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: June 16, 2010	Submitted By: Laura Dougherty Department: Facilities Management & Planning
Court Agenda Date: June 22, 2010	Phone Number: 281-633-7017
SUMMARY OF ITEM: Take all appropriate a Construction Company in the amount of \$2 Communications Center Renovation	action on Change Order No. Three to Turner 2,636,769.00, for the Sheriff's Office
RENEWAL AGREEMENT/APPOINTMENT REVIEWED BY COUNTY ATTORNEY'S OFF	YES NO
List Supporting Documents Attached: Char	nge Order No. 3
FINANCIAL SUMMARY:	
BUDGETED ITEM: YES NO FUNDNG SOURCE: Accounting Unit: Activity (If Applicable):	COUNTY JUDGE RECEIVED Account Number: JUN 16 2010
DESCRIPTION OF LAWSON ACCOUNT:	
information must be provided by Wednesday	by e-mail, fax, or inter-office mail, and all back-up at 2:00 p.m. to all those listed below. County Judge's Office by 2:00 p.m. on Wednesday. y Judge's Office (✓ when completed)
RECOMMENDATIO	N / ACTION REQUESTED:
Special Handling Requested (specify): Please Ap	prove

6-28-10 3 origs. ret. to Laura at Facilities

CHANGE ORDER

Date: May 20, 2010

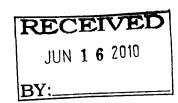
Fort Bend County Commissioners Court 301 Jackson St., Suite 719 Richmond, Texas 77469 Attention: Robert Herbert, PH.D., County Judge Facsimile Number: (281) 341-8609

> RE: Change Order No. 003_____ Project No. & Name of Project: Fort Bend County Jail Expansion

- 1. Submission of this change order for consideration was authorized by direction of the Owner.
- 2. The changes hereinafter described are applicable to the contract for the construction of <u>Fort Bend County Jail Expansion</u> at <u>Richmond, Texas</u>, executed by and between the <u>Fort Bend County, Texas</u>, Owner, and <u>Tumer Construction Company</u>, Construction Manager, dated <u>February 20, 2007</u>.
 - 3. Description of Change:
 - 1. Provide construction services for Fort Bend County Sheriff's Office Communications Center Renovation and Expansion. Detail of change order inclusions attached dated May 20, 2010, 2 pages.
 - 4. This change order is deemed necessary and originated with the Construction Manager.
 - 5. The changes are necessary to:

Renovate and expand the Fort Bend County Sheriff's Office Communications Center service based upon PGAL construction documents dated March 25, 2010 and drawing list dated May, 26, 2010.

- 6. The amount of the change order was determined by:
 - c. Cost and percentage as described in the attached change order detail attached.
- 7. PGAL Call Center Drawings dated March 25, 2010 acknowledged and qualifications attached.
- 8. We have verified that all quantities shown are accurate and do not exceed actual requirements. We have verified that all prices are fair and equitable and do not exceed current costs for like services or materials.
 - 9. The Construction Manager shall be allowed <u>154</u> additional calendar days for substantial completion.
 - 10. The Guaranteed Maximum Price shall be increased by \$ 2.636,769 dollars on account of this change.



11. The payment and extension of time (if any) provided by this change order constitutes compensation <u>in full</u> on behalf of the Construction Manager and its Trade Contractors and suppliers for <u>all costs</u> and markups, <u>directly and indirectly</u> attributable to the changes ordered herein, for <u>all delays</u> related thereto and for performance of changes within the time stated.

RECOMMENDED FOR OWNER'S ACCEPTANCE:

Turner Construction Company Construction Manager	
By: 1 C	
Donald G. Brady Director, Fort Bend County Facilities Management and Planning 6/16/10	
APPROVED:	
Owner /	
County of Fort Bend Commissioners Court	
By Weller Delect	
ATTEST: Grance Thiloan	
<i>Dy</i>	
Dianne Wilson, County Clerk	
Date:: 6-22-10	
ALIDITOD: OFFICIATE	
AUDITOR' CERTIFICATE I hereby certify that funds are available in an amount not to exceed \$ 2.6	13/ 7/900
in Reimbursable expenses, to accomplish and r	pay the obligation of East Bond County
in the foregoing matter	ar the obligation of Fort Bend County
- Bell Shot	
Robert Ed Sturdivant, County Auditor	



