on responses to RFIs #090.1 and #090.2, support steel for transformers at electrical rooms B102 and C102 not shown on drawings, added bollards near the sally port to protect the generator and docking station based on response to RFI #143, as well as 2 diamond plates for sidewalks. PC #129 will be a reallocation from Bid Package #05 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #05 Steel (Keystone)	\$	18,905.00
Subguard per PC #129	\$	283.58
Reallocation from BP #05 Budget Allowance	\$	(19,188.58)

Bid Package #05 Steel Budget Allowance	\$	90,385.00
Previously Authorized Reallocations		(\$00.00)
Budget Reallocation #007 Reduction of Allowance		<u>(\$19,188.58)</u>
Balance of BP #05 Budget Allowance:	\$	71,196.42

4. PC #136 – Moisture Resistant Adhesive for Flooring

PC is a result of added scope to Bid Package #09E Resilient Flooring for providing moisture resistant adhesive glue for carpet tile and vinyl composition tile (VCT) flooring installations. Subcontractor was approved to use the high moisture adhesive products for the installations on the basis that the slab already has a continuous vapor barrier that wraps the grade beams, and scheduling acceleration would be beneficial to the project. PC #136 will be a reallocation from Bid Package #09E Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #09E Resilient Flooring (Corporate)	\$	9,798.00
Subguard per PC #136	\$	146.97
Reallocation from BP #09E Budget Allowance	\$	(9,944.97)

Bid Package #09E Moisture Budget Allowance	\$	101,418.00
Previously Authorized Reallocations		(\$36,220.28)
Budget Reallocation #007 Reduction of Allowance		<u>(\$9,944.97)</u>
Balance of BP #09E Budget Allowance:	\$	55,252.75



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5. PC #139 – Masonry T&M

PC is a result of added scope to Bid Package #04 Masonry for installation of security door frames C-103, D-103, J169A and K117A not picked up on Bid Day, adjustments to CMU block cut outs for handicap accessible toilet carriers based on ADA inspection requirements, wall adjustments for grab bar conflicts at Area E Classrooms, as well as various remediations for card readers and intercoms based on security electronics shop drawings. PC #139 will be a reallocation from Bid Package #04 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #04 Masonry (J&E)	\$	9,322.00
Subguard per PC #139	\$	139.83
Reallocation from BP #04 Budget Allowance	\$	(9,461.83)

Bid Package #04 Masonry Budget Allowance	\$	53,983.00
Previously Authorized Reallocations		(\$20,011.76)
Budget Reallocation #007 Reduction of Allowance		<u>(\$9,461.83)</u>
Balance of BP #04 Budget Allowance:	\$	24,509.41

All unused allowances will be returned to the Owner in a deductive change order at the completion of the project.