

4. Approval of Change Order No. 1 to the KE Industrial, LLC. Contract for the Scott D Moore Juvenile Justice Center Generator Project



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

PAGE 1 OF 8

DATE: 11/07/2023

SUBJECT: **APPROVAL OF CHANGE ORDER NO. 1 TO THE KE INDUSTRIAL, LLC. CONTRACT FOR THE SCOTT D MOORE JUVENILE JUSTICE CENTER GENERATOR PROJECT**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve Change Order No. 1 to the KE Industrial, LLC. Contract for the Scott D. Moore Juvenile Justice Center Generator Project, located in Fort Worth.

BACKGROUND

On December 14, 2021, the Commissioners Court, through Court Order #137028, awarded Bid No. 2022-012 to KE Industrial, LLC. and approved a service contract in the amount of \$2,397,009.00.

Change Order No. 1 decreases the total contract price by \$15,811.00, which includes the following:

Proposed Change Order (PCO) #1 – To order and schedule utility locating service to locate the gas line in the electrical yard. Revisions are for an existing gas line that has the potential to affect the location of the Underground Storage Tank.

Add \$780.00

PCO #2 – This change will cover the installation of emergency power to the Main Switch Gear Box (MSB) 1. This will allow MSB 1 to be energized by the emergency power system when normal power is interrupted.

ADD \$8,320.00

PCO #3 – For requested relocation of the Docking Station to a location outside the western wall of the Sally Port. The original location of the Docking Station was found to interfere with a security fence and walkway being installed by another contractor working on an existing project at this facility.

DECREASE -\$24,911.00

Change Order No. 1 does not add additional days to the contract term.

FISCAL IMPACT

The total for Change Order No. 1 is (\$15,811.00) and will decrease the total contract price from \$2,397,009.00 to \$2,381,198.00. Funding is available in account 569011/3110309000/45100-2024.

Original Contract Total	\$2,397,009.00
Change Order No. 1	<u>\$ (15,811.00)</u>
Revised Contract Total	\$2,381,198.00

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Christina Munoz Michael Amador
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AIA® Document G701™ – 2017

Change Order

PROJECT: (name and address)

Scott D Moore Juvenile Justice Center/
Lynn W. Ross Detention Center Generator Upgrade -
2701 Kimbo Road
Fort Worth, Texas 76111

CONTRACT INFORMATION:

Contract For: General Construction
Date: August 7, 2023

CHANGE ORDER INFORMATION:

Change Order Number: 001
Date: August 7, 2023

OWNER: (name and address)

Tarrant County
100 E. Weatherford St. Room 330
Fort Worth, TX

ARCHITECT: (name and address)

Baird, Hampton & Brown
6300 Ridglea Place, Suite 700
Fort Worth, Texas 76116

CONTRACTOR: (name and address)

KE Industrial LLC
2502 Edinburgh
Mesquite, TX 75150

The Contract is changed as follows:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

PCO #1 - Scope of work: Gas utility location service to find gas service line to facility (See exhibits - PCOA1 & PCOR1)

Total: \$780.00

PCO #2 - Scope of Work: Connect MSB1 to existing emergency power system (See exhibits - PCOA2 & PCOR2)

Total: \$8,320.00

PCO #3 - Scope of Work: Relocate the Docking Station from the original location in the parking to the southeast corner of the electrical yard (See exhibits - PCOA3 & PCOR3)

Total: - \$24,911.00

Total Value of PCOs

Included in this Change Order : -\$15,811.00

The original (Contract Sum) (~~Guaranteed Maximum Price~~) was

\$ 2,397,009.00

The net change by previously authorized Change Orders

\$ 0.00

The (Contract Sum) (~~Guaranteed Maximum Price~~) prior to this Change Order was

\$ 2,397,009.00

The (Contract Sum) (~~Guaranteed Maximum Price~~) will be (~~increased~~) (~~decreased~~) (~~unchanged~~)
by this Change Order in the amount of

\$ -15,811.00

The new (Contract Sum) (~~Guaranteed Maximum Price~~), including this Change Order, will be

\$ 2,381,198.00

The Contract Time will be (~~increased~~) (~~decreased~~) (unchanged) by

(0) days.

