



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

PAGE 1 OF 28

DATE: 08/16/2022

SUBJECT: APPROVAL OF BUDGET REALLOCATION NO. 7 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. 7 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 a Construction Manager Contract with the Steele & Freeman, Inc. and Post L Group, LLC for Construction Management Services and approved the Guaranteed Maximum Price (GMP) related to the Juvenile Center Project included in the 2006 Capital Improvement Program. This action established the Construction Contingency Allowance 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 or time allotted.

1. PC #062R1 – For repair of damaged HVAC roof top unit.
Contingency Deduction (\$8,566.60)
2. PC #103 – For landscaping material pricing increases from suppliers due to inflation over the two (2) years since the time of the original bid.
Contingency Deduction (\$15,812.33)
3. PC #147 – For pricing acceleration and equipment fuel due to inflation since execution of original contract.
Contingency Deduction (\$15,075.80)
4. PC #160 – For added electrical cost for Transformer spare conduit, Data Room X-Ray, Uninterruptible Power Supply (UPS), and conduit for the fire alarm panel and annunciator at both Courts and Housing.
Contingency Deduction (\$13,529.08)
5. PC #161 – To add aluminum floor expansion joint cover plates at Areas F and E.
Contingency Deduction (\$8,969.56)

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Milissa Warner Michael Amador
---------------	-----------------------	------------------------------	----------------------------------



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____

DATE: 08/16/2022

PAGE 2 OF _____

28

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

The following represents Budget Adjustments to the Trade Contract Bid Packages and Bid Package #11 Contract Allowance approved by the Commissioners Court, through Court Order #131768. All items are within the cost of the project and do not constitute any change in the GMP.

1. PC #118 – For additional painting to an added exterior door to Mechanical Room J162A; doors to four (4) showers in Area A, B, C, & D; baby changing station in Area J; epoxy flooring finish to five (5) Adult Holding Rooms in Area K & L; and to relocate water supply boxes for Area L coffee maker.

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

2. PC #157R1 – For additional painting and drywall finishing in Housing and Courts building; due to miscellaneous construction damage, project adjustments, and touch ups from other trades.

Increase to Bid Package #09G Painting	\$ 22,939.00
Subguard per PC #157R1	<u>\$ 344.09</u>
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>
Reallocation from BP #09G Budget Allowance	\$ 37,525.10

3. PC #129 – For added steel fabrications for rooftop units, canopy columns C15 and C20, Transformer support at electrical rooms B102 and C102, added bollards at Courts generator and docking station, and two (2) diamond plates for sidewalks.

Increase to Bid Package #05 Steel	\$ 18,905.00
Increase to Subguard per PC #129	<u>\$ 283.58</u>
Reallocation from Bid Package #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



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____

DATE: 08/16/2022

PAGE 3 OF

28

4. PC #136 – For cost of moisture resistant adhesive glue for carpet tile and vinyl composition tile flooring installations.

Increase to Bid Package #09E Resilient Flooring & Carpet	\$ 9,798.00
Increase of Subguard per PC #136	<u>\$ 146.97</u>
Reallocation from Bid Package #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 Allowance	<u>\$ (9,944.97)</u>
Balance of BP #09E Budget Allowance	\$ 55,252.75

5. PC #139 – For installation of four (4) security door frames in Area C, D, J, and K; for masonry repairs after ADA toilet carrier adjustment in Housing Sleeping Rooms; for Area E Classrooms grab bar adjustments; and for remediation to various security intercoms and card readers.

Increase to Bid Package #04 Masonry	\$ 9,322.00
Subguard per PC #139	<u>\$ 139.83</u>
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 completion of the project.

FISCAL IMPACT

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