



COMMISSIONERS COURT  
COMMUNICATION

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

PAGE 1 OF 26

DATE: 06/06/2023

**SUBJECT: APPROVAL OF BUDGET REALLOCATION NO. 12 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. 12 to the Steele & Freeman, Inc. and Post L Group, LLC Guaranteed Maximum Price (GMP) 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 Steele & Freeman and Post L Group, Inc. for construction management services and approved the Guaranteed Maximum Price of \$41,049,760.00 related to the construction of the Juvenile Center Project which was included in the 2006 Capital Improvement Program.

The following proposed changes are to the Construction Contingency Allowance approved through Court Order #131768 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.

Proposed Change (PC) #224 – Includes cost associated with removing the temporary wall that was installed for added security and safety while the security fence was being placed along the courtyard in Area G after the demolition of the existing buildings.

*Contingency Deduction (\$1,809.01)*

PC #225 – Includes the cost to repair doors due to hardware changes issued in CPR 27.2. CPR 27.2 changed the hardware on several doors in the courtrooms for security and egress purposes. Due to the cost and extended lead time of new doors it was decided to field repair the existing doors. This resulted in a quicker turnaround and reduced cost to Tarrant County. These doors were repaired during weekends and after hours to prevent and reduce disruption to court.

*Contingency Deduction (\$11,456.66)*

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Milissa Warner Michael Amador
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# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: \_\_\_\_\_ DATE: 06/06/2023 PAGE 2 OF 26

PC #227 – For labor and materials for repairs to heating, ventilation, and air conditioning (HVAC) rooftop units (RTUs) including RTU-3 which required a replacement coil and RTU-9 which required a replacement bracket to hold the fan in place. RTU-3 repairs included replacing the coil, filter and drier for the unit, recovering the refrigerant, testing, and recharging the system to ensure proper functionality. See attached sheet from project specification 23 74 14 Packaged Rooftop Air Handling Units stating that warrant period on parts shall be 12 months from unit start-up and 18 months from shipment of parts. The warranty period for shipped parts was February 24, 2021 to August 24, 2022 and the start-up of the units occurred on September 15, 2021. Therefore, both units were out of the warranty period at the time of repair.

*Contingency Deduction (\$5,988.50)*

PC #228 – Includes the cost to provide and install enhanced intercom processors to the intercom system in the new housing units. This is a request by Tarrant County for the safety of juveniles. The enhanced processors will allow the speakers in the sleeping pods to trigger alarms and allow the staff to monitor and check in on juveniles. The processors add the audio level monitoring function which enables the system to generate an intercom call when the audio level at the station/speaker exceeds a programmed threshold. The Owner requested to add this functionality for all the bedroom speakers. The specifications and approved submittals did not call for this part therefore this is an add-in scope.

*Contingency Deduction (\$32,996.64)*

PC #230 – Includes cost associated with alternate audio visual and control equipment to replace the originally specified Crestron equipment, including all cable, connectors, hardware, switches, relays, terminal blocks, panels, etc., to ensure complete and operational system. These alternates are being proposed as the original components are back ordered and would not arrive at the project until much later than desired by Owner. PC also includes after-hours labor to complete the installations while Courts building is unoccupied to avoid affecting court processes.

*Contingency Deduction (15,740.91)*

Construction Contingency Amount	\$1,026,244.00
Previously Authorized Reallocations	\$ (865,284.56)
Budget Reallocation #011 Reduction of Contingency	\$ (67,991.72)
Balance of Construction Contingency	\$ 92,967.72

The following proposed changes are budget adjustments to the Trade Contract Bid Packages and Allowances approved through Court Order #131768. All items are within the cost of the project and do not constitute any change in the Guaranteed Maximum Price.

PC #226 – Includes cost associated with field measurements of existing conditions and shop drawings detailing as well as a revision for the stainless-steel handrails issued in CPR #20 which were eventually voided by Owner and did not reach fabrication/installation. PC is for the cost incurred by subcontractor to be involved in the pricing request and submittal process. PC #226 will be a reallocation from Bid Package #05 Steel Budget Allowance and will result in a \$0 change to the GMP.



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: \_\_\_\_\_ DATE: 06/06/2023 PAGE 3 OF 26

Increase to Bid Package #05 Steel (Keystone)	\$ 2,310.00
Subguard per PC #226	<u>\$ 34.65</u>
Reallocation from Bid Package #05 Steel Budget Allowance	\$( 2,344.65)

Bid Package #05 Budget Allowance	\$ 90,385.00
Previously Authorized Reallocations	\$(61,240.04)
Budget Reallocation #012 Reduction of Allowance	<u>\$( 2,344.65)</u>
Balance of Bid Package #05 Budget Allowance	\$ 26,800.31

PC #229 – Includes cost associated with exterior paving expansion joint sealants at the sidewalks and covered walkway canopy columns necessary to complete the CPR #20 scope of work. PC 229 will be a reallocation from Expansion Joint Covers Budget Allowance and will result in a \$0 change to the GMP.

Increase to Bid Package #07 Joint Sealants (George D Alan)	\$ 2,368.00
Subguard per PC #229	<u>\$ 35.52</u>
Reallocation from Expansion Joint Covers Budget Allowance	\$( 2,403.52)

Expansion Joint Covers Budget Allowance	\$ 18,602.00
Previously Authorized Reallocations	\$(13,935.96)
Budget Reallocation #012 Reduction of Allowance	\$( 2,403.52)
Balance of Expansion Joint Covers Budget Allowance	\$ 2,262.52

PC #231R1 – Includes cost associated with painting 2 metal bollards which were added for protection of the gas meter at the East parking lot entry per RFI #200 along with drywall and paint touch ups around a light switch adjustment at Vestibule K150 at Courts building. PC #231R1 will be a reallocation from Bid Package #09G Painting Budget Allowance and will result in a \$0 change to the GMP.

Increase to Bid Package #09G Painting (Noteboom)	\$ 636.00
Subguard per PC #231	\$ 9.54
Reallocation from Bid Package #09G Painting Budget Allowance	<u>\$( 645.54)</u>

Bid Package #09G Budget Allowance	\$ 68,983.00
Previously Authorized Reallocations	\$(57,918.55)
Budget Reallocation #012 Reduction of Allowance	<u>\$( 645.54)</u>
Balance of Bid Package #09G Budget Allowance	\$ 10,418.91

PC #232 – Includes cost associated with labor and materials to repair an 8" storm drainpipe which was underneath existing facility Housing building that was demolished. The pipe was damaged during removal of the foundation of the building. Existing As-Built drawings which were provide to us did not show this storm drain line, therefore this was an unforeseen condition and required repair when it was unexpectedly damaged. PC #232 will be a reallocation from Bid Package #33 Site Utilities Budget Allowance and will result in a \$0 change to the GMP.



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: \_\_\_\_\_ DATE: 06/06/2023 PAGE 4 OF 26

Increase to Bid Package #33 Site Utilities: (Fire Line)	\$ 2,668.00
Subguard per PC #232:	\$ <u>40.02</u>
Reallocation from Bid Package #33 Site Utilities Budget Allowance:	\$( 2,708.02)

Bid Package #33 Budget Allowance	\$ 10,000.00
Previously Authorized Reallocations	\$( 4,524.67)
Budget Reallocation #012 Reduction of Allowance	<u>\$( 2,708.02)</u>
Balance of Bid Package #33 Budget Allowance	\$ 2,767.31

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.