

Guaranteed
Maximum
Cost
Proposal

Fort
Bend
County
Courthouse
Rehabilitation

Richmond,
Texas

1. SCHEDULE "A"**Revision Documents**

2. SCHEDULE "B"**Allowances**

3. SCHEDULE "C"**Exclusions**

4. SCHEDULE "D"**Construction Documents Schedule**

5. SCHEDULE "E"N/A**Shop Drawings Approval Schedule**

6. SCHEDULE "F"**Component Change Orders**

7. SCHEDULE "G"**Project Progress Schedule**

8. SCHEDULE "H"**Construction Budget**

9. SCHEDULE "I"**Concurrence of the Architect to
Schedules D, E, F**

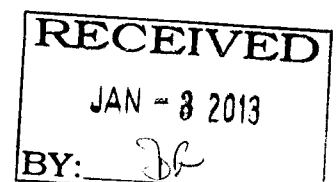


EXHIBIT H

**GUARANTEED MAXIMUM PRICE
CHANGE ORDER**

for

Bailey - 12-006

PROJECT NO. _____

Phoenix I - 12-1266

PROJECT NAME AND DESCRIPTION

Fort Bend County Courthouse Rehabilitation

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

Gentlemen:

In accordance with Article 4.1 of the Construction Management Agreement dated August 1, 2012, Project No. 12006, Phoenix I Restoration and Construction, Ltd., the undersigned offers to provide all services, labor and material to perform in accordance with Contract Documents construction of the Project described in the Design Development Submittal and the revisions thereto by Construction Document Change Orders, entered into prior to the date of this proposal, prepared by Architect and Construction Documents to be hereafter prepared by the Architect in accordance with Schedule A and the Construction Management Agreement, for a Guaranteed Maximum Price of \$ 5,008,133.00.

The undersigned guarantees the material completion of the Work on or before the Date of Material Completion which is November 21, 2013.

The undersigned guarantees the final completion of the Work on or before the Date of Final Completion which is December 31, 2013.

The Guaranteed Maximum Price of \$ 5,008,133.00 is comprised of the following components:

1.	Estimated Cost of the Work	\$ 4,495,634.00	\$
2.	Construction Manager's Contingency (includes Construction and Design Contingency)	\$ 50,000.00	\$
3.	Construction Manager's Fee	\$ 125,941.30	\$
4.	Construction Manager's Maximum Construction Overhead Costs	\$ 336,557.70	\$
	TOTAL (Guaranteed Maximum Price)	\$ 5,008,133.00	\$

This proposed GMP Change Order is based on the Design Development Submittal and the revisions thereto by Construction Document Change Orders, entered into prior to the date of this proposal, and Construction Documents to be hereafter prepared by the Architect in accordance with the assumptions stated in Schedule A and the Construction Management Agreement.

The proposed GMP Change Order is based on the preparation by the Architect and addition to the Construction Management Agreement by Construction Document Change Order of Construction Documents embodying revisions of the Design Development Submittal described in Schedule A which lists the most recent drawings, specifications, and other documents which describe the proposed revisions.

The Estimated Cost of the Work includes the allowances listed in Schedule B and each allowance notes whether the allowance covers furnish and delivery or furnish, delivery and installation. The Estimated Cost of the Work (but not the Construction Manager's Contingency or Fee) is subject to increase to the extent Actual Cost for the Work covered by allowances exceed the amount set forth in Schedule B.

The Guaranteed Maximum Price does not include items listed in Schedule C.

A Construction Documents Schedule is attached as Schedule D.

A Shop Drawing Approval Schedule is attached as Schedule E.

A Component Schedule is attached as Schedule F.

A Project Progress Schedule is attached as Schedule G.

A Construction Budget is attached as Schedule H.

The concurrence of the Architect to Schedules D, E and F is attached as Schedule I.

Each of Schedules A through I are part of this Proposed GMP Change Order and are incorporated herein by reference.

The Dates of Material and Final Completion and the Guaranteed Maximum Price are subject to adjustment in the manner provided by the Construction Management Agreement.

This offer is submitted as the proposed GMP Change Order pursuant to Article 4.1 of the Construction Management Agreement. The terms of the Construction Management Agreement are incorporated herein by reference.

The undersigned agrees that this proposed GMP 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 Change Order, if approved and agreed upon by the Owner.

We have visited the Site and familiarized ourselves with the conditions under which the Work described in the Contract Documents is to be performed and correlated our observations with the requirements of the Contract Documents, including the requirements set forth in Schedule A.

DATED: 1/1, 2013.

RECOMMENDED FOR OWNER'S ACCEPTANCE:

PAULEY ARCHITECTS
Supervising Architect

By: [Signature] /VP

Phoenix I. Kesterson and Construction Ltd.
Construction Manager

By: [Signature]

Program Manager

By: N/A

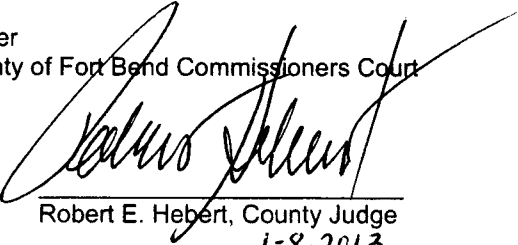
Donald G. Brady
Director, Fort Bend County Facilities Management and Planning

[Signature]
Owner's Representative

APPROVED:

Owner
County of Fort Bend Commissioners Court

BY:


Robert E. Hebert, County Judge
1-8-2013

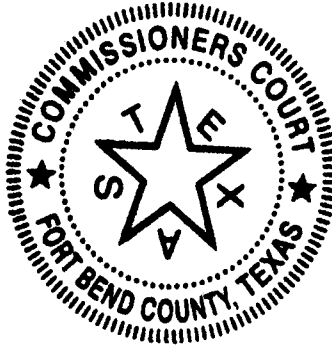
ATTEST

BY:


Dianne Wilson, County Clerk

Date:

1-8-13



AUDITOR'S CERTIFICATE

I hereby certify that funds are available in an amount not to exceed \$ 5,008,133.⁰⁰, plus
\$ in Reimbursable Expenses, to accomplish and pay the obligation of Fort Bend County in the
foregoing matter.