Turner Construction Company 4263 Dacoma Street

Houston, TX 77092 Phone: 713-840-8441 Fax: 713-840-8365

May 20, 2010

Mr. Don Brady Fort Bend County Facilities and Planning 1517 Eugene Heimann Circle Richmond, TX 77469

Re: Fort Bend County Jail Communications Center Change order - Fort Bend County Jail Project Change Order #3 to GMP

Don.

Please find Turner's change order of the design services and construction services for the renovation and expansion of the communications center for the Fort Bend County Sheriff's Office. The scope of work is based on PGAL Construction Documents Dated March 25, 2010.

This change order is based on the following:

- This change order is based on a permit dated before September 2008, so COPS criteria is not required.
- This change order is based on PGAL 911 Server/Radio Room Renovation Design Services and System Migration Plan Dated March 2, 2010.
- This change order is based on CCIP, SDI Builder's Risk Fixed Rates as noted in Fort Bend County Jail GMP dated June 18, 2007.
- This change order is based on a phased plan for construction and switchover.
- This change order's budget includes design fees for plan and specification development of \$223,973. This amount has been approved by Fort Bend County in GMP Change Order #2.
- This change order is based on a 5% construction contingency. Turner will request approval of a change proposal request before use and any unused contingency will be returned back to the Owner.
- This change order is based on a 5% fee.
- This change order is based on a permit fee of no more than \$2,000.
- This change order is based on 8 new CAD stations at a total cost of \$24,000. Specifications to be selected by the FBCSO Patrol Division.
- This change order is based on 3 LCD monitors at a total cost of \$10,000. Size to be selected by the FBCSO Patrol Division.
- This change order assumes escort services are to be provided by the Fort Bend County Maintenance Staff.
- This change order is based on a completion date which is based on a Motorola Equipment installation date as noted in the schedule dated May 20, 2010, 3 pages.
- This change order is based on a \$275,000 allowance for the IT/Room Reconfiguration.
- This change order is based on allowance of \$325,000 for furniture.
- This change order includes diesel for the generator for testing and will be refilled after completion.
- This change order is based on a generator located in the Fort Bend County Sheriff's Office parking lot. A minimum of 4 spaces will be required. The location of the generator is to be no farther than 50' from the 911 Call Center.
- This change order includes test and balance services which includes air and water balance for this renovation only.
- This change order includes fire alarm work by Simplex Grinnell.
- This change order assumes that the subcontractors that will be selected for the project will be same subcontractor's that were awarded for the Fort Bend County Jail Project except for fire protection and HVAC subcontractors.
- This change order assumes budget allowances of \$115,500 for HVAC and \$32,800 for fire protection.
- This change order does not include furnish and installation of Motorola Dispatch Equipment. Furniture for the equipment, IT and electrical services will be provided by Turner.

- This change order does not include the new Tiburon System or relocation of the current Tiburon System which is required for reconfiguration of the IT room.
- This change order does not include temporary cabling or electrical for the temporary relocation of the Tiburon System.
 A total cost of \$15,000 has been provided for temporary A/C service for the Tiburon System.

Please feel free to call if any questions do arise.

Singerely,

Thanks

Andy Tandon Project Manager

ATTACHMENTS:

• Fort Bend County Change Order #3, Dated May 20, 2010, 2 pages.

• 911 Call Center Drawing List, Dated May 26, 2010, 1 page.

• 911 Call Center Detailed Construction Schedule, Dated May 20, 2010, 3 pages.

• 911 Call Center Budget, Dated May 20, 2010, 1 page

PGAL Additional Design Services Change order, Dated March 02, 2010, 3 pages.

CC: David Cramer - TCCO, Chuck Watson - TCCO, Henry Villarreal - TCCO, e-mail, file.

