



43 L

**JE DUNN CONSTRUCTION**  
10350 RICHMOND AVENUE, SUITE 900  
HOUSTON, TX 77042  
TEL 713 521 4664 FAX 713 521 2356

[www.jedunn.com](http://www.jedunn.com)

October 17, 2012

Mr. Don Brady, Director  
Fort Bend County Facilities Management and Planning  
1517 Eugene Heimann Circle #500  
Richmond, Texas 77469

Re: Fort Bend County Senior Center  
5525 Hobby Road  
Houston, Texas 77053

Dear Mr. Brady,

Attached, please find our Component Change Order for providing initial construction services for the new Fort Bend County Senior Center and related site improvements. This change is to provide portions of work based on the Reissued for Bid documents, dated April 13, 2012 as provided by Archi\*Technics/3, Inc.

Included in this submission is our Component Change Order pricing incorporating subcontractor pricing to perform earthwork, site utilities, related rough-in, site and building concrete. We have also included a list of alternates and VE options included in the pricing, a list of documents on which we based our GMP pricing, a detailed set of qualification and clarifications as it pertains to the GMP as a whole, and a project schedule highlighting the work for this change order.

It is assumed that there will be no delay between the included portions of work and the remaining GMP scope and that approval of the full project will take place within 30 days to allow the work to flow properly. If delays occur, pricing will be submitted as it pertains to the delay.

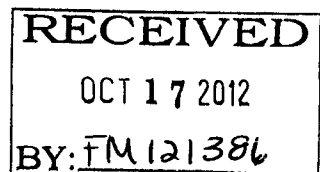
JE Dunn is honored to be a participant in the process to deliver the new senior center for Fort Bend County and looks forward to discussing the details of this document with you.

Upon review of this information, should you have any questions or comments, please feel free to contact me.

Sincerely,

Joseph Kummer  
Vice President

CC: Gregg Lynch, Gilbert Jalomo, Laura Dougherty, Calvin Deese



In pursuit of  
**building perfection**



# **Ft. Bend County Senior Center**

Component Change Order  
October 17, 2012

## **Table of Contents**

GMP Component Change Order (Exhibit A) Component Change Order Form	Tab 1
Alternates and VE Options (Exhibit B)	Tab 2
Document List (Exhibit C)	Tab 3
Preconstruction RFI's (Exhibit D)	Tab 4
Qualifications and Clarifications (Exhibit E)	Tab 5
Project Schedule for Component Changes (Exhibit F)	Tab 6

# EXHIBIT A

Fort Bend County Senior Center

## COMPONENT CHANGE ORDER

CONSTRUCTION MANAGEMENT AGREEMENT  
PROPOSED COMPONENT CHANGE ORDER NO. 1

TO: Fort Bend County Commissioners Court  
301 Jackson Street, Suite 719  
Richmond, Texas 77469  
Attn: Robert Hebert, County Judge

Gentlemen:

This proposed Component Change Order is submitted pursuant to Section 3, Part 2 of the Construction Management Agreement dated August 14, 2012 the terms of which are incorporated herein by reference.

Having carefully examined the Component Construction Documents prepared by JE Dunn Construction Company and Construction Documents, as well as the premises and conditions affecting the Work, the undersigned submits this proposed Component Change Order under Section 3, Part 2 of the Construction Management Agreement to furnish all service, labor and materials called for by the Phase I Proposal Package and Construction Documents for the entire Work in accordance with the aforesaid Phase I Proposal Package and the Construction Management Agreement.

Project No.

Description of Change:

The Change Order Sum is \$ 939,831.00

The Change Order sum is comprised of the following amounts:

1. Construction Sum due Trade Contractor Or Trade Supplier	\$ <u>723,500.00</u>
2. Construction Manager's Estimated Cost For Work or Material Supplied by Construction Manager	\$ <u>116,632.00</u>
3. Construction Manager's Contingency	\$ <u>80,902.00</u>
4. Construction Manager's Fee and Overhead	\$ <u>18,797.00</u>

Component Change Order and Summary of cost (Exhibit A)  
Alternates and VE Options (Exhibit B)  
Document List (Exhibit C)  
Preconstruction RFI's (Exhibit D)  
Qualifications and Clarifications (Exhibit E)  
Project Schedule for Component Change (Exhibit F)

The undersigned guarantees the final completion of the Work on or before the Date of Final Completion which is 1/28/2013.

