



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 052 Date: 2/9/2022

Reference Drawing #/Spec Section: P-701

Area: Detention Restrooms

Brief Description:

This PC is a result of WC-5 fixture change during the submittal process.

What Caused the Change?

WC-5 fixture was changed during the submittal process as the original 1875 fixture did not work in all locations therefore it was modified to model 4896.

Affected Trades: BP #23 - Mechanical and Plumbing

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$2,165.27

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Provided the proper penal fixture to fit the placement.

Notes & Clarifications:

Includes the cost associated with changes made to WC-5 detention fixture during the submittal process. Plumbing schedule called for 1845 model and was revised to model 4896 which carried an increased cost of \$767.49 each. There are two (2) WC-5 units on the project. This change is a revision to the scope therefore will be an increase to the GMP. Amount will be reconciled in the next change order.

Increase to BP #23 - Plumbing: \$1,916.00

Increase of Subguard: \$28.74

Overhead and Fees - Total Exceeds 2% of GMP: \$220.53

Change Order required to Reconcile: \$2,165.27

CM Boyd Weaver Signature:  Date: 02/09/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center

SFI Job No.: 4911.006

2701 Kimbo Rd

Fort Worth, TX 76111

Proposed Change No: 052 **WC-5 Fixture Change** **Date:** 02/09/2022

Submitted To

Kamran Elahi

HDR, Inc

8750 N Central expressway, Ste 100

Dallas, TX 75231

Submitted By

Boyd Weaver

Steele & Freeman, Inc.

1301 Lawson Road

Fort Worth, Texas 76131

Subject

Includes the cost associated with changes made to WC-5 detention fixture during the submittal process. Plumbing schedule called for 1845 model and was revised to model 4896 which carried an increased cost of \$767.49 a piece. There are two (2) WC-5 units on the project.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Lochridge Priest							
- WC-5 Fixture Change	1	LS					\$1,916.00
Subcontractor Total							\$1,916.00
Subguard			1.50%				\$28.74
SUBTOTAL				0.00	0.00	0.00	1,944.74
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$1,944.74
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	194.47
Payment/Perf. Bond Fee	0.810%	15.75
Umbrella, GL & Auto Insurance	0.30%	5.83
Professional Liability/Pollution	0.05%	0.97
Builder's Risk Insurance Fee	0.18%	3.50
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		220.53
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$2,165.27

The Contract Time will be **Unchanged** by Days

SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 056 Date: 4/8/2022

Reference Drawing #/Spec Section: AC-101L

Area: Area L

Brief Description:

PC #056 is a result of scope additions to Bid Package #07A to add a ceiling to Recycling L192 per response to RFI #089.

What Caused the Change?

During site walks with Design Team, it was noted that a standard ceiling at Recycling L192 was preferable to the exposed ceiling as drawn. SFI wrote an RFI to confirm the added ceiling.

Affected Trades: BP #07A Acoustical Systems

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$1,165.13

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Allows for better aesthetics in this area, as the added ceiling is to be a continuation of the adjacent Staff Entry Lobby ceiling and the room is open to the corridor.

Notes & Clarifications:

PC includes costs associated with adding a ceiling grid and acoustic ceiling tiles at Recycling L192 per response to RFI #089 and Design Team directive. PC is added scope and will be reconciled with the next change order.

Increase to BP #07A - Drywall and Acoustical Systems: \$1,031.00

Increase of Subguard per PC #056: \$15.47

Overhead and Fees - Total Exceeds 2% Over GMP: \$118.67

Change Order Required to Reconcile Difference: \$1,165.13

CM Boyd Weaver Signature:  Date: 4/8/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center
SFI Job No.: 4911.006
2701 Kimbo Rd
Fort Worth, TX 76111

Proposed Change No: 056 RFI #89 Recycling L192 Ceiling Date: 4/8/2022

Submitted To

Kamran Elahi
HDR, Inc
8750 N Central expressway, Ste 100
Dallas, TX 75231

Submitted By

Boyd Weaver
Steele & Freeman, Inc.
1301 Lawson Road
Fort Worth, Texas 76131

Subject

PC #056 is a result of scope additions to Bid Package #07A to add a ceiling to Recycling L192 per response to RFI #089. PC includes costs associated with adding a ceiling grid and acoustic ceiling tiles at this area per response to RFI #089 and Design Team directive. PC is added scope and will be reconciled with the next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Vaden's Acoustics & Drywall, Inc.							
- BP #09 - Ceiling Grid and Acoustic Tiles	1	LS					\$1,031.00
Subcontractor Total							\$1,031.00
Subguard			1.50%				\$15.47
SUBTOTAL				0.00	0.00	0.00	1,046.47
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$1,046.47
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	104.65
Payment/Perf. Bond Fee	0.810%	8.48
Umbrella, GL & Auto Insurance	0.30%	3.14
Professional Liability/Pollution	0.05%	0.52
Builder's Risk Insurance Fee	0.18%	1.88
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		118.67
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$1,165.13

