



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 # 062R1 Date: 7/6/2022

Reference Drawing #/Spec Section: 23 74 14

Area: Various at CMU Walls

Brief Description:

PC #062R1 is a result of repairs needed for an HVAC roof top unit (RTU) which was damaged. PC is a result of added scope to Bid Package #04 Masonry.

What Caused the Change?

While being stored in a stationary position on site, this RTU was struck by an unidentified piece of equipment during construction activity. Installation of security door frames not picked up on Bid Day as well as adjustments to toilet accessories and security electronics remediations.

Affected Trades: BP #04: Masonry

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$9,566.60

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

Benefit to Project:

Repairs to the RTU performed by manufacturer to ensure that the Owner is receiving a factory certified unit under full factory warranty. Provides masonry installation and adjustments as required for the project.

Notes & Clarifications:

PC includes costs associated with repairs time & materials (T&M) for installation of security door frames C-103, D-103, J-109A and K-117A not picked up on Bid Day. Masonry block cut outs and in-fill of 3 high and 4 wide gaps created when handicap accessible toilet carriers at the ADA Sleeping Rooms at Housing needed adjustment based on ADA inspection requirements, wall adjustments for grab bar conflicts at the detention restrooms at Area E Classrooms, as well as various remediations for card readers and intercoms based on security electronics shop drawings. All of these changes resulted in added scope to Bid Package #04 Masonry. PC 139 will be a reallocation from Bid Package #04 Budget Allowance: \$8,410.00

Increase of Subguard per PC #062: \$126.60
Reallocation from Construction Contingency: \$8,566.60
Increase to Bid Package #04 Masonry: \$9,322.00
Increase of Subguard per PC 139: \$139.83
Reallocation from Bid Package #04 Budget Allowance: \$9,461.83

CM Boyd Weaver Signature: Boyd Weaver Date: 07/06/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

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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:	062R1	RTU Repair	Date:	07/14/2022
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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 #062R1 is a result of repairs needed for an HVAC roof top unit (RTU) which was damaged. While being stored in a stationary position on-site, this RTU was struck by an unidentified piece of equipment during construction activity and required repair. PC includes costs associated with repairing RTU-14 affecting Bid Package #23 HVAC. This damage occurred without witness by an unidentified piece of equipment. Security camera footage and aerial drone photos were reviewed, as well as spot checking placement of equipment up against the damaged RTU to determine responsibility, although that was unsuccessful. PC #062R1 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Lochridge Priest							
- RTU Repair to RTU #14	1	LS					\$8,440.00
Subcontractor Total							\$8,440.00
Subguard			1.50%				\$126.60
SUBTOTAL				0.00	0.00	0.00	8,566.60
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$8,566.60
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	0.00
Payment/Perf. Bond Fee	0.810%	0.00
Umbrella, GL & Auto Insurance	0.30%	0.00
Professional Liability/Pollution	0.05%	0.00
Builder's Risk Insurance Fee	0.18%	0.00
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$8,566.60

The Contract Time will be	Unchanged	by	Days
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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 # 108 Date: 7/6/2022

Reference Drawing #/Spec Section: 09 91 23 Interior Painting

Area: Exterior and Site

Brief Description:

PC is a result of added scope to Bid Package #32 Landscaping and Irrigation.

What Caused the Change?

Supply costs for the irrigation, planting and other landscaping materials increased from original bid in 2020 to finalizing of orders in 2022. Various RFIs and CPRs resulted in scope additions for interior drywall finishing and painting scope.

Affected Trades: BP #09G: Landscaping and Irrigation

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$8,174.81

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

Benefit to Project:

Provides all landscaping, irrigation and planting as specified for the project.