Robert Ed Sturdivant, County Auditor



Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "A"

Revision Documents

Phoenix I Restoration and Construction, Ltd.
9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)



Schedule A – List of Revision Documents:

The following is a list of documents that were issued as revisions to the original construction documents:

1	Phase I - Addenda 1 (8/14/12) and 2 (8/17/12)
2	Phase II - Addenda 1 (10/31/12) and 2 (11/6/12)
3	ASI #01 dated 9/17/12
4	RFI's 1 - 54
5	Phoenix I Value Engineering Summary dated 12/30/12
6	Phoenix I GMP Proposal dated 1/1/13

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 ● 214-902-0111 ● 214-904-9635 (Fax)



Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "B"

Allowances



Schedule B – List of Allowances:

The following is a list of allowances included in the guaranteed maximum price:

1	Copper repair	\$	2,000.00
2	Repair copper cornice	\$	3,000.00
3	PP 01 - Scaffolding	\$	128,394.00
4	PP 04 - Penetrations	\$	136,242.00
5	Re-grade perimeter of bldg.	\$	2,400.00
6	PP 08 - Concrete Repairs	\$	67,925.00
7	Restore HC ramp	\$	5,000.00
8	PP 09 - Exterior Masonry	\$	278,533.00
9	PP 10 - Structural Steel - fabrication	\$	134,139.00
10	PP 11 - Structural Steel - installation	\$	32,500.00
11	Metal fabrications	\$	4,100.00
12	Replace plywood roof deck (20%)	\$	3,400.00
13	PP 15 - Finish Carpentry/Millwork	\$	271,718.00
14	Waterproofing	\$	9,000.00
15	PP 19 - Wood Windows	\$	211,405.00
16	Skylight - Allowance	\$	8,950.00
17	Hardware repair/refinish	\$	2,000.00
18	PP 18 - Door Hardware/HM Doors	\$	54,000.00
19	PP 20 - Lath and Gypsum Plaster	\$	143,040.00
20	Repair existing mosaic tile	\$	20,000.00
21	PP 24 - Terrazzo Flooring	\$	39,544.00
22	PP 27 - Paint	\$	366,950.00
23	Install salvaged plaque (11/A-201) - Allowance	\$	435.00
24	Fire extinguisher/cabinets - Allowance	\$	2,500.00
25	Wood blinds - Allowance	\$	34,984.00

Phoenix I Restoration and Construction, Ltd.

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Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "C"

Exclusions

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)



Schedule C – List of Exclusions:

The following is a list of scopes NOT included in the guaranteed maximum price:

1	Chimney demolition
2	Security system (rings and strings only)
3	Communications system (rings and strings only)
4	All landscaping and irrigation system (irrigation double check included)
5	Tree trimming and survey by arborist
6	20 year warranty at roof to be SPF (10 year renewable LEED roof)
7	Stripping of paint at window exteriors
8	Refinishing of stained interior trim (wipe/clean only)
9	All exterior concrete and concrete demolition
10	Low-E film for windows
11	All ballustrade work
12	Alternate material will be utilized for slate roof
13	Landscape maintenance
14	SWPPP plan
15	Lady of Justice inspection/repair
16	Clock inspection/repair
17	Clock tower inspection/repair
18	Vault door restoration
19	Testing fees
20	Modifications to existing pews
21	All scopes deleted in attached VE summary dated 12/30/12

Phoenix I Restoration and Construction, Ltd.

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Fort Bend County Courthouse Rehabilitation
Value Engineering Summary

12/30/2012

Value Engineering Options/Bid Clarifications

Item #	Description	Elected Change
1	Delete all concrete demolition	(\$11,200)
2	Delete grating at basement	(\$1,800)
3	Delete floor drain Room 118	(\$1,600)
4	Delete all asphalt pavement	(\$9,560)
5b	Delete all exterior concrete	(\$55,300)
6a	20% repointing vs. 100% \$ (160,000.00)	(\$160,000)
7	Delete coping stone removal & replacement	(\$3,800)
8	Delete security bars in basement	(\$2,000)
9	Delete all balustrades	(\$60,271)
10	Delete North roof framing	(\$14,000)
11	Delete Door 154 plaster cased opening	(\$2,900)
14	Delete millwork Room 117	(\$300)
15	Delete counter Room 230	(\$1,500)
17a	Delete new roofs everywhere except low center section of original bldg, where modified bitumen roof will be applied. Retain penetration and repairs of all other roof areas.	(\$184,230)
17b	At low center roof section of original building, use spf foam roofing system in lieu of referenced modified bitumen.	(\$40,000)
18a	Slate tile roofing - alternate materials \$ (17,500.00)	(\$17,500)
19	Utilize existing door hardware/HM Doors	(\$20,000)
20a	Wood Windows - delete low-E film	(\$24,553)
23	Limit skim coat to rotunda / public hallways & misc repairs	(\$22,500)
24	No new tile in Room 211	(\$750)
25	No terrazzo flooring in Room 334/335	(\$2,106)
26	No paint stripping at exterior of windows	(\$22,500)
27	Delete aluminum storefront	(\$3,620)
28	Reduce copper roof repair allowance	(\$8,000)
29	Delete AV allowance	(\$10,000)
30	Delete statue inspection/repair	(\$10,000)
31	Reduce copper cornice repair allowance	(\$7,000)
32	Delete plaster repair allowance	(\$10,000)
33	Reduce bond overage	(\$11,390)
34	Delete termite control	(\$1,795)
35	Delete adjusting manhole cover	(\$6,000)
36	Reuse existing sanitary sewer	(\$12,000)
37	Delete restoring all surfaces of handicap ramp	(\$4,300)
38	Delete skid plate at trench drain	(\$2,140)
39	Reduce wood deck replacement allowance	(\$5,000)
40	Reduce waterproofing allowance	(\$9,980)
41	Delete parking striping	(\$2,430)
42	Delete bird control	(\$2,400)
43	Delete signs/wheel stops	(\$4,200)