The Contract Time will be **Unchanged** by Days

SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 060 Date: 2/10/2022

Reference Drawing #/Spec Section: A-101K

Area: Area K

Brief Description:

PC #060 is a result of additional labor for installation of security bollards added in front of Area K.

What Caused the Change?

Owner requested additional security measures including concrete benches and bollards added to the front of courts building area K.

Affected Trades: BP #03 Concrete

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$4,548.66

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Increased security measures to the front of the building.

Notes & Clarifications:

PC includes cost to form block-outs and install security bollards by Bid Package #03 added by CPR #13. Bollards will be provided by other trades and picked up in fencing bid package. This PC is an increase in scope therefore an increase in GMP scope. Amount will be reconciled in next change order.

Increase to Bid Package #03 Concrete: \$4,025.00

Increase of Subguard per PC #059: \$60.38

OH and Fees: \$463.28

Change Order Amount to Reconcile: \$4,548.66

CM Boyd Weaver Signature:  Date: 02/10/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center

SFI Job No.: 4911.006

2701 Kimbo Rd

Fort Worth, TX 76111

Proposed Change No: 060 **CPR #13 Entry Security Measures** **Date:** 02/10/2022

Submitted To

Kamran Elahi

HDR, Inc

8750 N Central expressway, Ste 100

Dallas, TX 75231

Submitted By

Boyd Weaver

Steele & Freeman, Inc.

1301 Lawson Road

Fort Worth, Texas 76131

Subject

PC is a result of scope additions to Bid Package #03 for work on CPR #13 including forming blockouts, and installing bollards provided by another trade for added security measures. This is an increase in scope of work after bid day therefore an add to the GMP. Amount will be reconciled in the next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Wrangler Concrete							
- Bollard Installation	1	LS					\$4,025.00
Subcontractor Total							\$4,025.00
Subguard			1.50%				\$60.38
SUBTOTAL				0.00	0.00	0.00	4,085.38
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$4,085.38
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	408.54
Payment/Perf. Bond Fee	0.810%	33.09
Umbrella, GL & Auto Insurance	0.30%	12.26
Professional Liability/Pollution	0.05%	2.04
Builder's Risk Insurance Fee	0.18%	7.35
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		463.28
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$4,548.66

The Contract Time will be **Unchanged** by Days

SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 065 Date: 4/8/2022

Reference Drawing #/Spec Section: A-403

Area: Area K

Brief Description:

PC #065 is a result of scope additions to Bid Package #06A, Bid Package #08 and Bid Package #09A for adding a door at Courtroom Associate Judge K160 for access to Bailiff K161, per response to RFI #114.

What Caused the Change?

During site walks with the Owner, it was noted that Courtroom Associate Judge K111 had a door for direct access to Bailiff's office, however that condition did not exist in K160. Owner requested that a door be added in K160 to mimic the condition in K111.

Affected Trades: BP #06A Architectural Woodwork, BP #08 Doors, Frames & Hardware, BP #09A Drywall & Stucco

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$9,620.06

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Courtrooms K111 and K160 have mirrored conditions and the addition of this door will keep with that pattern. Bailiffs in both Courtrooms will have the same accessibility to their offices.

Notes & Clarifications:

PC includes cost to add one frame and door at Courtroom Associate Judge K160, as well as the commercial door hardware to match and cost associated with opening the previously completed wall to allow for the door installation. Bid Documents do not call for a door at this location, therefore this is an increase to the GMP and will be reconciled in a Change Order.

