



Document G701® – 2017

Change Order

PROJECT: (Name and address)
Tarrant County Juvenile Center
2701 Kimbo Rd

Fort Worth TX 76111

OWNER: (Name and address)
County of Tarrant

100 E Weatherford Street

Fort Worth, Texas 76196

CONTRACT INFORMATION:
Contract For: Construction Management
Date: December 10, 2019

ARCHITECT: (Name and address)
HDR Inc.

8750 N. Central Expressway, Ste 100

Dallas, Texas 75231

CHANGE ORDER INFORMATION:
Change Order Number: 012
Date: 01/30/2024

CONTRACTOR: (Name and address)
Steele & Freeman, Inc./Post L Group LLC

1301 Lawson Rd

Fort Worth, Texas 76131

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.)

Credit final balances in contingency, allowances and savings.

See Attachment "A" to Change Order No. Twelve (12) - Summary of Construction Contingency - \$ (1,402.31)
See Attachment "B" to Change Order No. Twelve (12) - Amounts Remaining in Trade Contracts - \$ (75,563.00)
See Attachment "C" to Change Order No. Twelve (12) - Amounts Remaining in Contract Allowances - \$ (285,060.00)
See Attachment "D" to Change Order No. Twelve (12) - Amounts Remaining in Construction Management - \$ (143,662.56)


The original Guaranteed Maximum Price was	\$ 41,049,760.00
The net change by previously authorized Change Orders	\$ 3,088,274.87
The Guaranteed Maximum Price prior to this Change Order was	\$ 44,138,034.87
The Guaranteed Maximum Price will be decreased by this Change Order in the amount of	\$ 505,687.87
The new Guaranteed Maximum Price including this Change Order will be	\$ 43,632,347.00

The Contract Time will be increased by One Hundred and Fifty One (151) days.

The new date of Substantial Completion will be May 26, 2023.

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.

HDR, Inc.
ARCHITECT (Firm name)

SIGNATURE
Trevor Anderson, Construction Admin.
PRINTED NAME AND TITLE
August 13, 2024
DATE

Steele & Freeman, Inc.
CONTRACTOR (Firm name)

SIGNATURE
Michael D. Freeman, President
PRINTED NAME AND TITLE
August 12, 2024
DATE

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE



ATTACHMENT "A" TO CHANGE ORDER NO. TWELVE (12)

CONSTRUCTION CONTINGENCY

In accordance with the terms of our Contractual Agreement dated December 10, 2019, Steele and Freeman Inc./Post L Group, LLC determines the following items of cost are compensable from the construction contingency. All Items are within the cost of the project and do not constitute any change in the Guaranteed Maximum Price.

1. BR #01: Assignment of Bid Packages #01A, #09E, #09D, #31A and #31B. This reallocation represents Budget Adjustments to the Trade Contract Bid Packages and Allowances included in Amendment #1. This involved no change to Construction Contingency.

Contingency Deductions \$ (0.00)

2. BR #02: Additional earthwork, additional mobilization for utilities, and regrading of the building pads after soil chemical injection.

Contingency Deductions \$ (81,857.00)

3. BR #03: Budget allowance overrun for Bid Package #08B, 18" carton forms in lieu of chemical soil injection, CPR #02 window infill, additional grading at Housing, landscape revisions, regrade phase 1 parking lots, CPR #08 foundation redesign, reconciliation of costs with PC #16.

Contingency Deductions \$ (145,421.76)

4. BR #04: CFA credit, RFI #34 utility changes, equipment roof screen allocation buyout savings, specialties scope, and wood lockers.

Contingency Deductions \$ (14,356.80)

5. BR #05: Air flow stations, RACO frame installation, temporary wall, RFI #129 wall tile at Courts Reception, Housing pod chases, glazing escalation, and angle for windows at roofline.

Contingency Deductions \$ (111,692.65)

6. BR #06: Drywall and insulation weather replacement, existing west parking lot, 18" voids Area G, barrier grilles, single restrooms millwork, miscellaneous doors and frames Courts.

Contingency Deductions \$ (104,948.11)

7. BR #07: RTU repair, pricing acceleration for landscaping, building GH demolition cost increases, electrical at existing facility, floor expansion joints Area F and E.

Contingency Deductions \$ (61,953.37)

8. BR #08: Gas line repair, courts north wall glazing, access control cable wiring, substrate prep epoxy showers, Avadek escalation, fence post reinforcement, security electronics additions, miscellaneous finish carpentry, parapet height, wet drywall and fire blanket, pickproof sealants at Housing fixtures, additional striping and FDC signage.

