



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____
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DATE: 05/10/2022

SUBJECT: APPROVAL OF BUDGET REALLOCATION NO. 5 TO THE STEELE & FREEMAN, INC. AND POST L GROUP, LLC GUARANTEED MAXIMUM PRICE FOR 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 Budget Reallocation No. 5 to the Steele & Freeman, Inc. and Post L Group, LLC Guaranteed Maximum Price for the Juvenile Center Project included in the 2006 Capital Improvement Program.

BACKGROUND

On December 10, 2019, the Commissioners Court, through Court Order #131768, approved the Steele & Freeman, Post L Group Construction Agreement, which established the Construction Contingency Allowance in the amount of \$1,026,244.00.

The terms of the contract determine the following items to be compensable from the Construction Contingency Allowance. All items are within the cost of the Project and do not constitute any change in the GMP.

1. PC #053R1 – Air Flow Stations - PC includes the cost associated with adding outside air flow measuring stations to 19 RTUs per the conformance set of drawings that were previously removed during the Value Engineering phase of the project. The airflow stations were determined to be necessary for controls monitoring. PC #053R1 will be a reallocation from Construction Contingency to Bid Package #23 and will result in a \$0 change to GMP. Contingency Deduction (\$49,886.24)
2. PC #072 – RACO Frame Installation - During initial bid and determination of GMP, RACO frame installation was excluded from bidding subcontractors. PC #072 assigns a subcontractor as installer for the RACO frames in Courts building. Includes cost associated with installation of 69 RACO door frames not picked up on bid day as well as the cost to repair the drywall and tape and bed wall as frames required additional opening adjustments. PC #072 will be a reallocation from Construction Contingency to Bid Packages #09A and #09G and will result in a \$0 change to GMP. Contingency Deduction (\$31,657.28)
3. PC #78 – Temporary Wall Construction - PC includes costs associated with added scope to Bid Package #09A Drywall and Acoustical as well as Bid Package #09G Painting for construction of the temporary wall between existing facility and new construction at Area E. This temporary wall was given a finished appearance on the interior side of the existing facility. PC will be a reallocation from Construction Contingency and will result in a \$0 change to GMP. Contingency Deduction (\$5,379.92)

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Milissa Warner Mike Amador
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4. PC #079 – RFI #129 Wall Tile at Courts Reception - Includes cost associated with added tile material and labor at Building Receptionist K135 west wall per response to RFI #129 confirming that the Interior Finish Plan for Area K includes a typo. Confirming RFI was written after shop drawing review noted that the wall is to be tile and not paint. PC 079 will be a reallocation from Construction Contingency to Bid Package#09C and will result in a \$0 change to GMP. Contingency Deduction (\$2,045.08)
5. PC #105R1 – Housing Pod Chases - Submittal review comments on the resilient flooring shop drawings noted that there is to be no VCT flooring in the Housing pod plumbing chases. PC provides an installation credit from the resilient flooring subcontractor and will be a reallocation from Bid Package #09E to Construction Contingency for utilization at a later time. PC is a reallocation therefore a \$0 change to GMP. Contingency Addition \$408.33
6. PC #119 – Glazing Escalation - PC includes cost associated with manufacturer pricing escalation for the bullet resistant glazing materials necessary to perform the work issued in CPR #09 District Clerk BR-4 Separation. PC #119 will be a reallocation from Construction Contingency to Bid Package #08A and will result in a \$0 change to GMP. Contingency Deduction (\$7,505.93)
7. PC #121 – Angle for Windows at Roofline - PC includes cost associated with added aluminum L-angle materials for the exterior windows at Courts building not picked up on bid day. PC #121 will be a reallocation from Construction Contingency to Bid Package #08A and will result in a \$0 change to GMP. Contingency Deduction (\$15,626.53)

Construction Contingency Amount	\$1,026,244.00
Previously Authorized Reallocations	(\$ 241,635.56)
Budget Reallocation #005 Reduction of Contingency	<u>(\$ 111,692.65)</u>
Balance of Construction Contingency	\$ 672,915.79

The following represents Budget Adjustments to the Trade Contract Bid Packages and Bid Package #11 Contract Allowance included in Amendment No. 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 #006 – Bid Package #01AB Job Clean-Up Buyout - Assigns Express Facility Management as the trade contractor to perform the work associated with BP #01B Job Clean-Up and final cleaning of the project. During scope evaluations, Express Facility Management was identified as the lowest responsible bidder. Award of BP #01B to Express Facility Management includes a total base bid of \$27,968.00 and no alternates. PC #06 will be a relocation from BP #01B Budget Allowance and will result in a \$0 change to GMP.