PGAL

Fort Bend County Jail Expansion-Sheriff's 911 Call Center Renovation

May 26, 2010

DRAWING INDEX

DATE	GENERAL
3.25.2010	
5.20.2010	
3.25.2010	GO.O2 CENERAL INFORMATION
5.20.2010	GO.O3 CODE ANALYSIS
3.25.2010	GO.05 ADA INFORMATION
	ARCHITECTURAL DRAWINGS
3.25.2010	AO.10 SCHEDULES, PARTITIONS & DETAILS
5.20.2010	A0.20 FINISH SCHEDULES & DETAILS
5.20.2010	A1.00 SITE PLAN
5.20.2010	D2.00 DEMOLITION FLOOR PLANS
5.20.2010	A2.01 FLOOR PLAN LEVEL 1
5.20.2010	A3.01 REFLECTED CEILING PLAN LEVEL 1
5.20.2010	A8.00 INTERIOR ELEVATIONS
5.20.2010	A8.01 INTERIOR ELEVATIONS
3.25.2010	A8.50 MILLWORK
	MEP & FIRE ALARM
3.25.2010	MPO.00 MECH. & PLUMB NOTES & SYMBOLS LEGEND
3.25.2010	M1.01 MECH. PLAN LEVEL 1
3.25.2010	M1.02 MECH, ROOF PLAN
3.25.2010	M2.01 MECH. DETAILS AND SCHEDULES
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3.25.2010	E0.00 ELEC. SYMBOLS ABBREV. & GENERAL NOTES
3.25.2010	E1.00 ELEC. POWER PLAN LEVEL 1
3.25.2010	E1.DR ELEC. POWER PLAN ROOF
5.20.2010	E2.00 ELEC. LIGHTING PLAN LEVEL 1
3.25.2010	E3.00 ELEC. DETAILS
3.25.2010	E4.00 ELEC. DISTRIBUTION DIAGRAM
	E5.00 ELEC. SCHEDULES
3.25.2010	E5.00 ELEC. SCHEDULES E5.01 ELEC. SCHEDULES
3.25.2010	P1.01 PLUMBING PLAN LEVEL 1
5.20.2010	FILOT PLOMBING FLAN CEVEL T
	FA6.00 FIRE ALARM PLAN
7.25.2010	
3.25.2010	TO.01 TELECOMM. LECEND, ABBREV., & SYMBOLS
3.25.2010	T2.01 TELECOMM. FLOOR PLAN LEVEL1
3.25.2010	T3.01 TELECOMM. ENLARGED PLANS & ELEV.
3.25.2010	T4.01 TELECOMM. OUTLET ELEVATIONS & DETAILS
	TECHNICAL OPECIFICATIONS
	TECHNICAL SPECIFICATIONS
	COMMUNICATIONS SPECIFICATIONS DIVISION 27
5.22,2010	27 05 00 COMMUNICATIONS GENERAL
	27 05 26 GROUNDING AND BONDING FOR
	COMMUNICATIONS SYSTEMS
	27 05 28.29 HANGERS AND SUPPORTS FOR COMMUNICATIONS