Notes & Clarifications:

PC includes costs associated with various pricing acceleration and increases from suppliers due to inflation over 2 years from the time of original bid in 2020. Irrigation materials increased by 5%, specified trees and plants increased by 9%, sleeves increased by 5%, mulch, compost and topsoil increased by 4%, grass sod increased by 4%, seeding and hydromulch increased by 2%, and decomposed granite increased by 2%. These materials only have a certain shelf-life before they must be installed and certain plants can only be purchased during specific times of the year and right before planting, which prevented the subcontractor from purchasing ahead of time. All of these and increases resulted in an increase to Bid Package #32. PC #108 will be a reallocation from Construction Contingency and will result in a \$0 change to CM. Package #09G Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #32 Landscaping and Irrigation: \$15,578.65

Increase of Subguard per PC #108: \$226.68

Reallocation from Bid Package #09G Budget Allowance: \$8,174.81

CM Boyd Weaver Signature:  Date: 07/06/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

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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: 103 Pricing Acceleration for Landscaping Date: 07/11/2022

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 costs associated with various pricing accelerations and increases from suppliers due to inflation over 2 years from the time of original bid in 2020. Irrigation materials increased by 5%, specified trees and plants increased by 9%, sleeves increased by 5%, mulch, compost and topsoil increased by 4%, grass sod increased by 4%, seeding and hydromulch increased by 2%, and decomposed granite increased by 2%. These materials only have a certain shelf-life before they must be installed and certain plants can only be purchased during specific times of the year and right before planting, which prevented the subcontractor from purchasing ahead of time. All of these price increases resulted in an increase to Bid Package #32. PC #103 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
High Production Construction - BP #32							
- Irrigation 5%	1	LS					\$5,276.92
- Trees & Plants 9%	1	LS					\$5,933.98
- Sleeves 5%	1	LS					\$175.00
- Mulch, Compost & Topsoil 4%	1	LS					\$796.65
- Grass 4%	1	LS					\$1,800.00
- Seeding & Hydromulch 2%	1	LS					\$1,491.10
- Decomposed Granite 2%	1	LS					\$105.00
Subcontractor Total							\$15,578.65
Subguard			1.50%				\$233.68
SUBTOTAL				0.00	0.00	0.00	15,812.33
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$15,812.33
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	
Payment/Perf. Bond Fee	0.810%	
Umbrella, GL & Auto Insurance	0.30%	
Professional Liability/Pollution	0.05%	
Builder's Risk Insurance Fee	0.18%	
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$15,812.33

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 # 157 Date: 8/6/2022

Reference Drawing #/Spec Section: 09 91 00 / 09 91 23 Painting

Area: Existing Housing Area G/H

Brief Description:

PC is a result of pricing escalation affecting Bid Package #2.

What Caused the Change?

Pricing escalation from the original bid date for demolition resulted in added cost for the bid package to perform the work. Miscellaneous construction damage, project adjustments and touch-ups required from other trades resulted in additional painting and drywall finishing scope.

Affected Trades: BP #09G: Painting

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$23,283.09

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

Benefit to Project:

Ensures that the demolition will proceed as scheduled.
Provides painting adjustments and touch-ups as required to complete the project.

Notes & Clarifications:

PC includes costs associated with pricing escalation and cost of fuel for demo equipment due to inflation over 2 years from the time of original bid in 2020 to perform Bid Package #2 Demolition of Existing Facility Sleeping Pods Area G and Area H scope of work. PC #147 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.
Other trades resulting in wall patches, an added pocket for the main entry automatic door operator hardware, cost due to impact of scheduling acceleration and adjustments needed while the building was not fully air conditioned, touch-ups where the HVAC slot diffusers cracked at Housing Dayrooms, patches due to magnetic door stop installations at 5 locations in Area K, prime and paint gas pipe on existing building roof, 2 wall patches at Room L180, patches due to wall blocking added at 7 locations in preparation for the County seals increase to Bid Package #2 Demolition: \$14,835.00
Installation of Courts building touch ups \$222.80
Reallocation from Housing Dayrooms \$15,075.80
All of these changes affected Bid Package #09G Painting. PC #157 will be a reallocation from Bid Package #09G Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #09G Painting: \$22,939.00