The new date of Substantial Completion will be

October 20, 2023

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

BAIRD, HAMPTON & BROWN, INC.

ARCHITECT (Firm name)

KE Industrial LLC

CONTRACTOR (Firm name)

OWNER (Firm name)

Paul Morris

SIGNATURE

Ernest Dominguez

SIGNATURE

SIGNATURE

PAUL MORRIS ELECTRICAL ENGINEER

PRINTED NAME AND TITLE

Ernest Dominguez- Project Manager

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

8/15/2023

DATE

8/8/2023

DATE

DATE

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.




TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
INTERIM DIRECTOR

DATE: July 22, 2022

TO: Ernest Dominguez, Project Manager
KE Industrial LLC

FROM: Michael Amador, Interim Director 

RE: Scott D. Moore Juvenile Justice Center / Lynn Ross Detention Center Generator Upgrade Project

We are in receipt of PCO #1 (Gas Line Locator Service) in the amount of \$780.00. The description of work and cost breakdown have been reviewed and found to be acceptable.

During a walkthrough of the site, it was discovered that the underground gas line that provides gas service to the existing Juvenile campus was located within the construction zone of the Generator Upgrade Project. But the exact location and depth of the line were unknown. At the request of Facilities Management, KE Industrial was asked to provide PCO #1 to engage a utility locating service to mark the exact location of the existing gas line to ensure the line is not damaged when construction activities commence.

The Contract Time will not be affected by this work.

Please implement PCO #1 into Change Order #1.

KE Industrial LLC
2502 EDINBURGH • MESQUITE, TX 75150

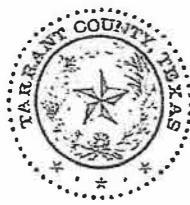
POTENTIAL CHANGE ORDER

PROJECT NAME	Scott D. Moore Juvenile Justice Center/ Lynn W. Ross Detention Center Generator Upgrade		
LOCATION OF WORK	2701 Kimbo Rd., Fort Worth, Texas 76111		
PROJECT MANAGER	ERNEST DOMINGUEZ	CLIENT	TARRANT COUNTY
REQUESTING PARTY	KE INDUSTRIAL	DATE OF REQUEST	6/3/2022
CHANGE ORDER #	PCO #1		

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	◆ Order and schedule utility locating service to locate gas line in electrical yard
REASON FOR CHANGES	◆ There is an existing gas line that has the potential to effect the location of the UST
SUPPORT AND JUSTIFICATION DOCUMENTS	<ul style="list-style-type: none"> ◆ Drawing C-105.1 ◆ Proposal Letter
SPECIFICATIONS	◆ All work performed in this change order will meet original contract material and workmanship specifications
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT TIMES	
ORIGINAL CONTRACT PRICE	\$2,397,009.00	ORIGINAL CONTRACT TIMES	Project completion within 270 days from installation of first piece of equipment
NET CHANGES OF PREVIOUS CHANGE ORDERS	N/A	NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS	N/A
NET INCREASE/ DECREASE	\$780.00	NET INCREASE/ DECREASE	0
TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS	\$2,397,789.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	Project completion within 270 days from installation of first piece of equipment

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE	
NAME & TITLE		NAME & TITLE	
DATE		DATE	




TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
INTERIM DIRECTOR

DATE: July 22, 2022

TO: Ernest Dominguez, Project Manager
KE Industrial LLC

FROM: Michael Amador, Interim Director 

RE: Scott D. Moore Juvenile Justice Center / Lynn Ross Detention Center Generator Upgrade Project

We are in receipt of PCO #2 (extension of the temporary emergency power system) in the amount of \$8,320.00. The description of work and cost breakdown have been reviewed and found to be acceptable.

During discussions with the design team and KE Industrial, it was determined that electrical panel MSB1 could be added to the temporary emergency power system TCFM had installed at the Juvenile Center. MSB1 provides electric power to two (2) associate courts and the Administration area. This change will allow MSB1 to be energized by the temporary emergency power system when normal power is interrupted or loss. Adding MSB1 to the temporary emergency power system will ensure all the court staff in the two (2) Associate Courts and the staff located within the Administration area can continue to perform their daily tasks in the event of a power loss.