27 05 28.36 27 15 00 SYSTEMS
CABLE TRAYS FOR COMMUNICATIONS SYSTEMS
COMMUNICATIONS HORIZONTAL CABLING AND
TERMINATIONS

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I Relocate Avaya		01SEP10		10	Relocate Avaya
Programming Motorola Sys		07SEP10		25	Programming Motorola System
Relocate Higher Ground		25AUG10	1d 24AUG10	10	Relocate Higher Ground
Programming Avaya System		31AUG10	5d 24AUG10	22	Programming Avaya System
Relocate IBM System		18AUG10	1d 17AUG10	19	Relocate IBM System
Programming Higher Ground		24AUG10		29	Programming Higher Ground
Programming IBM System		17AUG10	5d 10AUG10	pg Pg	Programming IBM System
Reinstall Tiburon System		10AUG10	3d 05AUG10	PE	Reinstall Tiburon System
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Progurement - Remaining Parkages		20JUL10	10d 06JUL10	10d	Procurement - Remaining Packages
Procurement - Eurniture		17AUG10		30d	Procurement - Furniture
Procliment - Motorol Emission		16AUG10	40d 21JUN10	40d	Procurement - Motorola Equipment - FBC
					מתמומו
■ PGAL IT Room Migration - Approval		02AUG10	5d 26JUL10	ß	PGAL IT Room Migration - Approval - Mtg. 4
■ PGAL IT Room Migration - Scheduling		26JUL10	5d 19JUL10	25	PGAL IT Room Migration - Scheduling - Mtg.
■ PGAL IT Room Migration - Planning - Mtc		19JUL10	5d 12JUL10	ß	PGAL IT Room Migration - Planning - Mtg 2
■ PGAL IT Room Migration - High Level - Mtg		12JUL10	5d 05JUL10	25	PGAL IT Room Migration - High Level - Mtg 1
					Critical Meetings
Submittal Party - MEPE		07JUL10	1d 06JUL10	10	Submittal Party - MEPF
Submittal Party - Architectual		06JUL10	1d 05JUL10	1d	Submittal Party - Architectual
Contract Award/Submittal Development		05JUL10	10d 21JUN10	10d	Contract Award/Submittal Development
				Be Miles	Submittals
					Engineering/Fabrication
Construction Cost Approval		21JUN10	10d 07JUN10	10d	Construction Cost Approval
Construction Cost Proposal		07JUN10	75d 22FEB10	75d	Construction Cost Proposal
Design Meeting #3 - Review of Construction Docs	Design Mee	22MAR 10 A	0 22FEB10 A	20d	Design Meeting #3 - Review of Construction
Design Meeting #2 - Review of DD Docs with FBCSO	Design Meeting #2 -	22FEB10	30d 11JAN10	90c	Design Meeting #2 - Review of DD Docs with
FBCSO	■ Design Meeting #1 - Meeting with FBCSO	11JAN10	5d 05JAN10 A	ß	Design Meeting #1 - Meeting with FBCSO
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Review As Built with Sheriff Office		1d 21JUL10	22JUI 10					Review As Built	Review As Built with Shoriff Office
Make Safe MEPF		22JUL10	27JUL10		0 + 0 - 1			Make Safe MEDE	Will Shellin Ollice
Selective Demolition	25	5d 27JUL10	03AUG10					Selective Demolition	nolition
Overhead MEPF Distribution	5d 5d 0	5d 03AUG10	10AUG10					Overhead	Overhead MFDF Distribution
Frame Walls		2d 10AUG10	12AUG10					Frame Walls	SIIIS
Wall Rough In - MEPF		3d 12AUG10	17AUG10					■ Wall Rou	■ Wall Rough In - MEPF
Wall Rough In - MEPF Inspections	1d 1d 1	1d 17AUG10	18AUG10					I Wall Rot	Wall Rough In - MEPF Inspections
Main Feeder and Generator Install	10d 10d 1	10d 18AUG10	01SEP10					Mair	Main Feeder and Generator
Sheetrock Walls	34 34 1	3d 18AUG10	23AUG10					Sheetre	Sheetrock Walls
Grid Ceilings	2d 2d 2	2d 23AUG10	25AUG10					■ Grid Ceilings	eilings
Lay In MEPF Fixtures	2d 2d 2d	2d 25AUG10	27AUG10					Lay In	Lay In MEPF Fixtures
Overhead Inspections - MEPF (COR/IA	10 10 2	1d 27AUG10	30AUG10					Over	Overhead Inspections - MFPI
Lay in Tile	1d 1d 30	1d 30AUG10	31AUG10					Lav	Lav In Tile
Flooring	34 34 3	3d 31AUG10	03SEP10					Flooring	uring
Install Furniture	5d 5d 00	5d 03SEP10	10SEP10						Install Furniture
Install AV	20 ps ps	5d 03SEP10	10SEP10						Install A/V
Electrical Tie Ins Furniture	1d 1d 1d 10	1d 10SEP10	13SEP10						Flectrical Tie Ins Furniture
Install Mortorola Equipment/Certification	5d 5d 13	13SEP10	20SEP10						Install Mortorola Equipo
Greater 911 Data Distribution	5d 5d 20	5d 20SEP10	27SEP10		1 - 4 - 4 -				Greater 911 Data Dis
Phase 1 Checkout w FBCSO	2d 2d 27	2d 27SEP10	29SEP10						Phase 1 Checkourt w
Current 911 Switchover to Phase 1		1d 30SEP10	01OCT10						Current 911 Switchd
Phase 2 Construction Area									
Build Temporary Walls in Phase 2 Area	1d 1d 01	1d 01OCT10	04OCT10						■ Build Temporary W
Make Safe MEPF	2d 2d 04	2d 04OCT10	06OCT10						Make Safe MEPF
Selective Demolition	2d 2d 06	2d 06OCT10	08OCT10						■ Selective Demoliti
Overhead MEPF Distribution	30 08	3d 08OCT10	130CT10						Overhead MFPF
Frame Walls	2d 2d 13	2d 13OCT10	150CT10						■ Frame Walls
Wall Rough In - MEPF	2d 2d 15	2d 15OCT10	190CT10						■ Wall Rough In
Wall Rough In - MEPF Inspections	1d 1d 19	1d 190CT10	200CT10			-			Wall Rough In
Sheetrock Walls	2d 2d 20	2d 200CT10	220CT10						Sheetrock Wa
Grid Ceilings	1d 1d 22	1d 220CT10	250CT10						Grid Ceiling
Lay In MEPF Fixtures	1d 1d 25	1d 250CT10	26OCT10						I lav in MFDF
Overhead Inspections - MEPF (COR/IA	1d 1d 26	1d 26OCT10	270CT10						Overhead In
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Phase 2 Checkout w FBCSO	1d	1d 02	1d 02NOV10	03NOV10							4-1-1		7 7 7		Phase 2
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PH 2 Electrical Circuit B	5d	2d 30SEP1	SEP10	04OCT10										DH 2	PH 2 Flectrical Circ
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Final Construction Review w FBCSO	2d	2d 11NOV1	NOV10	15NOV10											Final
Final Inspections - COR/IA Naman	1d	1d 15NOV1	0	16NOV10											Final
Completion	1d	1d 16NOV1	0	17NOV10							1_				I Comp

