



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 #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. 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 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: _____



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:	131	CPR #25 Existing Gym	Date:	10/12/2022
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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

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. 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)
MTS - BP #11 Detention Equipment							
- DHM Frames and Security Glass	1	LS					\$9,413.89
Precision - BP #2 Demolition							
- Demolition for Window Frames	1	LS					\$16,802.55
Woodard - BP #8 Door Hardware							
- Commercial Finish Hardware	1	LS					\$7,460.00
Noteboom - BP #9G Painting							
- Paint Doors and Frames, Existing Walls	1	LS					\$3,882.00
Subcontractor Total							\$37,558.44
Subguard			1.50%				\$563.38
SUBTOTAL				0.00	0.00	0.00	38,121.82
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$38,121.82
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

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
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		4,323.01

AMOUNT IF TOTAL EXCEEDS 2% OVER GMP \$42,444.83

The Contract Time will be Increased by 20 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 # 159 Date: 8/5/2022

Reference Drawing #/Spec Section: 26 00 00

Area: Courts and Housing

Brief Description:

PC is a result of various added scope to Bid Package #26 Electrical.

What Caused the Change?

Electrical requirements at various locations throughout the project which were either not shown on the plans or not picked up on Bid Day resulted in added scope to Bid Package #26.

Affected Trades: BP #26: Electrical

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$78,948.99

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

Benefit to Project:

Provides electrical as required for completion of the project.

Notes & Clarifications:

PC includes costs associated with materials and labor for various electrical requirements including running power to the overhead coiling fire rated door at Area E which was not shown on the plans, installing boxes and raceway for door magnets at Private Corridor K126 of Courts as required by End Users for daily operations based on submittal review, installing boxes and raceway along with running power for automatic door openers at Area K main entry and Area L east staff entry based on response to RFI #150.1, and running power to smoke dampers and fire dampers at Housing building not shown on the power drawings. All of these scope gap items resulted in added scope to Bid Package #26 Electrical. PC 159 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Increase to Bid Package #26 Electrical: \$69,860.12

Increase of Subguard per PC #159: \$1,047.90

Overhead and Fees - Total Exceeds 2% of GMP: \$8,040.97

Change Order Required to Reconcile Difference: \$78,948.99

CM Boyd Weaver Signature:  Date: 08/05/2022

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: 159 Electrical Scope Additions Date: 08/05/2022

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 various added scope to Bid Package #26 Electrical. Electrical requirements at various locations throughout the project which were either not shown on the plans or not picked up on Bid Day resulted in added scope to Bid Package #26. PC includes costs associated with materials and labor for various electrical requirements including running power to the overhead coiling fire rated door at Area E which was not shown on the plans, installing boxes and raceway for door magnets at Private Corridor K126 of Courts as required by End Users for daily operations based on submittal review, installing boxes and raceway along with running power for automatic door openers at Area K main entry and Area L east staff entry based on response to RFI #150.1, and running power to smoke dampers and fire dampers at Housing building not shown on the power drawings. All of these scope gap items resulted in added scope to Bid Package #25 Electrical. PC 159 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Trico - BP #26 Electrical							
- PE-14 Power for Coiling Door Area E	1	LS					\$2,224.75
- PE-15 Power for Door Hold Open Magnets	1	LS					\$1,212.75
- PE-17 Boxes and Raceway Auto Door Operators	1	LS					\$2,725.80
- PE-18 Power for Auto Door Operators	1	LS					\$9,339.77
- PE-29 Power for Dampers	1	LS					\$54,357.05
Subcontractor Total							\$69,860.12
Subguard			1.50%				\$1,047.90
SUBTOTAL				0.00	0.00	0.00	70,908.02
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$70,908.02
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	7,090.80
Payment/Perf. Bond Fee	0.810%	574.35
Umbrella, GL & Auto Insurance	0.30%	212.72
Professional Liability/Pollution	0.05%	35.45
Builder's Risk Insurance Fee	0.18%	127.63
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		8,040.97

AMOUNT IF TOTAL EXCEEDS 2% OVER GMP \$78,948.99

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 # 163 Date: 7/15/2022

Reference Drawing #/Spec Section: 31.22.00

Area: Site - Near CMU Security Fence and Courtyard

Brief Description:
PC is a result of added scope to Bid Package #31 Earthwork.

What Caused the Change?
Trashy dirt uncovered during earthwork excavation resulted in additional haul off requirements.

Affected Trades: BP #31: Earthwork

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$55,552.37

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

Benefit to Project:
Removed unfit soils from the project site.