Fort Bend County Courthouse Rehabilitation
Value Engineering Summary

12/30/2012

44	Utilize plastic laminate toilet partitions in lieu of stainless steel	(\$1,800)
45	Revised pricing for elevator cab finishes	(\$15,000)
46	Reduce CM construction contingency	(\$150,000)
47	Delete restoring 1x1 ceiling in 1935 addition	(\$7,455)
48	Delete clock face painting	(\$9,600)
49	Delete standpipe removal completed in Phase I	(\$800)
50	Add for sash blocks	\$1,800
51	Eliminate 1 of 2 Project Superintendents	(\$133,380)
54	Reduce Rate for Project Manager	(\$11,000)
55	Delete new openings/doors/frames at Doors 161 and 162	(\$3,200)
56	Revised carpet pricing	(\$7,673)
57	Utilize different supplier for cabinets/countertops	(\$30,000)
58	Use 2' x 2' tegular ceiling system in lieu of specified system	(\$57,855)
59	Removed	
60	Repair existing entry doors in lieu of replacement	(\$32,856)
61	Reduce tile repair allowance	(\$20,000)
62a	Revised fire alarm pricing	(\$7,625)
62b	Substitute fire alarm products	(\$7,471)
63	Plumbing fixture substitution	(\$8,200)
64	Grading reduction	(\$5,800)
65	Delete landscaping (to be by county)	(\$8,700)
66a	Retain 480/3 Phase power service to building	(\$30,000)
66b	Reuse existing elevator motor (must retain 480/3 Phase power)	(\$10,000)
67	Delete requirement for accredited hardware consultant	(\$6,000)
68	Delete key cabinet	(\$1,200)
69	Revised HVAC pricing	(\$79,000)
70	Delete certified test and balance of HVAC system	(\$8,000)
71	Delete all new aluminum ladders, modify existing ladders where possible or construct new ladders with steel	(\$9,800)
72	Use local steel erector	(\$12,000)
73	Revised terrazzo pricing	(\$4,000)
74	Revised utility pricing	(\$15,000)
75	Modify existing steel mechanical platform at roof in lieu of demo and	(\$16,000)
77	Structural work at chimney \$ TBD	
79	Delete Signage Package	(\$9,733)
Totals		(\$1,485,973)



Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "D"

Construction Documents Schedule

NO CHANGES FROM ORIGINAL CM
AGREEMENT

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)



Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "E"

Shop Drawings Approval Schedule

Not Applicable At This Time

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)



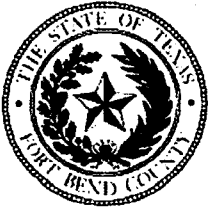
Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "F"

Component Change Orders

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)



FORT BEND COUNTY, TEXAS PURCHASE ORDER

P.O.NUMBER: 93772

PAGE #: Page 1 of 1

P.O.DATE: 8/24/2012

DELIVERY BY: 8/24/2012

BUYER: Tabitha Moses

VENDOR: 22356

PHOENIX 1 RESTORATION & CONSTR
9411 HARGROVE DRIVE
DALLAS TX 75220
DALE C. SELLERS

SHIP TO: Facilities and Planning
1517 Eugene Heimann Circle Suite 500
Richmond TX 77471

BILL TO: COUNTY AUDITOR
301 JACKSON
RICHMOND, TX 77469

DESCRIPTION	QUANTITY	UNIT COST	EXTEND COST
1 PRECONSTRUCTION SERVICE Preconstruction Services	66,000 EA	\$1.00	\$66,000.00

CMAR agreement approved by CC on 8/7/12, this purchase order is for pre-construction services only.

2 COMPONENT CHANGE ORDE Q12-050 COURTHOUSE RESTORATION	384,749 EA	\$1.00	\$384,749.00
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Approved Commissioners Court 9/4/12

GRAND TOTAL: \$450,749.00

RECEIVED
AUG 28 2012
BY: UR

The undersigned guarantees the final completion of the Work on or before the Date of Final Completion which is November 6, 20 13.

The undersigned agrees that this proposed GMP 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 Change Order, if approved and agreed upon by the Owner.

We have visited the site and familiarized ourselves with the conditions under which the Work described in the Contract Documents is to be performed and correlated our observations with the requests of the Contract Documents, including the requirements set forth in Schedule A.

DATED: September 4, 2012.

RECOMMENDED FOR OWNER'S ACCEPTANCE:

MAILEY ARCHITECTS
Supervising Architect

By: [Signature]

Phoenix I Restoration & Construction Ltd.
Construction Manager

By: [Signature]

Donald G. Brady

Director, Fort Bend County Facilities Management and Planning

[Signature]

APPROVED:

OWNER

County of Fort Bend Commissioners Court

BY: [Signature]

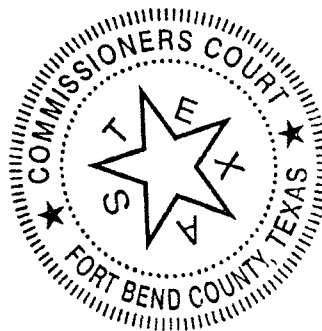
Robert E. Hebert, County Judge

ATTEST

BY: [Signature]

