

FORT BEND COUNTY FY 2010
COMMISSIONERS COURT AGENDA REQUEST FORM

Return Completed Form by E-Mail to: Agenda Coordinator, County Judge's Office

Date Submitted: February 17, 2010

Submitted By: Laura Dougherty

Court Agenda Date: February 23, 2010

Department: Facilities Management & Planning

Phone Number: 281-633-7017

SUMMARY OF ITEM:

Take all appropriate action to approve the 3rd Amendment to the Agreement with Pierce Goodwin Alexander and Linville (PGAL), for Additional Services in the amount of \$50,660.00. The new total NTE is \$3,835,970.00.

RENEWAL AGREEMENT/APPOINTMENT

YES ☐ NO ☐

REVIEWED BY COUNTY ATTORNEY'S OFFICE: YES ☒ NO ☐

List Supporting Documents Attached: Third Amendment Agreement

FINANCIAL SUMMARY:

BUDGETED ITEM: YES ☒ NO ☐

FUNDING SOURCE: Accounting Unit: 734418888

Account Number: FEB 17 2010

Activity (If Applicable): P418-09JCOMPLEX

DESCRIPTION OF LAWSON ACCOUNT: Justice Center

COUNTY JUDGE
RECEIVED

Instructions to submit Agenda Request Form:

- Completely fill out agenda form: incomplete forms will not be processed.
- Agenda Request Forms should be submitted by e-mail, fax, or inter-office mail, and all back-up information must be provided by Wednesday at 2:00 p.m. to all those listed below.
- All original back-up must be received in the County Judge's Office by 2:00 p.m. on Wednesday.

DISTRIBUTION:

Original Form Submitted with back up to County Judge's Office ☐ (✓ when completed)

If by E-Mail to ospindon@co.fort-bend.tx.us

If by Fax to (281) 341-8609

Distribute copies with back-up to all listed below. If by fax, send to numbers below:

<input checked="" type="checkbox"/> Auditor (281-341-3774)	<input checked="" type="checkbox"/> Comm. Pct. 1 (281-342-0587)
<input checked="" type="checkbox"/> Budget Officer (281-344-3954)	<input checked="" type="checkbox"/> Comm. Pct. 2 (281-403-8009)
<input checked="" type="checkbox"/> Facilities/Planning (281-633-7022)	<input checked="" type="checkbox"/> Comm. Pct. 3 (281-242-9060)
<input checked="" type="checkbox"/> Purchasing Agent (281-341-8642)	<input checked="" type="checkbox"/> Comm. Pct. 4 (281-980-9077)
<input checked="" type="checkbox"/> Information Technology (281-341-4526)	<input checked="" type="checkbox"/> County Clerk (281-341-8697)
<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> County Atty (281-341-4557)

RECOMMENDATION / ACTION REQUESTED:

Special Handling Requested (specify): Please Approve

2-25-10 3 orig's. ret. to Laura at Facilities

FM100294

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIRD AMENDMENT AGREEMENT FOR
PHASE 2 – POST BOND ELECTION ARCHITECTURAL SERVICES

THIS THIRD AMENDMENT to the Agreement for Phase 2 – Post Bond Election Architectural Services is made and entered into by and between the Fort Bend County, a body corporate and politic under the laws of the State of Texas, acting herein by and through its Commissioners Court, hereinafter referred to as “County,” and PIERCE GOODWIN ALEXANDER & LINVILLE (PGAL) hereinafter referred to as “Architect” authorized to conduct business in the State of Texas.

RECITALS

WHEREAS, County and Architect entered an agreement for the Project, Agreement for Phase 2 – Post Bond Election Architectural Services dated August 6, 2008, (collectively, the “Agreement”), a First Amendment on October 20, 2009, (collectively, the “First Amendment”), and a Second Amendment on January 26, 2010, (collectively, the “Third Amendment”), attached hereto as Exhibit B, C & D, incorporated by reference as if set forth herein verbatim for all purposes. County and Architect now desire to amend said Agreement as set forth in Architect’s proposals dated February 5, 2010, attached hereto as Exhibit A, incorporated herein by reference as if set forth verbatim for all purposes.