Increase of Subguard per PC #157: \$344.09

Reallocation from Bid Package #09G Budget Allowance: \$23,283.09

CM Boyd Weaver Signature:  Date: 08/06/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

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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: 147 **Building GH Demolition Cost Increase** **Date:** 8/1/2022

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 pricing escalation affecting Bid Package #2 Demolition. PC includes costs associated with pricing acceleration and cost of fuel for demo equipment due to inflation over 2 years from the time of original bid in 2020 to perform Bid Package #2 Demolition of Existing Facility Sleeping Pods Area G and Area H scope of work. PC 147 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Billy Nabors - BP #2 Demolition							
- Pricing Acceleration	1	LS					\$14,853.00
Subcontractor Total							\$14,853.00
Subguard			1.50%				\$222.80
SUBTOTAL				0.00	0.00	0.00	15,075.80
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$15,075.80
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	
Payment/Perf. Bond Fee	0.810%	
Umbrella, GL & Auto Insurance	0.30%	
Professional Liability/Pollution	0.05%	
Builder's Risk Insurance Fee	0.18%	
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$15,075.80

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 # 160 Date: 8/6/2022

Reference Drawing #/Spec Section: 09 91 13 / 09 91 23 Painting

Area: Existing Site and Existing Facility

Brief Description:

PC is a result of added scope to Bid Package #26 Electrical for existing facility scope.

What Caused the Change?

Miscellaneous construction damage, project adjustments and touch-ups required from other trades resulted in additional painting and drywall finishing scope.

Affected Trades: BP #09G: Painting

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$23,529.08

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

Benefit to Project:

Provides painting adjustments and touch-ups as required to complete the project.

Notes & Clarifications:

PC includes costs associated with labor and materials for various electrical changes at the existing facility including transformer space, conduit location hand digging from point of intersection to transformer at 5' deep and 25' long, X-Ray scanning the exterior wall of the Data Room in order to core through the wall safely for data service, running 208V power to uninterruptible power supply (UPS) at the existing building, as well as running conduit for fiber to fire alarm panel and annunciator at existing and new building for fire alarm integration. All of these necessary items resulted in added scope to Bid Package #26 Electrical. PC 160 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Installations at Courts building, touch-ups where caulking was cut out and replaced at Area E corridor, HVAC slot diffuser condensation water damage at Housing Dayrooms, and various touch-ups at Housing rooms following door hardware adjustments and final installations.

Increase to Bid Package #26 Electrical: \$13,329.14
Increase of Subguard per PC #157: \$344.09
Reallocation from Construction Contingency: \$199.94
Reallocation from Construction Contingency: \$13,529.08

Increase to Bid Package #09G Painting: \$22,939.00
Increase of Subguard per PC #157: \$344.09
Reallocation from Bid Package #09G Budget Allowance: \$23,283.09

CM Boyd Weaver Signature:  Date: 08/06/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

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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: 160 Electrical at Existing Facility Date: 08/01/2022

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 #26 Electrical for existing facility scope. PC includes costs associated with labor and materials for various electrical changes at the existing facility including transformer spare conduit location hand digging from point of intersection to transformer at 5' deep and 25' long, X-Ray scanning the exterior wall of the Data Room in order to core through the wall safely for data service, running 208V power to uninterruptible power supply (UPS) at the existing building, as well as running conduit for fiber to fire alarm panel and annunciator at existing and new building for fire alarm integration. All of these necessary items resulted in added scope to Bid Package #26 Electrical. PC 160 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Trico - BP #26 Electrical							
- PE-01 Transformer Spare Conduit Location	1	LS					\$10,208.00
- PE-03 Xray and Core Through for Data	1	LS					\$660.00
- PE-31 208V Power to UPS	1	LS					\$1,875.39
- PE-34 Fire Alarm Integration	1	LS					\$585.75
Subcontractor Total							\$13,329.14
Subguard			1.50%				\$199.94
SUBTOTAL				0.00	0.00	0.00	13,529.08
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$13,529.08
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	
Payment/Perf. Bond Fee	0.810%	
Umbrella, GL & Auto Insurance	0.30%	
Professional Liability/Pollution	0.05%	
Builder's Risk Insurance Fee	0.18%	
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$13,529.08

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 # 161 Date: 7/7/2022

Reference Drawing #/Spec Section: 07 95 13

Area: Floor Expansion Joints at Areas F and E

Brief Description:

PC is a result of added scope to Bid Package #7 Joint Sealants for aluminum floor expansion joint covers.