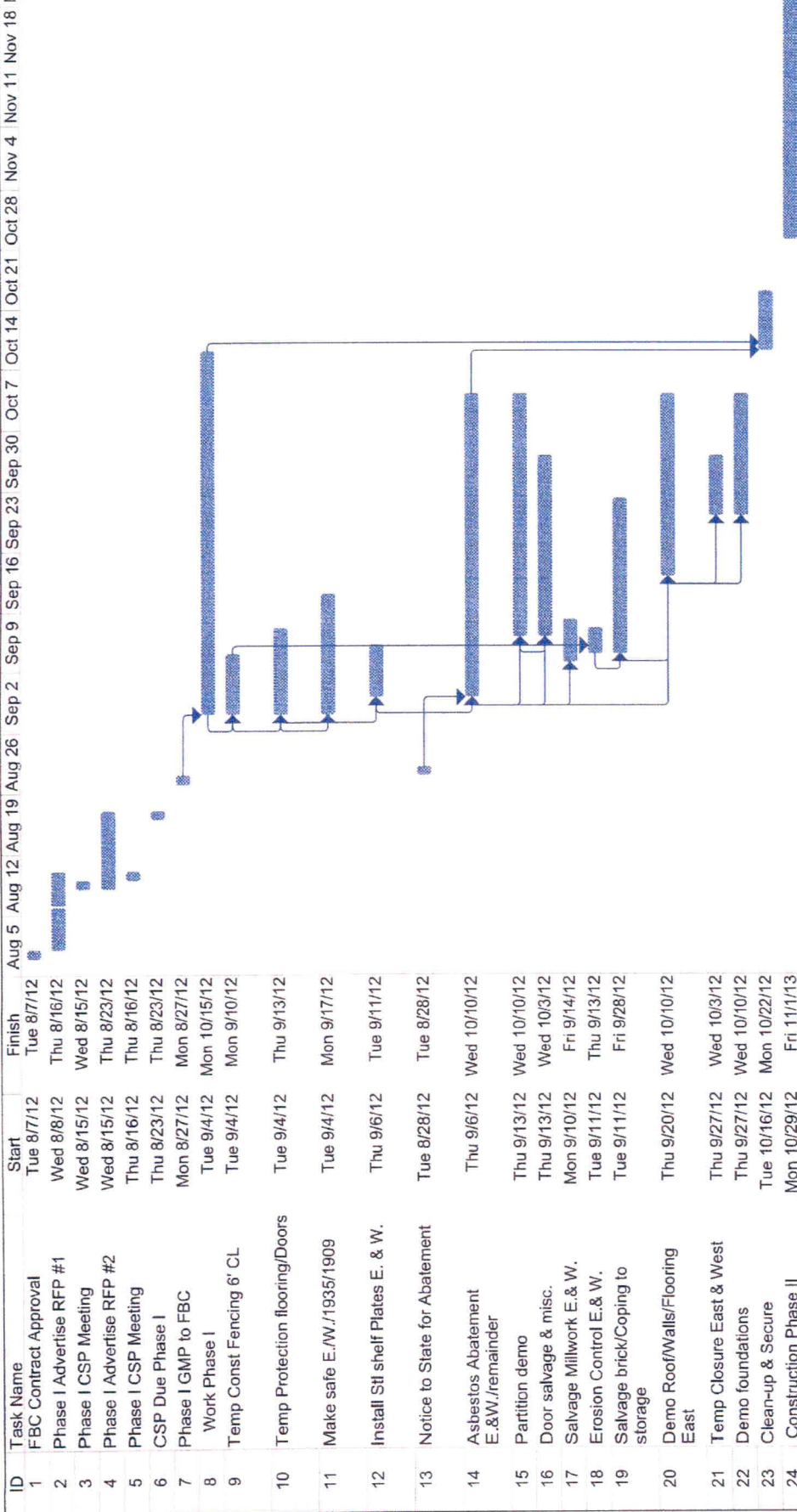
Dianne Wilson, County Clerk

DATE: 9-4-12





PHOENIX 1 RESTORATION & CONSTRUCTION, llc



Project: Fort Bend CCH - Phase I Sele
Date: Mon 8/13/12

Group	Phase	Item	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Other Cost/Unit	Other Amount	Total Cost/Unit	Total Amount	
01.000	GENERAL REQUIREMENTS														
	PROJECT REQUIREMENTS														
	01.305	1015 Bonds	1.00 ls	-	-	-	-	-	-	-	-	4,690	4,690.00 /ls	4,690	
		1045 Permits - allowance													
	PROJECT MANAGEMENT														
	01.310	2000 Project manager	140.00 hr	100.37 /hr	14,052	-	-	-	-	-	-	-	-	100.37 /hr	14,052
		2005 Project superintendent	280.00 hr	61.75 /hr	17,290	-	-	-	-	-	-	-	-	61.75 /hr	17,290
		2030 Superintendent	280.00 hr	61.75 /hr	17,290	-	-	-	-	-	-	-	-	61.75 /hr	17,290
		2035 Project administration	140.00 hr	38.75 /hr	5,425	-	-	-	-	-	-	-	-	38.75 /hr	5,425
	CONSTRUCTION FACILITIES														
	01.520	1005 Project office	1.75 mo	-	-	-	-	-	-	-	-	-	-	300.00 /mo	525
		1050 Storage trailers	1.75 mo	-	-	-	-	-	-	-	-	-	-	250.00 /mo	438
		1060 Portable toilets	1.75 mo	-	-	-	-	-	-	-	-	-	-	90.00 /mo	158
	01.530	TEMP CONSTRUCTION													
		1010 PP #12 - temporary protection	1.00 ls	-	-	-	-	-	-	23,200.00 /ls	23,200	-	-	23,200.00 /ls	23,200
CONSTRUCTION AIDS															
01.540	1050 Dumpster														
TEMP BARRIERS & ENCLOSURE															
01.560	1000 Street barricades and signs - allowance	1.00 ls	-	-	-	-	-	-	-	-	-	-	1,800.00 /ls	1,800	
	1015 PP #03 - temporary enclosures	1.00 ls	-	-	-	-	-	-	12,200.00 /ls	12,200	-	-	12,200.00 /ls	12,200	
	9000 PP #04 - temporary construction fencing	1.00 ls	-	-	-	-	-	-	6,000.00 /ls	6,000	-	-	6,000.00 /ls	6,000	
	TEMP CONTROLS														
01.570	9000 PP #05 - erosion control	1.00 ls	-	-	-	-	-	-	687.00 /ls	687	-	-	687.00 /ls	687	
PROJECT IDENTIFICATION															
01.580	1000 PP #01 - project sign	1.00 ls	-	-	-	-	-	-	1,450.00 /ls	1,450	-	-	1,450.00 /ls	1,450	
SITE CONSTRUCTION															
DEMOLITION															
02.220	2001 PP #14 - selective interior demolition	1.00 ls	-	-	-	-	-	-	38,800.00 /ls	38,800	-	-	38,800.00 /ls	38,800	
	9040 PP #07 - demolition of 1957 additions	1.00 ls	-	-	-	-	-	-	39,000.00 /ls	39,000	-	-	39,000.00 /ls	39,000	
SITE CLEARING															
02.230	9000 PP #06 - landscape removal	1.00 ls	-	-	-	-	-	-	5,800.00 /ls	5,800	-	-	5,800.00 /ls	5,800	
METALS															
STRUCTURAL STEEL															
05.120	9000 PP #02 - structural steel plates	1.00 ls	-	-	-	-	-	-	2,960.00 /ls	2,960	-	-	2,960.00 /ls	2,960	
WOOD AND PLASTICS															
MILLWORK															
06.220	9015 PP #13 - salvaged millwork	1.00 ls	-	-	-	-	-	-	26,100.00 /ls	26,100	-	-	26,100.00 /ls	26,100	
SPECIAL CONSTRUCTION															
HAZARDOUS MAT.REMEDIATION															
13.280	9010 PP #15 - asbestos abatement	1.00 ls	-	-	-	-	-	-	32,000.00 /ls	32,000	-	-	32,000.00 /ls	32,000	
FIRE SUPPRESSION															
13.900	9000 PP #11 - fire suppression make safe	1.00 ls	-	-	-	-	-	-	2,200.00 /ls	2,200	-	-	2,200.00 /ls	2,200	
MECHANICAL															
15.000															

