

250

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

Court Agenda Date: June 22, 2010

Department: Facilities Management & Planning

Phone Number: 281-633-7017

SUMMARY OF ITEM: Take all appropriate action on Change Order No. Three to Turner Construction Company in the amount of \$2,636,769.00, for the Sheriff's Office Communications Center Renovation

RENEWAL AGREEMENT/APPOINTMENT

YES ☐

NO ☐

REVIEWED BY COUNTY ATTORNEY'S OFFICE:

YES ☒

NO ☐

List Supporting Documents Attached: Change Order No. 3

FINANCIAL SUMMARY:

BUDGETED ITEM: YES ☒

NO ☐

FUNDNG SOURCE: Accounting Unit:
Activity (If Applicable):

Account Number:

COUNTY JUDGE
RECEIVED

JUN 16 2010

DESCRIPTION OF LAWSON ACCOUNT:

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:

☒ Auditor (281-341-3774)
☒ Budget Officer (281-344-3954)
☒ Facilities/Planning (281-633-7022)
☒ Purchasing Agent (281-341-8642)
☒ Information Technology (281-341-4526)
☐ Other:

☒ Comm. Pct. 1 (281-342-0587)
☒ Comm. Pct. 2 (281-403-8009)
☒ Comm. Pct. 3 (281-242-9060)
☒ Comm. Pct. 4 (281-980-9077)
☒ County Clerk (281-341-8697)
☒ County Atty (281-341-4557)

RECOMMENDATION / ACTION REQUESTED:

Special Handling Requested (specify): Please Approve

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

CHANGE ORDER

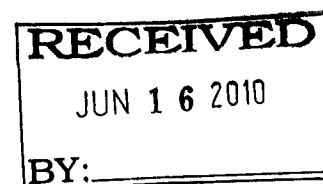
Date: May 20, 2010

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 Fort Bend County Jail Expansion at Richmond, Texas, executed by and between the Fort Bend County, Texas, Owner, and Turner Construction Company, Construction Manager, dated February 20, 2007.
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 154 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 in full on behalf of the Construction Manager and its Trade Contractors and suppliers for all costs and markups, directly and indirectly attributable to the changes ordered herein, for all delays related thereto and for performance of changes within the time stated.

RECOMMENDED FOR OWNER'S ACCEPTANCE:

Turner Construction Company
Construction Manager

By: _____

Donald G. Brady
Director, Fort Bend County Facilities Management and Planning

6/16/10

APPROVED:

Owner
County of Fort Bend Commissioners Court

By: _____

Robert E Herbert, County Judge

June 22, 2010

ATTEST:

By: _____

Dianne Wilson, County Clerk

Date: 6-22-10

AUDITOR' CERTIFICATE

I hereby certify that funds are available in an amount not to exceed \$ 2,636,769.00, plus
\$ _____ in Reimbursable expenses, to accomplish and pay the obligation of Fort Bend County
in the foregoing matter

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.

Thanks

Sincerely,

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.

