

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 6/5/2023

COMMISSIONERS COURT


Meeting Date: 6/12/2023

JUN 12 2023

Submitted By: Joshua Green

Department/Office: Facilities Management

Approved

Signature of Director/Official: 

Agenda Title:

Consideration of proposed change request from AUI in the amount of
\$145,807.14 to be paid from the construction funds for the Sheriff's Office
remodel project Phase 4 Corridor Above Ceiling.

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of proposed change request from AUI in the amount of
\$145,807.14 to be paid from the construction funds for the Sheriff's Office
remodel project Phase 4 Corridor Above Ceiling with authorization for the
County Judge to sign.

(May attach additional sheets if necessary)

Person to Present: Joshua Green

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 3 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please Inter-Office All Original Documents to County Judge's Office Prior to Deadline
& List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



1350 Heritage Parkway, Suite 150
 Fort Worth, TX 76177
 Ph: 817-926-4377
 Fax: 817-926-4387

PROPOSED CHANGE REQUEST

To: **Johnson County Sheriff's Office** Number: 41R2
 1102 E Kilpatrick Date: 6/1/23
 Cleburne, TX 76033 Job: 211204

Description: Phase 4 Corridor Above Ceiling

		Price
1	Corridor Drywall Infill - Top 18"	\$ 2,500.00
2	Relocate Electrical Home Runs	\$ 8,800.00
3	Raise Sprinkler Heads(15)	\$ 5,750.00
4	Demo Existing Duct & Wood Framing	\$ -
6	Seal Roof Penetrations(17)	\$ 11,300.00
7	Smaller Skylight Size Credit(4)	\$ (3,100.00)
8	Interior Roof Drain Rework	
	- Roof Patch	\$ 2,150.00
	- Plumbing	\$ 2,235.00
9	Exterior Downspout Rework	
	- Demo/Carving	\$ 1,200.00
	- Extend Downspouts	\$ 1,600.00
10	Clean	\$ -
11	Supervision 3 Weeks @ \$2,800/wk	\$ 8,400.00
Adjustment		
12	Credit for Lay In Ceiling	\$ (27,787.00)
13	Office Ceiling Abatement	\$ 11,450.00
14	Office Ceiling Tape, Bed & Paint	\$ 11,700.00
15	Corridor/Restroom Ceiling	\$ 7,580.00
17	HVAC - Environmatics	
	- New Roof Top Duct Work/RTU Relocation	\$ 71,500.00
18	Doors 024 & 131	\$ 12,750.00
	Subtotal	\$ 136,128.00
	Insurance 0.87%	\$1,184.31
	Subtotal	\$137,312.31
	OH & Fee 5.00%	\$6,865.62
	Subtotal	\$144,177.93
	Bond 1.13%	\$1,629.21
	Total	\$145,807.14

Approvals:
 Johnson County
 Date:

Colt Padon
 10-12-23

Robert Durham
 Date: 06-02-2023

Approvals:
 AJI Partners
 Date:

J. Sullivan
 6/1/2023

Exclusions:

- 1. Removal of hazardous materials
- 2. HVAC unit controlled by thermostats
- 3. Engineered/stamped drawings



Quotation

3200 Joyce Dr. Fort Worth, Texas 76116
817-656-8455 trunnels@tmelectric.com

DATE April 26, 2023
Quotation # CR#16 JCSD
Customer ID AUI

ATTN: Jim Sullivan
Project: Johnson County Sherrif's Offices
Location: Cleburne, Texas

CR#16

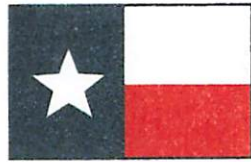
Quotation valid until: May 26, 2023
Prepared by: Todd Runnels

Comments, special terms or special instructions: JCSD CR#16 Demo and raise hallway conduits and wi

Description	AMOUNT
Demo and raise hallway conduits and wiring for raised ceiling height	
TOTAL	\$8,800.00

All work to be completed in a workmanlike manner according to standard practices.
Any alteration or deviation from the above specifications involving extra costs will be done only upon written orders.
All agreements contingent upon strikes, accidents or delays beyond our control. Client to carry all necessary insurance.
Accepted: _____ Date: _____

THANK YOU FOR YOUR BUSINESS!



