



**STEELE & FREEMAN, INC.**  
CONSTRUCTION MANAGERS



Tarrant County Juvenile Center  
Budget Reallocation #009

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

1. PC #116 – Doors and Hardware

PC includes costs associated with various scope related to doors and hardware for items not picked up on Bid Day as well as items that were either misplaced or used in other placed during construction and Owner move-in affecting Bid Package #08 Commercial Doors and Hardware. PC #116 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (28,295.16)

2. PC #172 – Pedestrian Gate Cable Replacement

PC includes the cost associated with replacement of 500ft of cable for a pedestrian gate at the existing parking lot which was in conflict with a concrete pier for the covered walkway canopy issued in CPR #20 affecting Bid Package #28A Security Electronics. PC #172 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (3,672.27)

3. PC #174 – Damaged Panels and Temp Fence

PC includes costs associated with removing and replacing 3 water damaged acoustical wall panels, framing and rough carpentry for a temporary wall for security fencing at the existing facility for construction activities, as well as 3/4" fire rated plywood at Security Electronics Rooms A101 and D101 which were not picked up on Bid Day affecting Bid Package #09A Drywall and Acoustical. PC #174 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (14,791.24)



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4. PC #176 – Plumbing Demo Make Safe

PC includes the cost to locate and make safe the existing water line to building that is to be demolished. Current drawing set did not give information on how to disconnect plumbing from the existing building. Additional work is needed to locate and cap plumbing before demolition. PC #176 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (2,711.07)

5. PC #178 – Signage Replacement at Housing

PC includes costs associated with installing 3 new signs at Housing, including 2 for rooms F102 and F103 to remove the “s” from “Electronics” and 1 for outside Housing Pod C which was damaged. PC #178 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (538.97)

6. PC #184 – Additional Electrical VE and Scope Gaps

PC includes additional electrical required on the project not picked up on Bid Day due to scope gaps or accepted value engineering. Includes security conduits required in courts removed through VE, RTU disconnects removed from HVAC sub by VE but not added to electrician. The PC also includes bus bars not picked up on Bid Day but required for grounding and rewiring of water pumps after they were required to change orientation based on engineer walk through. PC #184 includes costs added to Bid Package #26 Electrical not picked up on Bid Day but not additional work to the GMP, therefore this PC will be reallocated from Construction Contingency.

Contingency Deduction \$ (61,167.34)



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7. PC #190 – Additional Door Work

PC includes the costs associated with labor and materials for additional commercial door installation scope including removing wood doors and hardware and prepping new door for electrical raceway and reinstallation of the new doors and hardware, as well as scope related to door positioning switches (DPS) on exterior and interior doors affecting Bid Package #08 Door and Hardware Installation. PC #190 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (5,635.75)

Construction Contingency Amount	\$ 1,026,244.00
Previously Authorized Reallocations	(\$676,052.42)
Budget Reallocation #009 Reduction of Contingency	<u>(\$116,811.80)</u>
Balance of Construction Contingency:	\$ 233,379.78



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Tarrant County Juvenile Center  
Budget Reallocation #009

The following represents Budget Adjustments to the Trade Contract Bid Packages and Bid Package #11 Contract Allowance included in Amendment #1 and approved in Commissioner's Court on December 10, 2019, Court Order #131768. All items are within the cost of the project and do not constitute any change in the Guaranteed Maximum Price.

1. PC #114 – Access Panels

PC is a result of added scope to Bid Package #11 Detention Equipment for providing and installing post applied security access panels with detention locks at hard ceilings in the secured areas as required by code but not originally picked up on Bid Day. PC #114 will be a reallocation from Bid Package #11 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #11 Detention Equipment (MTS)	\$	9,307.81
Subguard per PC #114	\$	139.62
Reallocation from BP #11 Budget Allowance	\$	(9,447.43)

2. PC #194 – Security Hardware

PC is a result of added scope to Bid Package #11 Detention Equipment for furnishing and installing ASSA security mogul cylinders key code 'J2/M2' for Courts building doors K117, K117B, K121A, K145, K146 and K146A as requested by Owner to match keying provided in Housing. PC also includes remaking of exterior door E100B which was damaged during a high wind weather event requiring repair. PC #194 will be a reallocation from Bid Package #11 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #11 Detention Equipment (MTS)	\$	8,123.61
Subguard per PC #194	\$	121.85
Reallocation from BP #11 Budget Allowance	\$	(8,245.46)

