



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



Tarrant County Juvenile Center  
Budget Reallocation #011

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 #210R1 – Intercoms at Area F Vestibule

PC includes cost associated with furnishing and installing 4 new intercoms at doors F100A and F100B in Area F secured vestibule of Housing as requested by End Users and confirmed with RFI #209. PC includes trip charges for technician travel and lodging, as well as remobilization for installing west site gates, modifying and testing programming, and verifying egress functionality. PC #210R1 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (13,080.31)

2. PC #216 – Fence Post Rebar

PC includes cost associated with providing and tying rebar cages for 50 piers for the Type C North fencing, including 200 each #4 5'3" vertical bars with 300 each #3 10" diameter ties. PC excludes placement of the rebar cages at the piers, which will be handled by fencing subcontractor. None of the rebar for the Type C fencing piers were picked up on Bid Day, as the exact count of the piers was not known at the time of Concrete bid and fencing contractor excludes rebar. The rebar cages for the first half of these piers was previously approved in PC #142 Fence Post Reinforcement. PC #216 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (7,447.06)

3. PC #220 – Cornerstone Site Visit

PC includes costs associated with travel and on-site time for subcontractor technician to verify issues reported with the intercom audio system as request by Owner. While on-site the technician was informed by Tarrant County employee that End Users had initially switched master intercom stations causing the confusion during off-site troubleshooting. The changing of hardware made the initial software problem unable to be determined as it appeared to be a hardware issue that needed on-site diagnosis. In addition, prior to technician arrival the stations were switched back to their original location which corrected the problem. SFI and Cornerstone were not notified that the masters had been switched and returned to their original location prior to mobilization. Upon arrival to the site, all components were verified to be functioning correctly by the technician. Please reference attached Subcontractor Field Report as well as emails documenting the events. PC #220 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (5,244.51)



Tarrant County Juvenile Center  
Budget Reallocation #011

4. PC #221 – Fencing Deduct

PC is a result of credit due for removal of 38 linear feet of fencing scope between the north and gym yard as directed by Owner affecting Bid Package #03 Concrete and Bid Package #32 Fencing and Gates. PC includes a credit for deleted footing at the fencing section and cost to backfill the excavated beam, as well as labor credits for removing the 38 linear feet of fencing materials. PC 221 will be a credit to Owner and will result in a \$0 change to GMP.

Contingency Addition \$ 4,139.17

5. PC #222R1 – Painting T & M

PC is a result of added scope to Bid Package #09G for additional paintwork. PC includes cost associated with block-fill and painting of the exterior walls required to complete demo scope for the added handicap ramp outside of the existing facility per construction documents, as well as painting at window frames in Housing Area B where tamper resistant screws were missing and had to be replaced by other subcontractor along with a large ceiling patch and repaint due to a water leak resulting in added scope to Bid Package #09G Painting. PC #222R1 will be a reallocation from Bid Package #09G Painting Budget Allowance and will result in a \$0 change to GMP.

Contingency Deduction \$ (1,519.46)

6. PC #223 – Pavement Striping CFA

PC includes cost associated with surface prep at concrete pavement on Kimbo Road and applying a 4" yellow centerline at new concrete as necessary to complete the CFA scope of work affecting Bid Package #32A Pavement Striping and Marking. PC also includes additional mobilization above contract. PC #223 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (1,971.13)

Construction Contingency Amount	\$ 1,026,244.00
Previously Authorized Reallocations	(\$840,161.26)
Budget Reallocation #011 Reduction of Contingency	<u>(\$25,123.30)</u>
Balance of Construction Contingency:	\$ 160,959.44





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



Tarrant County Juvenile Center  
Budget Reallocation #011

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 #217R1 – Plaster Patching & Frame Infill CPR #25

PC 217R1 includes the cost to grout infill new door and window frames in CPR #25 as well as patch existing plaster in several areas where demolition of of Building G & H once connected affecting Bid Package #09B. This repair was not picked up during bid as exact scope of work was unknown until after demolition. PC also includes additional EIFS patching and repairing and scaffolding materials necessary to complete the newly exposed exterior wall at Area G based on response to RFI #211. The cost of this PC will be reallocated from Bid Package #07B Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #09B Plaster & Stucco (Vadens)	\$	11,669.63
Subguard per PC #217	\$	175.04
Reallocation from Bid Package #07B Budget Allowance	\$	(11,844.67)