What Caused the Change?

Cover plates for floor expansion joints at 6 locations were not detailed on the drawings and therefore not picked up on Bid Day and resulted in added scope for Bid Package #7.

Affected Trades: BP #7: Joint Sealants

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$8,969.56

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

Benefit to Project:

Provides aluminum floor expansion joint covers for proper aesthetic inside Housing building.

Notes & Clarifications:

PC includes cost associated with providing approximately 70 linear feet of aluminum cover plates at floor to floor expansion joints in 6 locations of Housing building. Locations included are the Courts/Housing building threshold at Area J to F at 5'0", Area F vestibule at 9'0", Area E to A/B corridor at 9'0", Area E threshold to existing facility at 33'0", and two doors at Area G storage addition at 6'04" each. RFI #179 was written to clarify Detail D1 on sheet A-554 for interior floor expansion joints which only shows to install backer rod and polyurethane and SFI recommended installing a metal expansion joint cover for added coverage and durability. Design Team confirmed the change and Owner directed to provide aluminum cover plates in lieu of stainless steel. PC #161 will be a reallocation from Construction Contingency and therefore a \$0 change to GMP.

Increase to Bid Package #7: Joint Sealants: \$8,837.00

Increase of Subguard per PC #161: \$132.56

Reallocation from Construction Contingency: \$8,969.56

CM Boyd Weaver Signature:  Date: 07/07/2022

Owner _____ Signature: _____ Date: _____



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

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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: 161 **Floor Expansion Joints Areas F and E** **Date:** 07/07/2022

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 #7 Joint Sealants for aluminum floor expansion joint covers. PC includes cost associated with providing approximately 70 linear feet of aluminum cover plates at floor to floor expansion joints in 6 locations of Housing building. RFI #179 was written to clarify Detail D1 on sheet A-554 for interior floor expansion joints which only shows to install backer rod and polyurethane and to recommend installing a metal expansion joint cover for added coverage and durability. Design Team confirmed the change and Owner directed to provide aluminum cover plates in lieu of stainless steel. PC #161 will be a reallocation from Construction Contingency and therefore a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
George D Alan - BP #7 Joint Sealants							
- Aluminum Floor Expansion Joint Covers 70lf	1	LS					\$8,837.00
Subcontractor Total							\$8,837.00
Subguard			1.50%				\$132.56
SUBTOTAL				0.00	0.00	0.00	8,969.56
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$8,969.56
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	
Payment/Perf. Bond Fee	0.810%	
Umbrella, GL & Auto Insurance	0.30%	
Professional Liability/Pollution	0.05%	
Builder's Risk Insurance Fee	0.18%	
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$8,969.56

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 # 118 Date: 7/6/2022

Reference Drawing #/Spec Section: 09 91 23 Interior Painting

Area: Various

Brief Description:

PC is a result of added scope to Bid Package #09G Painting.

What Caused the Change?

Various RFIs and CPRs resulted in scope additions for interior drywall finishing and painting scope.

Affected Trades: BP #09G: Painting

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$8,174.81

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

Benefit to Project:

Provides finished interior painting scope as required to complete the project.