Turner Construction FBCSO 911 Call Center

Start date 01DEC09
Finish date 17NOV10
Data date 04JAN10
Run date 20MAY10
Page number 3A
© Primavera Systems, Inc.



Fort Bend 911 Call Ctr

Fort Bend County Sheriff's Office 911 Call Center Renovation

Richmond Texas

Project Budget

t. Number:	FINAL GMP		Project Budget		
Approval	ВР		BID PACKAGE	717	TOTAL
Letters	#		DESCRIPTION		GMP
	00-72-00	01-00	General Requirement		28,44
	08-41-00	09-20	General Works		266,54
	11-40-00	12-35	Furniture		363,17
	21-00-00	21-00	Fire Protection		46,9
	21-00-00	23-00	Plumbing		38,8
	23-02-00	26-00	Electrical		1,031,9
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	26-00-00				
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			DW TOTAL (NO SDI OR BONDS)	\$	1,918,6
	0.0127		SDI	\$	24,2
			SUBTOTAL:	\$	1,942,8
			Discount to achieve target cost		
			Target Subtotal	\$	1,942,8
			ESCALATION	A STATE OF	1,042,0
			CONSTRUCTION CONTINGENCY	\$	07.4
			PAYMENT & PERFORMANCE BOND -	TO SHOW STREET	97,1
				\$	25,0
			GENERAL LIABILITY	\$	17,3
			GENERAL CONDITIONS (w/o Insurance)	\$	192,8
			Owner Protective Liability In		
			BUILDER'S RISK	\$	14,9
			TESTING & INSPECTION - by owner		
			CM FEE	\$	120,5
			TEXAS SALES TAX - New Construction		
	The state of the s		TOTAL	\$	2,410,7
			BUILDING PERMIT	\$	2,410,7
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			GENERAL ADD/DEDUCT	Wild September	
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		100	TOTAL	\$	2,412,7
			Deduct (See Attached Estimated Cost Savings Sheet)	\$	-
			GMP	\$	2,412,79
			Design Services for 911 Call Center	\$	223,9
A CONTRACTOR OF THE PARTY OF TH	Wigot Water	A TOP			
			GMP (Total Construction Cost)	\$	2,636,7