Bid Package #07B Budget Allowance	\$	85,974.00
Previously Authorized Reallocations		(\$21,069.43)
Budget Reallocation #011 Reduction of Allowance		(\$11,844.67)
Balance of Bid Package #07B Budget Allowance	\$	53,059.90

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 # 210R1 Date: 3/1/2023

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

Area: Area F and Site Gates

### Brief Description:

PC is a result of added scope to Bid Package #28 Security Electronics for added intercoms at Area F.

### What Caused the Change?

Owner/End User request added 4 new intercoms to Area F vestibule at Housing.

Affected Trades: BP #28: Security Electronics

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$13,080.31

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

### Benefit to Project:

Provides intercom functionality at Area F vestibule as required by End Users.

### Notes & Clarifications:

PC includes cost associated with furnishing and installing 4 new intercoms at doors F100A and F100B in Area F secured vestibule of Housing as requested by End Users and confirmed with RFI #209. PC includes trip charges for technician travel and lodging, as well as remobilization for installing west site gates, modifying and testing programming, and verifying egress functionality. PC 210R1 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #28 Security Electronics: \$12,887.00

Increase of Subguard per PC 210: \$193.31

Reallocation from Construction Contingency: \$13,080.31

CM Boyd Weaver Signature:  Date: 3/1/2023

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: 210R1 Intercoms Area F Vestibule Date: 3/1/2023

**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 furnishing and installing 4 new intercoms at doors F100A and F100B in Area F secured vestibule of Housing as requested by End Users and confirmed with RFI #209. PC includes trip charges for technician travel and lodging, as well as remobilization for installing west site gates, modifying and testing programming, and verifying egress functionality. PC 210R1 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)
<b>Cornerstone</b>							
- Added Intercoms RFI #211	1	LS					\$12,887.00
Subcontractor Total							\$12,887.00
Subguard			1.50%				\$193.31
<b>SUBTOTAL</b>				0.00	0.00	0.00	13,080.31
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$13,080.31</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>\$13,080.31</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 # 216 Date: 1/5/2023

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

Area: Type C North Fence

### Brief Description:

PC is a result of added scope to Bid Package #03 Concrete for fence post rebar addition.

### What Caused the Change?

Fencing scope gaps for post pier rebar cages resulted in added scope to Concrete subcontractor.

Affected Trades: BP #03: Concrete

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$7,447.06

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

### Benefit to Project:

Provides pier rebar cages as necessary to complete fencing scope.

### Notes & Clarifications:

PC includes cost associated with providing and tying rebar cages for 50 piers for the Type C North fencing, including 200 each #4 5'3" vertical bars with 300 each #3 10" diameter ties. PC excludes placement of the rebar cages at the piers, which will be handled by fencing subcontractor. None of the rebar for the Type C fencing piers were picked up on Bid Day, as the exact count of the piers was not known at the time of Concrete bid and fencing contractor excludes rebar. The rebar cages for the first half of these piers was previously approved in PC #142 Fence Post Reinforcement. PC #216 will be a reallocation from Construction Contingency therefore resulting in a \$0 change to GMP.

Increase to Bid Package #03 Concrete: \$7,337.00

Increase of Subguard per PC #216: \$110.06

Reallocation from Construction Contingency: \$7,447.06

CM Boyd Weaver Signature: Boyd Weaver Date: 1/5/2023

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:** 216 **Fence Post Rebar** **Date:** 1/5/2023

**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 providing and tying rebar cages for 50 piers for the Type C North fencing, including 200 each #4 5'3" vertical bars with 300 each #3 10" diameter ties. PC excludes placement of the rebar cages at the piers, which will be handled by fencing subcontractor. None of the rebar for the Type C fencing piers were picked up on Bid Day, as the exact count of the piers was not known at the time of Concrete bid and fencing contractor excludes rebar. The rebar cages for the first half of these piers was previously approved in PC #142 Fence Post Reinforcement. PC #216 will be a reallocation from Construction Contingency therefore resulting in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
<b>Wrangler Concrete</b>							
- Rebar cages for 50 piers	1	LS					\$7,337.00
Subcontractor Total							\$7,337.00
Subguard			1.50%				\$110.06
<b>SUBTOTAL</b>				0.00	0.00	0.00	7,447.06
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$7,447.06</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>\$7,447.06</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 # 220 Date: 2/13/2023

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

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

### Brief Description:

PC is a result of added scope to Bid Package #28A for a site visit to verify issues reported relating to audio system.