Notes & Clarifications:

PC includes cost associated with additional painting and finishing scope related to an added exterior double door to Mechanical Room J162A per CPR #018 which was excluded in previously approved PC #093, added doors to Showers A109, B109, C109 and D109 per CPR #021 which was excluded in previously approved PC #098, relocation of Area L coffee maker water supply boxes per RFI #155, an added baby changing station to a wall in Area J per RFI #158, and added epoxy flooring finishes to Adult Holding Rooms K118, K149, L203, L204 and L128 per RFI #201 and Owner request. All of these changes resulted in added scope to Bid Package #09G Painting. PC #118 will be a reallocation from Bid Package #09G Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #09G Painting: \$8,054.00

Increase of Subguard per PC #118: \$120.81

Reallocation from Bid Package #09G Budget Allowance: \$8,174.81

CM Boyd Weaver Signature:  Date: 07/06/2022

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:	118	CPR and RFI Painting Changes	Date:	07/06/2022
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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 #09G Painting. PC includes cost associated with additional painting and finishing scope related to an added exterior double door to Mechanical Room J162A per CPR #018 which was excluded in previously approved PC #093, added doors to Showers A109, B109, C109 and D109 per CPR #021 which was excluded in previously approved PC #098, relocation of Area L coffee maker water supply boxes per RFI #155, an added baby changing station to a wall in Area J per RFI #158, and added epoxy flooring finishes to Adult Holding Rooms K118, K149, L203, L204 and L128 per RFI #201 and Owner request. All of these changes resulted in added scope to Bid Package #09G Painting. PC #118 will be a reallocation from Bid Package #09G Budget Allowance and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Noteboom - BP #09G Painting							
- CPR #18 Added Door J162A	1	LS					\$804.00
- CPR #21 Added Shower Doors	1	LS					\$3,416.00
- RFI #155 - Area L Water Boxes	1	LS					\$890.00
- RFI #158 - Baby Changing Station	1	LS					\$259.00
- RFI #201 - Adult Holding Room Floors	1	LS					\$2,685.00
Subcontractor Total							\$8,054.00
Subguard			1.50%				\$120.81
SUBTOTAL				0.00	0.00	0.00	8,174.81
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$8,174.81
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	0.00
Payment/Perf. Bond Fee	0.810%	0.00
Umbrella, GL & Auto Insurance	0.30%	0.00
Professional Liability/Pollution	0.05%	0.00
Builder's Risk Insurance Fee	0.18%	0.00
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$8,174.81

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 # 157R1 Date: 7/6/2022

Reference Drawing #/Spec Section: 09 91 13 / 09 91 23 Painting

Area: Various at CMU Walls

Brief Description:

PC is a result of added scope to Bid Package #04 Masonry.

What Caused the Change?

Miscellaneous construction damage, project adjustments and touch-ups required from other trades resulted in additional painting and installation of security door frames not picked up on Bid Day as well as adjustments to toilet accessories and security electronics remediations.

Affected Trades: BP #04 Masonry

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$23,283.09

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

Benefit to Project:

Provides painting, adjustments and touch-ups as required to complete the project.

Notes & Clarifications:

PC includes costs associated with additional painting and finishing scope due to various wall patches, an added pocket for the main entry automatic door operator hardware, cost due to impact of scheduling acceleration and adjustments needed while the building was not fully air conditioned, touch-ups where the HVAC slot diffusers cracked at Housing Dayrooms, patches due to magnetic door stop installations at carriers at the ADA Sleeping Rooms at Housing needed adjustment based on ADA inspection requirements, wall adjustments for grab bar conflicts at the detention restrooms at Area F Classrooms, as well as various remediations for card readers and intercoms based on security electronics shop drawings. All of these changes resulted in added scope to Bid Package #04 Masonry. PC #139 will be a reallocation from Bid Package #04 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #04 Masonry: \$9,322.00
Increase to Bid Package #09G Painting: \$22,939.00
Increase of Subguard per PC #157: \$344.09
Reallocation from Bid Package #04 Budget Allowance: \$9,461.83
Reallocation from Bid Package #09G Budget Allowance: \$23,283.09

CM Boyd Weaver Signature:  Date: 07/06/2022

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: 157R1 Miscellaneous Painting Date: 07/14/2022