NOW, THEREFORE, in consideration of the foregoing, the Agreement between County and Architect is hereby amended as follows:

- A. An additional amount not-to-exceed \$50,660.00 (Fifty Thousand Six Hundred Sixty Dollars) shall be available for additional services requested by County as described in Exhibit A.
- B. Architect’s compensation for the Project shall not exceed \$3,835,970.00, as follows:
 - 1. Original Scope of Work not-to-exceed: \$3,604,000.00
 - 2. Original Reimbursable Expenses not-to-exceed: \$46,000.00
 - 3. First Amendment: Additional Reimbursable Expenses not-to-exceed: \$45,000.00
 - 4. First Amendment: Additional Services not-to-exceed: \$20,310.00
 - 5. Second Amendment: Additional Services not to exceed: \$65,000.00
 - 6. Second Amendment: Additional Reimbursable Expenses not-to-exceed \$5,000.00.
 - 7. Third Amendment: Additional Services not to exceed: \$50,660.00
- C. No additional funding shall be available for services provided under the Agreement without prior written consent of County.
- D. Reimbursable expenses shall be reimbursed to Architect at-cost upon submission of properly submitted expense records to County. Service charges are not applicable and not subject to reimbursement.
- E. Except as modified herein, the Agreement remains in full force and effect and has not been modified or amended.

- F. If there is a conflict between this Third Amendment and the Agreement and First & Second Amendment, the provisions of this Third Amendment shall prevail.

EXECUTION

This Third Amendment shall not become effective until executed by County.

COUNTY: FORT BEND COUNTY, TEXAS


Robert E. Hebert, County Judge

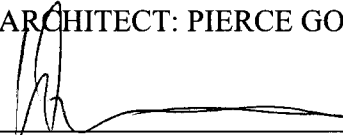
2.23.10
Date

Attest: 
Dianne Wilson, County Clerk

Approved: 
By: Don Brady, Director
Facilities Management & Planning

2/11/10
Date

ARCHITECT: PIERCE GOODWIN ALEXANDER & LINVILLE (PGAL)

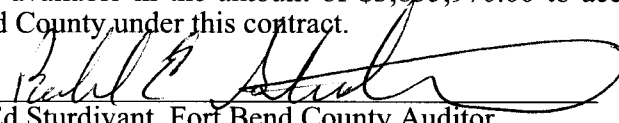

David L. Andrews, Principal

2 10 10
Date

Attest:

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$3,835,970.00 to accomplish and pay the obligation of the Fort Bend County under this contract.


Ed Sturdivant, Fort Bend County Auditor

MER:Architect Agreement.PGAL.Judicial Complex.3729.3rd.AMEND

EXHIBIT A: Architect's Fee Proposal dated February 5, 2010 for additional services
EXHIBIT B: Original Agreement dated August 6, 2008
EXHIBIT C: First Amendment dated October 20, 2009
EXHIBIT D: Second Amendment dated January 19, 2010

EXHIBIT A

PGAL

February 5, 2010

Mr. Don Brady
Fort Bend County
1517 Eugene Heimann Circle, Suite 500
Richmond, Texas 77469
Voice: 281-633-7018
Email: bradydon@co-fort-bend.tx.us

RE: Additional Services Fee Proposal
Misc. Items
Fort Bend County Justice Center, Richmond, Texas

Dear Mr. Brady:

The office of Pierce Goodwin Alexander & Linville (PGAL) is pleased to present this Additional Service Request to provide design services associated with the following items:

1. Modification of unoccupied space in the lower level to serve as archive storage for the District and County Clerks.

PROJECT UNDERSTANDING

Fort Bend County has requested that PGAL revise the construction documents to convert approximately 5,000 s.f. of unoccupied space in the lower level to archive storage for the District and County Clerks. The space will need to be conditioned, lighting, life safety devices provided, and sprinkler systems upgraded to serve the storage function. Fan coil units will most likely be utilized, which will affect the design / sizing of the chilled water lines to the lower level. A section of ductwork will need to be added to allow the intake louver to serve the remaining unconditioned space. Card access will be provided to the new spaces, and the individual storage areas will be separated by a chain link partition. Telecommunications outlets will need to be added to each of the new spaces.

COMPENSATION

PGAL has determined that this effort will require a lump sum fee:

• Architecture	\$	3,700
• MEP	\$	7,500
• Security	\$	1,395
• Total	\$	12,595

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FEB 08 2010

31321 Sherport Court 200 Houston, TX 77042 (P) 713 628 4444 (F) 713 660 9032

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Mr. Don Brady
Fort Bend County
February 5, 2010
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2. Modification of District and Associate Judge's chambers to delete Probate Auditor space (third floor chambers only) and make conference/library contiguous with judge's chambers.