SCR-G-0333

LONE STAR FIRE SPRINKLER, INC.

"Saving Lives and Properties Since 1993"

April 27, 2023

Attn: Mr. Jim Sullivan

AUI Partners

13600 Heritage Parkway, Suite #150

Fort Worth, TX 76177

Re: Johnson County Sheriff's Office (CO#2 Area 4) Revised 4-27

1102 Kilpatrick Street

Cleburne, Texas 76033

Dear Sir,

We are submitting our Change Order request for renovation of area #4. This quotation is based on the following cost, scope of work and exclusions.

A. COST: \$ 5,750.00

B. SCOPE OF WORK:

I. Relocate as required existing pendent heads in the newly remodeled area 4.

The following is included:

- Design and installation shall be per NFPA 13 for Light Hazard Occupancy.
- The existing sprinklers have flush escutcheons. Flush escutcheons must be removed for cutting the tiles around the head and be replaced afterward. This proposal includes new sprinklers and escutcheons to match the existing areas. Sprinklers will be relocated symmetrically and to the center of the short axis of the tiles.
- All materials will be UL / FM approved and listed.
- Threaded piping shall be black steel schedule 40 with gray iron threaded fittings.
- All materials and workmanship installed by this contractor are guaranteed for one year from the date of final acceptance by the owner.

C. EXCLUSIONS:

- Alarm or electrical connections.
- Adequate heat to prevent freezing of piping or components.
- Demolition of ceilings for access.
- Raising or lowering of mains or branch lines.
- Sales Tax.

If this proposal is accepted, please sign below and send back so we can schedule the work as soon as possible.

Sincerely,


Larry Mathis

Accepted by: _____ Date: _____

3200 Rufe Snow Drive, Fort Worth, Texas 76118
817-595-1440 • 800-TKO-FIRE • Fax 817-595-1441
www.lonestarfiresprinkler.com • E-mail: lonestarfiresprinkler@lsfsinc.com



May 16, 2023

Johnson County Sheriffs office
702 E. Kilpatrick St
Cleburne, TX

Reference: move ductwork to roof

We propose to furnish the necessary labor and materials for the above referenced project.
Our quotation includes the following:

- Demo existing duct associated with existing split and existing rtu
- Fabricate and install rectangle ductwork with 2" liner and associated legs/stands
- Fabricate and install necessary balancing dampers
- Fabricate and install necessary roof jacks for penetrations
- Provide and install new grilles

Project Total Cost	\$71,500.00
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ADD OPTION FOR NEW RTU	\$14,896.24
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We exclude the following:

1. Sales tax
2. Overtime
3. Roof penetrations
4. Roof flashings
5. Licensing
6. bonding

General Conditions:

1. Any work outside of the proposed that is deemed necessary will be proposed to the customer for approval.

We appreciate the opportunity to be of service. If you have any questions, please feel free to call (214)675-3589. Our price is good for 30 days from the above date.

Respectfully submitted, Chase Whitley

ACCEPTED BY:

DATE:

Lic. # TACLA111816E

Lic. # M41137

Regulated by the Texas Department of Licensing and Regulation PO Box 12157 Austin, TX 78711 800-803-9209 512-463-6599

www.tdlr.texas.gov

2337 West Warrior Trail, Grand Prairie, TX 75052
Phone: (972) 602-9077 Fax: (972) 602-9083 www.enviomaticservices.com

PRIME SOURCE CONSTRUCTION

147 Ranchway Dr. Burleson, TX 76028 817-426-5000 FAX 817-426-5007

April 26, 2023

AUI Partners, LLC
13600 Heritage Parkway
Suite 150
Fort Worth, TX 76177

ROOFING PROPOSAL

We are pleased to submit this proposal for the following roofing work at the Johnson County Sheriff's Office Renovation located at 1102 E. Kilpatrick St., Cleburne, TX 76031. This proposal includes both labor and materials for the repairs and/or work as described below.