The undersigned agrees that this proposed Component Change Order, together with the Notice of Acceptance, shall constitute an amendment to the Construction Management Agreement for the performance by the undersigned of the Work for the above-stated compensation in accordance with the Project Progress Schedule and within the time specified for the Dates of Substantial and Final Completion in accordance with the Contract Documents and shall constitute an amendment to the Construction Management Agreement by Component Change Order, if approved and agreed upon by the Owner.


DATED: 10/17/2012

RECOMMENDED FOR OWNER'S ACCEPTANCE:

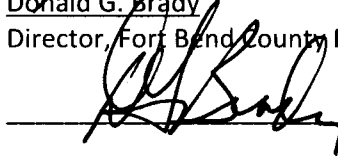
  
\_\_\_\_\_  
Supervising Architect/

By: \_\_\_\_\_

\_\_\_\_\_  
Construction Manager/ JE Dunn Construction Company


By:  VICE PRESIDENT

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

  
\_\_\_\_\_

APPROVED:

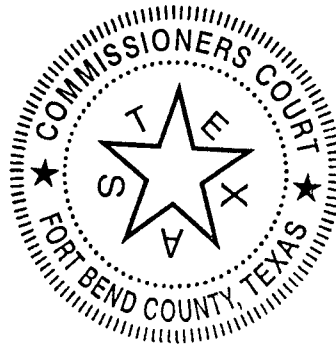
OWNER  
County of Fort Bend Commissioners Court

By:   
Robert E. Hebert, County Judge 10-23-2012

ATTEST:

By:   
Dianne Wilson, County Clerk

DATE: 10-23-12



# EXHIBIT A

## COMPONENT CHANGE ORDER PRICING

Scope	Full Contract Amount	Cost of CCO	
Earthwork/Utilities	\$390,170	\$306,035	Earthwork and Utilities as called out on GMP
Concrete	\$240,469	\$240,469	All concrete work included
Masonry	\$53,966		
Metals	\$135,060	\$96,996	Steel fabrication only - No erection
Carpentry and Plastics	\$106,410		
Thermal & Moisture	\$122,390		
Doors and Windows	\$173,784		
Finishes	\$355,940		
Specialties	\$26,440		
Equipment	\$44,000		
Furnishings	\$7,250		
Special Construction	\$14,150		
Plumbing	\$120,771	\$50,000	Plumbing rough-in for site and building only
HVAC	\$242,103		
Electrical	\$288,292	\$30,000	Electrical for Site/Building rough-in
General Req	\$76,465	\$23,834	% of related change costs
General Cond	\$197,901	\$61,684	% of related change costs
<b>Subtotal</b>	<b>\$2,595,561</b>	<b>\$809,018</b>	31% of Subtotal
P&P Bond	\$35,600	\$11,096	% of related change costs
Permits, Insurance	\$64,225	\$20,018	% of related change costs
CM Contgncy	\$129,778	\$40,451	% of related change costs
Design Contgncy	\$129,778	\$40,451	% of related change costs
Fee	\$60,305	\$18,797	% of related change costs
Anticipated GMP Total	\$3,015,247		
CCO % of GMP	31%		
<b>Total Change Order</b>		<b>\$939,831</b>	

**Exhibit B**  
**Value Engineering and Alternates Accepted by Owner and included in GMP Pricing**

**Accepted Value Engineering Alternates**

Delete The Monument Sign entirely

Delete the Water Feature

Reduce the Landscaping/Irrigation budget to an "Owner Allowance" of \$40,000

Delete Fire Rating on interior glass windows

Delete all A/V Equipment, Projection Screens, Intellistage

Add a budget allowance of \$44,000 for the dental equipment infrastructure

Delete the Grass Pave and add back concrete

Provide an alternate equal light fixture package

Delete the stone from the trash enclosure and mechanical screen wall/yard

Exhibit C  
Contract Documents

Drawings as prepared by Archi\*Technics/s, Inc. (Architect) listed below.

