



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 05/10/2022

SUBJECT: APPROVAL OF CHANGE ORDER NO. 6 TO THE STEELE & FREEMAN, INC. AND POST L GROUP, LLC, CONSTRUCTION MANAGEMENT CONTRACT RELATED TO THE JUVENILE CENTER PROJECT INCLUDED IN THE 2006 CAPITAL IMPROVEMENT PROGRAM

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve Change Order No.6 to the Steele & Freeman, Inc. and Post L Group, LLC, construction management contract related to the Juvenile Center Project included in the 2006 Capital Improvement Program.

BACKGROUND

On December 10, 2019, the Commissioners Court through Court Order #131768 approved a construction management contract with Steele & Freeman, Inc. and Post L Group, LLC, with a guaranteed maximum price of \$41,049,760.00.

Change Order No. 6 increases the Guaranteed Maximum Price by \$201,993.24, which includes:

1. Proposed Change Order (PCO) – 52 – For added scope to the Housing restrooms. Includes the cost associated with changes made to WC-5 detention fixture during the submittal process. Plumbing schedule called for 1845 model which did not work and was revised to model 4896. There are two (2) WC-5 units on the project. ADD \$2,165.27
2. PCO-56 – For added scope to provide a ceiling grid and acoustic ceiling tiles at Recycling L192 per response to the design team directive. Allows for better aesthetics in lieu of the exposed ceiling as specified, as the added ceiling is to be a continuation of the adjacent Staff Entry Lobby ceiling and is also opened to the corridor. ADD \$1,165.13
3. PCO-60 – For installation of concrete benches and security bollards added to the front entry area of the Courts building Area K, for increased security measures to the front of the building as requested by the Owner. ADD \$4,548.66
4. PCO-65 – For adding one frame and door in Courtroom Associate Judge K160 to mirror the conditions in Courtroom K160. Cost will also include commercial door hardware to match, and 1. the cost associated with opening the previously completed wall to allow for the door installation. Bailiffs in both Courtrooms will have the same accessibility to their offices. ADD \$9,620.66

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Milissa Warner Mike Amador
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5. PCO-66 – For adding exterior sheathing and air barrier weatherproofing to the roughly 1,000 square foot area located above the main entry front canopy of the building, for providing proper sheathing and sealed conditions in this area. This scope was not included in the contract documents. ADD \$6,019.53
6. PCO-107 – In review to clarify power requirements required for the electric hand dryers as specified for the restrooms at the Courts building, the response was to delete all electric hand dryers and provide eight (8) paper towel holders/disposals units with eight (8) electric paper towel dispensers mounted inside of each. This effort is to match most Tarrant County Facilities and prepare for pandemics situations such as the COVID-19. ADD \$11,000.40
7. PCO-115R3 – The end user requested the addition of a desk and shelving millwork unit for the Court Reporters at each of the four (4) courtrooms. This additional millwork was not included in the original scope of work. ADD \$31,191.92
8. PCO-128 – Upon award of GMP, Bid Package #10A – Signage, (BP #10A) was assigned a budget allowance. Award of BP #10A included a total base bid plus the scope specific alternate, which came in higher than the assigned allowance. The alternate included a Thermoform application for the ADA tactile signs that was coordinated and approved by the Architect that will change the applied letters and numbers and the raster balls to a single piece integrated panel (Thermoform) that will prevent letters and raster balls from being removed from the face of the signs and will provide a longer life span for the signs. ADD \$132,974.46
8. PCO-135 – The existing building fire panel was installed by Advanced Systems Alarm Services (ASAS), but the new expansion lowest responsive bidder is Imperial Fire Protection. Involvement of the trade contractor from Steel & Freeman, Inc. (SFI) contract will cancel the warranty of the existing building fire protection system. This PC is to prevent warranty cancellation by hiring ASAS under SFI to add additional components to existing fire panel to allow monitoring of new building fire panel. ADD \$3,307.81

Change Order No. 6 adds seven (7) days to the contract time. This new work will not affect the move-in date. The new Substantial Completion date is October 10, 2022.

FISCAL IMPACT

The total for Change Order No. 6 is \$201,993.24 and increases the Steele & Freeman, Inc. and Post L Group, LLC Guaranteed Maximum Price from \$43,066,610.63 to \$43,268,603.87. Funding is available from funds designated for this project in account 569011/45100-2022/3110309000, IO #920807.

Original Guaranteed Maximum Price	\$41,049,760.00
Change Order No. 1	\$ 44,133.00
Change Order No. 2	\$ 198,558.20
Change Order No. 3	\$ 314,670.44
Change Order No. 4	\$ 871,970.95
Change Order No. 5	\$ 587,518.04
Change Order No. 6	\$ 201,993.24
Revised Guaranteed Maximum Price	\$43,268,603.87