Group	Phase	Item	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Other Cost/Unit	Other Amount	Total Cost/Unit	Total Amount
15.000	15.350		PLUMBING											
		9020	PP #10 - plumbing make safe	1.00 ls	-	-	-	-	8,000.00 /ls	8,000	-	-	8,000.00 /ls	8,000
			HVAC											
	15.700	9001	PP #08 - mechanical make safe	1.00 ls	-	-	-	-	2,400.00 /ls	2,400	-	-	2,400.00 /ls	2,400
16.000			ELECTRICAL											
			ELECTRICAL POWER											
	16.200	9005	PP #09 - electrical make safe - allowance	1.00 ls	-	-	-	-	22,875.00 /ls	22,875	-	-	22,875.00 /ls	22,875

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit
Labor	54,057		840,000 hrs			
Material						
Subcontract	223,672					
Equipment						
Other	9,210					
	286,939	286,939				
Construction Contingency	43,600					
CM Fee & Overhead	54,210					
Total		384,749				

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FORT BEND COUNTY, TEXAS PURCHASE ORDER

P.O.NUMBER: 93772

PAGE #: Page 1 of 1

P.O.DATE: 8/24/2012

DELIVERY BY: 8/24/2012

BUYER: Debbie Kaminski

VENDOR: 22356

PHOENIX 1 RESTORATION & CONSTR
9411 HARGROVE DRIVE
DALLAS TX 75220
DALE C. SELLERS

SHIP TO: Facilities and Planning
1517 Eugene Heimann Circle Suite 500
Richmond TX 77471

BILL TO: COUNTY AUDITOR
301 JACKSON
RICHMOND, TX 77469

DESCRIPTION	QUANTITY		UNIT COST	EXTEND COST
1 PRECONSTRUCTION SERVICE Preconstruction Services	66,000	EA	\$1.00	\$66,000.00
CMAR agreement approved by CC on 8/7/12, this purchase order is for pre-construction services only.				
2 COMPONENT CHANGE ORDE Q12-050 COURTHOUSE RESTORATION	384,749	EA	\$1.00	\$384,749.00
Approved Commissioners Court 9/4/12				
3 COMPONENT CHANGE ORDE Q12-050 COURTHOUSE RESTORATION	40,330	EA	\$1.00	\$40,330.00
Approved in ommissioners Court 9.25.12				
GRAND TOTAL:				\$491,079.00

Rehabilitation of the Fort Bend County Courthouse

COMPONENT CHANGE ORDER

CONSTRUCTION MANAGEMENT AGREEMENT
PROPOSED COMPONENT CHANGE ORDER NO. 02

TO: Fort Bend County Commissioners Court
301 Jackson St., Suite 719
Richmond, TX 77469
Attn: Robert Hebert, PH.D., County Judge
Facsimile Number: (281) 341-8609

Gentlemen:

This proposed Component Change Order is submitted pursuant to Section 3, Part 2 of the Construction Management Agreement dated August 7, 2012, the terms of which are incorporated herein by reference.

Having carefully examined the Component Construction Documents prepared by Phoenix I Restoration & Construction, Ltd. and approved by Owner on August 8, 2012, included in the Phase I Proposal Package 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 Changer Order Sum is \$ 40,330.00

The Change Order sum is comprised of the following amounts:

- | | |
|--|--------------|
| 1. Construction Sum due Trade Contractor
or Trade Supplier | \$ 37,000.00 |
| 2. Construction Manager's Estimated Cost
for Work or Material Supplied by
Construction Manager | \$ 0.00 |
| 3. Construction Manager's Contingency | \$ 0.00 |
| 4. Construction Manger's Fee and Overhead | \$ 3,330.00 |

Cost Breakdown sheet is attached as Schedule B.

SEP 19 2012

FM121272

The undersigned guarantees the final completion of the Work on or before the Date of Final Completion which is November 6, 20 13.

The undersigned agrees that this proposed GMP 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 Change Order, if approved and agreed upon by the Owner.

We have visited the site and familiarized ourselves with the conditions under which the Work described in the Contract Documents is to be performed and correlated our observations with the requests of the Contract Documents, including the requirements set forth in Schedule A.

DATED: 9-25, 20 12.