Specifications as prepared by Archi\*Technics/s, Inc. (Architect), Volumes I and II, dated 4/13/12.

<b>Page</b>	<b>Description</b>	<b>Date</b>
G-000	Code Analysis and Overall Life Safety Plan	4/13/2012
G-001	UL Assembly	4/13/2012
G-002	Interior Partition Types	4/13/2012
G-003	Architectural Barrier Standards - Adults	4/13/2012
G-004	LEED 2009 Scoreboard	4/13/2012
C-1	Dimension Control Plan	4/13/2012
C-2	General Construction Notes and Paving Details	4/13/2012
C-3	Topographic Map and Demolition Plan	4/13/2012
C-4	Grading Plan	4/13/2012
C-5	Water Line and Sanitary Sewer Layout	4/13/2012
C-6	Storm Sewer Layout and Storm Water Quality Plan	4/13/2012
C-7	Drainage Area Map and Calculations	4/13/2012
C-8	Storm Water Pollution Prevention Plan	4/13/2012
C-9	Water Line Details	4/13/2012
C-10	Sanitary Sewer Details	4/13/2012
C-11	Storm Water Details	4/13/2012
C-12	Storm Water Pollution Prevention Plan Details	4/13/2012
C-13	Storm Water Quality Managements Plan Detail	4/13/2012
L-1	Planting Plan	4/13/2012
L-2	Planting Details	4/13/2012
L-3	Irrigation Plan	4/13/2012
L-4.1	Irrigation Details	4/13/2012
L-4.2	Irrigation Details	4/13/2012
L-5	Construction Details	4/13/2012
L-6	Paving Details	4/13/2012
A-0.0	Site Plan	4/13/2012
A-1.0	Overall Floor Plan	4/13/2012
A-1.1	Enlarged Floor Plans	4/13/2012
A-1.2	Overall Detail Map	4/13/2012
A-1.3	Overall Finish Floor Map	4/13/2012
A-1.4	Enlarged Canopy Plans and Sections	4/13/2012
A-1.5	Overall Cast Stone Plan	4/13/2012
A-1.6	Dumpster Enclosure Plan and Details	4/13/2012
A-1.7	Mechanical Yard Enclosure Plan and Details	4/13/2012
A-1.8	Monument Sign Plan and Details	4/13/2012
A-2.0	Reflected Ceiling Plan	4/13/2012
A-3.0	Roof Plan	4/13/2012
A-3.1	Roof Details	4/13/2012
A-4.0	Building Sections	4/13/2012
A-4.1	Building Sections	4/13/2012
A-5.0	Wall Sections	4/13/2012
A-5.1	Wall Sections	4/13/2012

Exhibit C  
Contract Documents

A-5.2	Wall Sections	4/13/2012
A-5.3	Wall Sections	4/13/2012
A-5.6	Vertical Wall Details	4/13/2012
A-5.7	Vertical Wall Details	4/13/2012
A-5.9	Door Details	4/13/2012
A-5.10	Door Details	4/13/2012
A-6.0	Interior Elevations	4/13/2012
A-6.1	Interior Elevations	4/13/2012
A-6.2	Interior Elevations	4/13/2012
A-7.0	Millwork Section	4/13/2012
A-7.1	Millwork Section	4/13/2012
A-8.0	Interior Plan Details	4/13/2012
A-8.1	Interior Plan Details	4/13/2012
A-8.2	Interior Plan Details	4/13/2012
A-9.0	Exterior Plan Details - Masonry	4/13/2012
A-9.1	Exterior Plan Details - Masonry	4/13/2012
A-9.3	Exterior Plan Details - Siding	4/13/2012
A-9.4	Exterior Plan Details - Siding	4/13/2012
A-9.5	Typical Details - Siding	4/13/2012
A-10.0	Exterior Elevations	4/13/2012
A-11.0	Door Schedule	4/13/2012
A-12.0	Room Finish and Plaque Schedule	4/13/2012
A-12.1	Window Schedule	4/13/2012
S-0.10	General Notes	4/13/2012
S-0.11	Typical Details	4/13/2012
S-0.12	Typical Details	4/13/2012
S-0.13	Typical Details	4/13/2012
S-0.14	Typical Details	4/13/2012
S-1.10	Ground & Foundation Plan	4/13/2012
S-1.11	Ground & Foundation Plan & Sections & Details	4/13/2012
S-1.20	Roof Framing Plan	4/13/2012
S-2.10	Sections & Details	4/13/2012
S-3.10	Sections & Details	4/13/2012
S-3.11	Sections & Details	4/13/2012
S-4.10	Bracing Elevations	4/13/2012
S4.11	Bracing Details & Sections	4/13/2012
M-1.0	General Mechanical	4/13/2012
M-1.1	Mechanical Floor Plan	4/13/2012
M-1.2	Mechanical Details	4/13/2012
M-1.3	Mechanical Schedules	4/13/2012
E-1.0	General Electrical	4/13/2012
E-1.1	Electrical Site Plan	4/13/2012
E-2.0	Lighting Floor Plan	4/13/2012
E-3.0	Electrical Power & Data Floor Plans	4/13/2012
E-3.1	Electrical Grounding Plan	4/13/2012
E-4.0	Fire Alarm Floor Plan	4/13/2012
E-5.0	Electrical Schedules and Details	4/13/2012