### What Caused the Change?

Owner reported issues regarding intercom master units and requested that subcontractor make another site visit to investigate issues with the intercom system.

Affected Trades: BP #28A: Security Electronics

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$5,244.51

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

### Benefit to Project:

Provides investigation of the intercom system by subcontractor and resolution of the issues reported by County.

### Notes & Clarifications:

PC includes cost associated with out-of-state travel, hotel lodging and on-site field testing time for subcontractor technician to verify resolution of the issues reported with the intercom audio system as requested by Owner. Please reference attached Subcontractor Field Report as well as emails documenting the events. PC #220 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

It was reported by End Users on 1/23/2023 that there were problems with the intercoms at the main console. Cornerstone was notified and began investigating the issues remotely. During troubleshooting on 1/24/2023, Cornerstone was unable to identify what was causing the problem in the software but it appeared that intercom station hardware was connected incorrectly. It was noted that the master intercom stations at Central Control were swapped (select IC from TS01, audio on TS02 master and vice versa). They determined that an on-site visit was required, therefore dispatched a technician to correct the hardware issue. The nearest available technician was a day's drive away therefore they did not arrive until 1/26/2023 as he was en route on 1/25/2023. Technician noted on arrival that audio seemed to be working correctly. While on-site the technician was informed by Tarrant County employee that End Users had initially switched master intercom stations causing the confusion during off-site troubleshooting. The changing of hardware made the initial software problem unable to be determined as it appeared to be a hardware issue that needed on-site diagnosis. In addition, prior to technician arrival the stations were switched back to their original location which corrected the problem. SFI and Cornerstone were not notified that the masters had been switched and returned to their original location prior to mobilization. Upon arrival to the site, all components were verified to be functioning correctly by the technician. Cornerstone spent the remainder of the site visit discussing other topics with Owner/End Users. PC is a result of subcontractor's expense to mobilize and travel to the site to verify resolution of the issues being reported.

Increase to Bid Package #28A Security Electronics: \$5,167.00

Increase of Subguard per PC #220: \$77.51

Reallocation from Construction Contingency: \$5,244.51

CM Boyd Weaver Signature:  Date: 2/13/2023

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: 220 Cornerstone Site Visit Date: 2/13/2023

## 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 out-of-state travel, hotel lodging and on-site field testing time for subcontractor technician to verify resolution of the issues reported with the intercom audio system as requested by Owner. While on-site the technician was informed by Tarrant County employee that End Users had initially switched master intercom stations causing the confusion during off-site troubleshooting. The changing of hardware made the initial software problem unable to be determined as it appeared to be a hardware issue that needed on-site diagnosis. In addition, prior to technician arrival the stations were switched back to their original location which corrected the problem. SFI and Cornerstone were not notified that the masters had been switched and returned to their original location prior to mobilization. Upon arrival to the site, all components were verified to be functioning correctly by the technician. Please reference attached Subcontractor Field Report as well as emails documenting the events. PC #220 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)
<b>Cornerstone</b>							
- Site Visit to Verify Intercom Audio System	1	LS					\$5,167.00
Subcontractor Total							\$5,167.00
Subguard			1.50%				\$77.51
<b>SUBTOTAL</b>				0.00	0.00	0.00	5,244.51
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$5,244.51</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>\$5,244.51</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 # 221 Date: 3/20/2023

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

Area: Northwest of Existing Facility

### Brief Description:

PC is a result of credits due for removal of fencing scope affecting Bid Package #03 Concrete and Bid Package #32 Fencing and Gates.

### What Caused the Change?

The 38 linear feet of fencing separating the north and gym yards outside of existing facility was removed from scope per Owner.

Affected Trades: BP #03: Concrete: BP #32: Fencing and Gates

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

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

### Benefit to Project:

Provides credit to Owner for deleted fencing scope.

