



# 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 # 131 Date: 10/12/2022

Reference Drawing #/Spec Section: AD-101H, A-101H, A-208, A-600, A-610

Area: Existing Gym Area H

### Brief Description:

PC is a result of added scope to several trades for work at the existing facility gym.

### What Caused the Change?

CPR #25 Gym Window Frames and Door Addition is to demolish openings for added windows on existing structural panels at the existing gym and add new window frames and door.

Affected Trades: BP #2: Demo, BP #7: Sealants, BP #8: Door Hardware, BP#9G: Paint, BP #11 Detention Equip.

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$42,444.83

Schedule Affected? Yes ☒ No ☐ If Yes, By How Much? 20 Days

### Benefit to Project:

Provides upgrades to the existing facility gym at Area H as issued in CPR #25.

### Notes & Clarifications:

PC includes costs associated with demolition work to saw-cut and dispose of concrete openings affecting Bid Package #2 Demolition, adding detention hollow metal frame and a pair of doors at H101C and 4 window frames at Elevation 16 along with 1" security glass affecting Bid Package #11 Detention Equipment, 2 hollow metal door leaves and 4 hollow metal borrowed lites affecting Bid Package #8 Door Hardware, installation and associated masonry work affecting Bid Package #4 Masonry, painting of the new windows and doors frames along with repainting existing walls as necessary affecting Bid Package #9G Painting, and Sikadur 31 security caulking around the added windows and doors affecting Bid Package #7 Sealants. PC #131 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Increase to Bid Package #11 Detention Equipment: \$9,413.89

Increase to Bid Package #2 Demolition: \$16,802.55

Increase to Bid Package #8 Door Hardware: \$7,460.00

Increase to Bid Package #9G Painting: \$3,882.00

Increase to Bid Package #7 Sealants: \$1,371.00

Increase of Subguard per PC #131: \$563.38

Overhead and Fees - Total Exceeds 2% of GMP: \$4,323.01

Change Order Required to Reconcile Difference: \$42,444.83

CM Boyd Weaver Signature:  Date: 10/12/2022

Owner \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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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

<b>Proposed Change No:</b>	<b>131</b>	<b>CPR #25 Existing Gym</b>	<b>Date:</b>	<b>10/12/2022</b>
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<b>Submitted To</b>
Kamran Elahi HDR, Inc 8750 N Central expressway, Ste 100 Dallas, TX 75231

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

<b>Subject</b>
CPR #25 Gym Window Frames and Door Addition is to demolish openings on existing structural panels at the existing gym and add new window frames and door at H101C. PC includes costs associated with demolition work to saw-cut and dispose of concrete openings affecting Bid Package #2 Demolition, 2 hollow metal door leaves and 4 hollow metal borrowed lites affecting Bid Package #8 Door Hardware, adding 1" security glass affecting Bid Package #11 Detention Equipment, painting of the new windows and doors frames along with repainting existing walls as necessary affecting Bid Package #9G Painting, and Sikadur 31 security caulking around the added windows and doors affecting Bid Package #7 Sealants. PC #131 is added scope resulting in a change to GMP and will be reconciled with the next change order. Steele and Freeman is still working to coordinate installation of door and window frames.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
<b>MTS - BP #11 Detention Equipment</b>							
- DHM Frames and Security Glass	1	LS					\$9,413.89
<b>Precision - BP #2 Demolition</b>							
- Demolition for Window Frames	1	LS					\$16,802.55
<b>Woodard - BP #8 Door Hardware</b>							
- Commercial Finish Hardware	1	LS					\$7,460.00
<b>Noteboom - BP #9G Painting</b>							
- Paint Doors and Frames, Existing Walls	1	LS					\$3,882.00
<b>George D Alan - BP #7 Sealants</b>							
- Sikadur 31 Caulking	1	LS					\$1,371.00
Subcontractor Total							\$37,558.44
Subguard			1.50%				\$563.38
<b>SUBTOTAL</b>				0.00	0.00	0.00	38,121.82
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$38,121.82</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

Overhead Fee/Profit Fee	10.00%		3,812.18
Payment/Perf. Bond Fee	0.810%		308.79
Umbrella, GL & Auto Insurance	0.30%		114.37
Professional Liability/Pollution	0.05%		19.06
Builder's Risk Insurance Fee	0.18%		68.62
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>			<b>4,323.01</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>			<b>\$42,444.83</b>

<b>The Contract Time will be</b>	<b>Increased</b>	<b>by</b>	<b>20</b>	<b>Days</b>
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SUBMITTED BY: \_\_\_\_\_

Boyd Weaver, Project Manager

APPROVED BY: \_\_\_\_\_