Notes & Clarifications:
PC includes costs associated with haul off of trashy dirt uncovered during excavation resulting in added scope to Bid Package #31 Earthwork. PC #163 is added scope due to unforeseen conditions resulting in a change to GMP and will be reconciled with the next change order.

Increase to Bid Package #31 Earthwork: \$49,157.00
Increase of Subguard per PC #163: \$737.36
Overhead and Fees - Total Exceeds 2% of GMP: \$5,658.02
Change Order Required to Reconcile Difference: \$55,552.37

CM Boyd Weaver Signature:  Date: 7/15/2022

Owner _____ Signature: _____ Date: _____



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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: 163 Excavation Haul Off Date: 07/15/2022

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 #31 Earthwork. PC includes costs associated with haul off of trashy dirt uncovered during excavation resulting in added scope to Bid Package #31 Earthwork. PC #163 is added scope due to unforeseen conditions resulting in a change to GMP and will be reconciled with the next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Holbrook - Bid Package #31							
- Haul Off Trashy Dirt from Excavation	1	LS					\$49,157.00
Subcontractor Total							\$49,157.00
Subguard			1.50%				\$737.36
SUBTOTAL				0.00	0.00	0.00	49,894.36
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$49,894.36
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	4,989.44
Payment/Perf. Bond Fee	0.810%	404.14
Umbrella, GL & Auto Insurance	0.30%	149.68
Professional Liability/Pollution	0.05%	24.95
Builder's Risk Insurance Fee	0.18%	89.81
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		5,658.02
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$55,552.37

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 # 170 Date: 10/12/2022

Reference Drawing #/Spec Section: _____

Area: Site

Brief Description:

PC is a result of added scope to Bid Package #32C Landscaping and Irrigation and Bid Package #33 Site Utilities for repairs and rework related to the canopy.

What Caused the Change?

The placement of canopy piers for the new covered walkway conflicted with new and existing site utilities therefore resulting in them to be reworked and/or repaired after drilling the piers.

Affected Trades: BP #32C: Landscaping and Irrigation: BP #33: Site Utilities

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$28,512.34

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

Benefit to Project:

Provides the covered walkway canopy as designed as well as proper repairs from affected trades.

Notes & Clarifications:

PC includes costs associated with reworking and repairing site utilities and irrigation lines that were disrupted or damaged while drilling piers for the covered walkway canopy. Canopy pier location was unable to be moved therefore utilities and irrigation were required to move. PC #170 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Increase to Bid Package #32C Landscaping and Irrigation: \$4,496.00

Increase to Bid Package #33 Site Utilities: \$20,733.90

Increase of Subguard per PC #170: \$378.45

Overhead and Fees - Total Exceed 2% of GMP: \$2,903.99

Change Order Required to Reconcile Difference: \$28,512.34

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: 170 **Site Rework Due to Canopy Piers** **Date:** 10/10/2022

Submitted To

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

Submitted By

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

Subject

This PC includes costs to rework and repair site utilities and irrigation due to canopy pier placement for new canopy. The placement of canopy piers conflicted with new and existing site utilities therefore resulting in them to be reworked and/or repaired after drilling. Canopy pier location was unable to be moved therefore utilities were required to move. This PC covers the costs to remediate the issue. This PC will be reconciled with upcoming Change Order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Fireline Services							
- Utility Work	1	LS					\$20,733.90
High Production Irrigation							
- Irrigation repairs	1	LS					\$4,496.00
Subcontractor Total							\$25,229.90
Subguard			1.50%				\$378.45
SUBTOTAL				0.00	0.00	0.00	25,608.35
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$25,608.35
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	2,560.83
Payment/Perf. Bond Fee	0.810%	207.43
Umbrella, GL & Auto Insurance	0.30%	76.83
Professional Liability/Pollution	0.05%	12.80
Builder's Risk Insurance Fee	0.18%	46.10
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		2,903.99
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$28,512.34

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 # 173 Date: 10/12/2022

Reference Drawing #/Spec Section: _____

Area: Site

Brief Description:

PC is a result of added scope to Bid Package #33 Site Utilities for backflow preventer as required by code for Certificate of Occupancy.

What Caused the Change?

Construction Documents showed a backflow preventer on the city side of the domestic water line, however the City of Fort Worth did not provide a backflow preventer in the vault as expected.

Affected Trades: BP #33: Site Utilities

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$17,964.32

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

Benefit to Project:

Provides backflow preventer as required by code for Certificate of Occupancy and Owner move-in.