### Notes & Clarifications:

PC is a result of credit due for removal of 38 linear feet of fencing scope between the north and gym yard as directed by Owner affecting Bid Package #03 Concrete and Bid Package #32 Fencing and Gates. PC includes a credit for deleted footing at the fencing section and cost to backfill the excavated beam, as well as labor credits for removing the 38 linear feet of fencing materials. PC 221 will be a credit to Owner and will result in a \$0 change to GMP.

Decrease to Bid Package #03 Concrete: \$303.00

Decrease to Bid Package #32 Fencing and Gates: \$3,775.00

Decrease of Subguard per PC #221: \$61.17

Reallocation to Construction Contingency: \$4,139.17

CM Boyd Weaver Signature:  Date: 3/20/2023

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:** 221 **Fencing Deduct** **Date:** 03/20/2023

**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

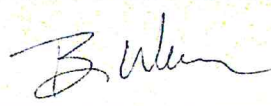
**Subject**

PC is a result of credit due for removal of 38 linear feet of fencing scope between the north and gym yard as directed by Owner affecting Bid Package #03 Concrete and Bid Package #32 Fencing and Gates. PC includes a credit for deleted footing at the fencing section and cost to backfill the excavated beam, as well as labor credits for removing the 38 linear feet of fencing materials. PC 221 will be a credit to Owner and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
<b>Wrangler</b>							
- Credit for Deleted Fence Footing	1	LS					(\$303.00)
<b>Universal Fence</b>							
- Labor Credit for 38lf of Fencing and Gate	1	LS					(\$3,775.00)
Subcontractor Total							(\$4,078.00)
Subguard			1.50%				(\$61.17)
<b>SUBTOTAL</b>				0.00	0.00	0.00	(4,139.17)
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>(\$4,139.17)</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>(\$4,139.17)</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 # 222R1 Date: 3/21/2023

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

Area: Area B Housing

### Brief Description:

PC is a result of added scope to Bid Package #09G for additional paintwork.

### What Caused the Change?

Block-fill and painting required to complete demo scope at the existing facility per construction documents, as well as repainting at window frames where tamper resistant screws were missing and had to be replaced by other subcontractor as well as a large ceiling patch resulted in added painting scope.

Affected Trades: BP #09G: Painting

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$1,519.46

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

### Benefit to Project:

Provides miscellaneous patching and paintwork as required to complete the project.

### Notes & Clarifications:

PC includes cost associated with block-fill and painting of the exterior walls required to complete demo scope for the added handicap ramp outside of the existing facility per construction documents, as well as painting at window frames in Housing Area B where tamper resistant screws were missing and had to be replaced by other subcontractor along with a large ceiling patch and repaint due to a water leak resulting in added scope to Bid Package #09G Painting. PC #222R1 will be a reallocation from Bid Package #09G Painting Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #09G Painting: \$1,497.00

Increase of Subguard per PC #222: \$22.46

Reallocation from Construction Contingency: \$1,519.46

CM Boyd Weaver Signature:  Date: 3/21/2023

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

<b>Proposed Change No:</b>	222R1	<b>Painting T&amp;M</b>	<b>Date:</b> 3/21/2023
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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 block-fill and painting of the exterior walls required to complete demo scope for the added handicap ramp outside of the existing facility per construction documents, as well as painting at window frames in Housing Area B where tamper resistant screws were missing and had to be replaced by other subcontractor along with a large ceiling patch and repaint due to a water leak resulting in added scope to Bid Package #09G Painting. PC #222R1 will be a reallocation from Bid Package #09G Painting 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 32 Block Fill and Paint at Existing Facility	1	LS					\$770.00
- RNPC 33 Repaint Windows and Ceiling Patch	1	LS					\$727.00
Subcontractor Total							\$1,497.00
Subguard			1.50%				\$22.46
<b>SUBTOTAL</b>				0.00	0.00	0.00	1,519.46
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$1,519.46</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>\$1,519.46</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 # 223 Date: 3/1/2023

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

Area: CFA at Kimbo Road

Brief Description:  
PC is a result of added scope to Bid Package #32A for additional pavement striping.