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 #09G Painting. PC includes costs associated with additional painting and finishing scope due to various wall patches, an added pocket for the main entry automatic door operator hardware, cost due to impact of scheduling acceleration and adjustments needed while the building was not fully air conditioned, touch-ups where the HVAC slot diffusers cracked at Housing Dayrooms, patches due to magnetic door stop installations at 5 locations in Area K, prime and paint gas pipe on existing building roof, 2 wall patches at Room L180, patches due to wall blocking added at 7 locations in preparation for the County seals installations at Courts building, touch-ups where caulking was cut out and replaced at Area E corridor, HVAC slot diffuser condensation water damage at Housing Dayrooms, and various touch-ups at Housing rooms following door hardware adjustments and final installations. All of these changes affected Bid Package #09G Painting. PC #157R1 will be a reallocation from Bid Package #09G Budget Allowance and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Noteboom - BP #09G Painting							
- Miscellaneous Patches	1	LS					\$2,772.00
- Main Entry Auto Operators	1	LS					\$438.00
- Schedule Acceleration	1	LS					\$5,472.00
- Slot Diffuser Cracks at Housing	1	LS					\$2,186.00
- Area K Mag Lock Installation	1	LS					\$750.00
- Roof Gas Pipe at Existing	1	LS					\$7,309.00
- Room L180 Damage	1	LS					\$219.00
- Courts Seals Blocking	1	LS					\$832.00
- Area E Corridor Caulking	1	LS					\$405.00
- Slot Diffuser Water Damage Housing	1	LS					\$2,119.00
- Housing Hardware Install Touch-Ups	1	LS					\$437.00
Subcontractor Total							\$22,939.00
Subguard			1.50%				\$344.09
SUBTOTAL				0.00	0.00	0.00	23,283.09
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$23,283.09
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%
Payment/Perf. Bond Fee	0.810%
Umbrella, GL & Auto Insurance	0.30%
Professional Liability/Pollution	0.05%
Builder's Risk Insurance Fee	0.18%
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee	0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP	\$23,283.09

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 # 129 Date: 7/07/2022

Reference Drawing #/Spec Section: 09 12 10, 09 50 103 Painting

Area: Structural and Site

Brief Description:

PC is a result of added scope to Bid Package #05 Steel for miscellaneous fabrications.

What Caused the Change?

Miscellaneous construction damage, project adjustments and touch-ups required from other trades resulted in additional painting and drywall finishing scope.

Affected Trades: BP #05 Steel Painting

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$19,188.69

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

Benefit to Project:

Provides structural steel and miscellaneous metal fabrications as required for project completion.

Notes & Clarifications:

PC includes cost associated with added steel fabrications for roof frame changes based on re-roof unit (RTU) installations, canopy revisions at columns C15 and C20 based on responses to RFIs #090.1 and #090.2, support steel for transformers at electrical rooms B102 and C102 not shown on the drawings, added bollards near the Sally port and drive approach area for protection of the generator and docking station based on response to RFI #143, as well as 2 diamond plates for sidewalks. All of these changes resulted in added scope to Bid Package #05 Steel. PC 129 will be a reallocation from Bid Package #05 Budget Allowance and will result in a \$0 change to GMP. building roof, 2 wall patches at Room L180, patches due to wall blocking added at 7 locations in preparation for the County seals installations at Courts building, touch-ups where caulking was cut out and replaced at Area E corridor, HVAC slot diffuser condensation water damage at Housing Dayrooms, and various touch-ups at Housing rooms following door hardware adjustments and final installations. Increase to Bid Package #05 Steel: \$19,188.69
Increase to Bid Package #09G Painting: \$22,939.00
Increase of Subguard per PC #157: \$344.09
Reallocation from Bid Package #05 Budget Allowance: \$19,188.58
Reallocation from Bid Package #09G Budget Allowance: \$23,283.09