Notes & Clarifications:

PC includes cost associated with providing, installing and inspecting a backflow preventer in vault to the domestic water line of the facility as required by code which was shown on Construction Documents as being provided on the City of Fort Worth side. This scope addition was documented with RFI #194. PC #173 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Increase to Bid Package #33 Site Utilities: \$15,896.21

Increase of Subguard per PC #173: \$238.44

Overhead and Fees - Total Exceeds 2% of GMP: \$1,829.67

Change Order Required to Reconcile Difference: \$17,964.32

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: 173 **Backflow Preventer RFI #194** **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 add a backflow preventor to the water as required by code for Certificate of Occupancy. Drawing set showed backflow preventer on the city side of the water line however the City of Fort Worth did not provide a backflow preventer in the vault as expected. This PC includes the cost for providing, installing, inspecting, backflow in vault. This PC will be reconciled in upcoming change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Fire Line Services							
- Backflow Preventor							\$15,896.21
Subcontractor Total							\$15,896.21
Subguard			1.50%				\$238.44
SUBTOTAL				0.00	0.00	0.00	16,134.65
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$16,134.65
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	1,613.47
Payment/Perf. Bond Fee	0.810%	130.69
Umbrella, GL & Auto Insurance	0.30%	48.40
Professional Liability/Pollution	0.05%	8.07
Builder's Risk Insurance Fee	0.18%	29.04
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		1,829.67
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$17,964.32

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 # 175 Date: 10/12/2022

Reference Drawing #/Spec Section: ASI #005

Area: Fingerprint Room J149

Brief Description:

PC is a result of added scope to Bid Package #6A Millwork for extended countertop in J149.

What Caused the Change?

ASI #005 issued Owner requested changes included a extended solid surface countertop resulting in added scope to BP #6A.

Affected Trades: BP #6A: Millwork

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$2,461.36

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

Benefit to Project:

Provides millwork accessibility as requested by Owner.

Notes & Clarifications:

PC includes cost associated with adding a full-length solid surface "Weathered Concrete" extended countertop on brackets to Fingerprint Room J149 per ASI #005. PC #175 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Increase to Bid Package #06A Millwork: \$2,178.00

Increase of Subguard per PC #175: \$32.67

Overhead and Fees - Total Exceeds 2% of GMP: \$250.69

Change Order Required to Reconcile Difference: \$2,461.36

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: 175 **J149 Countertop ASI #5** **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 extend the countertop in Fingerprint Room J149 issued in ASI #5 per owner request. This PC is an addition to the contract and scope of BP #06 Millwork. Amount of PC will be reconciled in forthcoming Change Order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Carpentry Associates							
- Additional Countertop	1	LS					\$2,178.00
Subcontractor Total							\$2,178.00
Subguard			1.50%				\$32.67
SUBTOTAL				0.00	0.00	0.00	2,210.67
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$2,210.67
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	221.07
Payment/Perf. Bond Fee	0.810%	17.91
Umbrella, GL & Auto Insurance	0.30%	6.63
Professional Liability/Pollution	0.05%	1.11
Builder's Risk Insurance Fee	0.18%	3.98
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		250.69
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$2,461.36

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 # 177 Date: 10/13/2022

Reference Drawing #/Spec Section: _____

Area: Housing Showers

Brief Description:

PC is a result of added scopes to Bid Package #08 Door Installation and Bid Package #11 Detention Equipment related to the Showers.

What Caused the Change?

Addition of doors to the 4 shower rooms as well as Owner directive on security hardware required for the doors resulted in added scope.

Affected Trades: BP #08: Door Installation. BP #11: Detention Equipment

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$2,593.58

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

Benefit to Project:

Provides installation of the shower doors as well security cylinder hardware requested by Owner.

Notes & Clarifications:

PC includes cost associated with installation of shower doors A109, B109, C109 and D109 affecting Bid Package #08, as well furnishing and installing ASSA security mortise cylinders key code "J2/JM" for the commercial locks as requested by Owner affecting Bid Package #11. Pricing for these two scopes of work had not yet been submitted when the previously approved "PC 098 - Shower Doors CPR #21" was processed, therefore PC #177 is a supplement to that scope of work. PC #177 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Increase to Bid Package #08 Door Installation: \$800.00

Increase to Bid Package #11 Detention Equipment: \$1,495.00

Increase of Subguard per PC #177: \$34.43

Overhead and Fees - Total Exceeds 2% of GMP: \$264.16

Change Order Required to Reconcile Difference: \$2,593.58

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: 177 **Shower Doors Install and 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