The Contract Time will not be affected by this work.

Please implement PCO #2 into Change Order #1.

KE Industrial LLC
2502 EDINBURGH • MESQUITE, TX 75150

POTENTIAL CHANGE ORDER

PROJECT NAME	Scott D Moore Juvenile Justice Center/ Lynn W. Ross Detention Center Generator Upgrade		
LOCATION OF WORK	2701 Kimbo Rd., Fort Worth, TX 76111		
PROJECT MANAGER	Ernest Dominguez	CLIENT	Tarrant County
REQUESTING PARTY	KE Industrial	DATE OF REQUEST	7/14/2022
CHANGE ORDER #	PCO #2		

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGES NEEDED	This change will cover the installation of emergency power to MSB1
REASON FOR CHANGES	This change will allow MSB1 to be energized by the emergency power system when normal power is interrupted.
SUPPORT AND JUSTIFICATION DOCUMENTS	N/A
SPECIFICATIONS	N/A
ADDITIONAL INFORMATION	This work is to be performed in the evening time or on weekends, depending on Tarrant County's preferred schedule. This work will take approximately 6 to 8 hours to complete.

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT TIMES	
ORIGINAL CONTRACT PRICE	\$2,397,009.00	ORIGINAL CONTRACT TIMES	Project completion within 270 days from installation of first piece of equipment
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$780.00	NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS	0
NET INCREASE/ DECREASE	\$8320.00	NET INCREASE/ DECREASE	0
TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS	\$2,406,109.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	Project completion within 270 days from the installation of first piece of equipment

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE	
NAME & TITLE		NAME & TITLE	
DATE		DATE	



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

May 25, 2023

Ernest Dominguez
Project Manager
KE Industrial LLC

RE: Scott D. Moore Juvenile Justice Center / Lynn Ross Detention Center Generator Upgrade Project

We are in receipt of PCO #3 (Relocation of Docking Station) in the amount of -\$24,911.00. The description work and cost breakdown have been reviewed and found to be acceptable.

This change has been requested for the relocation of the Docking Station to a location outside the western wall of the Sally Port.

The original location of the Docking Station was found to interfere with a security fence and walkway being installed by another contractor working on an existing project at this facility.

Respectfully,

Willie R. Shephard

Willie Shephard
Tarrant County Facilities Management – Operations Manager
100 W. Weatherford St, Room 330
Fort Worth, TX 76196
Phone: (817)884-2854

KE Industrial LLC
2502 EDINBURGH • MESQUITE, TX 75150

POTENTIAL CHANGE ORDER

PROJECT NAME	Scott D Moore Juvenile Justice Center/ Lynn W. Ross Detention Center Generator Upgrade		
LOCATION OF WORK	2701 Kimbo Rd., Fort Worth, TX 76111		
PROJECT MANAGER	Ernest Dominguez	CLIENT	Tarrant County
REQUESTING PARTY	KE Industrial	DATE OF REQUEST	1/5/2023
CHANGE ORDER #	PCO #3		

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	This change has be requested for the relocation of the Docking Station to a location outside the western wall of the Sally Port.
REASON FOR CHANGES	<p>This change order has been requested due to the following reasons:</p> <ul style="list-style-type: none"> The original location of the Docking Station was found to interfere with a security fence and walkway being installed by another contractor working on an existing project at this facility
SUPPORT AND JUSTIFICATION DOCUMENTS	E-2 Site Plan Docking Station-1-5-23 Docking Station - fence, walkway overlay 1-5-23
SPECIFICATIONS	N/A
ADDITIONAL INFORMATION	N/A

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT TIMES	
ORIGINAL CONTRACT PRICE	\$2,397,009.00	ORIGINAL CONTRACT TIMES	Project completion within 270 days from installation of first piece of equipment
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$9100.00	NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS	0
NET INCREASE/ DECREASE	-\$24,911.00	NET INCREASE/ DECREASE	0
TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS	\$2,381,198.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	Project completion within 270 days from the installation of first piece of equipment

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE	
NAME & TITLE		NAME & TITLE	
DATE		DATE	