Bid Package #11 Detention Equipment Budget Allowance	\$	118,250.00
Previously Authorized Reallocations		(\$97,927.00)
Budget Reallocation #009 Reduction of Allowance		<u>(\$17,692.89)</u>
Balance of BP #11 Budget Allowance:	\$	2,630.11





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Tarrant County Juvenile Center  
Budget Reallocation #009

3. PC #171 – Stainless Steel Site Rails

PC is a result of added scope to Bid Package #05 for furnishing and installing stainless steel single line site railing at Area K ramp and main entry steps as well at the U-shaped west ramp outside of Area J as directed in response to RFI #196. PC includes a credit for the deleted primed rails at Area K main entry steps as well which is what was originally bid. PC #171 will be a reallocation from Bid Package #05 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #05 Steel (Keystone)	\$ 35,218.00
Credit for Deleted Primed Rails	\$ (3,343.00)
Subguard per PC #171	\$ 478.13
Reallocation from BP #05 Budget Allowance	\$ (32,353.13)

Bid Package #05 Steel Budget Allowance	\$ 90,385.00
Previously Authorized Reallocations	(\$19,188.58)
Budget Reallocation #009 Reduction of Allowance	<u>(\$32,353.13)</u>
Balance of BP #09G Budget Allowance:	\$ 38,843.29

4. PC #181 – Terrazzo Flooring Repairs

PC is a result of added scope to Bid Package #10D for terrazzo flooring, including 4 panels needing to be refinished due to chemicals on the floor or damage which occurred during construction. PC #181 will be a reallocation from Bid Package #09E Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #10D Terrazzo (Andreola)	\$ 1,975.00
Subguard per PC #181	\$ 29.63
Reallocation from BP #09E Budget Allowance	\$ (2,004.63)

Bid Package #09E Moisture Budget Allowance	\$ 101,418.00
Previously Authorized Reallocations	(\$56,518.25)
Budget Reallocation #009 Reduction of Allowance	<u>(\$2,004.63)</u>
Balance of BP #09E Budget Allowance:	\$ 42,895.12



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5. PC #186 – Glass Repairs

PC is a result of added scope to Bid Package #08A Glazing to remove and replace two sections of exterior glass which were either struck and shattered or scratched by other trades. PC #186 will be a reallocation from Bid Package #08 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #08A Glazing (Texas Commercial Glass)	\$	1,862.26
Subguard per PC #186	\$	27.93
Reallocation from BP #08 Budget Allowance	\$	(1,890.19)

Bid Package #08 Storefront Glass Budget Allowance	\$	15,000.00
Previously Authorized Reallocations		(\$00.00)
Budget Reallocation #009 Reduction of Allowance		<u>(\$1,890.19)</u>
Balance of BP #09E Budget Allowance:	\$	13,109.81

6. PC #188 – Drywall and Painting Repair

PC is a result of added scope to Bid Package #09G Painting for tape, bed, sand, prime and touch up paint at several locations throughout Courts building from construction activity and Owner move-in. PC also includes added scope to Bid Package #09A Drywall and Acoustical for several areas of damaged ceiling tiles and grid. PC #188 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 (Noteboom)	\$	6,309.00
Increase to Bid Package #09A Drywall and Acoustical (Vadens)	\$	6,552.60
Subguard per PC #188	\$	192.92
Reallocation from BP #09G Budget Allowance	\$	(13,054.52)

Bid Package #09G Painting Budget Allowance	\$	68,983.00
Previously Authorized Reallocations		(\$35,034.76)
Budget Reallocation #009 Reduction of Allowance		<u>(\$13,054.52)</u>
Balance of BP #09G Budget Allowance:	\$	20,893.72

All unused allowances will be returned to the Owner in a deductive change order at the completion of the project.



# 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 # 114 Date: 10/12/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Secured Areas

### Brief Description:

PC is a result of added scope to Bid Package #11 Detention Equipment for security access panels.

### What Caused the Change?

Access panels for specific locations in secured areas were not picked up on Bid Day resulting in added scope to BP #11.

Affected Trades: BP #11: Detention Equipment

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$9,447.43

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

### Benefit to Project:

Provides security access panels in detention areas as required by code.

