

HIDALGO COUNTY
Program Management Services
Work Authorization Form
Contract # 16-267A-07-25

WORK AUTHORIZATION NO. 4

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of the AIA Document C172-2014 Standard Form of Agreement Between Owner and Program Manager, approved by Commissioners' Court on July 25, 2017 ("**Agreement**"), made by and between **COUNTY OF HIDALGO, TEXAS**, action herein by, through or authorized by the **Commissioner's Court**, ("**Owner**") and Jacobs Project Management Services Co. ("**Program Manager**") for the Hidalgo County Courthouse Project ("**Project**").

PART 1. WORK DESCRIPTION

The purpose of this Work Authorization is for the Program Manager to provide Additional Services, generally described as follows:

Building Envelope Commissioning Services.

The specific scope of services to be provided by the Program Manager under this Work Authorization is stated in the Fee Proposal letter from Jacobs to Rocio Villarreal dated April 24, 2020, which is attached as **EXHIBIT "A"** ("**Proposal**") that includes the Scope of Services, other terms and conditions and exhibits describing the additional and extended services that shall be provided by the Program Manager ("**Services**").

PART 2. PRICE

The lump sum price for all Services under this Work Authorization is Eighty-Eight Thousand, Six Hundred Forty-Four and 0/100 Dollars **\$ 88,644.00** ("**Price**"). This amount includes any and all costs and expenses necessary to properly and timely provide all Services of this Work Authorization.

PART 3. PAYMENT

Payment to the Program Manager for the Services required by this Work Authorization that have been properly and timely performed shall be made in accordance with the terms of the Agreement and the Payment Schedule of Values attached to the Proposal as Exhibit B to the Proposal.

PART 4. FUNDING

This Work Authorization No. _____ shall be funded through funding source:

Account No. _____

Requisition Number _____ (MUST BE INCLUDED AFTER CC APPROVAL)

PART 5. PERIOD OF SERVICE

The Services shall be provided according to the Execution Plan/Project Schedule/Staffing Plan attached to the Proposal as Exhibit A to the Porposal. This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate upon the proper completion of all of the Services, unless the Services are terminated earlier by the Owner, made with or without cause.

PART 6. RESPONSIBILITIES AND OBLIGATIONS

Program Manager shall be responsible for properly and timely providing all Services. This Work Authorization and the Services are subject to all applicable terms and conditions of the Agreement. This Authorization does not waive the parties' responsibilities and obligations provided under the Agreement.

PART 7. ACKNOWLEDGEMENT AND CONFIRMATION

The Owner's Designated Representatives for the Project have reviewed and recommend approval of this Work Authorization, as evidenced by these signatures:

**Reviewed and recommended
by:**

**Reviewed and recommended
by:**

**Reviewed and recommended
by:**

**Reviewed and recommended
by:**

PART 8. LIMITATIONS, ACCEPTANCE AND APPROVAL

This Work Authorization is hereby accepted and approved by Hidalgo County, Texas:

- a) Approval for Price of \$50,000.00 or less: by Owner's Designated Representatives Valde Guerra, Isaac Sulemana, Sergio Cruz, and Armando Garza, Jr. when acting

jointly and unanimously on behalf of the Owner with respect to this Work Authorization; or
b) Approval for Price greater than \$50,000.00: by Commissioners' Court on _____ as indicated below by signature of County Judge.

[Signature page follows.]

Effective Date: _____

THE PROGRAM MANAGER:
Jacobs Project Management Services
Co.

By:

ATTEST:

THE OWNER:
Hidalgo County, Texas

By: Arturo Guajardo, Jr., County Clerk

By: Richard F. Cortez, County Judge

LIST OF ATTACHMENTS

EXHIBIT "A" - Proposal



Exhibit A

5985 Rogerdale Rd.
Houston, Tx. 77072

24-Apr-2020

Mr. Oscar Garcia – Jacobs PMCM
Hidalgo County Courthouse Project
Edinburg, Texas 78539

Re: Letter Proposal for Building Envelope Commissioning Services
Building Envelope Systems for New Hidalgo County Courthouse Building
New Hidalgo County Courthouse Project
Referenced Project Information:

- CPR14 – dated: 25-Jun-2019

Jacobs is providing this proposal for the inclusion of Building Envelope Commissioning for the New Hidalgo County Courthouse Building.