Exhibit C  
Contract Documents

E-6.0	Electrical Panel Schedules and One-Line Diagrams	4/13/2012
P-1.0	Plumbing Schedules, Legend and Notes	4/13/2012
P-1.1	Plumbing Floor Plan - Sewer & Vent	4/13/2012
P-1.2	Plumbing Floor Plan - Water	4/13/2012
P-2.1	Plumbing Details	4/13/2012
P-2.2	Plumbing Riser Diagrams	4/13/2012
AV-1.0	Audio - Visual Plan	4/13/2012

**FORT BEND COUNTY SENIOR CENTER**  
**Houston, Texas**

**LIST OF QUALIFICATIONS AND CLARIFICATIONS**

**General Project Information**

The Component Change Order is based on the following:

- 0.1 Construction Documents and RFI's attached to this CCO as Exhibit D.
- 0.2 Project consists of a new one story Senior Center.
- 0.3 Our price is based on working hours between 7 a.m. to 5 p.m. Monday thru Friday, with Saturdays being a make-up day for weather. Concrete pours and other work may require early morning or late evening hours beyond the normal hours. We will work with the Owner to keep them informed of work occurring before and after normal working hours.
- 0.4 With regards to the handicapped accessibility requirement of the Federal Fair Housing Act and other relevant provision of Texas Law, JE Dunn South Central, Inc. specifically excludes the responsibility to ascertain that the contract documents are in accordance with laws, codes, statutes, etc., and exclude any costs related to the lack of design compliance with the contract documents.
- 0.5 Our price is based on JE Dunn Construction Company carrying a contractor controlled insurance program (DCIP) and providing On Site General Liability insurance per our DCIP standard requirements.
- 0.6 We have included SDP on subcontractors and material suppliers at a lump sum amount of \$11,096 equaling approximately 1.25% of their contract value in lieu of individual subcontractor bonds at approximately 1.5%.
- 0.7 We will notify the Owner and the Architect of any code compliance issues actually found as they are recognized.
- 0.8 The CCO includes several categories of work that JE Dunn will be self-performing on a lump sum basis in accordance with the Agreement.

Our pricing excludes the following:

- 0.9 The responsibility for the documents to meet local, state, and federal codes (except for specific specifications requiring the contractor/subcontractor to submit an engineered design).
- 0.10 The cost for building permit expeditor.
- 0.11 Costs for and obtaining temporary and permanent utility easements.
- 0.12 Preconstruction costs included in Exhibit A of the Construction Management Agreement have not been included in the GMP and it is assumed any remaining balance of unpaid Preconstruction costs will be paid in full separate from this GMP.
- 0.13 Any work in addition to earthwork, site utilities, concrete, concrete embeds, electrical rough-in and plumbing rough-in.