### Notes & Clarifications:

PC includes cost associated with providing and installing post applied security access panels with detention locks at hard ceilings in the secured areas as required by code but not originally picked up on Bid Day. PC #114 will be a reallocation from Bid Package #11 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #11 Detention Equipment: \$9,307.81

Increase of Subguard per PC #114: \$139.62

Reallocation from Bid Package #11 Budget Allowance: \$9,447.43

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

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:** 114 **Access Panels** **Date:** 10/12/2022

**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 for access panels not picked up during bid day but required for access by code in hard ceilings. These were required to be security access panels as they are in secure areas. This PC will be reconciled from Budget Allowance 11 in forthcoming budget reallocation.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Montgomery Technology Systems, LLC							
- Secure Access Panels	1	LS					\$7,532.50
Montgomery Technology Systems, LLC							
- Secure Access Panels	1	LS					\$1,775.31
Subcontractor Total							\$9,307.81
Subguard			1.50%				\$139.62
SUBTOTAL				0.00	0.00	0.00	9,447.43
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$9,447.43
* 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
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$9,447.43</b>

**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 # 116 Date: 10/12/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: \_\_\_\_\_

### Brief Description:

PC is a result of added scope to Bid Package #08 for commercial doors and hardware.

### What Caused the Change?

Doors and hardware not picked up on Bid Day as well as various changes and scope gaps during construction activity and Owner move-in resulted in the added scope to BP #08.

Affected Trades: \_\_\_\_\_

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$28,295.16

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

### Benefit to Project:

Provides the correct doors and hardware as necessary to complete the project with minimal impact to schedule.

### Notes & Clarifications:

PC includes cost associated with various scope related to doors/hardware for items not picked up on Bid Day as well as items that were either misplaced or used in other places during construction and Owner move-in, including door closers in lieu of automatic openers, missing wood doors for restrooms, additional door hardware, hardware extensions required due to door thickness, astragals for exterior doors and hinges, and missing wood doors for corridors. PC #116 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #08 Commercial Doors and Hardware: \$27,877.00

Increase of Subguard per PC #116: \$418.16

Reallocation from Construction Contingency: \$28,295.16

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

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:** 116 **Doors and Hardware** **Date:** 10/12/2022

### 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 add doors and hardware not picked up during bid day. Several doors and hardware were originally to be picked up by other trade contractors but switched to Woodards for cost savings and/or consistency of aesthetic purposes. These doors were missed during bid day so they need to be picked up after GMP. In addition to doors/hardware not picked up during bid day proposal attached include hardware misplaced or used in other places during construction and move in. Several doors and hardware were changed, several removed during move-in and hardware was missing and requirement placement as that was the quickest way to resolve the issue for move-in. This PC will be reconciled from construction contingency in forthcoming budget reallocation.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
<b>Woodard Builders Supply</b>							
- Closers in lieu of Automatic Openers	1	LS					\$2,952.00
<b>Woodard Builders Supply</b>							
- Wood Doors for Restrooms	1	LS					\$1,590.00
<b>Woodard Builders Supply</b>							
- Additional Hardware	1	LS					\$5,465.00
<b>Woodard Builders Supply</b>							
- Hardware Extensions due to door thickness	1	LS					\$1,250.00
<b>Woodard Builders Supply</b>							
- Astrigals for exterior doors and hinges	1	LS					\$3,120.00
<b>Woodard Builders Supply</b>							
- Wood Doors for Corridor	1	LS					\$13,500.00
Subcontractor Total							\$27,877.00
Subguard			1.50%				\$418.16
<b>SUBTOTAL</b>				0.00	0.00	0.00	28,295.16
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$28,295.16</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>		<b>0.00</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$28,295.16</b>

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 # 171 Date: 8/31/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Courts Exterior Site

### Brief Description:

PC is a result of added scope to Bid Package #05 Steel for stainless steel site railing.

### What Caused the Change?

RFI response directed that all site rails are to be single line stainless steel railing with no pickets, resulting in added scope to Bid Package #05 Steel.

Affected Trades: BP #05: Steel

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$32,353.13

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

### Benefit to Project:

Provides stainless steel handrails as directed by Design Team.