The attached pages outline the added scope of the proposed commissioning activities for the project, along with pricing as it relates to these scopes of services.

If you have any questions, please contact me at 281.776.2541 or michael.gonzales@jacobs.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Gonzales".

Michael Gonzales, CxA
Sr. Commissioning Manager

CC: Chris Smith, P.E., CxA, LEED AP
Greg Hatch, Principal

I. Understanding of Project

A. Description

- The County of Hidalgo, Texas has issued a request to include Building Envelope Commissioning for the New Hidalgo County Courthouse Building.

II. Added BECx to be Commissioned

The following systems are proposed to be commissioned:

- All testing percentages identified are on a per floor basis.

A. Building Envelope Cx

System	Est. Qty	Sampling Rate
Whole Building Air Barrier Testing – ASTM E 779	1 LOT	See BECx Notes
Curtain Wall System Testing at first 25% of completion – AAMA 503	2	See BECx Notes
Curtain Wall System Testing at 50% of completion – AAMA 502	2	See BECx Notes
Roof Membrane Testing	1 LOT	See BECx Notes

BEcx Notes:

- Whole Building Air Barrier testing assumes witnessing of 1 – 2 day test and report.
- Curtain wall system testing at 25% completion assumes witnessing of 2 – 1 day curtain wall tests.
- Curtain wall system testing at 50% completion assumes witnessing of 2 – 1 day curtain wall tests.
- Roof membrane testing assumes witnessing of 1 – 2 day test. This testing is anticipated to be performed by electronic leak detection.
- Equipment for testing to be provided by others.
- See **Attachment A** for additional detail regarding the benefits of building envelope field testing
- Note: testing agent to be hired separately

III. Added Commissioning Services

This proposal includes added commissioning services during the following phases of the project. All phases of the project will require assistance from other members of the Design and Construction Team, including Owner's personnel. The cost, if any, for this assistance is not included in this Proposal.

A. Construction Phase

Construction Phase Added Tasks include the following:

1. Conduct (3) three additional site visits in coordination with project milestones and meetings.
2. Review submittals for added equipment being included in the commissioning scope.
3. Review ASIs & RFIs for impact to the Commissioning Process.
4. Review O&M Manuals as provided by Contractor and subcontractors for added equipment being included in the commissioning scope.
5. Develop and issue Pre-Functional Checklists for added systems included in the commissioning scope.
6. Develop and issue Functional Performance for added systems included in the commissioning scope.

B. Testing Phase

Testing Phase Added Tasks include the following:

1. Conduct one (1) Testing Coordination Meeting for BECx prior to the start of Functional Performance Testing.
2. Witness Functional Performance Testing for added equipment included in the commissioning scope.
3. Closeout corrective issues generated at the time of Functional Performance Testing.

C. Occupancy Phase

Occupancy Phase Added Tasks include the following:

1. Include documentation associated with added equipment/systems in final Commissioning Report.
2. Conduct seasonal testing if required.

IV. Basis of Compensation**A. Building Envelope Cx**

For the BECx COMMISSIONING SERVICES as defined above and in compliance with IECC 2018, we propose that the BASIS OF COMPENSATION will be a Lump Sum Fee of \$88,644.00 (Eighty-Eight Thousand Six Hundred Forty-Four and No/100 Dollars).

Total Labor & Expenses	\$88,644.00
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The Benefits of Building Enclosure Commissioning