RECOMMENDED FOR OWNER'S ACCEPTANCE:

Bailey Architects
Supervising Architect

By: _____

[Signature]
Construction Manager

By: Dale C Sellers

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

APPROVED:

OWNER
County of Fort Bend Commissioners Court

BY: _____

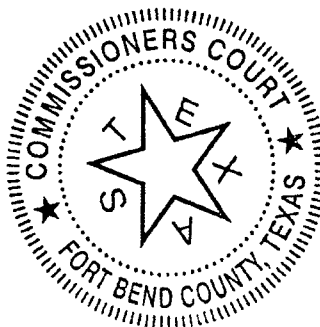
Robert E. Hebert, County Judge

ATTEST

BY: _____

Dianne Wilson, County Clerk

DATE: 9-25-12





Schedule B – Cost Breakdown for Component Change Order #02

Project: Rehabilitation of
Fort Bend County Courthouse

Date: 9/19/12

DESCRIPTION:

The following is a summary of costs charged on Component Change Order #02:

1. Additional Asbestos Abatement per Attached Proposal from BAD Company:

- Subcontractor Price: \$ 23,500.00
- CM Overhead (9%): \$ 2,115.00
- Total #1: **\$ 25,615.00**

2. Asbestos Survey/Consultant per Attached Proposal from Choice Consulting:

- Consultant Price: \$ 5,300.00
- CM Overhead (9%): \$ 477.00
- Total #2: **\$ 5,777.00**

3. Allowance for Anticipated Additional Abatement Consultant Fees (site visits/inspections):

- Allowance Price: \$ 8,200.00
- CM Overhead (9%): \$ 738.00
- Total #3: **\$ 8,938.00**

Total Amount of Component Change Order #02: \$ 40,330.00

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 ● 214-902-0111 ● 214-904-9635 (Fax)

Building Abatement Demolition Company, Inc.

September 12, 2012

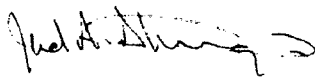
In accordance with your request we are supplying the following information as a request for cost increase for the asbestos abatement work being performed at the Fort Bend County Court House, Richmond, TX.

1. Removal and proper disposal of **3,180SF** of black water proofing mastic throughout all interior and exterior of perimeter block walls on the 57 addition
 - **\$2.80 per sf = \$8,900.00**
2. Removal and proper disposal of **450 SF** of ceiling texture within full containment from the office areas where discovered
 - **\$6.50 per sf = \$2,925.00**
3. Removal and proper disposal of **388 LF** of TSI pipe insulation as described in the attic, 3rd and 2nd floor using glove bag removal methods
 - **\$13.00 per LF= \$5,044.00**
4. Removal and proper disposal of **326 SF** of flooring as described in additional areas in the attic, 3rd, 2nd and 1st floor
 - **\$3.00 per SF=\$978.00**
5. Removal and proper disposal of all associated window chalking or glazing as described for all **34 EA** windows and **1** door opening in the 36 addition
 - **\$150.00 EA=\$5,250.00**
6. Removal proper disposal of **10 SF** of Duct insulation with mastic
 - **\$40.30 per SF=\$403.00**

Total Change Request \$ 23,500.00

If additional information is needed please feel free to call anytime.

Regards,



Jud Stringer, Director

Choice Consulting, LLC

PO BOX 12333

College Station, Texas 77842

979.492.5104

Invoice

Date	Invoice #
9/14/2012	CC12-129

Bill To
Fort Bend County 1517 Eugene Heimann Circle Richmond, TX 77471

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Asbestos Inspection 9/7/12 and 9/11/12	200.00	200.00
34	Sample Analysis PLM	6.61765	225.00
	Asbestos Report	150.00	150.00
	Asbestos Project Design	650.00	650.00
	Asbestos Air Monitoring 9/10/12 - 2.5 hours	275.00	275.00
	Asbestos Air Monitoring 9/11/12 - 10 hours	650.00	650.00
	Asbestos Air Monitoring 9/12/12 - 10 hours	650.00	650.00
	Asbestos Air Monitoring 9/13/14 - 10 hours	650.00	650.00
	Asbestos Air Monitoring 9/14/12 - 5 hours	550.00	550.00
	Asbestos Air Monitoring 9/17/12 - 10 hours	650.00	650.00
	Asbestos Air Monitoring 9/18/12 - 10 hours	650.00	650.00
Fort Bend County Courthouse- Richmond Texas		Total	\$5,300.00

fm121462

19E

Rehabilitation of the Fort Bend County Courthouse

COMPONENT CHANGE ORDER

CONSTRUCTION MANAGEMENT AGREEMENT
PROPOSED COMPONENT CHANGE ORDER NO. 03

TO: Fort Bend County Commissioners Court
301 Jackson St., Suite 719
Richmond, TX 77469
Attn: Robert Hebert, PH.D., County Judge
Facsimile Number: (281) 341-8609

Gentlemen:

This proposed Component Change Order is submitted pursuant to Section 3, Part 2 of the Construction Management Agreement dated August 7, 2012, the terms of which are incorporated herein by reference.

Having carefully examined the Component Construction Documents prepared by Phoenix I Restoration & Construction, Ltd. and approved by Owner on August 8, 2012, included in the Phase I Proposal Package 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 Changer Order Sum is \$ 40,000.00

The Change Order sum is comprised of the following amounts:

- | | |
|--|--------------|
| 1. Construction Sum due Trade Contractor or Trade Supplier | \$ 0.00 |
| 2. Construction Manager's Estimated Cost for Work or Material Supplied by Construction Manager | \$ 36,697.25 |
| 3. Construction Manager's Contingency | \$ 0.00 |
| 4. Construction Manger's Fee and Overhead | \$ 3,302.75 |

Cost Breakdown sheet is attached as Schedule B.

NOV 16 2012
JR

The undersigned guarantees the final completion of the Work on or before the Date of Final Completion which is November 6, 20 13.

The undersigned agrees that this proposed GMP 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 Change Order, if approved and agreed upon by the Owner.

We have visited the site and familiarized ourselves with the conditions under which the Work described in the Contract Documents is to be performed and correlated our observations with the requests of the Contract Documents, including the requirements set forth in Schedule A.

DATED: November 14, 20 12.