WORK INCLUDES

1. Install one new downspout on the East side of building.
2. Install an additional approximately 5' of downspout extension to existing downspout on the East side of the building.
3. Relocate two downspouts on the North side (front) of the building.
4. Install an additional approximately 3' of downspout extension on two existing downspouts on the North side (front) of building.
5. Replace on damaged downspout on the West side of the building.
6. Patch existing gutter in three locations from the relocation of downspouts.
7. All metal colors to be bonderized (paint grip).
8. Clean up and properly dispose of all roofing related debris.

EXCLUSIONS

1. Any structural deficiencies and/or conditions.
2. Any structural framing.
3. Roof decking/framing at new additions.
4. Plumbing, electrical, and mechanical work.
5. Work not specified in line items above.

PROJECT TERMS AND CONDITIONS

1. Contractor shall carry General Liability Insurance.
2. Contractor shall coordinate all schedules and work hours with the Owner or the designated representative. Standard work hours shall apply to this project.
3. Once work commences, Contractor shall proceed diligently to final completion.
4. Contractor shall not be responsible for existing building conditions such as but not limited to: trapped moisture in the existing roof, leaking roof, walls, windows, gutters, interior drains, pipes, air conditioning equipment, ducts, vents, fans, parapets, mansards, waterlines, electrical lines, masonry walls, adjacent roofs, skylights, trim, or existing water damage to interior of building (walls, ceilings, floors, etc.), hidden conduit within or below the existing roof system, multiple roofs, the existence of mold and/or asbestos containing materials, results of the placement of new materials on the existing roof, normal construction foot traffic, and spalling from fasteners on concrete decks.
5. This proposal, if accepted, shall become the entire agreement between the parties. There are no agreements either express or implied that extend beyond the face of this proposal.
6. Price is good for acceptance of contract for 15 days from the date of this proposal.

TOTAL VALUE OF ROOFING WORK AS OUTLINED ABOVE:

\$ 3,600.00

ACCEPTED

Company: _____

Printed Name: _____

Authorized Signature: _____

Title: _____

Date: _____

Respectfully Submitted,
Brad Doty
Prime Source Construction, Inc.

PRIME SOURCE CONSTRUCTION

147 Ranchway Dr. Burleson, TX 76028 817-426-5000 FAX 817-426-5007

April 26, 2023

AUI Partners, LLC
13600 Heritage Parkway
Suite 150
Fort Worth, TX 76177

ROOFING PROPOSAL

We are pleased to submit this proposal for the following roofing work at the Johnson County Sheriff's Office Renovation located at 1102 E. Kilpatrick St., Cleburne, TX 76031. This proposal includes both labor and materials for the repairs and/or work as described below.

WORK INCLUDES

1. Demolish existing roof drain on the North lower roof area.
2. Patch resulting decking with plywood.
3. Fill resulting void with insulation.
4. Install new Duro-Last single-ply patch to roof system.
5. Cut hole in roof system and wood deck for the installation of one new roof drain.
6. Install Duro-Last drain boot and dome strainer to new PVC drain. (PVC drain to be installed by others.)
7. Install new faux downspout over PVC drain pipe at front of building. Color to be bonderized (paint grip).
8. Clean up and properly dispose of all roofing related debris.
9. All work to be completed in compliance with manufacturer specifications to maintain existing roof warranty.

EXCLUSIONS

1. Any structural deficiencies and/or conditions.
2. Any structural framing.
3. Roof decking/framing at new additions.
4. Plumbing, electrical, and mechanical work.
5. Work not specified in line items above.