PROJECT UNDERSTANDING

Fort Bend County has requested that PGAL revise the construction documents to delete the Probate Auditor's spaces at District Judge's chambers (third floor) and make the conference/library contiguous with District and Associate Judge's chambers. This involves removing walls and doors, which in turn requires electrical and telecommunications devices currently on the wall and in floors to be relocated. Mechanical distribution will need to be re-evaluated, and may need to be revised. Security backgrounds will need to be updated, and signage will need to be revised. The Environmental Graphics (signage) drawings will need to be modified to delete / move sign locations.

COMPENSATION

PGAL has determined that this effort will require a lump sum fee:

• Architecture	\$	4,400
• MEP	\$	4,500
• Telecommunications	\$	1,480
• Security	\$	1,395
• <u>Signage</u>	\$	<u>720</u>
• Total	\$	12,495

3. Modification of rooftop HVAC unit type and location.

PROJECT UNDERSTANDING

Fort Bend County has requested that PGAL revise the construction documents to modify the type and location of rooftop HVAC units based on the Construction Manager's constructability / value engineering exercise. This requires structural revisions to support the new location of the units, changes to the architectural penthouse level plan, and a review and potential modification of the mechanical design for supply and return air from the units. The electrical drawings will also need to change to show the new location of the units.

COMPENSATION

PGAL has determined that this effort will require a lump sum fee:

• Architecture	\$	2,220
• Structural	\$	6,500
• <u>MEP</u>	\$	<u>4,500</u>
• Total	\$	13,220

4. Modification of Detention Hardware

PROJECT UNDERSTANDING

Fort Bend County has requested that PGAL revise the construction documents to modify the type of detention locking device on (23) doors from low-voltage motorized to high-voltage solenoid type locks. This involves modifying the detention door schedule and adding a circuit for each of these doors on the electrical drawings.

COMPENSATION

PGAL has determined that this effort will require a lump sum fee:

• Architecture	\$	2,960
• MEP	\$	2,000
• Total	\$	4,960

5. Added Security Control Station at Jail

PROJECT UNDERSTANDING

Fort Bend County has requested that PGAL revise the construction documents to add a security control station, including touch screen, audio communication and video surveillance at the jail to control/view the devices at the courthouse. We understand that there are existing pathways that can be used for cabling from the equipment room near the tunnel tie-in at the jail to the new jail tower's telecommunications/security room adjacent to the control room. We also understand that there may be some additional millwork required at the jail's control room to accommodate the new control station. This proposal does not include any modification of the electrical or telecommunications outlets at the jail's control room, or any modification to the building's walls or size of the telecommunications/security or control room to accommodate the equipment required for this change.

COMPENSATION

PGAL has determined that this effort will require a lump sum fee:

• Architecture	\$	4,440
• Security	\$	2,950
• Total	\$	7,390

Mr. Don Brady
Fort Bend County
February 5, 2010
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Summary:

		Arch.	Struct.	MEP	Secur.	Telecom.	Signage
1	District & County Clerk Stor.	\$12,595	\$3,700	\$7,500	\$1,395		
2	Judges' Chambers	\$12,495	\$4,400	\$4,500	\$1,395	\$1,480	\$720
3	Rooftop HVAC Units	\$13,220	\$2,220	\$6,500	\$4,500		
4	Detention Lock Types	\$4,960	\$2,960	\$2,000			
5	Sec. Control Station at Jail	\$7,390	\$4,440		\$2,950		
TOTAL		\$50,660	\$17,720	\$6,500	\$18,500	\$5,740	\$1,480

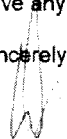
Reimbursable Expenses: PGAL would expect to be reimbursed for any out-of pocket expenses we incur on behalf of this project, to include, but not limited to, printing, plotting, photography, permits, fees, special handling or delivery, mileage and travel (if necessary). Reimbursable expenses will be billed at our cost, plus a 10% service charge, and we estimate this will not increase our current reimbursable maximum.

PROJECT SCHEDULE

PGAL has not proceeded with this effort pending your approval.

Thank you again for the opportunity to once again serve Fort Bend County. PGAL looks forward to the successful completion of this project. Please contact me at 713-622-1444 should you have any questions or comments regarding this proposal.

Sincerely,


David L. Andrews, AIA
Principal

CC: Paul Bonnette, Accounting, File – PGAL