1. **GENERAL CONDITIONS**

- 1.1 This CCO pricing is valid until October 23, 2012 after which the pricing will need to be confirmed in order to be valid.
- 1.2 We anticipate the project taking 4 months to complete. This requires that building permits, construction documents and the notice to proceed are issued when required to allow the work to start as shown in our construction schedule on a continuous basis.
- 1.3 This CCO assumes JE Dunn will have use of the entire area south of the current building within the fence lines and baseball fields for use in material laydown, office and storage trailers, excavation stockpile, etc.
- 1.4 This CCO assumes JE Dunn will be allowed use of the access road leading to the current dumpster which will be relocated during the duration of the project, a portion of the existing parking lot the west of the building along the access road to facilitate excavation equipment, concrete trucks and placement, scaffolding and other required staging.
- 1.5 The Component Change Order is to perform earthwork, site utilities, related rough-in, site and building concrete only. Individual line item amounts are not guaranteed and may increase or decrease within the overall GMP.
- 1.6 We have included a design contingency of \$40,451.00 to be used to cover the cost impact of scope or other changes required due to incomplete, erroneous or uncoordinated documents. The CCO does not include other funds or provisions to address these issues and the total scope and cost of the project will need to be maintained in order to maintain the CCO.
- 1.7 The CCO includes a construction contingency of \$40,451.00 to be utilized by the Construction Manager with the Owner's approval for construction related issues as needed during the construction process. Issues for which this contingency may be used include, but are not limited to: expediting, temporary protection, overtime, shiftwork, scope gaps, subcontractor failures, low estimates, weather protection, escalation, cost overruns and other circumstances that may arise or that may not be quantifiable prior to creation of the CCO. This contingency is not intended to be used for changes in the scope of the work or to cover errors or omissions in the construction documents. Any contingency remaining at the conclusion of the project will be treated as savings and returned to the Owner in accordance with the contract.
- 1.8 We exclude redesign costs for Value Engineering. All accepted Value Engineering, Alternates or other changes shall be fully coordinated and incorporated into the For Construction documents by the Design Team.
- 1.9 All provisions requiring compensation from the Construction Manager to the Designers are excluded. The CCO assumes that CAD files for all contract documents will be provided to the Contractor and Subcontractors free of cost upon notice to proceed. It has been agreed that Subcontractors will sign the Architect's Release Agreement to obtain these files.
- 1.10 No Owner Furnished-Contractor Installed equipment is indicated or included. Also excluded is any installation of materials or work which may be supplied by vendors employed directly by the Owner.



- 1.11 Schedules of value shall be submitted for billing purposes only and shall not be used as a basis for change orders.
- 1.12 The CCO assumes the design team has coordinated the design to allow for proper fit and access for all work.
- 1.13 The CCO includes temporary provisions in accordance with Section 01 50 00 only as applicable for JE Dunn use.
- 1.14 The CCO relies upon the plans and specifications as a complete and coordinated design. As construction manager, we have indicated any inconsistencies we discovered in the clarifications and/or constructability review comments. We rely on specifications to indicate type and quality of materials and drawings to indicate locations and quantities. In case of conflicts, the following precedence is assumed – Qualifications & Clarifications, CM at Risk Agreement, Specifications, Drawings dated April 13, 2012. Specific details and enlarged plans supersede general plans. When specifications describe items that do not appear on the drawings these items are hereby excluded as inapplicable. References to intent and similar provisions shifting design responsibility are excluded as we are only able to ascertain the designer's intent to the extent it is reflected on clear coordinated documents.
- 1.15 The CCO includes corrections that have been made on the plans, specifications and addendums due to constructability comments but does not include provisions based upon constructability comments not yet corrected in the documents. Responses on the constructability review itself are considered for reference only as they would be impossible to adequately coordinate and communicate to all subcontractors and suppliers without corrected documents.
- 1.16 The CCO assumes that the Architect and Consultants have reviewed and found acceptable all of the listed manufacturers and or products included in the specifications and the documents have been coordinated to reflect any of these items.
- 1.17 All on-site testing will be paid for by the Owner. All expedited cylinder breaks required to expedite the project shall be paid for by the Owner. Contractor shall be responsible for retesting costs due to fault of contractor for failure of initial tests. Contractor shall provide factory or historical materials testing as specified in the specific specification sections for particular products. All inspections or monitoring by special inspectors, geotechnical engineer and any other agencies shall be paid for by the Owner as specified in Specification 014000.
- 1.18 Colors selections shall be made prior to the project start. Color approvals shall be made upon receipt of all pertinent submittals, with the exterior approvals separate from the interior approvals.
- 1.19 RFI's responses shall be received within a reasonable time unless the schedule requires an expedited response. Normally this will be 3 days.
- 1.20 All submittal approval times shall be 14 calendar days beginning on the date sent by Contractor to Architect and ending on the date received back by Contractor from Architect. Contractor and Architect agree to expedite shipment of submittals to achieve this time frame. Architect, Consultants' & Owner's review shall be incorporated into one



