



COMMISSIONERS COURT  
COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

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DATE: 10/25/2022

**SUBJECT: APPROVAL OF BUDGET REALLOCATION NO. 9 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. 9 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 #116 – For various changes and scope gaps to door and hardware caused by Owner move-in. Contingency Deduction (\$28,295.16)
2. PC #172 – To replace five hundred (500) feet of cable for a pedestrian gate which was in conflict with a pier for the covered walkway canopy. Contingency Deduction (\$3,672.27)
3. PC #174 – To replace three (3) water damaged acoustical wall panels and for installing temporary wall for security fencing during construction activities. Contingency Deduction (\$14,791.24)
4. PC #176 – To locate and cap the existing plumbing lines in the Housing Pods. Contingency Deduction (\$2,711.07)
5. PC #178 – To correct signage for rooms F102 and F103 from plural form to singular form, per end user request. Contingency Deduction (\$538.97)

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Milissa Warner Michael Amador
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6. PC #184 – Cost for changes in electrical scope to provide additional conduits in courts, grounding bus bars in security closets, disconnects for RTU's, and power to water pumps, per Design direction. Contingency Deduction (\$61,167.34)
7. PC #190 – Cost for additional labor to re-install courtroom door hardware due to manufactures milling error. Contingency Deduction (\$5,635.75)

Construction Contingency Amount	\$1,026,244.00
Previously Authorized Reallocations	\$ (676,052.42)
Budget Reallocation #009 Reduction of Contingency	<u>\$ (116,811.80)</u>
Balance of Construction Contingency	\$ 233,379.78

The following represents Budget Adjustments to the Trade Contract Bid Packages and Bid Package #11 Contract Allowance included in the above-mentioned contract approved on December 10, 2019. All items are within the cost of the project and do not constitute any change to the Guaranteed Maximum Price.

1. PC #114 – To provide security access panels at hard ceilings in the detention areas as required by code.

Increase to Bid Package #11 Detention Equipment	\$ 9,307.81
Increase of Subguard per PC #114	<u>\$ 139.62</u>
Reallocation from Bid Package #11 Budget Allowance	\$ 9,447.43

2. PC #194 – For repairing weather damage door E100B and for providing matching type of door cylinders in the Courts building, per Owner's request.

Increase to Bid Package #11 Detention Equipment	\$ 8,123.61
Increase of Subguard per PC #194	<u>\$ 121.85</u>
Reallocation from Bid Package #11 Budget Allowance	\$ 8,245.46
Bid Package #11 Detention Equipment Budget Allowance	\$ 118,250.00
Previously Authorized Reallocations	\$ (97,927.00)
Budgeted Reallocation #009 Reduction of Allowance	<u>\$ (17,692.89)</u>
Balance of BP #11 Budget Allowance	\$ 2,630.11

3. PC #171 – For providing stainless steel railing at Area K and Area J ramps/entry steps at Courts building, per owner request.

Increase to Bid Package #05 Steel (Keystone)	\$ 35,218.00
Credit for Deleted Primed Rails	\$ ( 3,343.00)
Subguard per PC #171	<u>\$ 478.13</u>
Reallocation from BP #05 Budget Allowance	\$ (32,353.13)
Bid Package #05 Steel Budget Allowance	\$ 90,385.00
Previously Authorized Reallocations	\$ (19,188.58)
Budget Reallocation #009 Reduction of Allowance	<u>\$ (32,353.13)</u>
Balance of BP #09G Budget Allowance	\$ 38,843.29



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4. PC #181 – To repair damaged spots to terrazzo flooring at Courts building Main Lobby.

Increase to Bid Package #10D Terrazzo Flooring	\$ 1,975.00
Increase to subguard per PC #181	\$ 29.63
Reallocation from Bid Package #09E Budget Allowance	\$ 2,004.63
Bid Package #09E Moisture Budget Allowance	\$ 101,418.00
Previously Authorized Reallocations	\$ (56,518.25)
Budget Reallocation #09 Reduction of Allowance	\$ ( 2,004.63)
Balance of BP #09E Budget Allowance	\$ 42,895.12

5. PC #186 – To replace a broken and a scratched piece of glass in the Courts Lobby.

Increase to Bid Package #08A Glazing (Texas Commercial Glass)	\$ 15,000.00
Subguard per PC #186	\$ 27.93
Reallocation from BP #08 Budget Allowance	\$ (1,890.19)
Bid Package #08 Storefront Glass Budget Allowance	\$ 15,000.00
Previously Authorized Reallocations	\$ (00.00)
Budget Reallocation #009 Reduction of Allowance	\$ (1,890.19)
Balance of BP #09E Budget Allowance	\$ 13,109.81

6. PC #188 – To repair the gypsum board, painting touch up, and damaged acoustic ceiling resulting from Owner move-in.

Increase to Bid Package #09G Painting	\$ 6,309.00
Increase to Bid Package #09G Drywall and Acoustical	\$ 6,552.60
Increase of Subguard per PC #188	\$ 192.92
Reallocation from Bid Package #09G Budget Allowance	\$ 13,054.52
Bid Package #09G Painting Budget Allowance	\$ 68,983.00
Previously Authorized Reallocations	\$ (35,034.76)
Budget Reallocation #009 Reduction of Allowance	\$ (13,054.52)
Balance of BP #09G Budget Allowance	\$ 20,893.72

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.

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