Contingency Deductions \$ (155,822.73)



9. BR #09: Doors and hardware, pedestrian gate cable replacement, damaged panels and temp fence, plumbing demo make safe, signage replacement at Housing, additional electrical VE and scope gaps, and additional door work.
Contingency Deductions \$ (116,811.80)
10. BR #10: Gate operator and fence escalation, door hardware, and irrigation repair to west parking lot.
Contingency Deductions \$ (47,297.04)
11. BR #11: Intercoms at Area F vestibule, fence post rebar, cornerstone site visit, fencing deduct, painting T&M, and pavement striping CFA.
Contingency Deductions \$ (25,123.30)
12. BR #12: Temporary wall demo, touch up doors, RTU 3 coil and RTU 9 repair, enhanced intercom processors, and AV substitution.
Contingency Deductions \$ (67,991.72)
13. BR #13: TAS report corrections, intercom replacement and AV relocation.
Contingency Deductions \$ (62,788.15)
14. Variance on back charge for slab repairs for plumbing (Wrangler & Lochridge).
Contingency Additions \$ 0.88
15. Variance on back charge for RFCO 11 – CMU repairs (JE & Lochridge).
Contingency Deductions \$ (0.20)
16. Pending allocation for Appliances under 11B.
Contingency Deductions \$ (27,727.94)
17. Ice maker cabinet for Ice Machine.
Contingency Deductions \$ (1,050.00)

Construction Contingency Amount	\$ 1,026,244.00
Previously Authorized Reallocations	(\$1,024,841.69)
Contingency Returned this Change Order	<u>(\$1,402.31)</u>
Balance of Construction Contingency:	\$ 00.00



Amounts Remaining in Trade Contracts

Item No.	Description	Scheduled Value	Total Completed and Stored	Balance to Finish
BP 03	Cast-In-Place Concrete (Wrangler)	\$ 4,758,017.48	\$ 4,758,018.00	\$ (1.00)
BP 09E/F	Resilient/Carpet, Sealed Concrete (Corporate)	\$ 283,506.32	\$ 240,610.08	\$ 42,896.00
BP 10D	Walkway Covers (Avadek)	\$ 356,314.00	\$ 356,315.00	\$ (1.00)
BP 11B	Appliances	\$ 61,277.94	\$ 28,778.00	\$ 32,500.00
BP 26	Electrical (Trico)	\$ 5,193,899.94	\$ 5,193,902.00	\$ (2.00)
BP 27	Audio-Video Systems (SKC)	\$ 488,846.59	\$ 488,846.00	\$ 1.00
BP 31A	Termite Control (North Dallas Pest)	\$ 6,749.87	\$ 6,579.00	\$ 171.00
BP 32B	Fencing (Universal Fence)	\$ 760,339.70	\$ 760,339.00	\$ 1.00
BP 32C	Landscape & Irrigation (High Production)	\$ 362,240.73	\$ 362,242.00	\$ (1.00)
BP 33	Site Utilities (Fire Line)	\$ 756,305.37	\$ 756,306.00	\$ (1.00)
Total				\$ 75,563.00
Remaining Trade Contracts Amount returned to Tarrant County				\$ 75,563.00



Amounts Remaining in Contract Allowances

Item No.	Description	Contract Allowance	Approved for Use	Remaining Balance
BP 04	Masonry	\$ 53,983.00	\$ 49,497.00	\$ 4,486.00
BP 05	Steel Fabrication & Erection	\$ 90,385.00	\$ 63,586.00	\$ 26,799.00
BP 07B	Membrane Roofing	\$ 85,974.00	\$ 32,914.00	\$ 53,060.00
BP (TBD)	Expansion Joint Cover Assemblies	\$ 18,602.00	\$ 16,340.00	\$ 2,262.00
BP 08	Doors, Frames & Hardware	\$ 17,000.00	\$ -	\$ 17,000.00
BP 08A	Storefront, Glass & Glazing	\$ 15,000.00	\$ 1,890.00	\$ 13,110.00
BP 09	Painting	\$ 68,983.00	\$ 58,565.00	\$ 10,418.00
BP (TBD)	Knox Box	\$ 2,137.00	\$ -	\$ 2,137.00
BP 11	Detention Equipment	\$ 118,250.00	\$ 87,312.00	\$ 30,938.00
BP 23	Plumbing & HVAC	\$ 58,500.00	\$ -	\$ 58,500.00
BP 26	Electrical	\$ 20,000.00	\$ -	\$ 20,000.00
BP 28A	Access Control & Video Surveillance	\$ 16,000.00	\$ -	\$ 16,000.00
BP (TBD)	Asphalt Patching/Repair	\$ 20,000.00	\$ -	\$ 20,000.00
BP (TBD)	Bicycle Racks	\$ 6,379.00	\$ -	\$ 6,379.00
BP 32C	Landscape & Irrigation	\$ 1,200.00	\$ -	\$ 1,200.00
BP 33	Site Utilities	\$ 10,000.00	\$ 7,233.00	\$ 2,767.00
Total				\$ 285,060.00
Remaining Contract Allowances Amount returned to Tarrant County				\$ 285,060.00



Amounts Remaining in Construction Management

Item No.	Description	Scheduled Value	Total Completed and Stored	Balance to Finish
0010	General Conditions	\$ 2,535,494.86	\$ 2,391,832.30	\$ 143,662.56
0020	Construction Phase Services	\$ 1,198,186.00	\$ 1,198,186.00	\$ -
0030	Construction Manager Fee	\$ 1,811,648.00	\$ 1,811,648.00	\$ -
Total				\$ 143,662.56
Remaining Contract Amount returned to Tarrant County				\$ 143,662.56