Increase to BP #06A - Architectural Woodwork: \$5,235.00
Increase to BP #08 - Doors, Frames & Hardware: \$2,870.00
Increase to BP #09A - Drywall and Stucco: \$407.57
Increase of Subguard per PC #065: \$127.69
Overhead and Profit - Total Exceeds 2% of GMP: \$979.81
Change Order Required to Reconcile Difference: \$9,620.06

CM Boyd Weaver Signature:  Date: 4/8/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center
SFI Job No.: 4911.006
2701 Kimbo Rd
Fort Worth, TX 76111

Proposed Change No:	065	RFI #114 Bailiff K161 Door	Date:	4/8/2022
---------------------	-----	----------------------------	-------	----------

Submitted To
Kamran Elahi HDR, Inc 8750 N Central expressway, Ste 100 Dallas, TX 75231

Submitted By
Boyd Weaver Steele & Freeman, Inc. 1301 Lawson Road Fort Worth, Texas 76131

Subject
PC #065 is a result of scope additions to Bid Package #06A, Bid Package #08 and Bid Package #09A for adding a door at Courtroom Associate Judge K160 for access to Bailiff K161, per response to RFI #114. PC includes cost to add one frame and door at Courtroom Associate Judge K160, as well as the commercial door hardware to match and cost associated with opening the previously completed wall to allow for the door installation. Bid Documents do not call for a door at this location, therefore this is an increase to the GMP and will be reconciled in a Change Order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Carpentry Associates							
- BP #06A - Millwork	1	LS					\$5,235.00
Woodard Builder's Supply							
- BP #08 - Commercial Door Hardware	1	LS					\$2,870.00
Vaden's Acoustics & Drywall							
- BP #09A - Drywall	1	LS					\$407.57
Subcontractor Total							\$8,512.57
Subguard			1.50%				\$127.69
SUBTOTAL				0.00	0.00	0.00	8,640.26
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$8,640.26
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	864.03
Payment/Perf. Bond Fee	0.810%	69.99
Umbrella, GL & Auto Insurance	0.30%	25.92
Professional Liability/Pollution	0.05%	4.32
Builder's Risk Insurance Fee	0.18%	15.55
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		979.81
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$9,620.06

The Contract Time will be	Unchanged	by	Days
---------------------------	------------------	----	------

SUBMITTED BY: 
Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 066 Date: 4/19/2022

Reference Drawing #/Spec Section: A-353, A-504, A-507

Area: Area K Front Canopy

Brief Description:

PC is a result of added scope to BP #09A Exterior Sheathing and BP #07 Weatherproofing per response to RFI #108.

What Caused the Change?

RFI #108 was written to confirm that exterior sheathing and air barrier weatherproofing is desired at the area above the main entry front canopy, as it is not shown on the plans.

Affected Trades: BP #09A Exterior Sheathing, BP #07 Weatherproofing

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$6,019.53

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Provides proper exterior sheathing and sealed conditions to prevent future issues at this area of the building.

Notes & Clarifications:

PC includes cost associated with added exterior sheathing to BP #09A and added air barrier weatherproofing to BP #07 at the roughly 1,000sqft area above the main entry front canopy per response to RFI #108. This scope was not included in the Contract Documents therefore will result in a change to GMP and will be reconciled in a change order.

Increase to BP #09A Exterior Sheathing: \$1,107.54

Increase to BP #07 Weatherproofing: \$4,219.00

Increase of Subguard per PC #066: \$79.90

Overhead and Fees - Total Exceeds 2% Over GMP: \$613.09

Change Order Required to Reconcile Difference: \$6,019.53

CM Boyd Weaver Signature:  Date: 04/19/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center
SFI Job No.: 4911.006
2701 Kimbo Rd
Fort Worth, TX 76111

Proposed Change No:	066	RFI #108 Canopy Sheathing	Date:	4/19/2022
----------------------------	------------	----------------------------------	--------------	------------------

Submitted To
Kamran Elahi HDR, Inc 8750 N Central expressway, Ste 100 Dallas, TX 75231


Submitted By
Boyd Weaver Steele & Freeman, Inc. 1301 Lawson Road Fort Worth, Texas 76131

Subject
PC includes cost associated with added exterior sheathing to BP #09A and added air barrier weatherproofing to BP #07 at the roughly 1,000sqft area above the main entry front canopy per response to RFI #108. RFI #108 was written to confirm that exterior sheathing and air barrier weatherproofing is desired at the area above the main entry front canopy, as it is not shown on the plans. This scope was not included in the Contract Documents therefore will result in a change to GMP and will be reconciled in a change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Vaden's Acoustics and Drywall							
- BP #09A - Exterior Sheathing	1	LS					\$1,107.54
George D. Alan							
- BP #07 - Weatherproofing	1	LS					\$4,219.00
Subcontractor Total							\$5,326.54
Subguard			1.50%				\$79.90
SUBTOTAL				0.00	0.00	0.00	5,406.44
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$5,406.44
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	540.64
Payment/Perf. Bond Fee	0.810%	43.79
Umbrella, GL & Auto Insurance	0.30%	16.22
Professional Liability/Pollution	0.05%	2.70
Builder's Risk Insurance Fee	0.18%	9.73
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		613.09
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$6,019.53