RECOMMENDED FOR OWNER'S ACCEPTANCE:

Bailey Architects
Supervising Architect
By: [Signature]

Phoenix I Restoration and Construction, Ltd.
Construction Manager

By: [Signature] Dale C. Sellers

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

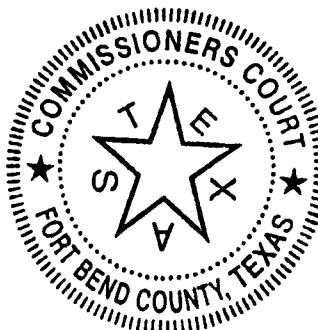
[Signature]

APPROVED:

OWNER
County of Fort Bend Commissioners Court
BY: [Signature]
Robert E. Hebert, County Judge 11-20-2012

ATTEST
BY: [Signature]
Dianne Wilson, County Clerk

DATE: 11-20-12





Schedule B – Cost Breakdown for Component Change Order #03

Project: Rehabilitation of
Fort Bend County Courthouse

Date: 11/14/12

DESCRIPTION:

The following is a summary of costs charged on Component Change Order #03:

1. Additional Construction Management services.

• Labor:	\$ 36,697.25
• Phoenix I OH (9%):	<u>\$ 3,302.75</u>
Total:	\$ 40,000.00

Total Amount of Component Change Order #03: \$ 40,000.00

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)



Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "G"

Project Progress Schedule

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)



Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "H"

Construction Budget

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)



Schedule H – Construction Budget:

Per attached estimate spreadsheet dated 11/12/2012 and value engineering summary dated 12/30/2012, the guaranteed maximum price is as follows:

Original GMP Estimate Dated 11/12/2012:	\$ 6,494,106.00
Total of elected VE options:	<u>(\$ 1,485,973.00)</u>
Total Revised GMP:	\$ 5,008,133.00

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 ● 214-902-0111 ● 214-904-9635 (Fax)

Group	Phase	Item	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Cost/Unit	Material Amount	Sub Cost/Unit	Sub Amount	Other Cost/Unit	Other Amount	Total Cost/Unit	Total Amount	Percent of Total
09.000	08.590	9000	WINDOW RESTORATION PP 19 - Wood Windows SKYLIGHTS	1.00 ls	-	-	-	-	234,158.00 /ls	234,158	-	-	234,158.00 /ls	234,158	3.606
	08.600	9005	Skylight - Allowance HARDWARE	1.00 ls	-	-	-	-	8,950.00 /ls	8,950	-	-	8,950.00 /ls	8,950	0.138
	08.700	9000	Hardware repair/refinish - Allowance DOOR HARDWARE	1.00 ls	-	-	-	-	2,000.00 /ls	2,000	-	-	2,000.00 /ls	2,000	0.031
	08.710	9000	PP 18 - Door Hardware/HM Doors FINISHES	1.00 ls	-	-	-	-	84,400.00 /ls	84,400	-	-	84,400.00 /ls	84,400	1.300
	09.250	9000	GYPSUM BOARD PP 21 - Drywall Systems PLASTER RESTORATION	1.00 ls	-	-	-	-	40,397.00 /ls	40,397	-	-	40,397.00 /ls	40,397	0.622
	09.280	9000	PP 20 - Lath and Gypsum Plaster TILE	1.00 ls	-	-	-	-	165,540.00 /ls	165,540	-	-	165,540.00 /ls	165,540	2.549
	09.300	9000	PP 23 - New Tile TILE RESTORATION	1.00 ls	-	-	-	-	27,440.00 /ls	27,440	-	-	27,440.00 /ls	27,440	0.423
	09.390	9000	Repair existing mosaic tile - Allowance TERRAZZO	1.00 ls	-	-	-	-	40,000.00 /ls	40,000	-	-	40,000.00 /ls	40,000	0.616
	09.400	9000	PP 24 - Terrazzo Flooring ACOUSTICAL CEILINGS	1.00 ls	-	-	-	-	45,650.00 /ls	45,650	-	-	45,650.00 /ls	45,650	0.703
	09.510	9005	PP 22 - Acoustical Ceilings CARPET	1.00 ls	-	-	-	-	77,855.00 /ls	77,855	-	-	77,855.00 /ls	77,855	1.199
10.000	09.680	9000	PP 26 - Carpet PAINTS AND COATINGS	1.00 ls	-	-	-	-	39,643.00 /ls	39,643	-	-	39,643.00 /ls	39,643	0.610
	09.900	9000 9005 9010	PP 27 - Paint, a - Strip/Clean Cast Stone PP 27 - Paint, b - Exterior Paint PP 27 - Paint, c - Interior Paint PAINTS	1.00 ls 1.00 ls 1.00 ls	- - -	- - -	- - -	- - -	77,100.00 /ls 157,500.00 /ls 164,450.00 /ls	77,100 157,500 164,450	- - -	- - -	77,100.00 /ls 157,500.00 /ls 164,450.00 /ls	77,100 157,500 164,450	1.187 2.425 2.532
	09.910	9000	R/R parking striping - Allowance SPECIALTIES	1.00 ls	-	-	-	-	2,430.00 /ls	2,430	-	-	2,430.00 /ls	2,430	0.037
	10.050	9005	Bird control - Allowance IDENTIFICATION DEVICES	1.00 ls	-	-	-	-	2,400.00 /ls	2,400	-	-	2,400.00 /ls	2,400	0.037
	10.400	9001 9005 9020	PP 28 - Signage Parking signs/wheel stops - Allowance Install salvaged plaque (11/A-201) - Allowance FIRE PROTECTION	1.00 ls 1.00 ls 1.00 ls	- - -	- - -	- - -	- - -	9,040.00 /ls 4,200.00 /ls 435.00 /ls	9,040 4,200 435	- - -	- - -	9,040.00 /ls 4,200.00 /ls 435.00 /ls	9,040 4,200 435	0.139 0.065 0.007
	10.520	9000	Fire extinguisher/cabinets - Allowance FIRE PROTECTION	1.00 ls	-	-	-	-	2,500.00 /ls	2,500	-	-	2,500.00 /ls	2,500	0.038

16.200

Estimate Totals

Description	Amount	Totals	Hours ##### hrs	Rate	Cost Basis	Cost per Unit
Labor	362,810					
Material						
Subcontract	4,928,369					
Equipment						
Other	594,637					
	<u>5,885,816</u>	5,885,816				
Construction Contingency	200,000				L	
CM Fee (12 mo * \$9,250)	111,000				L	1.71%
CM Overhead	297,290				L	4.58%
Total		6,494,106				

