

AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(name and address)</i> RFB 2023-144 Plaza Building Chiller Replacement 200 Taylor St Fort Worth TX 76196	CONTRACT INFORMATION: Contract For: \$2,548,186.00 Date: 8/31/2023	CHANGE ORDER INFORMATION: Change Order Number: 1 Date: 5/14/2024
OWNER: <i>(name and address)</i> TARRANT COUNTY AUDITORS OFFICE 100E. Weatherford, Suite 506 Fort Worth, Texas 76196-0103	ARCHITECT: <i>(name and address)</i> SUMMIT CONSULTANTS, INC 1300 Summit Avenue Suite 500 Fort Worth, TX 76102	CONTRACTOR: <i>(name and address)</i> ENDUR CONTRACTORS LLC 4750 KENNEDALE NEW HOPE RD FORT WORTH TX 76140

The Contract is changed as follows:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

PCO-01 Scope of work includes removing the sweeper piping on the roof and relocating the Easy Water System to the basement base on ASI-01.

PCO-02 Scope of work includes relocating valves to the existing Chiller-3 to utilize it during the shut down and swap out of Chillers 2. Once Chiller 2 is online and fully operational, we will demo Chiller-1 and 3.

PCO-03 Scope of work includes the freezing on the heating water lines due to the fact that the existing valves are defective and will not close. If we cannot close these valve to isolate the heating water system we will not be able to demo the piping according to the base scope.

PCO-4 Contract Time Extension

This PCO is for the contract time extension due to the additional testing of the chillers, to ensure the county is receiving the required efficiencies as proposed in the chiller submittal.

The original (Contract Sum) (Guaranteed Maximum Price) was \$ 2,548,186.00

The net change by previously authorized Change Orders \$ 0.00

The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was \$ 2,548,186.00

The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of \$ (18,542.00)

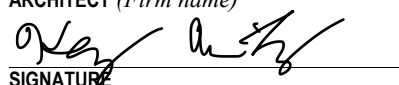
The new (Contract Sum) (Guaranteed Maximum Price), including this Change Order, will be \$ 2,529,644.00

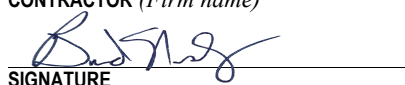
The Contract Time will be (increased) (decreased) (unchanged) by (90) days.

The new date of Substantial Completion will be **August 15, 2024**

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Summit Consultants
ARCHITECT *(Firm name)*

SIGNATURE
Kerry M. Lenny, PE
PRINTED NAME AND TITLE
5-15-2024
DATE

Endur Contractors
CONTRACTOR *(Firm name)*

SIGNATURE
Brad Neely
PRINTED NAME AND TITLE
5/14/24
DATE

Tarrant County
OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Company Name

Address

POTENTIAL CHANGE ORDER

PROJECT NAME	Tarrant County Plaza Chiller Replacement		
LOCATION OF WORK	200 Taylor St., Fort Worth, TX 76102		
PROJECT MANAGER	Brad Neely	CLIENT	Tarrant County
REQUESTING PARTY		DATE OF REQUEST	3/5/24
CHANGE ORDER #	PCO-01		

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	Relocate Easy Water System and all piping from the roof and install it in the basement mechanical room.
REASON FOR CHANGES	This is based on the design change in ASI#1.
SUPPORT AND JUSTIFICATION DOCUMENTS	
SPECIFICATIONS	
ADDITIONAL INFORMATION	Due to the delays in the revised drawing for the Easy Water system move and the design issues, our completion date will be pushed for the 15 week delivery from manufacturer.

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT TIMES	
ORIGINAL CONTRACT PRICE	\$2,548,186.00	ORIGINAL CONTRACT TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$0.00	NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS	
NET INCREASE/DECREASE	(\$35,209.00)	NET INCREASE/DECREASE	75
TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS	\$2,512,977.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE	
NAME & TITLE		NAME & TITLE	
DATE		DATE	



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: April 4, 2024

TO: Kerry McElroy, Project Manager
Star Asset Security, LLC

FROM: Frank T. Lopez, Assistant Director – Facilities Management

RE: Plaza Chiller Replacement Project - Authorization Letter

We are in receipt of PCO-001 in the amount of -\$35,209.00. This amount is to relocate Easy Water System and all piping from the roof and install it in the basement mechanical room.

The description of work and cost breakdown have been reviewed and found to be acceptable. The estimated project duration is expected to be seventy-five (75) days for this work.

Please implement PCO #1 into Change Order #1.