PC includes cost associated with installation of shower doors A109, B109, C109 and D109 affecting Bid Package #08, as well furnishing and installing ASSA security mortise cylinders key code "J2/JM" for the commercial locks as requested by Owner affecting Bid Package #11. Pricing for these two scopes of work had not yet been submitted when the previously approved "PC 098 - Shower Doors CPR #21" was processed, therefore PC #177 is a supplement to that scope of work. PC #177 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
JDR Door							
- Installation of 4 Shower Doors	1	LS					\$800.00
Montgomery Technology Systems							
- Security Mortise Cylinders	1	LS					\$1,495.00
Subcontractor Total							\$2,295.00
Subguard			1.50%				\$34.43
SUBTOTAL				0.00	0.00	0.00	2,329.43
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$2,329.43
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	232.94
Payment/Perf. Bond Fee	0.810%	18.87
Umbrella, GL & Auto Insurance	0.30%	6.99
Professional Liability/Pollution	0.05%	1.16
Builder's Risk Insurance Fee	0.18%	4.19
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		264.16
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$2,593.58

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 # 179 Date: 10/16/2022

Reference Drawing #/Spec Section: Site Area 1

Area: Area 1 Parking Lot

Brief Description:

PC is a result of added scope to electrical and irrigation contractor for work already completed but changed by acceptance of CPR #24.

What Caused the Change?

CPR #24 added new paving and sidewalk which resulted in underground work already completed to be reworked to completed the approved CPR #24.

Affected Trades: BP #26: Electrical, BP #32C: Landscape and Irrigation

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$4,465.42

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

Benefit to Project:

Provides rework to underground utilities affected by addition of new paving.

Notes & Clarifications:

This PC includes cost to rework underground electrical and irrigation previously completed due to the acceptance of CPR #24. Previously completed underground electrical conduits and irrigation had to be reworked to due to the addition of paving. This PC includes the materials and labor to rework these items around the new sidewalks and paving. This is an addition to scope and outside of the GMP therefore the amount will be reconciled in the next change order.

Increase to Bid Package #26 - Electrical: \$1,604.35

Increase to Bid Package #32C Landscaping and Irrigation: \$2,347.00

Increase of Subguard per PC #179: \$59.27

Overhead and Fees - Total Exceeds 2% of GMP: \$454.80

Change Order Required to Reconcile Difference: \$4,465.42

CM Boyd Weaver Signature:  Date: 10/16/2022

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: 179 Irrigation and Electrical Rework 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 cost to rework underground electrical and irrigation due to the acceptance of CPR #24. Underground electrical conduits and irrigation had to be reworked to due to the addition of paving. This PC includes the materials and labor to rework these items around the new sidewalks and paving. This is an addition to scope and outside of the GMP therefore the amount will be reconciled in the next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Trico Electric							
- Conduit Rework							\$1,604.35
High Production							
- Irrigation Rework							\$2,347.00
Subcontractor Total							\$3,951.35
Subguard			1.50%				\$59.27
SUBTOTAL				0.00	0.00	0.00	4,010.62
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$4,010.62
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	401.06
Payment/Perf. Bond Fee	0.810%	32.49
Umbrella, GL & Auto Insurance	0.30%	12.03
Professional Liability/Pollution	0.05%	2.01
Builder's Risk Insurance Fee	0.18%	7.22
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		454.80
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$4,465.42

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 # 180 Date: 10/12/2022

Reference Drawing #/Spec Section: _____

Area: Associate Judge K160 and K139

Brief Description:

PC is a result of added scope to Bid Package #26 Electrical as well as a credit from Bid Package #14 Stairway Lifts.

What Caused the Change?

Running power to the chairlifts was not originally picked up on Bid Day. It was determined that the lifts would be purchased and placed into attic stock for installation at a later time.

Affected Trades: BP #14: Stairway Lifts; BP #26: Electrical

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: -3,222.80

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

Benefit to Project:

Provides power for the future chairlifts and provides a credit to Owner for removal of installation.

Notes & Clarifications:

PC includes cost associated with running power for the future chairlifts affecting Bid Package #26 Electrical, as well as a credit from Bid Package #14 Stairway Lifts for removing installation and state inspection costs. PC #180 results in a net credit to Owner that will be reconciled in next Change Order.