### Notes & Clarifications:

PC includes cost associated with furnishing and providing stainless steel single line site railing at Area K ramp and main entry steps as well as the U-shaped west ramp outside of Area J as directed in response to RFI #196 affecting Bid Package #05 Steel. PC includes a credit for the deleted primed rails at Area K main entry steps as well which is what was originally bid. PC #171 will be a reallocation from Bid Package #05 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #05 Steel: \$35,218.00

Credit for Deleted Primed Rails: \$3,343.00

Increase of Subguard per PC #171: \$478.13

Reallocation from Bid Package #05 Budget Allowance: \$32,353.13

CM Boyd Weaver Signature:  Date: 08/31/2022

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: 171 Stainless Steel Site Rails Date: 08/31/2022

### 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 #05 Steel for stainless steel site railing. PC includes cost associated with furnishing and providing stainless steel single line site railing at Area K ramp and main entry steps as well as the U-shaped west ramp outside of Area J as directed in response to RFI #196 affecting Bid Package #05 Steel. PC includes a credit for the deleted primed rails at Area K main entry steps as well which is what was originally bid. PC #171 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)
<b>Keystone - BP #05 Steel</b>							
- Added Stainless Steel Site Rails	1	LS					\$35,218.00
- Credit for Primed Site Rails	1	LS					(\$3,343.00)
Subcontractor Total							\$31,875.00
Subguard			1.50%				\$478.13
<b>SUBTOTAL</b>				0.00	0.00	0.00	32,353.13
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$32,353.13</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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%
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>	<b>0.00</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>	<b>\$32,353.13</b>

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

SUBMITTED BY:   
Boyd Weaver, Project Manager

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





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CONSTRUCTION MANAGERS

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## 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 # 172 Date: 8/31/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Existing Site Parking Lot

### Brief Description:

PC is a result of added scope to Bid Package #28A Security Electronics for a pedestrian gate cable replacement.

### What Caused the Change?

A cable required being replaced due to conflict with a concrete pier for the covered walkway canopy.

Affected Trades: BP #28A: Security Electronics

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$3,672.27

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

### Benefit to Project:

Ensures proper replacement of the cable required for the pedestrian gate which conflicts with the concrete pier.

### Notes & Clarifications:

PC includes cost associated with replacement of 500ft of cable for a pedestrian gate at the existing parking lot which was in conflict with a concrete pier for the covered walkway canopy issued in CPR #20 affecting Bid Package #28A Security Electronics. PC #172 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #28A Security Electronics: \$3,618.00

Increase of Subguard Per PC #172: \$54.27

Reallocation from Construction Contingency: \$3,672.27

CM Boyd Weaver Signature:  Date: 08/31/2022

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



# STEELE & FREEMAN, INC.

## CONSTRUCTION MANAGERS

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Proposed Change

SFI Office Use Only:

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### Project:

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

Proposed Change No: 172 Pedestrian Gate Cable Replacement Date: 08/31/2022

### 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 #28A Security Electronics for a pedestrian gate cable replacement. PC includes cost associated with replacement of 500ft of cable for a pedestrian gate at the existing parking lot which was in conflict with a concrete pier for the covered walkway canopy issued in CPR #20 affecting Bid Package #28A Security Electronics. PC #172 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)
Cornerstone - BP #28A Security Electronics - Pedestrian Gate Cable Replacement	1	LS					\$3,618.00
Subcontractor Total							\$3,618.00
Subguard			1.50%				\$54.27
SUBTOTAL				0.00	0.00	0.00	3,672.27
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$3,672.27
* 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	\$3,672.27

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 # 174 Date: 10/12/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: \_\_\_\_\_

### Brief Description:

PC is a result of added scope to Bid Package #09A Drywall and Acoustical for various items.

### What Caused the Change?

Acoustical wall panels damaged by condensation, temporary wall for security fencing at existing facility as well as plywood for security closets not picked up on Bid Day resulted in added scope.

Affected Trades: BP #09A: Drywall and Acoustical

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$14,791.24

Schedule Affected? Yes ☐ No ☐ If Yes, By How Much? \_\_\_\_\_

### Benefit to Project:

Provides replacement sound panels, temporary wall construction and plywood for security rooms as required for the project.