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

May 26, 2010

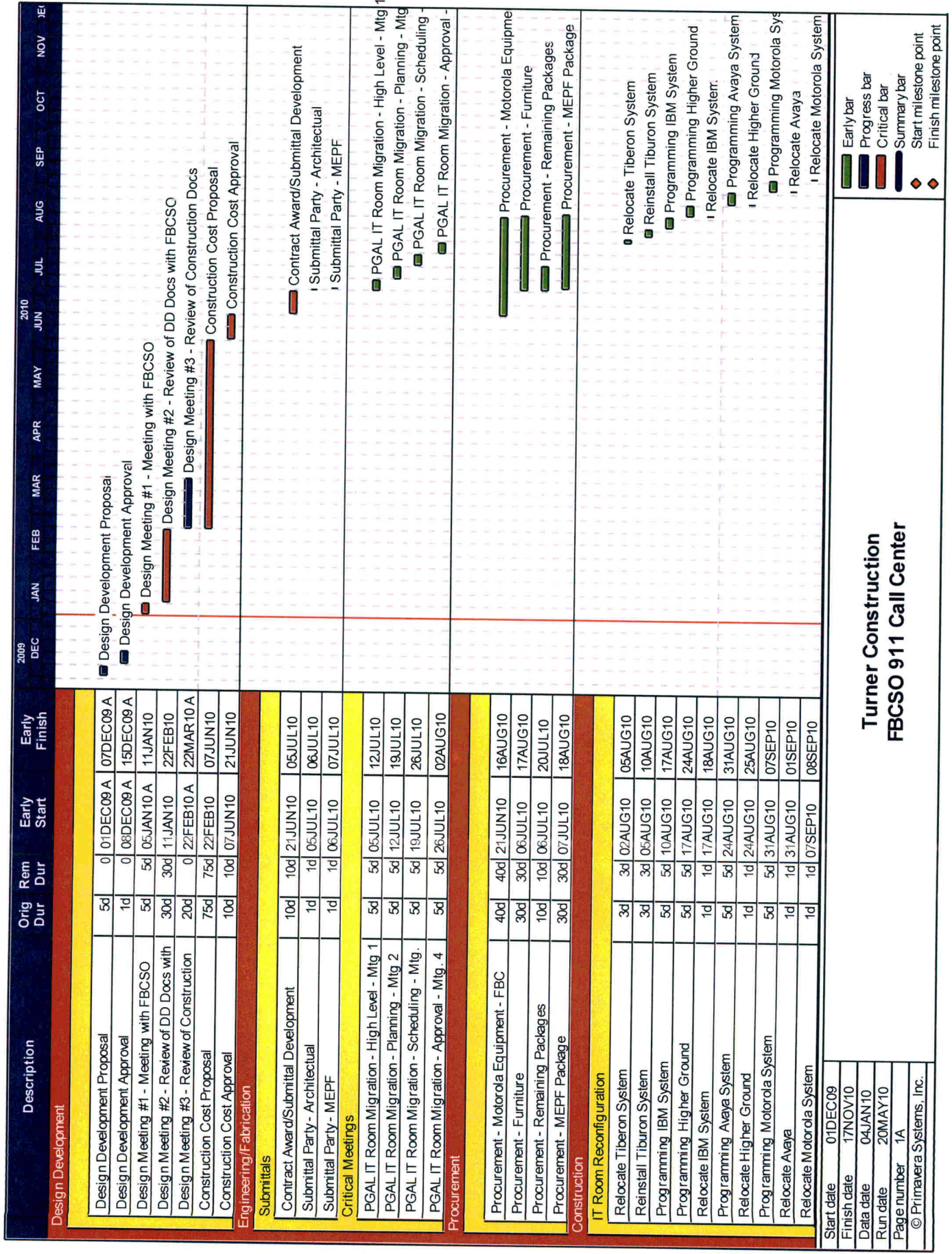
DRAWING INDEX

DATE	GENERAL
3.25.2010	G0.00 COVER SHEET
5.20.2010	G0.01 DRAWING INDEX
3.25.2010	G0.02 GENERAL INFORMATION
5.20.2010	G0.03 CODE ANALYSIS
3.25.2010	G0.05 ADA INFORMATION
	ARCHITECTURAL DRAWINGS
3.25.2010	A0.10 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	MP0.00 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
3.25.2010	E0.00 ELEC. SYMBOLS ABBREV. & GENERAL NOTES
3.25.2010	E1.00 ELEC. POWER PLAN LEVEL 1
3.25.2010	E1.0R 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
3.25.2010	E5.00 ELEC. SCHEDULES
3.25.2010	E5.01 ELEC. SCHEDULES
5.20.2010	P1.01 PLUMBING PLAN LEVEL 1
	FA6.00 FIRE ALARM PLAN
3.25.2010	T0.01 TELECOMM. LEGEND, ABBREV., & SYMBOLS
3.25.2010	T2.01 TELECOMM. FLOOR PLAN LEVEL 1
3.25.2010	T3.01 TELECOMM. ENLARGED PLANS & ELEV.
3.25.2010	T4.01 TELECOMM. OUTLET ELEVATIONS & DETAILS