Increase to Bid Package #26 Electrical: \$2,254.83

Decrease to Bid Package #14 Stairway Lifts: \$5,700.00

Decrease to Subguard per PC #180: \$47.63

Credit to reconcile on Change Order: \$3,222.80

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: 180 **Courtroom Chair Lifts** **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 to Bid Package #26 Electrical for running power to future chairlifts at Associate Courtrooms K160 and K139 as well as a credit from Bid Package #14 Stairway Lifts for removal of installation and state inspection costs. It was determined that the chairlifts would be purchased and placed into attic stock for installation by Owner at a future time. PC #180 results in a net credit to Owner that will be reconciled in the next Change Order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Trico Electrical							
- Run Power to Chairlifts	1	LS					\$2,524.83
Lift-Aids							
- Credit for Removal of Installation	1	LS					(\$5,700.00)
Subcontractor Total							(\$3,175.17)
Subguard			1.50%				(\$47.63)
SUBTOTAL				0.00	0.00	0.00	(3,222.80)
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							(\$3,222.80)
* 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	(\$3,222.80)

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 # 182 Date: 10/16/2022

Reference Drawing #/Spec Section: 28 50 00

Area: Existing Housing

Brief Description:

Cost of labor and equipment to replace damaged UPS's in security closet of existing Pods.

What Caused the Change?

Subcontractor on another project connected a temporary generator with too much power to building causing UPS's to short out.

Affected Trades: BP #28

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: 38,633.63

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

Benefit to Project:

Replaces damaged equipment providing back-up power in the event of a power outage.

Notes & Clarifications:

This PC includes the cost to replace the UPS's in the existing housing security closet after it was connected to voltage by contractor working on the other project. During the project being completed to upgrade the existing facility generators a subcontractor connected a temporary generator. The generator was pushing too much power and cause damage to the UPS in the closet. This caused the security equipment to become inoperable. Replacement UPS's had to be ordered immediately to restore functionality of the security system. This is an increase in scope to the security contractor therefore the cost will be reconciled in the next change order.

Increase to BP #28 - Security:	\$34,186.00
Increase to Subguard:	\$ 512.79
OH/Fees to SFI:	\$ 3,934.84
Change Order Required to Reconcile:	\$38,633.63

CM Boyd Weaver Signature:  Date: 10/16/2022

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: 182 Replacement UPS 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 the cost to replace the UPS's in the existing housing security closet after it was connected to voltage by contractor working on the other project. During the project being completed to upgrade the existing facility generators a subcontractor connected a temporary generator. The generator was pushing too much power and cause damage to the UPS in the closet. This caused the security equipment to become inoperable. Replacement UPS's had to be ordered immediately to restore functionality of the security system. This is an increase in scope to the security contractor therefore the cost will be reconciled in the next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Cornerstone Detention - Replacement UPS's		LS					\$34,186.00
Subcontractor Total							\$34,186.00
Subguard			1.50%				\$512.79
SUBTOTAL				0.00	0.00	0.00	34,698.79
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$34,698.79
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	3,469.88
Payment/Perf. Bond Fee	0.810%	281.06
Umbrella, GL & Auto Insurance	0.30%	104.10
Professional Liability/Pollution	0.05%	17.35
Builder's Risk Insurance Fee	0.18%	62.46
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		3,934.84
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$38,633.63

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 # 183 Date: 10/16/2022

Reference Drawing #/Spec Section: Division 26

Area: Electrical on Site and Building

Brief Description:

This PC includes labor and material for additional electrical added by RFI's and Submittals.

What Caused the Change?

Submittal review and RFI's adding electrical scope.

Affected Trades: BP 26

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$32,499.16

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

Benefit to Project:

Provides electrical scope including floor boxes in the future courtroom in the layout proposed for when build-out is to take place, pull boxes required by Tarrant County fiber contractor to install fiber to building, proper connection to Tarrant County provided furniture, power to door hardware added in previous PC's, and a service call requested to check error message on generator.

Notes & Clarifications:

This PC includes costs for several electrical scope additions through RFI and Submittals, including floor boxes added in future court rooms per RFI #32, New Pull Boxes required for Conterra Fiber run to new building, power changes to gate motors from specified gates submittal versus electrical plans, installation of 120V pigtails in lieu of hardwired cubicles in Room E109 per RFI #199, additional boxes for request to exit per RFI #165, adding power to door power supplies added during security submittal review, along with a service call requested by Tarrant County to Cummins for alarm on generator. Alarm was found to be caused by someone pressing the emergency stop button. Since alarm was not caused by generator failure the service was not covered by warranty therefore a billable call. This PC will be reconciled in forthcoming change order as this was an addition to electric scope.