### Notes & Clarifications:

PC includes costs associated with removing and replacing 3 water damaged acoustical wall panels, framing and rough carpentry for a temporary wall for security fencing at the existing facility for construction activities, as well as 3/4" fire rated plywood at Security Electronic Rooms A101 and D101 which were not picked up on Bid Day. PC #174 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #09A Drywall and Acoustical: \$14,572.65

Increase of Subguard per PC #174: \$218.59

Reallocation from Construction Contingency: \$14,791.24

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

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:** 174 **Damaged Panels and Temp Fence** **Date:** 10/12/2022

**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 repair wall panels damaged by condensation, cost of temporary fence/wall for added security and safety at existnig facility, as well as plywood for Security closets not picked up on bid day. This PC will be reconciled from construction contingency in upcoming budget reallocation.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
<b>Vaden's Drywall</b>							
- R&R Sound Panels	1	LS					\$2,339.12
<b>Vaden's Drywall</b>							
- Temporary Security Wall	1	LS					\$8,937.75
<b>Vaden's Drywall</b>							
- Plywood for Security Closets	1	LS					\$3,295.78
Subcontractor Total							\$14,572.65
Subguard			1.50%				\$218.59
<b>SUBTOTAL</b>				0.00	0.00	0.00	14,791.24
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$14,791.24</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>		<b>0.00</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$14,791.24</b>

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 # 176 Date: 10/17/2022

Reference Drawing #/Spec Section: Demo

Area: Existing Pods Demo

### Brief Description:

Additional plumbing scope to locate and cap plumbing lines going to existing housing pods

### What Caused the Change?

Plumbing into and from the existing building did not have valves to make safe the plumbing for demolition. Locating and capping the lines is required to make safe for demo.

Affected Trades: BP #23 - Plumbing

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$ 2,711.07

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

### Benefit to Project:

Shuts off water to existing buildings and sewer so they can be demolished.

### Notes & Clarifications:

This PC includes the cost to locate and make safe the existing water line to building that is to be demolished. Current drawing set did not give information on how to disconnect plumbing from building. Additional work is needed to locate and cap plumbing before demolition. This PC includes the labor and materials to cap the lines. This is not an increase in GMP scope and will be reallocated from construction contingency.

Increase to BP #23 - Plumbing and HVAC: \$2,671.00

Increase to Subguard from PC 176: \$ 40.07

Reallocation from Contingency: \$2,711.07

CM Boyd Weaver Signature:  Date: 10/17/2022

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



# STEELE & FREEMAN, INC.

## CONSTRUCTION MANAGERS

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

Proposed Change

SFI Office Use Only:

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### Project:

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

Proposed Change No: 176 Demo Make Safe Date: 10/17/2022

### 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 locate and make safe the existing water line to building that is to be demolished. Current drawing set did not give information on how to disconnect plumbing from building. A additional work is needed to locate and cap plumbing before demolition. This PC includes the labor and materials to cap the lines. This is not an increase in GMP scope and will be reallocated from construction contingency.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
<b>Lochridge Priest</b>							
- Plumbing Make Safe							\$2,671.00
Subcontractor Total							\$2,671.00
Subguard			1.50%				\$40.07
<b>SUBTOTAL</b>				0.00	0.00	0.00	2,711.07
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$2,711.07</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>		<b>0.00</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$2,711.07</b>

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 # 178 Date: 10/13/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Housing

### Brief Description:

PC is a result of added scope to Bid Package #10A Signage for 3 new signs.

### What Caused the Change?

Owner directed that rooms F102 and F103 which are labeled in the drawings as "Electronics Monitoring Coordinator" should not have the "s" at the end of "Electronic" which required replacement signs. A sign outside of Pod C was damaged and also required replacement.

Affected Trades: BP #10A: Signage

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$538.97

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

### Benefit to Project:

Provides corrected signage as directed by Owner as well as a replacement for damaged sign.

### Notes & Clarifications:

PC includes cost associated with furnishing and installing 3 new signs for Housing, included 2 for rooms F102 and F103 to remove the "s" from "Electronic" and 1 for outside of Housing Pod C which was damaged. PC #178 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #10A Signage: \$531.00

Increase of Subguard per PC #178: \$7.97

Reallocation from Construction Contingency: \$538.97

CM Boyd Weaver Signature:  Date: 10/13/2022

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:** 178 **Signage Replacement at Housing** **Date:** 10/13/2022

**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 #10A Signage for 3 new signs. Owner directed that rooms F102 and F103 which are labeled in the drawings as "Electronics Monitoring Coordinator" should not have the "s" at the end of "Electronic" which required replacement signs. A sign outside of Pod C was damaged and also required replacement. PC #178 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)
Morrison Architectural Sign - 3 Sign Replacements	1	LS					\$531.00
Subcontractor Total							\$531.00
Subguard			1.50%				\$7.97
SUBTOTAL				0.00	0.00	0.00	538.97
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$538.97
* 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
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>	<b>\$538.97</b>

**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 # 181 Date: 10/13/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Courts Building Main Lobby

### Brief Description:

PC is a result of added scope to Bid Package #10D Terrazzo Flooring for repairs at Courts lobby.