PGAL

March 2, 2010

Andy Tandon, LEED AP Turner Construction Company 4263 Dacoma Street Houston, TX 77092

Re: Fort Bend County 911 Renovation

Technology Planning for 911 Server/Radio Room Renovation and System Migration – Study, Planning, Implementation

Dear Mr. Tandon:

PGAL *Technology Planning Group* appreciates the opportunity to submit this proposal to provide the resources and deliverables necessary to complete an assessment of the Server Room Systems including: Motorola Radio, Datavox/Avaya, Tiburon, Inc./IBM and HigherGround and to propose a roadmap for executing the room renovation while maintaining operations with minimum interruptions.

This effort will require developing a high-level scope of work and budget for the purpose of determining the feasibility of the project and confirming the way forward for a complete transformation of the Server / Radio Network environment.

Scope of Work Summary

- **High Level Assessment**: In conjunction with key manufacturer and integration consultants evaluate the project effort and determine risks, propose sequence of events and potential mitigation strategies to facilitate the room renovation.
- Planning Workshop: PGAL to direct comprehensive systems analysis and migration strategy sessions with the aim of determining a more detailed scope of the effort, project schedule for renovation events and necessary swing gear and temporary power and cooling to maintain service throughout the renovation. Prepare program documentation for review and approval.
- Master Plan and Sub-System Planning and Schedule development: Develop an overall project plan with Turner Construction and sub-system plans for each major and minor technology system and component that must be removed, provisioned and re-installed.
- System Stakeholder Review, Coordination and Approval Sessions: Present documentation and project plans for each sub-system and overall project plan to system owners and operators to confirm sequence and viability of planning and get signoff for plan execution to begin.

Basis of Compensation

Basic Compensation

FOR BASIC SERVICES, as described herein the compensation will be computed as follows:

A lump sum fee of Thirty Thousand Eight Hundred Dollars (\$30,800.00)

Progress Payments

Basic Services in each phase shall equal the following percentages of the total compensation but individual scope items may be selected or combined:

Basic Compensation payable:

Phase 1 – High Level Assessment – twenty five percent of total	\$	7,700.00
Phase 2 – Planning Workshop - fifteen percent of total	\$	4,620.00
Phase 3 – Sub-System Planning – fifty percent of total	\$	15,400.00
Phase 4 – System Stakeholder Review – ten percent of total	\$_	3,080.00

Total Basic Compensation- one hundred percent (100%) \$ 30,800.00

For Project Representation Beyond Basic Services

Additional services are defined as *any* service not included under Basic Services (as described) and will be performed when authorized by the owner. Compensation will in accordance with the hourly rate schedules of **PGAL**.

An hourly rate for consultants and support personnel based on the following fee schedule:

Additional Services:

Cheryl Gaieske, AIA – Principal In Charge	\$200.00/HR
Gary W. Davis, Director-Technology Planning Group- Project Coordinator	\$175.00/HR
Shane Whatley, RCDD -Consultant /Project Support	\$150.00/HR
Tracey Freeman, Project Documentation	\$110.00/HR

Reimbursable Expenses

In addition to the Lump Sum Fee for Basic Services, we will bill for project related reimbursable expenses at a multiple of 1.1 times the actual expense. Reimbursable expenses will include: transportation, printing, delivery, postage, telephone, review fees and permits, models, rendering, photography.

Contractual Basis

If this fee proposal is acceptable, we propose to provide our services under the provisions of the AIA Standard form of Agreement between Owner and Architect, B171. This proposal and letter agreement includes the attached Exhibit "A" – General Conditions to Proposal Letter. Please indicate your acceptance of this proposal below and return this original to this office retaining a copy for your records. Upon receipt of your signature we will prepare the formal agreement for your review and signature.

Again, we appreciate this opportunity, and hope that our qualifications and fee proposal coincide with your requirements and expectations. We can begin work as soon we receive the executed agreement.

Sincerely,

Sayle Dani

Accepted by:

Gary W. Davis Associate Principal Printed Name:

Title: Date:

Cc File