CONSTRUCTION & TESTING PHASE

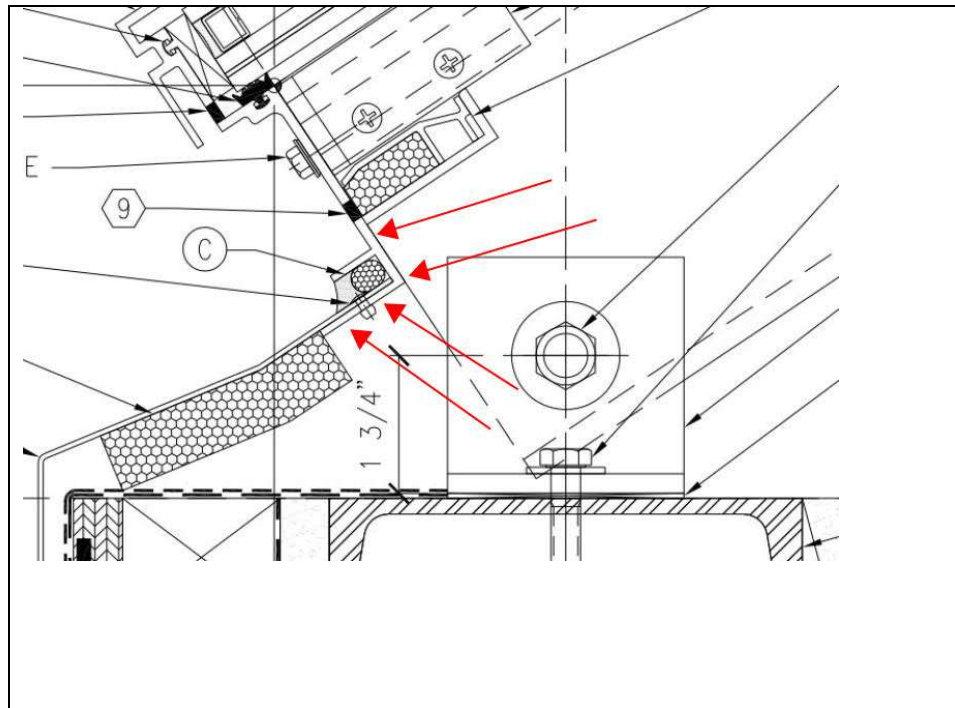
1) Site Visits:

There are a number of benefits to additional onsite presence during the construction stage. First, the A/E often spends the majority of their time on the construction site in meetings or responding to critical issues, and has little time available for general observation of the construction progress. The Jacobs Building Envelope Commissioning team brings experience to the process of onsite construction review and observation. The youngest member of our team has been in the profession for over 25 years, helping us identify deficiencies when many others do not. In the example below, our onsite presence ensured a critical joint in the below-grade waterproofing system was properly installed.

	<p>JACOBS</p> <p>Commissioning Site Observation Report</p> <p>Elevator #1: The void between the permeable tubing and the concrete face has been sealed.</p>
	<p>Elevator #1: Sealant along the permeable tubing can be seen installed along this slab edge.</p>

2) Submittal Reviews:

In order to ensure the joints between different trades are fabricated and installed well, the submittal review process provides a quality control review of the air barrier, vapor barrier, water resistant barrier and thermal barrier for **all** trades. We often see problems at the joint between trades as the air barrier of a curtain wall assembly is not coordinated with the air barrier of the adjacent perimeter seal and the adjacent wall system. In the example below, uninsulated portions of a metal framed skylight on a project located in the cold climate of New England will create opportunities for condensation to develop, which in turn can lead to moisture problems within the building.



3) Field Testing :

Due to the large number of different materials which comprise a window or curtain wall assembly, there are many opportunities for mistakes or deficiencies to develop during manufacturing, fabrication or installation. The most common form of quality control field testing for such fenestration assemblies is for air and water leakage testing. On one particular recent project consisting of (8) glazed aluminum framed windows facing a courtyard, all (8) failed- 100% of the installed windows failed. Testing these windows uncovered both systemic and local defects. Once identified, remediation solutions were developed and implemented illustrating the benefit of testing.

FIELD TESTING PROPOSED**ASTM E779 Determining Air Leakage by Fan Pressurization:**

Envelope system to be tested: air barrier of the complete building

AAMA 503 Specification for Field Testing of Newly Installed Storefronts, Curtain Wall and Sloped Glazing Systems

Envelope system to be tested: curtain wall, storefront, windows, skylights

ASTM D 7877 Standard Guide for Electronic Leak Detection in Membranes

Envelope system to be tested: roof membrane

END OF PROPOSAL