### What Caused the Change?

Various spots of damaged terrazzo flooring resulted in added scope for repairs.

Affected Trades: BP #10D: Terrazzo Flooring

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$2,004.63

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

### Benefit to Project:

Provides repairs to the terrazzo for a clean final flooring product.

### Notes & Clarifications:

PC includes cost associated with materials and labor related to terrazzo flooring repair, including 4 panels needing to be refinished due to chemicals on the floor or damage which occurred during construction. PC #181 will be a reallocation from Bid Package #09E Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #10D Terrazzo Flooring: \$1,975.00

Increase of Subguard per PC #181: \$29.63

Reallocation from Bid Package #09E Budget Allowance: \$2,004.63

CM Boyd Weaver Signature:  Date: 10/13/2022

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



# STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS

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

Proposed Change

SFI Office Use Only:

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**Project:**

Tarrant County Juvenile Center

SFI Job No.: 4911.006

2701 Kimbo Rd

Fort Worth, TX 76111

<b>Proposed Change No:</b>	181	<b>Terrazzo Flooring Repairs</b>	<b>Date:</b>	10/13/2022
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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

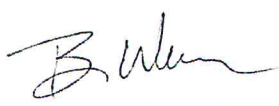
**Subject**

PC includes cost associated with materials and labor related to terrazzo flooring repair at Courts building main lobby, including 4 panels needing to be refinished due to chemicals on the floor or damage which occurred during construction. PC #181 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)
<b>Andreola Terrazzo</b>							
- Patches, Repairs and Refinishing	1	LS					\$1,975.00
Subcontractor Total							\$1,975.00
Subguard			1.50%				\$29.63
<b>SUBTOTAL</b>				0.00	0.00	0.00	2,004.63
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$2,004.63</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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%	
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>		0.00
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$2,004.63</b>

<b>The Contract Time will be</b>	<b>Unchanged</b>	<b>by</b>	<b>Days</b>
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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 # 184 Date: 10/16/2022

Reference Drawing #/Spec Section: Division 26

Area: Housing and Courts

### Brief Description:

Electrical scope additions based on scope gaps and value engineering during GMP development.

### What Caused the Change?

Scope gaps between coordination of trades and plumbing pump orientation.

Affected Trades: BP 26 - electrical

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: 61,167.34

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

### Benefit to Project:

Provides conduits for security system in courts, grounding bus bars in security closets, disconnects required by code for RTU's. and power to water pumps when they were required to change lay out.

### Notes & Clarifications:

This PC includes additional electrical required on the project not picked up on bid day due to scope gaps or accepted value engineering. Includes security conduits required in courts removed through VE, RTU disconnects removed from HVAC sub by VE but not added to electrician. The PC also includes bus bars not picked up on bid day but required for grounding, and rewiring of water pumps after they were required to change orientation based on engineer walk through. This PC includes costs added to BP #26 not picked up on bid day but not additional work to the GMP therefore this PC will be reallocated from construction contingency.

Increase to BP #26 - Electrical: \$ 60,263.39  
Increase to Subguard by PC 184: \$ 903.95  
Reallocation required from Contingency: \$ 61,167.34

CM Boyd Weaver Signature:  Date: 10/17/2022

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





# STEELE & FREEMAN, INC.

## CONSTRUCTION MANAGERS

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

Proposed Change

SFI Office Use Only:

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### Project:

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

**Proposed Change No:** 184 **Additional Electrical VE and Scope Gaps** **Date:** 10/16/2022

### 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 additional electrical required on the project not picked up on bid day due to scope gaps or accepted VE but still required. Includes security conduits required in courts removed through VE that should have remained, code required RTU disconnects removed from HVAC sub by VE but not added to electrician. The PC also includes bus bars not picked up on bid day but required for grounding, and rewiring water pumps after they were required to change orientation based on engineer walk through. This PC includes costs added to BP #26 not picked up on bid day but not additional work to the GMP therefore this PC will be reallocated from construction contingency.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Trico Electric							
- PE 23 - Conduits	1	LS					\$36,213.10
Trico Electric							
- PE 32 - Bus Bars	1	LS					\$5,124.02
Trico Electric							
- PE 37 - RTU Disconnects	1	LS					\$18,196.42
Trico Electric							
- PE 38 - Water Pumps	1	LS					\$729.85
Subcontractor Total							\$60,263.39
Subguard			1.50%				\$903.95
<b>SUBTOTAL</b>				0.00	0.00	0.00	61,167.34
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$61,167.34</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>		<b>0.00</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$61,167.34</b>

**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 # 186 Date: 10/17/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Courts Lobby

### Brief Description:

This PC includes to the cost to repair to pieces of glass in the front of the building.