Company Name

Address

POTENTIAL CHANGE ORDER

PROJECT NAME	Tarrant County Plaza Chiller Replacement		
LOCATION OF WORK	200 Taylor St., Fort Worth, TX 76102		
PROJECT MANAGER	Brad Neely	CLIENT	Tarrant County
REQUESTING PARTY		DATE OF REQUEST	2/13/24
CHANGE ORDER #	PCO-02		

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGES NEEDED	Relocate valves to CH-3 to utilize it until the new CH-2 is fully operational and demo chillers 1 and 3.
REASON FOR CHANGES	
SUPPORT AND JUSTIFICATION DOCUMENTS	
SPECIFICATIONS	
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT TIMES	
ORIGINAL CONTRACT PRICE	\$2,548,186.00	ORIGINAL CONTRACT TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$0.00	NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS	0
NET INCREASE/ DECREASE	\$6,821.00	NET INCREASE/ DECREASE	
TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS	\$2,555,007.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE	
NAME & TITLE		NAME & TITLE	
DATE		DATE	



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: April 4, 2024

TO: Kerry McElroy, Project Manager
Star Asset Security, LLC

FROM: Frank T. Lopez, Assistant Director – Facilities Management

RE: Plaza Chiller Replacement Project - Authorization Letter

We are in receipt of PCO-002 in the amount of \$6,821.00. This amount is to relocate valves to chiller #3 to utilize it until the new chiller #2 is fully operational and demo chillers 1 and 3.

The description of work and cost breakdown have been reviewed and found to be acceptable. The estimated project duration is expected to be zero (0) days for this work.

Please implement PCO #2 into Change Order #1.

Company Name

Address

POTENTIAL CHANGE ORDER

PROJECT NAME	Tarrant County Plaza Chiller Replacement		
LOCATION OF WORK	200 Taylor St., Fort Worth, TX 76102		
PROJECT MANAGER	Brad Neely	CLIENT	Tarrant County
REQUESTING PARTY		DATE OF REQUEST	2/13/24
CHANGE ORDER #	PCO-03		

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGES NEEDED	Pipe freeze is required on the heating water system, which is tied into chilled water system
REASON FOR CHANGES	• The existing control valves will not hold
SUPPORT AND JUSTIFICATION DOCUMENTS	
SPECIFICATIONS	
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT TIMES	
ORIGINAL CONTRACT PRICE	\$2,548,186.00	ORIGINAL CONTRACT TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$0.00	NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS	0
NET INCREASE/ DECREASE	\$9,846.00	NET INCREASE/ DECREASE	
TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS	\$2,558,032.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE	
NAME & TITLE		NAME & TITLE	
DATE		DATE	



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: April 4, 2024

TO: Kerry McElroy, Project Manager
Star Asset Security, LLC

FROM: Frank T. Lopez, Assistant Director – Facilities Management

RE: Plaza Chiller Replacement Project - Authorization Letter

We are in receipt of PCO-003 in the amount of \$9,846.00. This amount is to freeze heating water lines due to the existing control valves being defective.

The description of work and cost breakdown have been reviewed and found to be acceptable. The estimated project duration is expected to be zero (0) days for this work.

Please implement PCO #3 into Change Order #1.

Company Name

Address

POTENTIAL CHANGE ORDER

PROJECT NAME	Tarrant County Plaza Chiller Replacement		
LOCATION OF WORK	200 Taylor St., Fort Worth, TX 76102		
PROJECT MANAGER	Brad Neely	CLIENT	Tarrant County
REQUESTING PARTY		DATE OF REQUEST	3/5/24
CHANGE ORDER #	PCO-04		

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGES NEEDED	This PCO is for the contract time extension due to the additional testing of the chillers, to ensure the county is receiving the required efficiencies as proposed in the chiller submittal.
REASON FOR CHANGES	
SUPPORT AND JUSTIFICATION DOCUMENTS	
SPECIFICATIONS	
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT TIMES	
ORIGINAL CONTRACT PRICE	\$2,548,186.00	ORIGINAL CONTRACT TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	(\$16,667.00)	NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS	
NET INCREASE/ DECREASE	\$0.00	NET INCREASE/ DECREASE	15
TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS	\$2,531,519.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE	
NAME & TITLE		NAME & TITLE	
DATE		DATE	



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: April 4, 2024

TO: Kerry McElroy, Project Manager
Star Asset Security, LLC

FROM: Frank T. Lopez, Assistant Director – Facilities Management

RE: Plaza Chiller Replacement Project - Authorization Letter

We are in receipt of PCO-004 in the amount of \$0.00. This PCO is for the contract time extension due to the additional testing of the chillers to ensure the county is receiving the required efficiencies as proposed in the chiller submittal.

The description of work and cost breakdown have been reviewed and found to be acceptable. The estimated project duration is expected to be fifteen (15) days for this work.

Please implement PCO #4 into Change Order #1.

Quote # CO-01-23043

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ATTN: Tarrant County

Re: TC Plaza Chiller Replacement PCO-01 Multiple Scope Changes

Tarrant County,

Please find enclosed our cost proposal for the relocation of the Easy Water System, utilization of Chiller 3 throughout the project, and freezing the heating water lines for demo of existing lines.

