



COLLIN COUNTY

Construction & Projects
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To: Commissioners' Court
From: Bill Burke/Director of Building Projects
Date: November 29, 2016
Subject: Courthouse Addition Change Orders for Turner Construction

PCO 15 R2 – Owner Requested Credit for Drilled Pier depth based on Commissioners' Court direction. Accepted (\$139,015.00)

PCO 38 – Owner requested credit for Material and Testing Lab services. This is a refund of services that were not used or needed. Accepted (\$1,858)

PCO 66 R2 – Turner requested add to correct cracking at mechanical penthouse corners. The Structural Engineer did not accept this as a cost to the County but rather as a change in the steel shop drawings that was not noted as a change to the Engineer.

The incorrect detail was installed by cutting the bond beam in the CMU wall. After three separate RFIs and a site visit the Engineer changed the attachment detail and cracking stopped. Turner believes the difference in the installed detail caused him to change the attachment detail. Not Accepted \$20,638.00

PCO 72 – Turner requested add for lighting controls. The Lighting controls contractor was named in the plans as a preferred contractor because their system was in the existing building being remodeled. During the bid the lighting contractor forwarded pricing to the General Contractor. The forwarded pricing was for the new addition to the existing building but not for the remodel portion. The remodel portion is shown and noted on the bid plans and should have been included in the bid. Not Accepted \$22,864.00

PCO 101 – Turner requested add to purchase and install interior aluminum door frames. The original manufacturer, Raco, was shown in the bid specifications with substitutions permitted during the bid. After the bid and during construction Raco filed for bankruptcy before shipping any frames. Turner found a new supplier, but they were more expensive and needed more labor to install. On the advice of our Attorney, the County did not accept this charge. Not Accepted \$49,730.00

PCO 216 – Turner requested add to be reimbursed for City required fire penetration closures. The remodel plans only showed 44 of the 81 total floor penetrations that needed to be closed. Accepted \$9,974.00

PCO 262 – Owner requested add for Fountain Pump replacement and cleaning. A warranty call was placed because the pump was not working and the granite was turning light brown. It was determined by a testing lab that this was not a warranty call for the contractor but a normal operating situation experienced with recirculating pumps in fountains. Accepted \$2,235.00

Building Addition changes total - (\$140,873.00).

Renovation changes total - \$12,209.00.

This change order totals - (\$128,664.00).

Building Addition changes total - \$149,518.00 or 0.57% of contract.

Renovation changes total - \$470,056.00 or 1.79% of contract.

Total change orders for the project - \$619,574.00 or 2.35% of contract.

Thank you for your consideration,

Bill Burke

Director of Building Projects