The Contract Time will be	Unchanged	by	Days
----------------------------------	------------------	-----------	-------------

SUBMITTED BY: 
Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 107 Date: 4/19/2022

Reference Drawing #/Spec Section: 10 28 13: A-402, A-404, A-406

Area: Courts

Brief Description:

PC is a result of added scope to Bid Package #10B for toilet accessory changes.

What Caused the Change?

RFI #169 was written to clarify power requirements needed for the electric hand dryers as drawn for restrooms at Courts building, however the response was to delete all electric hand dryers and provide 8 paper towel holder/disposal units with 8 electric paper towel dispensers mounted inside of each.

Affected Trades: BP #10B: Specialties

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$11,000.40

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Provides toilet accessories equipment as requested by County.

Notes & Clarifications:

PC includes cost for adding the toilet accessories noted in response to RFI #169 as well as a credit for installation of the electric hand dryers which are already onsite and can not be returned. PC is a change therefore an increase to GMP and will be reconciled with the next Change Order.

Increase to BP #10B - Specialties: \$9,734.00

Increase of Subguard per PC #107: \$146.00

Overhead and Fees - Total Exceeds 2% of GMP: \$1,120.39

Change Order Required to Reconcile Difference: \$11,000.40

CM Boyd Weaver Signature:  Date: 4/19/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center

SFI Job No.: 4911.006

2701 Kimbo Rd

Fort Worth, TX 76111

Proposed Change No: 107 Paper Towel Dispensers RFI #169 Date: 4/19/2022

Submitted To

Kamran Elahi
HDR, Inc
8750 N Central expressway, Ste 100
Dallas, TX 75231

Submitted By

Boyd Weaver
Steele & Freeman, Inc.
1301 Lawson Road
Fort Worth, Texas 76131

Subject

PC is a result of added scope to Bid Package #10B for toilet accessory changes. RFI #169 was written to clarify power requirements needed for the electric hand dryers as drawn for restrooms at Courts building, however the response was to delete all electric hand dryers and provide 8 paper towel holder/disposal units with 8 electric paper towel dispensers mounted inside of each. PC includes cost for adding the toilet accessories noted in response to RFI #169 as well as a credit for installation of the electric hand dryers which are already onsite and can not be returned. PC is a change therefore an increase to GMP and will be reconciled with the next Change Order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
TBS Specialties							
- BP# 10B - Toilet Accessories	1	LS					\$9,734.00
Subcontractor Total							\$9,734.00
Subguard			1.50%				\$146.01
SUBTOTAL				0.00	0.00	0.00	9,880.01
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$9,880.01
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	988.00
Payment/Perf. Bond Fee	0.810%	80.03
Umbrella, GL & Auto Insurance	0.30%	29.64
Professional Liability/Pollution	0.05%	4.94
Builder's Risk Insurance Fee	0.18%	17.78
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		1,120.39
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$11,000.40

The Contract Time will be **Unchanged** by Days

SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 115R3 Date: 4/13/2022

Reference Drawing #/Spec Section: A-257, A-402, A-403

Area: Courtrooms

Brief Description:

PC is a result of added scope to Bid Package #06A for Courtroom millwork.

What Caused the Change?

Owner requested the addition of a desk and shelving millwork unit for the Court Reporters at each of the 4 courtrooms resulting in CPR #23 Court Reporter's Desks.

Affected Trades: BP #06A - Millwork

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$31,191.92

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Provides millwork at each Courtroom as requested by Owner.

Notes & Clarifications:

PC includes costs associated with providing the millwork and hardware as detailed in CPR #23 and subsequent email with markups from Owner. PC is a change therefore resulting in an increase to the GMP and will be reconciled with the next Change Order.

