



# AIA Document G701™ – 2017

## Change Order

|  |  |  |
|--|--|--|
| <b>PROJECT:</b> <i>(name and address)</i><br>RFB 2023-144 Plaza Building Chiller Replacement<br>200 Taylor St<br>Fort Worth TX 76196     | <b>CONTRACT INFORMATION:</b><br>Contract For: \$2,548,186.00<br>Date: 8/31/2023  | <b>CHANGE ORDER INFORMATION:</b><br>Change Order Number: 1<br>Date: 5/14/2024  |
| <b>OWNER:</b> <i>(name and address)</i><br>TARRANT COUNTY AUDITORS OFFICE<br>100E. Weatherford, Suite506<br>Fort Worth, Texas 76196-0103 | <b>ARCHITECT:</b> <i>(name and address)</i><br>SUMMIT CONSULTANTS, INC<br>1300 Summit Avenue Suite 500<br>Fort Worth, TX 76102 | <b>CONTRACTOR:</b> <i>(name and address)</i><br>ENDUR CONTRACTORS LLC<br>4750 KENNEDALE NEW HOPE RD<br>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) <u>(decreased)</u> (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 <u>(increased)</u> (decreased) (unchanged) by  | ( 90 ) days.           |
| The new date of Substantial Completion will be   | <b>August 15, 2024</b> |

*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<br>ARCHITECT <i>(Firm name)</i>   | Endur Contractors<br>CONTRACTOR <i>(Firm name)</i>   | Tarrant County<br>OWNER <i>(Firm name)</i> |
| <br>SIGNATURE | <br>SIGNATURE | <br>SIGNATURE                              |
| Kerry M=Lenny, PE<br>PRINTED NAME AND TITLE  | Brad Neely<br>PRINTED NAME AND TITLE   | <br>PRINTED NAME AND TITLE                 |
| 5-15-2024<br>DATE  | 5/14/24<br>DATE  | <br>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

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

| CHANGE REQUEST OVERVIEW                    |   |
|--|---|
| <b>DESCRIPTION OF CHANGES NEEDED</b>       | Relocate Easy Water System and all piping from the roof and install it in the basement mechanical room.   |
| <b>REASON FOR CHANGES</b>                  | This is based on the design change in ASI#1.  |
| <b>SUPPORT AND JUSTIFICATION DOCUMENTS</b> |   |
| <b>SPECIFICATIONS</b>                      |   |
| <b>ADDITIONAL INFORMATION</b>              | 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                            |    |
|---|----------------|---|----|
| <b>ORIGINAL CONTRACT PRICE</b>                        | \$2,548,186.00 | <b>ORIGINAL CONTRACT TIMES</b>                      |    |
| <b>NET CHANGES OF PREVIOUS CHANGE ORDERS</b>          | \$0.00         | <b>NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS</b> |    |
| <b>NET INCREASE/ <u>DECREASE</u></b>                  | (\$35,209.00)  | <b>NET <u>INCREASE/</u> DECREASE</b>                | 75 |
| <b>TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS</b> | \$2,512,977.00 | <b>TOTAL CONTRACT TIME WITH APPROVED CHANGES</b>    |    |

|  |  |
|--|--|
| <b>ACCEPTED BY</b><br><i>SIGNATURE</i> | <b>APPROVED BY</b><br><i>SIGNATURE</i> |
| <b>NAME &amp; TITLE</b>                | <b>NAME &amp; TITLE</b>                |
| <b>DATE</b>                            | <b>DATE</b>                            |



**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

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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

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

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

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

|                              |                              |
|------------------------------|------------------------------|
| <b>ACCEPTED BY SIGNATURE</b> | <b>APPROVED BY SIGNATURE</b> |
| <b>NAME &amp; TITLE</b>      | <b>NAME &amp; TITLE</b>      |
| <b>DATE</b>                  | <b>DATE</b>                  |



**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

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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

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

| CHANGE REQUEST OVERVIEW                    |  |
|--|--|
| <b>DESCRIPTION OF CHANGES NEEDED</b>       | Pipe freeze is required on the heating water system, which is tied into chilled water system |
| <b>REASON FOR CHANGES</b>                  | • The existing control valves will not hold  |
| <b>SUPPORT AND JUSTIFICATION DOCUMENTS</b> |  |
| <b>SPECIFICATIONS</b>                      |  |
| <b>ADDITIONAL INFORMATION</b>              |  |

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

|  |  |
|--|--|
| <b>ACCEPTED BY</b><br><i>SIGNATURE</i> | <b>APPROVED BY</b><br><i>SIGNATURE</i> |
| <b>NAME &amp; TITLE</b>                | <b>NAME &amp; TITLE</b>                |
| <b>DATE</b>                            | <b>DATE</b>                            |



**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

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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

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

| CHANGE REQUEST OVERVIEW                    |  |
|--|--|
| <b>DESCRIPTION OF CHANGES NEEDED</b>       | 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. |
| <b>REASON FOR CHANGES</b>                  |  |
| <b>SUPPORT AND JUSTIFICATION DOCUMENTS</b> |  |
| <b>SPECIFICATIONS</b>                      |  |
| <b>ADDITIONAL INFORMATION</b>              |  |

| CHANGE IN CONTRACT PRICE                              |                | CHANGE IN CONTRACT TIMES                            |    |
|---|----------------|---|----|
| <b>ORIGINAL CONTRACT PRICE</b>                        | \$2,548,186.00 | <b>ORIGINAL CONTRACT TIMES</b>                      |    |
| <b>NET CHANGES OF PREVIOUS CHANGE ORDERS</b>          |                | <b>NET CHANGES OF PREVIOUS CHANGE ORDER IN DAYS</b> |    |
| <b>NET INCREASE/ DECREASE</b>                         | \$0.00         | <b>NET INCREASE/ DECREASE</b>                       | 15 |
| <b>TOTAL CONTRACT PRICE W/ APPROVED CHANGE ORDERS</b> | \$2,548,186.00 | <b>TOTAL CONTRACT TIME WITH APPROVED CHANGES</b>    |    |

|                              |  |                              |  |
|------------------------------|--|------------------------------|--|
| <b>ACCEPTED BY SIGNATURE</b> |  | <b>APPROVED BY SIGNATURE</b> |  |
| <b>NAME &amp; TITLE</b>      |  | <b>NAME &amp; TITLE</b>      |  |
| <b>DATE</b>                  |  | <b>DATE</b>                  |  |



**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

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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.



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.
  - o Hot tap existing condenser water piping twice.
  - o Add new piping to Easy Water System and Tank per ASI-1.
  - o Add electrical wiring to Easy Water System from existing panel in basement mechanical room.
  - o Delete Easy Water System on the roof in its entirety.
- B. PCO-02 Utilize Chiller-3, until Ch-2 is fully operational.
  - o 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.
  - o Remove controls valves.
  - o Cap existing heating water supply and return.

**Exclusions**

- 1. Any systems/scope not detailed above.

**Pricing Summary:**

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

\*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](mailto:bneely@endurcompanies.com)  
M210.629.2640



**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](mailto: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: \_\_\_\_\_