Assign Express Facility Management to Bid Package #01B Job Clean-Up	\$27,968.00
Subguard per PC #006	<u>\$ 419.52</u>
Reallocation from BP #01B Budget Allowance	(\$28,387.52)



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2. PC #051 – Additional Masonry - Includes cost associated with added scope to Bid Package #04 Masonry to add through wall flashing not picked up on bid day. This PC assigns the through wall flashing scope to BP #04 Masonry. PC #051 will be a reallocation from Bid Package #04 Contract Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #04 Masonry (J&E)	\$2,441.00
Subguard per PC #051	<u>\$ 36.62</u>
Reallocation from BP #04 Contract Allowance	(\$2,477.62)

3. PC #054R1 – ASI 003 Canopy Revisions - Includes cost associated with changes issued in ASI 003 including revising the Aluminum Composite Material (ACM) cap at the front canopy to be sheet metal. Material costs and credits are included along with additional labor and wood blocking for the revised design. PC #054R1 will be a reallocation from Bid Package #07B Contract Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #07B Roofing (Paragon)	\$8,137.26
Decrease to Bid Package #07A Aluminum Composite Material (Vaden's)	(\$2,356.00)
Subguard per PC #054R1	<u>\$ 86.72</u>
Reallocation from BP #07B Contract Allowance	(\$5,867.98)

4. PC #090 – Joint Sealant Changes - Includes cost associated with switching from Sikadur 31 “pick-proof” sealant to the more expensive Sikadur “pick-resistant” sealant at all previous Sikadur 31 locations as directed during submittal review. PC also includes cost associated with added exterior joint sealants at control joints and building connections for the CMU security fencing issued in CPR #011. PC #090 will be a reallocation from Expansion Joint Cover Budget Allowance to Bid Package #07 Joint Sealants and will result in a \$0 change to GMP.

Increase to Bid Package #07 Joint Sealants - Submittal Review (George D Alan)	\$ 8,938.00
Increase to Bid Package #07 Joint Sealants - CPR #011 (George D Alan)	\$ 3,421.00
Subguard per PC #090	<u>\$ 185.39</u>
Reallocation from Expansion Joint Covers Budget Allowance	(\$12,544.39)

5. PC #101R1 – Termite Protection Area G - Includes cost associated with added termite protection at the storage room addition to Area G at existing facility. An extra mobilization beyond base bid for Bid Package #31A Termite Protection resulted in an additional charge. PC #101R1 will be a reallocation from Bid Package ??? Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #31A Termite Protection (North Dallas Pest)	\$75.00
Subguard for Bid Package #31A (North Dallas Pest)	<u>\$ 1.13</u>
Reallocation from BP #31A Contract Budget Allowance	(\$76.13)



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6. PC #128 – Bid Package #10A Signage Allocation - Assigns Morrison Architectural Sign Company as the trade contractor to perform the work associated with BP #10B Signage. Upon award of GMP, BP #10A was assigned a budget allowance of \$75,000.00. During scope evaluations, Morrison Architectural Sign Company was identified as the lowest responsible bidder. Award of BP #10A to Morrison Architectural Sign Company includes a total base bid of \$174,692.00 as specified plus the scope specific alternate bid of \$17,974.00 for incorporating Thermoform application for the ADA tactile signs. The alternate add was coordinated and approved by HDR and 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. This will provide a longer life span for the signs. PC #128 results in a deficit of \$132,974.46 which is reconciled in Change Order #6.

GMP Bid Package #10A Signage Budget Allowance	\$ 75,000.00
Assign Morrison Architectural Sign Company to Bid Package #10B Signage	\$192,666.00
Subguard for Bid Package #10A Overage	\$ 1,764.99
Overhead and Fees Due to Exceeding 2% of GMP	\$ 13,543.47
Remainder of Bid Package #10A	<u>(\$132,974.46)</u>
Change Order Required to Reconciled Bid Package #10A Deficit	\$132,974.46

All unused allowances will be returned to the Owner in a Deductive Change Order at completion of the project.

FISCAL IMPACT

There is no impact to Tarrant County. The Guaranteed Maximum Price remains unchanged.