Increase to Bid Package #06A Millwork: \$27,601.00
Increase of Subguard per PC #115R3: \$414.02
Overhead and Fees - Total Exceeds 2% of GMP: \$3,176.90
Change Order Required to Reconcile Difference: \$31,191.92

CM Boyd Weaver Signature:  Date: 04/13/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center
SFI Job No.: 4911.006
2701 Kimbo Rd
Fort Worth, TX 76111

Proposed Change No: 115R3 **Court Reporter Desks** **Date:** 04/13/2022

Submitted To

Kamran Elahi
HDR, Inc
8750 N Central expressway, Ste 100
Dallas, TX 75231

Submitted By

Boyd Weaver
Steele & Freeman, Inc.
1301 Lawson Road
Fort Worth, Texas 76131

Subject

PC is a result of added scope to Bid Package #06A for courtroom millwork. Owner requested the addition of a desk and shelving millwork unit for the Court Reporters at each of the 4 courtrooms resulting in CPR #23 Court Reporter's Desks. This revised pricing is based on sketches provided by Owner to modify the CPR for cost reduction. PC includes costs associated with providing the millwork and hardware. PC is a change therefore resulting in an increase to the GMP and will be reconciled with the next Change Order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Carpentry Associates							
- BP #06A - Millwork	1	1					\$27,601.00
Subcontractor Total							\$27,601.00
Subguard			1.50%				\$414.02
SUBTOTAL				0.00	0.00	0.00	28,015.02
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$28,015.02
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	2,801.50
Payment/Perf. Bond Fee	0.810%	226.92
Umbrella, GL & Auto Insurance	0.30%	84.05
Professional Liability/Pollution	0.05%	14.01
Builder's Risk Insurance Fee	0.18%	50.43
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		3,176.90

AMOUNT IF TOTAL EXCEEDS 2% OVER GMP \$31,191.92

The Contract Time will be **Unchanged by Days**

SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 128 Date: 4/8/2022

Reference Drawing #/Spec Section: AG Architectural Sheets. Section 101403 & 101406

Area: Interior and Exterior Signage

Brief Description:

This PC is to assign a trade contractor to Bid Package #10A Signage Allowance.

What Caused the Change?

Assign a subcontractor to Bid Package #10A for interior and exterior signage issued in CPR #22 signage package.

Affected Trades: BP #10A: Signage

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$132,974.46

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Assigns Morrison Architectural Sign Company as the trade contractor to perform the work associated with BP #10A Signage.

Notes & Clarifications:

Upon award of GMP, BP #10A was assigned a budget allowance of \$75,000.00. During scope evaluations, Morrison Architectural Sign Company was identified as the lowest responsible bidder. Award of BP #10A to Morrison Architectural Sign Company includes a total base bid of \$174,692.00 as specified plus the scope specific alternate bid of \$17,974.00 for incorporating Thermoform application for the ADA tactile signs. The alternate add was coordinated and approved by HDR and will change the applied letters and numbers and the raster balls to a single piece integrated panel (Thermoform) that will prevent letters and raster balls from being removed from the face of the signs. This will provide a longer life span for the signs. This PC results in a deficit of \$132,974.46 which will be reconciled with the next Change Order.

GMP Bid Package #10A Signage Budget Allowance: \$75,000.00

Assign Morrison Architectural Sign Company to Bid Package #10A Signage: \$192,666.00

Subguard for Bid Package #10A Overage: \$1,764.99

Overhead and Fees Due to Exceeding 2% of GMP: \$13,543.47

Bid Package #10A Allowance deficit: \$132,974.46

Change Order required to reconcile Bid Package #10A deficit: \$132,974.46

CM Boyd Weaver Signature:  Date: 04/08/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center
SFI Job No.: 4911.006
2701 Kimbo Rd
Fort Worth, TX 76111

Proposed Change No:	128	BP #10A Signage Allocation	Date:	04/08/2022
---------------------	-----	----------------------------	-------	------------

Submitted To
Kamran Elahi HDR, Inc 8750 N Central expressway, Ste 100 Dallas, TX 75231

Submitted By
Boyd Weaver Steele & Freeman, Inc. 1301 Lawson Road Fort Worth, Texas 76131

