



COMMISSIONERS COURT  
COMMUNICATION

REFERENCE NUMBER

PAGE 1 OF 29

DATE: 12/6/2022

SUBJECT: **APPROVAL OF BUDGET REALLOCATION NO. 10 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. 10 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:**

This action does not change the Guaranteed Maximum Price (GMP) for the project. In accordance with the terms of the Steele & Freeman, Post L Group Construction Agreement dated December 10, 2019, Court Order #131768, determines 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 and time allotted. The Construction Contingency Allowance of \$1,026,244.00 was established in Amendment No. 1 and approved by the Commissioners Court on December 10, 2019, Court Order #131768.

1. PC #200 – For material pricing escalation of gates and operators for main entry at Area K.  
Contingency Deduction (\$23,043.34)
2. PC #203 – For added scope for various door hardware changes needed per end user request.  
Contingency Deduction (\$8,013.70)
3. PC #209 – For repairing irrigation lines in West Parking lot due to paving and flat work scope addition.  
Contingency Deduction (\$16,240.00)

Construction Contingency Amount	\$1,026,244.00
Previously Authorized Reallocations	(\$ 792,864.22)
Budget Reallocation #010 Reduction of Contingency	(\$ 47,297.04)
Balance of Construction Contingency:	\$ 186,082.74

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.

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



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1. PC #198 – For material cost to provide Sikadur 31 joint sealant to windows and doors.

Increase to Bid Package #7 Joint Sealants	\$ 1,371.00
Increase of Subguard per PC #198	<u>\$ 20.57</u>
Reallocation from Expansion Joint Covers Budget Allowance	(\$ 1,391.57)
Expansion Joint Covers Budget Allowance	\$18,602.00
Previously Authorized Reallocations	(\$12,544.39)
Budget Reallocation #010 Reduction of Allowance	<u>\$ 1,391.57</u>
Balance of Expansion Joint Covers Budget Allowance	\$ 4,666.04

2. PC #199 – To provide temporary handrails at main entrance and bollards to protect gas meter, per Owner request.

Increase to Bid Package #05 Steel	\$14,367.00
Increase to Subguard per PC #199	<u>\$ 215.51</u>
Reallocation from Bid Package #05 Budget Allowance	(\$14,582.51)
Bid Package #05 Steel Budget Allowance	\$90,385.00
Previously Authorized Reallocations	(\$51,541.71)
Budget Reallocation #010 Reduction of Allowance	<u>(\$ 9,698.33)**</u>
Balance of BP #05 Steel Budget Allowance	\$29,144.96

\*\*Total deduction shown is \$14,582.51 from PC#199 and (\$4,884.18) from PC#206.

3. PC #201R2 – To provide patching and painting touch ups in Areas L, K & Sallyport, resulting from end user move in.

Increase to Bid Package #09G Printing	\$7,883.00
Increase of Subguard per PC #201R2	<u>\$ 118.25</u>
Reallocation from Bid Package #09G Budget Allowance	(\$8,001.25)
Bid Package #09G Painting Budget Allowance	\$68,983.00
Previously Authorized Reallocations	(\$48,089.28)
Budget Reallocation #010 Reduction of Allowance	<u>(\$ 9,829.27)*</u>
Balance of BP #09G Budget Allowance:	\$ 11,064.45

\* Total deduction shown is \$8,001.25 from PC#201R2 and \$1,828.02 from PC#212.

4. PC #204 - For repairing 3" main gas line that was unmarked, not visible, and not reflected on as-built resulting in an after-hours emergency repair.

Increase to Bid Package #23 Plumbing (Lochridge)	\$ 2,328.00
Subguard per PC #204	<u>\$ 34.92</u>
Reallocation from BP #33 Site Utilities Budget Allowance	(\$ 2,362.92)
Bid Package #33 Site Utilities Budget Allowance	\$10,000.00
Previously Authorized Reallocations	(\$ 2,161.75)
Budget Reallocation #010 Reduction of Allowance	<u>(\$ 2,362.92)</u>
Balance of BP #33 Budget Allowance:	\$ 5,475.33



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5. PC #206 – Reallocation needed to reconcile a previously approved PC for repairs to steel columns C15 and C20 at Area K canopy.

Subguard per PC #206	(\$ 72.18)
Reallocation to BP #05 Budget Allowance	(\$ 4,884.18)
Bid Package #05 Steel Budget Allowance	\$90,385.00
Previously Authorized Reallocations	(\$51,541.71)
Budget Reallocation #010 Reduction of Allowance	<u>(\$ 9,698.33)**</u>
Balance of BP #05 Steel Budget Allowance	\$29,144.96

\*\*Total deduction shown is \$14,582.51 from PC#199 and (\$4,884.18) from PC#206.

6. PC #211 – For added scope to refinish exterior cinderblock wall that was newly exposed during demolition of Area G/H Housing Pods.

Increase to Bid Package #09B Plaster (Vadens)	\$ 9,890.00
Increase to Bid Package #07B Roofing (Paragon)	\$ 1,700.00
Subguard per PC #211	<u>\$ 173.85</u>
Reallocation from BP #04 Masonry Budget Allowance	(\$11,763.85)
Bid Package #04 Masonry Budget Allowance	\$53,983.00
Previously Authorized Reallocations	(\$29,473.59)
Budget Reallocation #010 Reduction of Allowance	<u>(\$23,053.70)**</u>
Balance of BP #04 Budget Allowance:	\$ 1,455.71

\*\* Total deduction shown is \$11,763.85 from PC#211 and \$11,289.85 from PC#212

7. PC #212 – For added masonry scope to remove 8” of cinderblock above five (5) door frames and to provide rough opening for J168A and J169A doors. For painting touchups in corridors of the Courts building.

Increase to Bid Package #04 Masonry (J&E)	\$11,123.00
Subguard per PC #212 (Masonry)	<u>\$ 166.85</u>
Reallocation from BP #04 Budget Allowance	(\$11,289.85)
Increase to Bid Package #09G Painting (Noteboom)	\$ 1,801.00
Subguard per PC #212 (Painting)	<u>\$ 27.02</u>
Reallocation from BP #09G Budget Allowance	(\$1,828.02)
Bid Package #04 Masonry Budget Allowance	\$53,983.00
Previously Authorized Reallocations	(\$29,473.59)
Budget Reallocation #010 Reduction of Allowance	<u>(\$23,053.70)**</u>
Balance of BP #04 Budget Allowance:	\$ 1,455.71

\*\* Total deduction shown is \$11,763.85 from PC#211 and \$11,289.85 from PC#212



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Bid Package #09G Painting Budget Allowance	\$68,983.00
Previously Authorized Reallocations	(\$48,089.28)
Budget Reallocation #010 Reduction of Allowance	<u>(\$ 9,829.27)**</u>
Balance of BP #09G Budget Allowance:	\$11,064.45

\*\* Total deduction shown is \$8,001.25 from PC#201R2 and \$1,828.02 from PC#212.

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.