Increase to BP #26 - Electrical:	\$ 28,757.75
Increase to Subguard:	\$ 431.37
OH/Fees to SFI:	\$ 3,310.05
Change Order Required to Reconcile:	\$ 32,499.16

CM Boyd Weaver Signature:  Date: 10/16/2022

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: 183 Additional Electrical Per RFI and Submittals 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 costs for several electrical scope additions through RFI and Submittals, including floor boxes added in future court rooms per RFI #32, New Pull Boxes required for Conterra Fiber run to new building, power changes to gate motors from specified gates submittal versus electrical plans, installation of 120V pigtailed in lieu of hardwired cubicles in Room E109 per RFI #199, additional boxes for request to exit per RFI #165, adding power to door power supplies added during security submittal review, along with a service call requested by Tarrant County to Cummins for alarm on generator. Alarm was found to be caused by someone pressing the emergency stop button. Since alarm was not caused by generator failure the service was not covered by warranty therefore a billable call. This PC will be reconciled in forthcoming change order as this was an addition to electric scope.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Trico Electric							
- Floor Boxes for Future Court	1	LS					\$22,224.73
Trico Electric							
- Pull Boxes for Fiber Line	1	LS					\$1,404.70
Trico Electric							
- Gate Motor Power Change	1	LS					\$1,272.70
Trico Electric							
- Pigtails for E109	1	LS					\$279.84
Trico Electric							
- Power to Door Power Supplies	1	LS					\$1,140.26
Trico Electric							
- Add Boxes for Request to exit	1	LS					\$1,037.19
Trico Electric							
- Generator Service Call	1	LS					\$1,398.33
Subcontractor Total							\$28,757.75
Subguard			1.50%				\$431.37
SUBTOTAL				0.00	0.00	0.00	29,189.12
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$29,189.12
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	2,918.91
Payment/Perf. Bond Fee	0.810%	236.43
Umbrella, GL & Auto Insurance	0.30%	87.57
Professional Liability/Pollution	0.05%	14.59
Builder's Risk Insurance Fee	0.18%	52.54
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		3,310.05
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$32,499.16

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 # 187 Date: 10/16/2022

Reference Drawing #/Spec Section: C204, C205.1, C-501, C-502

Area: CFA Connection on East Side.

Brief Description:

This PC includes cost to use box culvert in lieu of RCP for CFA connection.

What Caused the Change?

Existing water main in conflict with area of storm connection. City of Fort Worth would not allow the specified connection detail therefore it had to be changed.

Affected Trades: BP 33

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$61,129.71

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

Benefit to Project:

Provides a connection to public storm acceptable by City of Fort Worth that avoids existing water line..

Notes & Clarifications:

This PC includes the cost of labor and materials to install a pour in place box culvert for connection from private storm to public storm. During work on the CFA a waterline was discovered closet o the connection point and the City of Fort Worth would not allow the specified connection detail. After coordination with city inspectors and design team it was determined the most cost effection means to make this connection is to create a box culvert from the private side to the public line. This PC includes the scope to cover the increase in labor and materials. This is an increase in scope therefore cost will be reconciled in next change order.

Increase to BP #33 - Utilities:	\$ 54,092.25
Increase to Subguard:	\$ 811.38
OH/Fees to SFI:	\$ 6,226.07
Change Order Required to Reconcile:	\$ 61,129.71

CM Boyd Weaver Signature:  Date: 10/16/2022

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: 187 **Box Culvert for CFA** **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 the cost of labor and materials to install a pour in place box culvert for connection from private storm to public storm. During work on the CFA a waterline was discovered closet o the connection point and the City of Fort Worth would not allow the specified connection detail. After coordination with city inspectors and design team it was determined the most cost effection means to make this connection is to create a box culvert from the private side to the public line. This PC includes the scope to cover the increase in labor and materials. This is an increase in scope therefore cost will be reconciled in next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Fireline Services							
- Culvert for CFA							\$54,092.25
Subcontractor Total							\$54,092.25
Subguard			1.50%				\$811.38
SUBTOTAL				0.00	0.00	0.00	54,903.63
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$54,903.63
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	5,490.36
Payment/Perf. Bond Fee	0.810%	444.72
Umbrella, GL & Auto Insurance	0.30%	164.71
Professional Liability/Pollution	0.05%	27.45
Builder's Risk Insurance Fee	0.18%	98.83
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		6,226.07
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$61,129.71

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 # 189 Date: 10/13/2022

Reference Drawing #/Spec Section: _____

Area: Area 2 Parking

Brief Description:

PC is a result of added scope to Bid Package #32A Pavement Striping and Marking for added signage posts and wheelstops.

What Caused the Change?

Missing handicap signage posts not originally picked up on Bid Day as well as parking space wheelstops requested by Owner resulted in added scope.

Affected Trades: BP #32A: Pavement Striping and Marking

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$5,012.00

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

Benefit to Project:

Provides all handicap signage posts required for the project as well as additional wheelstops requested by Owner.