Subject
This PC is to assign a trade contractor to Bid Package 10A Signage Allowance. PC assigns the bid package to the lowest responsible bidder for signage scope on the project. Assigns Morrison Architectural Sign Company as the trade contractor to perform the work associated with BP #10A Signage. Upon award of GMP, BP #10A was assigned a budget allowance of \$75,000.00. During scope evaluations, Morrison Architectural Sign Company was identified as the lowest responsible bidder. Award of BP #10A to Morrison Architectural Sign Company includes a total base bid of \$174,692.00 as specified plus the scope specific alternate bid of \$17,974.00 for incorporating Thermoform application for the ADA tactile signs. The alternate add was coordinated and approved by HDR and will change the applied letters and numbers and the raster balls to a single piece integrated panel (Thermoform) that will prevent letters and raster balls from being removed from the face of the signs. This will provide a longer life span for the signs. This PC results in a deficit of \$117,666.00 which will be reconciled with the next Change Order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Morrison Architectural Sign Company							
- Bid Package #10A Base Bid	1	LS					\$174,692.00
Morrison Architectural Sign Company							
- Thermoform Application Alternate	1	LS					\$17,974.00
Bid Package #10A Allowance							
- Reduction for Allowance	1	LS					(\$75,000.00)
Subcontractor Total							\$117,666.00
Subguard			1.50%				\$1,764.99
SUBTOTAL				0.00	0.00	0.00	119,430.99
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$119,430.99
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	11,943.10
Payment/Perf. Bond Fee	0.810%	967.39
Umbrella, GL & Auto Insurance	0.30%	358.29
Professional Liability/Pollution	0.05%	59.72
Builder's Risk Insurance Fee	0.18%	214.98
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		13,543.47
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$132,974.46

The Contract Time will be	Unchanged	by	Days
---------------------------	------------------	----	------

SUBMITTED BY: 
Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

1301 Lawson Rd. Fort Worth, TX 76131



PC Clarification Form

Project: Tarrant County Juvenile Center
2701 Kimbo Rd
Fort Worth, TX 76111
SFI Job No.: 4911.006

Owner: Tarrant County
Architect: HDR / LBL
CM: Steele & Freeman / Post L Group

PC # 135 Date: 4/8/2022

Reference Drawing #/Spec Section: _____

Area: Existing Building Fire panel

Brief Description:

PC to add additional components to existing fire panel to allow monitoring of new building fire panel

What Caused the Change?

New building system designed to be remotely monitored by existing system therefore sharing controls rather requiring a monitoring company.

Affected Trades: BP #28 Fire Alarm

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$3,307.81

Schedule Affected? Yes ☐ No ☒ If Yes, By How Much? _____

Benefit to Project:

Provides monitoring for new building system through existing system.

Notes & Clarifications:

This PC includes the cost to add additional components to existing facility fire alarm panel to enable monitoring of new building devices. Includes touchscreen display, dress plate, installation, programming, and testing. Amount will be reconciled in forthcoming budget reallocation or Change order.

Increase to Bid Package #28 Fire Alarm: \$2,927.00

Increase of Subguard per PC #135: \$43.91

Overhead and Fees - Total Exceeds 2% of GMP: \$336.90

Change Order Required to Reconcile Difference: \$3,307.81

CM Boyd Weaver Signature:  Date: 04/08/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

steelefreeman.com | 1301 Lawson Rd. Fort Worth, TX 76131

Proposed Change

SFI Office Use Only:

PD _____ PC _____ P _____

Project:

Tarrant County Juvenile Center

SFI Job No.: 4911.006

2701 Kimbo Rd

Fort Worth, TX 76111

Proposed Change No: 135 **Fire Panel Additions at Existing Building** **Date:** 04/08/2022

Submitted To

Kamran Elahi

HDR, Inc

8750 N Central expressway, Ste 100

Dallas, TX 75231

Submitted By

Boyd Weaver

Steele & Freeman, Inc.

1301 Lawson Road

Fort Worth, Texas 76131

Subject

This PC includes the cost to add additional components to existing facility fire alarm panel to enable monitoring of new building devices. Includes touchscreen display, dress plate, installation, programming, and testing. Amount will be reconciled in forthcoming budget reallocation or Change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Advanced Systems Alarm Services							
- Fire alarm components	1	LS					\$2,927.00
Subcontractor Total							\$2,927.00
Subguard			1.50%				\$43.91
SUBTOTAL				0.00	0.00	0.00	2,970.91
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$2,970.91
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	297.09
Payment/Perf. Bond Fee	0.810%	24.06
Umbrella, GL & Auto Insurance	0.30%	8.91
Professional Liability/Pollution	0.05%	1.49
Builder's Risk Insurance Fee	0.18%	5.35
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		336.90
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$3,307.81

The Contract Time will be **Unchanged** by **0** Days

SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____