Increase to Bid Package #09G Painting: \$22,939.00
Increase of Subguard per PC #157: \$344.09
Reallocation from Bid Package #09G Budget Allowance: \$23,283.09

CM Boyd Weaver Signature:  Date: 07/08/2022

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: 129 **Miscellaneous Steel Fabrications** **Date:** 07/29/2022

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 steel fabrications for roof frame changes based on rooftop unit (RTU) installations, canopy revisions at columns C15 and C20 based on responses to RFIs #090.1 and #090.2, support steel for transformers at electrical rooms B102 and C102 not shown on the drawings, added bollards near the sally port and drive approach area for protection of the generator and docking station based on response to RFI #143, as well as 2 diamond plates for sidewalks. All of these changes resulted in added scope to Bid Package #05 Steel. PC 129 will be a reallocation from Bid Package #05 Budget Allowance and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Keystone - Bid Package #05 Steel							
- Roof Frame Changes	1	LS					\$1,320.00
- Canopy Revisions RFIs #090.1 and 090.2	1	LS					\$4,812.00
- Transformer Support Steel	1	LS					\$3,670.00
- Added Bollards RFI #143	1	LS					\$1,388.00
- Diamond Plates for Sidewalks	1	LS					\$7,715.00
Subcontractor Total							\$18,905.00
Subguard			1.50%				\$283.58
SUBTOTAL				0.00	0.00	0.00	19,188.58
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$19,188.58
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	
Payment/Perf. Bond Fee	0.810%	
Umbrella, GL & Auto Insurance	0.30%	
Professional Liability/Pollution	0.05%	
Builder's Risk Insurance Fee	0.18%	
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$19,188.58

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 # 136 Date: 8/6/2022

Reference Drawing #/Spec Section: 09 91 13 / 09 91 23 Painting

Area: Carpet and VCT Flooring Locations

Brief Description:

PC is a result of added scope to Bid Package #09G for high moisture adhesive products.

What Caused the Change?

In an effort to accelerate scheduling, resilient flooring subcontractor was approved to use moisture resistant adhesives instead of waiting for the concrete slab to reach lower moisture levels. Miscellaneous construction damage, project adjustments and touch-ups required from other trades resulted in additional painting and drywall finishing scope.

Affected Trades: BP #09G: Resilient Flooring

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$23,283.09

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

Benefit to Project:

Allowed for scheduling acceleration while also installing the carpet and VCT with acceptable adhesive products. Provides painting adjustments and touch-ups as required to complete the project.

Notes & Clarifications:

PC includes cost associated with providing moisture resistant adhesive glue for carpet tile and vinyl composition tile (VCT) flooring installations. While waiting for the concrete slab moisture readings to reach relative humidity (RH) levels of 95% or less, resilient flooring subcontractor was approved to use the high moisture adhesive products for the installation on the basis that the slab already has a continuous vapor barrier that wraps the grade beams and scheduling acceleration would be beneficial to the project. PC #136 will be a reallocation from Bid Package #09E Budget Allowance and will result in a \$0 change to GMP.
building roof, 2 wall patches at Room L180, patches due to wall blocking added at 7 locations in preparation for the County seals installations at Courts building, touch-ups where caulking was cut out and replaced at Area E corridor, HVAC slot diffuser condensation water damage at Housing #09G Resilient Flooring to Carpet \$9,798.60
Increase of Subguard per PC #157: \$344.09
Reallocation from Bid Package #09E Budget Allowance: \$9,944.97
Result in a \$0 change to GMP.