PROJECT TERMS AND CONDITIONS

1. Contractor shall carry General Liability Insurance.
2. Contractor shall coordinate all schedules and work hours with the Owner or the designated representative. Standard work hours shall apply to this project.
3. Once work commences, Contractor shall proceed diligently to final completion.
4. Contractor shall not be responsible for existing building conditions such as but not limited to: trapped moisture in the existing roof, leaking roof, walls, windows, gutters, interior drains, pipes, air conditioning equipment, ducts, vents, fans, parapets, mansards, waterlines, electrical lines, masonry walls, adjacent roofs, skylights, trim, or existing water damage to interior of building (walls, ceilings, floors, etc.), hidden conduit within or below the existing roof system, multiple roofs, the existence of mold and/or asbestos containing materials, results of the placement of new materials on the existing roof, normal construction foot traffic, and spalling from fasteners on concrete decks.
5. This proposal, if accepted, shall become the entire agreement between the parties. There are no agreements either express or implied that extend beyond the face of this proposal.
6. Price is good for acceptance of contract for 15 days from the date of this proposal.

TOTAL VALUE OF ROOFING WORK AS OUTLINED ABOVE:

\$ 2,150.00

ACCEPTED

Company: _____

Printed Name: _____

Respectfully Submitted,
Brad Doty
Prime Source Construction, Inc.

Authorized Signature: _____

Title: _____

Date: _____

PRIME SOURCE CONSTRUCTION

147 Ranchway Dr. Burleson, TX 76028 817-426-5000 FAX 817-426-5007

April 26, 2023

AUI Partners, LLC
13600 Heritage Parkway
Suite 150
Fort Worth, TX 76177

ROOFING PROPOSAL

We are pleased to submit this proposal for the following roofing work at the Johnson County Sheriff's Office Renovation located at 1102 E. Kilpatrick St., Cleburne, TX 76031. This proposal includes both labor and materials for the repairs and/or work as described below.

WORK INCLUDES

1. Cut hole in roof system and gypsum decking for the installation of eighteen (18) new curb penetrations. Location to be marked by others.
2. Install new 2x10 wood framed curbs, sixteen (16) curbs to be approximately 14"x14" and two (2) curbs to be approximately 26"x32".
3. Install new Duro-Last curb flashings to curbs.
4. Clean up and properly dispose of all roofing related debris.
5. All work to be completed in compliance with manufacturer specifications to maintain existing roof warranty.

EXCLUSIONS

1. Any structural deficiencies and/or conditions.
2. Any structural framing.
3. Roof decking/framing at new additions.
4. Plumbing, electrical, and mechanical work.
5. Work not specified in line items above.

PROJECT TERMS AND CONDITIONS

1. Contractor shall carry General Liability Insurance.
2. Contractor shall coordinate all schedules and work hours with the Owner or the designated representative. Standard work hours shall apply to this project.
3. Once work commences, Contractor shall proceed diligently to final completion.
4. Contractor shall not be responsible for existing building conditions such as but not limited to: trapped moisture in the existing roof, leaking roof, walls, windows, gutters, interior drains, pipes, air conditioning equipment, ducts, vents, fans, parapets, mansards, waterlines, electrical lines, masonry walls, adjacent roofs, skylights, trim, or existing water damage to interior of building (walls, ceilings, floors, etc.), hidden conduit within or below the existing roof system, multiple roofs, the existence of mold and/or asbestos containing materials, results of the placement of new materials on the existing roof, normal construction foot traffic, and spalling from fasteners on concrete decks.
5. This proposal, if accepted, shall become the entire agreement between the parties. There are no agreements either express or implied that extend beyond the face of this proposal.
6. Price is good for acceptance of contract for 15 days from the date of this proposal.

TOTAL VALUE OF ROOFING WORK AS OUTLINED ABOVE:

\$ 13,300.00

ACCEPTED

Company: _____

Printed Name: _____

Authorized Signature: _____

Title: _____

Date: _____

Respectfully Submitted,
Brad Doty
Prime Source Construction, Inc.