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



Turner Construction FBCSO 911 Call Center



Description	Orig Dur	Rem Dur	Early Start	Early Finish	2010											
					2009	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
Flooring	2d	2d	28OCT10	01NOV10												
Install Furniture	2d	2d	01NOV10	03NOV10												
Install AV	1d	1d	01NOV10	02NOV10												
Phase 2 Checkout w FBCSO	1d	1d	02NOV10	03NOV10												
FBCSO Move In	1d	1d	03NOV10	04NOV10												
Electrical Tie Ins Furniture	1d	1d	03NOV10	04NOV10												
Final Inspections																
PH1 Electrical Circuit A - UPS/Gen Set Load	2d	2d	27SEP10	29SEP10												
PH 1 Test and Balance	2d	2d	27SEP10	29SEP10												
PH 1 Power Loss Test	1d	1d	29SEP10	30SEP10												
PH 2 Electrical Circuit B	2d	2d	30SEP10	04OCT10												
PH 2 Test and Balance	2d	2d	30SEP10	04OCT10												
PH 2 Power Loss Test	1d	1d	04OCT10	05OCT10												
Punchlist Development - PGAL Naman	2d	2d	04NOV10	08NOV10												
Punchlist	3d	3d	08NOV10	11NOV10												
Final Construction Review w FBCSO	2d	2d	11NOV10	15NOV10												
Final Inspections - COR/IA Naman	1d	1d	15NOV10	16NOV10												
Completion	1d	1d	16NOV10	17NOV10												

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

Turner Construction FBCSO 911 Call Center

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

Fort Bend 911 Call Ctr

Fort Bend County Sheriff's Office 911 Call Center Renovation

Richmond Texas

Project Budget

Est. Number: **FINAL GMP**

Approval Letters	BP #		BID PACKAGE DESCRIPTION	TOTAL GMP
	00-72-00	01-00	General Requirement	28,448
	08-41-00	09-20	General Works	266,540
	11-40-00	12-35	Furniture	363,176
	21-00-00	21-00	Fire Protection	46,946
	21-00-00	22-00	Plumbing	38,837
	23-00-00	23-00	HVAC	142,740
	23-02-00	26-00	Electrical	1,031,937
				0
				0
				0
				0
				0
				0
				0
				0
	26-00-00			0
	1			0
			DW TOTAL (NO SDI OR BONDS)	\$ 1,918,624
0.0127			SDI	\$ 24,271
			SUBTOTAL:	\$ 1,942,895
			Discount to achieve target cost	
			Target Subtotal	\$ 1,942,895
			ESCALATION	
			CONSTRUCTION CONTINGENCY	\$ 97,145
			PAYMENT & PERFORMANCE BOND -	\$ 25,048
			GENERAL LIABILITY	\$ 17,358
			GENERAL CONDITIONS (w/o Insurance)	\$ 192,864
			Owner Protective Liability In	
			BUILDER'S RISK	\$ 14,947
			TESTING & INSPECTION - by owner	
			CM FEE	\$ 120,540
			TEXAS SALES TAX - New Construction	
			TOTAL	\$ 2,410,796
			BUILDING PERMIT	\$ 2,000
			Pre Construction Cost	
			GENERAL ADD/DEDUCT	
			TOTAL	\$ 2,412,796
			Deduct (See Attached Estimated Cost Savings Sheet)	\$ -
			GMP	\$ 2,412,796
			Design Services for 911 Call Center	\$ 223,973
			GMP (Total Construction Cost)	\$ 2,636,769

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 Gajeske, 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,



Gary W. Davis
Associate Principal

Accepted by:

Printed Name:
Title:
Date:

Cc File