Increase to Bid Package #09G Painting: \$22,939.00
Increase of Subguard per PC #157: \$344.09
Reallocation from Bid Package #09G Budget Allowance: \$23,283.09

CM Boyd Weaver Signature:  Date: 08/06/2022

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: 136 Moisture Resistant Adhesive for Flooring Date: 08/01/2022

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 #09E for high moisture adhesive products. PC includes cost associated with providing moisture resistant adhesive glue for carpet tile and vinyl composition tile (VCT) flooring installations. While waiting for the concrete slab moisture readings to reach relative humidity (RH) levels of 95% or less, resilient flooring subcontractor was approved to use the high moisture adhesive products for the installation on the basis that the slab already has a continuous vapor barrier that wraps the grade beams and scheduling acceleration would be beneficial to the project. PC #136 will be a reallocation from Bid Package #09E Budget Allowance and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Corporate Floors - BP #09E Resilient Flooring							
- High Moisture Glue for Carpet	1	LS					\$4,970.00
- High Moisture Glue for VCT	1	LS					\$4,828.00
Subcontractor Total							\$9,798.00
Subguard			1.50%				\$146.97
SUBTOTAL				0.00	0.00	0.00	9,944.97
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$9,944.97
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	
Payment/Perf. Bond Fee	0.810%	
Umbrella, GL & Auto Insurance	0.30%	
Professional Liability/Pollution	0.05%	
Builder's Risk Insurance Fee	0.18%	
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$9,944.97

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 # 139 Date: 7/6/2022

Reference Drawing #/Spec Section: _____

Area: Various at CMU Walls

Brief Description:

PC is a result of added scope to Bid Package #04 Masonry.

What Caused the Change?

Installation of security door frames not picked up on Bid Day as well as adjustments to toilet accessories and security electronics remediations.

Affected Trades: BP #04: Masonry

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$9,461.83

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

Benefit to Project:

Provides masonry installation and adjustments as required for the project.

Notes & Clarifications:

PC includes costs associated with various Time & Material tickets (T&M) for installation of security door frames C-103, D-103, J-169A and K117A not picked up on Bid Day, masonry block cut outs and infill of 3' high and 4" wide gaps created when handicap accessible toilet carriers at the ADA Sleeping Rooms at Housing needed adjustment based on ADA inspection requirements, wall adjustments for grab bar conflicts at the detention restrooms at Area E Classrooms, as well as various remediations for card readers and intercoms based on security electronics shop drawings. All of these changes resulted in added scope to Bid Package #04 Masonry. PC 139 will be a reallocation from Bid Package #04 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #04 Masonry: \$9,322.00

Increase of Subguard per PC 139: \$139.83

Reallocation from Bid Package #04 Budget Allowance: \$9,461.83

CM Boyd Weaver Signature:  Date: 07/06/2022

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:	139	Masonry T&M	Date:	07/06/2022
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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 #04 Masonry. PC includes costs associated with various Time & Material tickets (T&M) for installation of security door frames C-103, D-103, J-169A and K117A not picked up on Bid Day, masonry block cut outs and infill of 3' high and 4" wide gaps created when handicap accessible toilet carriers at the ADA Sleeping Rooms at Housing needed adjustment based on ADA inspection requirements, wall adjustments for grab bar conflicts at the detention restrooms at Area E Classrooms, as well as various remediations for card readers and intercoms based on security electronics shop drawings. All of these changes resulted in added scope to Bid Package #04 Masonry. PC 139 will be a reallocation from Bid Package #04 Budget Allowance and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
J&E - Bid Package #04 Masonry							
- T&M 010 Security Door Frames	1	LS					\$1,814.00
- T&M 015 ADA Toilets	1	LS					\$2,021.00
- T&M 016 Grab Bars Area E	1	LS					\$717.00
- T&M 017 Security Remediation	1	LS					\$4,770.00
Subcontractor Total							\$9,322.00
Subguard			1.50%				\$139.83
SUBTOTAL				0.00	0.00	0.00	9,461.83
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$9,461.83
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	0.00
Payment/Perf. Bond Fee	0.810%	0.00
Umbrella, GL & Auto Insurance	0.30%	0.00
Professional Liability/Pollution	0.05%	0.00
Builder's Risk Insurance Fee	0.18%	0.00
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$9,461.83

The Contract Time will be	Unchanged	by	Days
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SUBMITTED BY: 
Boyd Weaver, Project Manager

APPROVED BY: _____