### What Caused the Change?

A piece of glass was scratched during construction and had to be replaced. Another piece of glass was broken during lawn maintenance and needed to be replaced.

Affected Trades: BP 08A

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$1,890.19

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

### Benefit to Project:

Replaces damaged glass to the front of the building.

### Notes & Clarifications:

This PC includes costs for glazing contractor to repair glass damaged during construction. A piece of glass had a scratch and needed to be replaced and a piece of broken during lawn mowing. This PC covers the cost of the replacement glass. This is not an increase to the GMP therefore will be reallocated from budget allowance 08 storefront, glass and glazing.

Increase to BP #08A - Storefront, Glass, Glazing: \$1,862.26

Increase to Subguard from PC 186: \$ 27.93

Reduction from Budget Allowance 08: \$1,890.19

CM Boyd Weaver Signature:  Date: 10/17/2022

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:** 186 **Glass Repairs** **Date:** 10/17/2022

**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 costs for glazing contractor to repair glass damaged during construction. A piece of glass had a scratch and needed to be replaced and a piece of broken during lawn mowing. This PC covers the cost of the replacement glass. This is not an increase to the GMP therefore will be reallocated from budget allowance 08 storefront, glass and glazing.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
<b>Texas Commercial Glass</b>							
- R&R Broken Glass	1	LS					\$930.34
- R&R Scratched Glass	1	LS					\$931.92
Subcontractor Total							\$1,862.26
Subguard			1.50%				\$27.93
<b>SUBTOTAL</b>				0.00	0.00	0.00	1,890.19
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$1,890.19</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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%
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>	<b>0.00</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>	<b>\$1,890.19</b>

**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 # 188 Date: 10/12/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Courts Building

### Brief Description:

PC is a result of added scope to Bid Package #09G Painting and Bid Package #09A Drywall and Acoustical.

### What Caused the Change?

Various painting, drywall and ceiling repairs and touch-ups from construction activity and Owner move-in resulted in added scope.

Affected Trades: BP #09G: Painting; BP #09A: Drywall and Acoustical

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$13,054.52

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

### Benefit to Project:

Provides patches, repairs and painting where required.

### Notes & Clarifications:

PC includes costs associated with tape, bed, sand, prime and paint at several locations throughout Courts building resulting in added scope to Bid Package #09G Painting. Several areas of damaged ceiling tiles and grid resulted in added scope to Bid Package #09A Drywall and Acoustical. PC #188 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: \$6,309.00

Increase to Bid Package #09A Drywall and Acoustical: \$6,552.60

Increase of Subguard per PC #188: \$192.92

Reallocation from Bid Package #09G Budget Allowance: \$13,054.52

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

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:** 188 **Drywall and Painting Repair** **Date:** 10/12/2022

**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 for painting, drywall and ceiling repairs and touch-ups due to various conditions near the end of the project at Courts building affecting Bid Package #09G Painting and Bid Package #09A Drywall and Acoustical. PC #188 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)
<b>Noteboom</b>							
- RNPC 25 - Test Tee Patch	1	LS					\$234.00
- RNPC 26 - Speaker Relocation Patch	1	LS					\$793.00
- RNPC 27 - Door Removal and Conduits	1	LS					\$728.00
- RNPC 28 - Trade Damage at Move-In	1	LS					\$4,234.00
- RNPC 29 - Touch-ups at Temp Office	1	LS					\$320.00
<b>Vaden's</b>							
- Ceiling Tile and Grid Repairs	1	LS					\$6,552.60
Subcontractor Total							\$12,861.60
Subguard			1.50%				\$192.92
<b>SUBTOTAL</b>				0.00	0.00	0.00	13,054.52
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$13,054.52</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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%
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>	<b>0.00</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>	<b>\$13,054.52</b>

**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 # 190 Date: 10/17/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Courts Building

### Brief Description:

This PC includes additional labor to re-install door hardware do to manufacturing along with installation of DPS hardware through submittal process.