returned submittal by the Architect. Contractor and Architect shall work together to prioritize these so submittal times can be expedited or extended as needed.

- 1.21 The CCO assumes the recommendations included in the Geotechnical Report have been evaluated and incorporated into the specifications to the extent appropriate by the Engineer.
- 1.22 Surveys, as required by the specifications, shall be submitted to Architect for review and recording by others.

**This scope of work is to provide earthwork, site utilities, concrete, concrete embeds, electrical rough-in and plumbing rough-in to achieve construction of the site utilities, parking lot and building pad only. All other work indicated on the exhibits is excluded and will be addressed in the overall GMP once full funding is available.**

## 2. DEMOLITION

Our pricing includes the following:

- 2.1 Demolition per contract documents as it relates to work being performed in this CCO, earthwork, site utilities, concrete, electrical and plumbing rough-in only.

Our pricing excludes the following

- 2.2 Asbestos or hazardous materials removal.
- 2.3 Salvage for reuse or storage any demolished materials or plants/trees.
- 2.4 Unknown or unforeseen items not shown on the contract documents.

## 3. SITWORK

Our pricing includes the following:

- 3.1 Sitework for earthwork, site utilities, concrete, electrical and plumbing rough-in only. Remaining final grading will be performed in the GMP work.
- 3.2 Groundwater was not encountered during the Geotechnical borings at the depth of 25'. As a result we have assumed no groundwater dewatering or other subsurface systems will be required.

Our pricing excludes the following:

- 3.3 Permanent Dewatering systems.



- 3.4 Lime and/or cement stabilized fill material at any areas except under the paving areas as shown.
- 3.5 Contaminated soil excavation and haul off.
- 3.6 Removal of unsuitable soils or rock, and any other structures or utilities unless specifically identified in the documents.
- 3.7 Tap fees to be paid by Owner.
- 3.8 Water meter on the fire line.

4. **SITE UTILITIES**

Our pricing excludes the following:

- 4.1 Site utilities as shown on the contract documents.

5. **CONCRETE WORK**

Our pricing includes the following:

- 5.1 Building Pad.
- 5.2 Parking Lot.
- 5.3 Paving at the Grass Pave fire lane.
- 5.4 Earth forming for grade beams.
- 5.5 Placement of embeds

Our pricing excludes the following:

- 5.6 Temporary or permanent casings for piers.
- 5.7 Grass Pave fire lane.
- 5.8 Piers and grade beams for trash enclosure.
- 5.9 Foundation for monument sign.
- 5.10 Maintenance pad.
- 5.11 Concrete Testing by Owner

6. **STRUCTURAL STEEL/STEEL FABRICATIONS**

Our pricing includes the following:

- 6.1 Providing Fabricated Steel, embeds and miscellaneous items.

Our pricing excludes the following:

- 6.2 Erection of steel.



6.3 AISC or City of Houston certifications for fabricators or erectors. No proposals were received from subs or vendors with these certifications.