Fort Bend County Courthouse Rehabilitation
Value Engineering Summary

12/30/2012

Value Engineering Options/Bid Clarifications

Item #	Description	Elected Change
1	Delete all concrete demolition	(\$11,200)
2	Delete grating at basement	(\$1,800)
3	Delete floor drain Room 118	(\$1,600)
4	Delete all asphalt pavement	(\$9,560)
5b	Delete all exterior concrete	(\$55,300)
6a	20% repointing vs. 100% \$ (160,000.00)	(\$160,000)
7	Delete coping stone removal & replacement	(\$3,800)
8	Delete security bars in basement	(\$2,000)
9	Delete all balustrades	(\$60,271)
10	Delete North roof framing	(\$14,000)
11	Delete Door 154 plaster cased opening	(\$2,900)
14	Delete millwork Room 117	(\$300)
15	Delete counter Room 230	(\$1,500)
17a	Delete new roofs everywhere except low center section of original bldg, where modified bitumen roof will be applied. Retain penetration and repairs of all other roof areas.	(\$184,230)
17b	At low center roof section of original building, use spf foam roofing system in lieu of referenced modified bitumen.	(\$40,000)
18a	Slate tile roofing - alternate materials \$ (17,500.00)	(\$17,500)
19	Utilize existing door hardware/HM Doors	(\$20,000)
20a	Wood Windows - delete low-E film	(\$24,553)
23	Limit skim coat to rotunda / public hallways & misc repairs	(\$22,500)
24	No new tile in Room 211	(\$750)
25	No terrazzo flooring in Room 334/335	(\$2,106)
26	No paint stripping at exterior of windows	(\$22,500)
27	Delete aluminum storefront	(\$3,620)
28	Reduce copper roof repair allowance	(\$8,000)
29	Delete AV allowance	(\$10,000)
30	Delete statue inspection/repair	(\$10,000)
31	Reduce copper cornice repair allowance	(\$7,000)
32	Delete plaster repair allowance	(\$10,000)
33	Reduce bond overage	(\$11,390)
34	Delete termite control	(\$1,795)
35	Delete adjusting manhole cover	(\$6,000)
36	Reuse existing sanitary sewer	(\$12,000)
37	Delete restoring all surfaces of handicap ramp	(\$4,300)
38	Delete skid plate at trench drain	(\$2,140)
39	Reduce wood deck replacement allowance	(\$5,000)
40	Reduce waterproofing allowance	(\$9,980)
41	Delete parking striping	(\$2,430)
42	Delete bird control	(\$2,400)
43	Delete signs/wheel stops	(\$4,200)

Fort Bend County Courthouse Rehabilitation
Value Engineering Summary

12/30/2012

44	Utilize plastic laminate toilet partitions in lieu of stainless steel	(\$1,800)
45	Revised pricing for elevator cab finishes	(\$15,000)
46	Reduce CM construction contingency	(\$150,000)
47	Delete restoring 1x1 ceiling in 1935 addition	(\$7,455)
48	Delete clock face painting	(\$9,600)
49	Delete standpipe removal completed in Phase I	(\$800)
50	Add for sash blocks	\$1,800
51	Eliminate 1 of 2 Project Superintendents	(\$133,380)
54	Reduce Rate for Project Manager	(\$11,000)
55	Delete new openings/doors/frames at Doors 161 and 162	(\$3,200)
56	Revised carpet pricing	(\$7,673)
57	Utilize different supplier for cabinets/countertops	(\$30,000)
58	Use 2' x 2' tegular ceiling system in lieu of specified system	(\$57,855)
59	Removed	
60	Repair existing entry doors in lieu of replacement	(\$32,856)
61	Reduce tile repair allowance	(\$20,000)
62a	Revised fire alarm pricing	(\$7,625)
62b	Substitute fire alarm products	(\$7,471)
63	Plumbing fixture substitution	(\$8,200)
64	Grading reduction	(\$5,800)
65	Delete landscaping (to be by county)	(\$8,700)
66a	Retain 480/3 Phase power service to building	(\$30,000)
66b	Reuse existing elevator motor (must retain 480/3 Phase power)	(\$10,000)
67	Delete requirement for accredited hardware consultant	(\$6,000)
68	Delete key cabinet	(\$1,200)
69	Revised HVAC pricing	(\$79,000)
70	Delete certified test and balance of HVAC system	(\$8,000)
71	Delete all new aluminum ladders, modify existing ladders where possible or construct new ladders with steel	(\$9,800)
72	Use local steel erector	(\$12,000)
73	Revised terrazzo pricing	(\$4,000)
74	Revised utility pricing	(\$15,000)
75	Modify existing steel mechanical platform at roof in lieu of demo and	(\$16,000)
77	Structural work at chimney \$ TBD	
79	Delete Signage Package	(\$9,733)
Totals		(\$1,485,973)



Project Number 12006
Guaranteed Maximum Cost Proposal
Fort Bend County Courthouse Rehabilitation

SCHEDULE "I"

Concurrence of the Architect to Schedules D, E, F

Phoenix I Restoration and Construction, Ltd.

9411 Hargrove Drive, Dallas, Texas 75220 • 214-902-0111 • 214-904-9635 (Fax)

SCHEDULE "I"

Concurrence of the Architect to Schedules D, E, F



December 28, 2012

Alexis McKinney
Bailey Architects
55 Waugh Drive, Suite 450
Houston, Texas 77007
713.524.2155 Office
alexism@baileyarchitects.com

Ref: Fort Bend County Courthouse – GMP

Please review schedules "D, E, and F" attached and give Bailey Architect's concurrence as required by the attached GMP change orders.

Respectfully,

Dale C. Sellers
President / CEO of GP

Approved by Bailey Architects:

Signature:

Printed Name: RAY LEIKER

Phoenix I Restoration and Construction, Ltd.

14032 Distribution Way, Farmers Branch, Texas 75234 ● 214-902-0111 ● 214-904-9635 (Fax)