### What Caused the Change?

The doors exiting the courtroom were manufactured incorrectly therefore door hardware did not match up with frame. The manufacturer replaced the doors however the hardware needed to be removed and reinstalled as well as reworking through frames. Hardware changes occurred after frame install resulting in contractor to have to install DPS hardware after frames were installed.

Affected Trades: BP #08 - Door Installation

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$5,635.75

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

### Benefit to Project:

Provides installation of door hardware in the project that were changed and/or added.

### Notes & Clarifications:

This PC includes the cost for additional labor required for door hardware work. Doors exiting the courtrooms we fabricated by manufacturer incorrectly and hardware did not match up therefore new doors were ordered. This PC includes the costs to remove and replace doors and hardware due to door replacement. In addition this PC includes the installation of DPS hardware to several doors outside of base bid scope. This PC will be reallocated from construction contingency resulting in zero change to the GMP.

Increase to BP #08 - Door Hardware Installation:	\$5,552.46
Increase to Subguard by PC 190:	\$ 83.29
Reallocation from Contingency:	\$ 5,635.75

CM Boyd Weaver Signature:  Date: 10/17/2022

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:** 190 **Additional Door Labor** **Date:** 10/17/2022

**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 for additional labor required for door hardware work. Doors exiting the courtrooms we fabricated incorrectly and hardware did not match up therefore new doors were ordered. This PC includes the costs to remove and replace doors and hardware due to door replacement. In addition this PC includes the installation of DPS hardware to several doors outside of base bid scope. This PC will be reallocated from construction contingency resulting in zero change to the GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
<b>JDR</b>							
- Installation of Door Hardware	1	LS					\$4,500.00
<b>JDR</b>							
- Installation of DPS's	1	LS					\$1,052.46
Subcontractor Total							\$5,552.46
Subguard			1.50%				\$83.29
<b>SUBTOTAL</b>				0.00	0.00	0.00	5,635.75
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$5,635.75</b>
<b>* Amount to Credit/Deduct against Owner's Betterment, if allowable</b>							

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
<b>SUBTOTAL Owner Protective Ins., Liability &amp; Builders Risk Insurance, CM Fee</b>		<b>0.00</b>
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$5,635.75</b>

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 # 194 Date: 10/13/2022

Reference Drawing #/Spec Section: \_\_\_\_\_

Area: Area K and Door E100B

### Brief Description:

PC is a result of added scope to Bid Package #11 Detention Equipment for reworking of a door as well as additional door cylinders.

### What Caused the Change?

Owner requested a change of door cylinders in Courts building to match Housing side and a weather event damaged a door and frame in Housing, all of which resulted in added scope.

Affected Trades: BP #11: Detention Equipment

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$8,245.46

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

### Benefit to Project:

Provides door cylinders in Courts as requested by Owner as well as a properly functioning detention door in Housing which was damaged.

### Notes & Clarifications:

PC includes costs associated with furnishing and installing ASSA security mogul cylinders key code 'J2/JM' for Courts building doors K117, K117B, K121A, K145, K146 and K146A as requested by Owner to match keying provided in Housing. PC also includes remaking of door E100B which was damaged during a weather event when high winds caused the door to be inoperable and requiring repair. PC #194 will be a reallocation from Bid Package #11 Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #11 Detention Equipment: \$8,123.61

Increase of Subguard per PC #194: \$121.85

Reallocation from Bid Package #11 Budget Allowance: \$8,245.46

CM Boyd Weaver Signature:  Date: 10/13/2022

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:** 194 **Security Hardware** **Date:** 10/13/2022

**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**  
This PC includes the cost for a change of door cylinders in courts building to match juvenile housing per end user request. The changed out hardware will be placed into attic stock. This PC also includes the cost to remake the door E100B which was damaged by high winds during a weather event. The original door was bent and bent the frame. The frame was reworked but door would not close therefore had to be remade. This cost of this PC will reallocated from Budget Allowance 11A resulting in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Montgomery Technology Systems - E100B Rework	1	LS					\$4,030.18
Montgomery Technology Systems - Cylinders for Court Building	1	LS					\$4,093.43
Subcontractor Total							\$8,123.61
Subguard			1.50%				\$121.85
SUBTOTAL				0.00	0.00	0.00	8,245.46
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$8,245.46
* 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
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$8,245.46</b>

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

SUBMITTED BY:   
Boyd Weaver, Project Manager

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