7. **PLUMBING**

Our pricing includes the following:

7.1 Rough-in and related work as it applies to areas under the site paving and building pad.

Our pricing excludes the following:

7.2 Any plumbing work other than initial rough-in

8. **ELECTRICAL**

Our pricing includes the following:

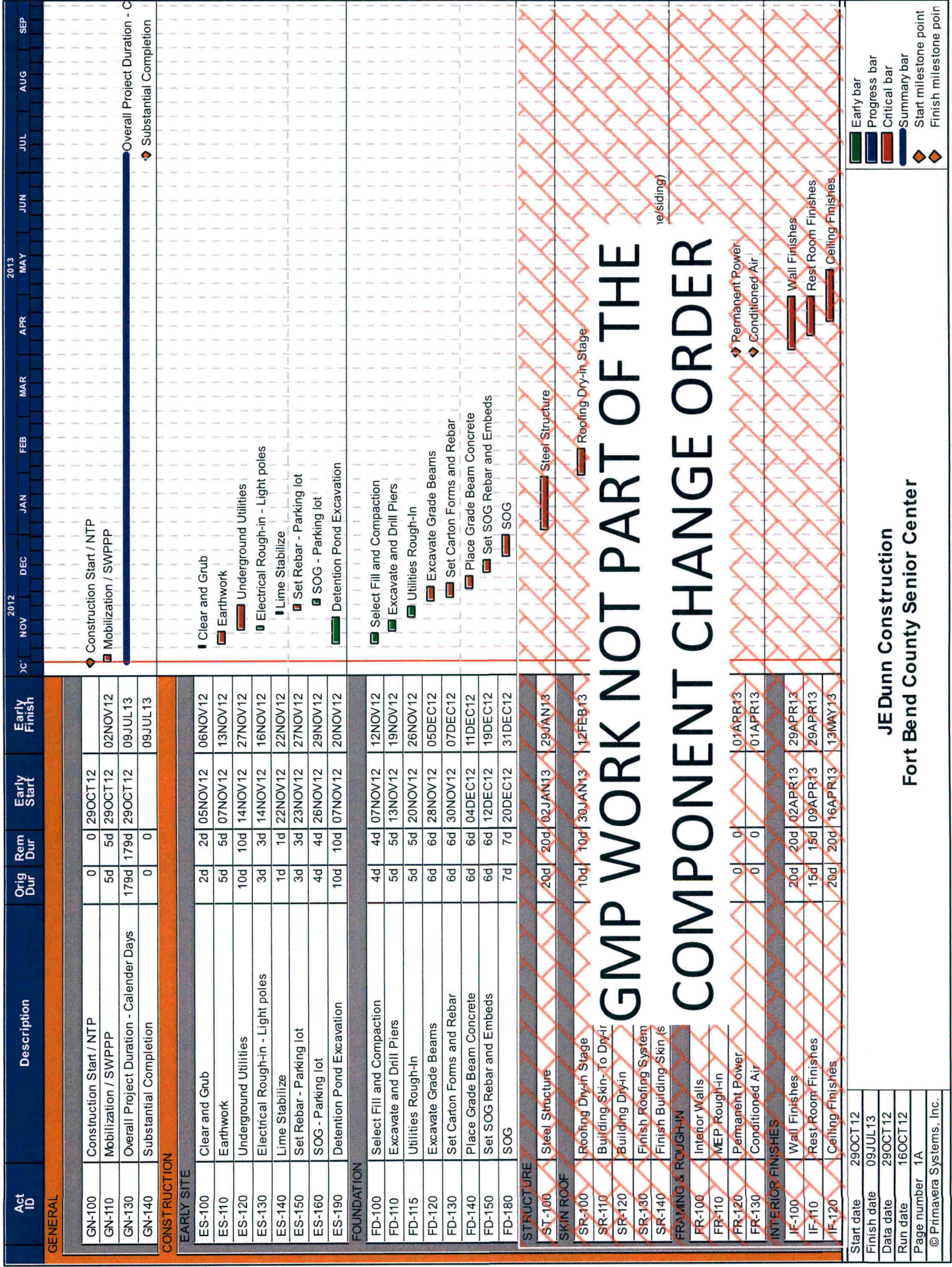
8.2 Rough-in only.

Our pricing excludes the following:

8.2 Any electrical equipment or work not needed to complete the parking lot and building pad.

End of Qualifications and Clarifications

EXHIBIT F



GMP WORK NOT PART OF THE COMPONENT CHANGE ORDER

Legend:

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

JE Dunn Construction  
Fort Bend County Senior Center

Start date	29OCT12
Finish date	09JUL13
Data date	29OCT12
Run date	16OCT12
Page number	1A
© Primavera Systems, Inc.	