Notes & Clarifications:

PC includes cost associated with furnishing and installing 2-3/8" galvanized steel posts for handicap signage not originally picked up on Bid Day as well as 8 count 6' long hex shaped wheelstops at the area outside of Area L staff entry as requested by End Uses to keep the sidewalk walkway clear from car bumpers. PC #189 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Increase to Bid Package #32A Pavement Striping and Marking: \$4,435.00

Increase of Subguard per PC #189: \$66.53

Overhead and Fees - Total Exceeds 2% of GMP: \$510.47

Change Order Required to Reconcile Difference: \$5,012.00

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:	189	Additional Signage and Stops	Date:	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 is a result of added scope to Bid Package #32A Pavement Striping and Marking for added signage posts and wheelstops. PC includes cost associated with furnishing and installing 2-3/8" galvanized steel posts for handicap signage not originally picked up on Bid Day as well as 8 count 6' long hex shaped wheelstops at the area outside of Area L staff entry as requested by End Uses to keep the sidewalk walkway clear from car bumpers. PC #189 is added scope resulting in a change to GMP and will be reconciled with the next change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Striping Plus							
- Additional Signage Posts for Handicap	1	LS					\$3,250.00
- 6' Wheelstops, 8 Count	1	LS					\$1,185.00
Subcontractor Total							\$4,435.00
Subguard			1.50%				\$66.53
SUBTOTAL				0.00	0.00	0.00	4,501.53
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$4,501.53
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	450.15
Payment/Perf. Bond Fee	0.810%	36.46
Umbrella, GL & Auto Insurance	0.30%	13.50
Professional Liability/Pollution	0.05%	2.25
Builder's Risk Insurance Fee	0.18%	8.10
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		510.47
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$5,012.00

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 # 191 Date: 10/17/2022

Reference Drawing #/Spec Section: _____

Area: Courts Building

Brief Description:

PC is a result of added scope to architectural millwork subcontractor for cutouts needed in owner provided furniture.

What Caused the Change?

A/V system requires input boxes in owner provided desks in the courtrooms. The furniture was not provided with cut-outs for these boxes therefore millwork subcontractor will need to cut them in.

Affected Trades: BP #6A: Architectural Millwork

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$808.02

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

Benefit to Project:

Provides cut-outs for installation of A/V required boxes in courtroom desks for attorneys in courtrooms.

Notes & Clarifications:

This PC includes cost to cut in A/V boxes into owner provided furniture. A/V contractor has boxes required for their system that need to be installed in owner furnished desks. Owner provided desks did not arrive with the proper holes for the required boxes therefore millwork subcontractor will need to prepare an opening for A/V supplied boxes for microphones and A/V plugs. This is an increase in scope to the millwork subcontractor and an increase to the GMP scope. This PC will be reconciled in upcoming change order.

Increase to Bid Package #06A - Architectural Millwork: \$715.00

Increase of Subguard per PC #191: \$10.73

Overhead and Fees - Total Exceeds 2% of GMP: \$82.30

Change Order Required to Reconcile Difference: \$808.02

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: 191 **AV Cut Outs In Furniture** **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 cost to cut in A/V boxes into owner provided furniture. A/V contractor has boxes required for their system that need to be installed in owner furnished desks. Owner provided desks did not arrive with the proper holes for the required boxes therefore millwork subcontractor will need to prepare an opening for A/V supplied boxes for microphones and A/V plugs. This is an increase in scope to the millwork subcontractor and an increase to the GMP scope. This PC will be reconciled in upcoming change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Carpentry Associates							
- A/V Cut outs	1	LS					\$715.00
Subcontractor Total							\$715.00
Subguard			1.50%				\$10.73
SUBTOTAL				0.00	0.00	0.00	725.73
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$725.73
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	72.57
Payment/Perf. Bond Fee	0.810%	5.88
Umbrella, GL & Auto Insurance	0.30%	2.18
Professional Liability/Pollution	0.05%	0.36
Builder's Risk Insurance Fee	0.18%	1.31
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		82.30
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$808.02

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 # 192 Date: 10/12/2022

Reference Drawing #/Spec Section: _____

Area: Area K Canopy

Brief Description:

PC is a result of reduced scope to Bid Package #21 Fire Suppression for a credit on the proposed dry fire sprinkler system.

What Caused the Change?

Due to the type of canopy and per Fire Marshal approval, a dry sprinkler system is not required by code therefore resulting in a credit to Owner.