Scope of Work

- A. PCO-01 Relocate the Easy Water System from the roof to the basement mechanical room.
 - Hot tap existing condenser water piping twice.
 - Add new piping to Easy Water System and Tank per ASI-1.
 - Add electrical wiring to Easy Water System from existing panel in basement mechanical room.
 - Delete Easy Water System on the roof in its entirety.
- B. PCO-02 Utilize Chiller-3, until Ch-2 is fully operational.
 - Relocate valves to Chiller 3 for future demo. After the new CH-2 is installed, demo CH-1 and 3.
- C. PCO-03 Freeze heating water supply and return, in hallway outside mechanical room.
 - Remove controls valves.
 - Cap existing heating water supply and return.

Exclusions

- 1. Any systems/scope not detailed above.

Pricing Summary:

Change Scope A- PCO-01		
Material		(\$8,739.00)
Labor		(\$8,030.00)
Subcontractor		(\$18,440.00)
Change Scope B- PCO-02		
Material		\$406
Labor		\$6,160
Subcontractor		\$0
Rental		\$255
Change Scope C- PCO-03		
Material		\$326
Labor		\$2,126
Subcontractor		\$7,394
	TAX	EXCLUDED
TOTAL DEDUCT		(\$18,542.00)

*All Sales Tax has been excluded- contingent upon TAX exempt Certificate provided by customer. In lieu of Owner Provided Tax Exempt Certificate, 8.25% TX Sales Tax will be applied accordingly to Final Pricing.

Quote # CO-01-23043

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of 2

*Bond not included

Pricing valid for 30 days from date on top

Endur Contractors LLC. reserves the right to negotiate certain terms and conditions of the Owner's contract requirements. Endur Contractors LLC will agree to indemnify and hold harmless the Owner for damages suffered by it because of the fault or negligence of Endur Contractors LLC, its employees and agents only.

We appreciate the opportunity to provide our services and look forward to working with you.
Sincerely,

Brad Neely

Brad Neely
Endur Contractors LLC
bneely@endurcompanies.com
M210.629.2640



May 14, 2024

ATTN: Tarrant County

Re: TC Plaza Chiller Replacement PCO-04 Contract Time Extension

Tarrant County,

This PCO-4 request is for the contract time extension due to the additional testing of the chillers, to ensure the county is receiving the required efficiencies as proposed in the chiller submittal. The Contract Time will be increased by (15) days. The new date of Substantial Completion will be **August 15, 2024**

We appreciate the opportunity to provide our services and look forward to working with you.
Sincerely,

Brad Neely

Brad Neely
Endur Contractors LLC
bneely@endurcompanies.com
M210.629.2640



PC Clarification Form

Project: Tarrant County Plaza Building Chiller Replacement
200 Taylor St.
Fort Worth, TX 76102

Owner: Tarrant County
Engineer: Summit Consultants, Inc.
CM: Endur

PC # 1

Date: 4-8-2024

Reference Drawings #/Spec Section: N/A

Area: Basement Mechanical Room and Corridor

Brief Description:

Part 1: Scope of work addresses relocating the Easy Water System and all associated piping from the roof to the basement mechanical room.

Part 2: Scope of work includes relocating valves serving CH-3 until the new CH-2 is fully operational. Once CH-2 is fully operational then CH-1 and CH-3 will be demolished.

Part 3: Scope of work includes the freezing on the heating water lines tied to the chiller plant.

What Caused the Change?

Part 1: The county did not want to add a basin sweeper system to the cooling towers, but wanted to keep the Easy Water System. The design simplified by moving the system to the basement mechanical room.

Part 2: The county desired to keep at least two of the old chillers operational or one new chiller operational during the project. The relocation of valves for CH-3 allows for two old chillers to stay running while the new CH-2 is being installed. This option was not in the original bid and was desired as a lower cost option to having rental chillers on standby, while lowering the risk of losing cooling to the building.

Part 3: The existing valves are defective and will not close. If the valves cannot close to isolate the heating water system, the contractor will not be able to demo all of the piping according to the base scope.

Affected Trades: Mechanical Contractor

Pricing Required Due To Change: Yes

Approximate Cost Estimate: Decreased Project Cost by
\$18,542.00

Schedule Affected? No

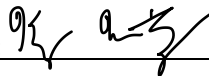
Benefit to Project:

Part 1: Reduced system/maintenance complexity for moving the Easy Water System to the Basement.

Part 2: Increased redundancy and less risk of loss of cooling for the building.

Part 3: The contractor will be able to complete demolition of piping in order for new piping to be installed to feed the new pumps and chillers.

Engineer: Kerry McLeroy

Signature: 

Date: 5-1-2024

Owner: _____ Signature: _____ Date: _____