What Caused the Change?  
CFA scope on Kimbo Road resulted in new concrete pavement requiring new centerline striping.

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

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$1,971.13

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

Benefit to Project:  
Provides proper centerline traffic striping on Kimbo Road to complete the CFA scope of work.

Notes & Clarifications:  
PC includes cost associated with surface prep at concrete pavement on Kimbo Road and applying a 4" yellow centerline at new concrete as necessary to complete the CFA scope of work affecting Bid Package #32A Pavement Striping and Marking. PC also includes additional mobilization above contract. PC #223 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #32A Pavement Striping and Marking: \$1,942.00  
Increase of Subguard per PC #223: \$29.13  
Reallocation from Construction Contingency: \$1,971.13

CM Boyd Weaver Signature:  Date: 3/1/2023

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:** 223 **Pavement Striping CFA** **Date:** 3/1/2023

**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 surface prep at concrete pavement on Kimbo Road and applying a 4" yellow centerline at new concrete as necessary to complete the CFA scope of work affecting Bid Package #32A Pavement Striping and Marking. PC also includes additional mobilization above contract. PC #223 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)
<b>Striping Plus</b>							
- CFA Pavement Prep and Striping							\$1,275.00
- Additional Mobilization							\$667.00
Subcontractor Total							\$1,942.00
Subguard			1.50%				\$29.13
<b>SUBTOTAL</b>				0.00	0.00	0.00	1,971.13
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$1,971.13</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>		0.00
<b>AMOUNT IF TOTAL EXCEEDS 2% OVER GMP</b>		<b>\$1,971.13</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 # 217R1 Date: 3/21/2023

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

Area: Existing Gym and Area G Exterior

### Brief Description:

PC is a result of added scope to Bid Package #09B related to CPR #25 for existing gym window and door addition.

### What Caused the Change?

Grout infill and plaster patching related to CPR #25 was not picked up during bid as exact scope of work was unknown until after demolition scope occurred, as well as additional work to complete the Area G exterior wall demo scope.

Affected Trades: BP #09B: Plaster and Stucco

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$11,844.67

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

### Benefit to Project:

Provides patching and infill as required to complete CPR #25 and RFI #211 Area G Demo scopes of work.

### Notes & Clarifications:

PC 217R1 includes the cost to grout infill new door and window frames in CPR #25 as well as patch existing plaster in several areas where demolition of of Building G & H once connected affecting Bid Package #09B. This repair was not picked up during bid as exact scope of work was unknown until after demolition. PC also includes additional EIFS patching and repairing and scaffolding materials necessary to complete the newly exposed exterior wall at Area G based on response to RFI #211. The cost of this PC will be reallocated from Bid Package #07B Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #09B Plaster and Stucco: \$11,669.63

Increase of Subguard per PC #217: \$175.04

Reallocation from Bid Package #07B Budget Allowance: \$11,844.67

CM Boyd Weaver Signature:  Date: \_\_\_\_\_

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:** 217R1 **Plaster Patching & Frame Infill** **Date:** 3/21/2023

**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

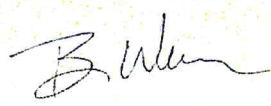
**Subject**

PC 217R1 includes the cost to grout infill new door and window frames in CPR #25 as well as patch existing plaster in several areas where demolition of of Building G & H once connected affecting Bid Package #09B. This repair was not picked up during bid as exact scope of work was unknown until after demolition. PC also includes additional EIFS patching and repairing and scaffolding materials necessary to complete the newly exposed exterior wall at Area G based on response to RFI #211. The cost of this PC will be reallocated from Bid Package #07B 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>Vaden's</b>							
- WO 00394 - Infill Frames	1	LS					\$6,440.28
- WO-00395 - Patch Plaster	1	LS					\$2,410.32
- WO-00465 - EIFS Patch and Repair	1	LS					\$2,819.03
Subcontractor Total							\$11,669.63
Subguard			1.50%				\$175.04
<b>SUBTOTAL</b>				0.00	0.00	0.00	11,844.67
Total SFI Work							0.00
<b>SUBTOTAL A,B,C,D *</b>							<b>\$11,844.67</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>\$11,844.67</b>

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

SUBMITTED BY:   
Boyd Weaver, Project Manager

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