Affected Trades: BP #21: Fire Suppression

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: -13,195.00

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

Benefit to Project:

Provides a credit to Owner.

Notes & Clarifications:

PC includes a credit from Bid Package #21 Fire Suppression for the dry fire sprinkler system under the front canopy at Area K which was deemed not required per Fire Marshal. PC #192 will be a credit to Owner and will be reconciled in next change order.

Decrease to Bid Package #21 Fire Suppression: \$13,000.00

Decrease to Subguard per PC #192: \$195.00

Credit on next Change Order: \$13,195.00

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: 192 **Dry Fire Sprinkler System Credit** **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

Credit for Dry Fire Sprinkler System under from canopy in Area K. Code did not require sprinkler system and approved through Fire Marshal review. PC 192 will provide a credit to Owner and will be reconciled in next change order .

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Imperial Fire Protection							
- Dry System Credit							(\$13,000.00)
Subcontractor Total							(\$13,000.00)
Subguard			1.50%				(\$195.00)
SUBTOTAL				0.00	0.00	0.00	(13,195.00)
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							(\$13,195.00)
* 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		(\$13,195.00)

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

SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____



STEELE & FREEMAN, INC.

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 # 193 Date: 10/13/2022

Reference Drawing #/Spec Section: _____

Area: Courts

Brief Description:

PC is a result of added scope to Bid Package #08 Commercial Doors and Hardware as well as a credit from submittal review.

What Caused the Change?

Various door and hardware changes as well as escalation costs due to delays in submittal review process that extended passed Bid Day quote price holds resulted in added scope and cost.

Affected Trades: BP #08: Commercial Doors and Hardware

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$38,734.21

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

Benefit to Project:

Provides door hardware changes as required to complete the project.

Notes & Clarifications:

PC is for costs associated with various door hardware changes and cost escalations, including Door J183 in District Clerk Courtroom which was changed to Hollow Metal in lieu of wood door in order for a painted finish to match the tile wall. New door change occurred after initial door was ordered. Hardware changes occurred during submittal review which resulted in a credit for hardware. The finish hardware on door L100 was changed after submittal review therefore additional hardware was needed; original hardware will be handed over for attic stock. Door hardware and keying was originally submitted on April 29, 2020 and was finalized on July 15, 2021. The time-frame for approval extended past the price hold from quotes on bid day therefore cost escalations occurred. Extensive reviews were required by end user departments which took an extended amount of time. These costs and credits are outside of the Bid Day scope therefore result in an increase to GMP. PC #193 will be reconciled with the next change order.

Increase to Bid Package #08 Commercial Doors and Hardware: \$34,275.00

Increase of Subguard per PC #193: \$514.13

Overhead and Fees - Total Exceeds 2% of GMP: \$3,945.09

Change Order Required to Reconcile Difference: \$38,734.21

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:	193	Door Additions	Date:	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

This PC includes various door changes including changing door J183, credit for hardware changed during submittal review, hardware changes to L100, and door/hardware escalation costs due to delays in submittal review process that extended passed bid day quote price holds. Door J183 in District Clerk courtroom was changed to Hollow Metal in lieu of wood door in order for a painted finish to match the tile wall. New door change occurred after initial door was ordered. Hardware changes occurred during submittal review which resulted in a credit for hardware. The finish hardware on door L100 was changed after submittal review therefore additional hardware was needed; original hardware will be handed over for attic stock. Door hardware and keying was originally submitted on April 29, 2020 and was finalized on July 15, 2021. The time-frame for approval extended past the price hold from quotes on bid day therefore cost escalations occurred. Extensive reviews were required by end user departments which took an extended amount of time. These costs and credits are outside of the Bid Day scope therefore result in an increase to GMP. This PC will be reconciled in the forthcoming change order.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Woodard Builders							
- J183 Door Change	1	LS					\$930.00
Woodard Builders							
- Credit from submittal review	1	LS					(\$735.00)
Woodard Builders							
- L100 Hardware Change	1	LS					\$3,880.00
Woodard Builders							
- Door/Hardware Escalation	1	LS					\$30,200.00
Subcontractor Total							\$34,275.00
Subguard			1.50%				\$514.13
SUBTOTAL				0.00	0.00	0.00	34,789.13
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$34,789.13
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%	3,478.91
Payment/Perf. Bond Fee	0.810%	281.79
Umbrella, GL & Auto Insurance	0.30%	104.37
Professional Liability/Pollution	0.05%	17.39
Builder's Risk Insurance Fee	0.18%	62.62
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee		3,945.09
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP		\$38,734.21

The Contract Time will be	Unchanged	by	Days
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SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____