Jim Sullivan

From: Hadley Ingersoll <hadley@demotx.com>
Sent: Wednesday, April 5, 2023 4:38 AM
To: Jim Sullivan
Cc: Ryun Torres
Subject: JCSO

Jim,

My abatement guy was out there Monday doing some additional digging for the pocorn texture y'all want to remove in those offices.

This would add ~2,400sf to his scope and about 4 days of work.

The cost to do this work would be \$13,450.00

Please let me know ASAP if you would like us to proceed so I can ensure he has the proper materials and manpower to add this scope.

Hadley Ingersoll

Estimator/PM

DEMOLITION SPECIALTIES

979-703-3391 – Cell

972-438-DEMO Ext 105 – Office

www.demotx.com





4/17/2023

Project Name:
Sherriffs Office
Cleburne, TX

SCOPE OF WORK

MUD FLOAT @ POPCORN CEILINGS \$ 6,300.00

MUD WALLS AND MATCH TEXTURE AT HALLWAYS WHERE CEILING WILL BE RAISE \$ 5,400.00

SUB TOTAL \$ 11,700.00

TAX \$ -

GRAND TOTAL \$ 11,700.00

INCLUDED: all labor,equipment,materials,

EXCLUSIONS: anything not specify on scope of work,

Estimator: Jorge Portillo

JP Painting Inc 9326 South Polk St, Dallas TX 75232
phone: 972-228-1668 Cell: 214-952-4848 Email:jorge@jppainting.org
HUB Certified,NCTRCA Ceritifed,Minority Women Owned and Disadvantage business ent.



BARBER SPECIALTIES, INC.
Commercial Drywall and Acoustical Specialists
2406 Kleberg Road
Seagoville, TX. 75159
Office: 972-287-5100 Fax: 972-287-5111

Date: March 30, 2023

Job No.:

Proposal to: AUI Partners

Project: Johnson Co. Sheriff's Admin.
Cleburne, Texas

Jim Sullivan

**"Corr. & RR Drywall Ceilings
At Existing"**

Phone: 214-952-2829

Phone:

e-mail jsullivan@auipartners.com

Fax:

WE PROPOSE hereby to furnish all required labor, material and equipment to complete the scopes of work as indicated below.

Add: \$ 7,580.00

Clarifications

1. Add Drywall Ceiling to Existing Corridors and Restrooms listed below
2. Rooms: A-Corridor 148; A-Corridor 149, Two Small Corridors South of A-Lobby 115 & A-Training Officer 125; A-Restroom 119; A-Women 128; A-Men 116
3. No Demolition
4. No Tape-Bed or Paint
5. No New Furrdowns
6. Cleanup to an onsite dumpster furnished by others
7. No after hours work
8. No Sales Tax

Thank you,
Alan Smith – Estimator/Project Manager



Date **6/1/2023**

383 Savage Lane * Aledo TX, 76008
(817) 594-8763 (817) 594-8766

CHANGE ORDER

Contractor **AUI**
Address 9800 Hillwood Parkway Ste 160
City Fort Worth State TX Zip 76177
PO Box _____ PO Zip _____
Phone (817) 926-4377 Fax (817) 926-4387

Contractor's Number

Project No. 4331
Name Johnson County Sherriffs Office
Address 1102 E. KILPATRICK
City CLEBURNE State TX Zip 76033

Change Order Number

4331-005

Description	Line Items	
Price to provide and install Exterior dark bronze thermal storefront frame with insulated glass/ with transom and sidelites to match existing Door included in base scope. Hardware included in this change- Rim exit device, pull and closer. \$6,750 Also provide and install 1 interior non thermal storefront, clear anodized with left hand door with rim exit device and 1/4" glass \$6,000	Materials	\$8,840.91
	Shop Labor mh X	
	Field Labor mh X	
	labor	\$2,750.00
	Sub Total	\$11,590.91
	Overhead 10%	\$1,159.09
	Profit	\$0.00
	Bond	
	Tax	
	Total	\$12,750.00

Pay App:

Amount Of This Change Order **\$12,750.00**

Accepted Please sign and return as soon as possible.
Approved By: _____ Date: _____