



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS



Tarrant County Juvenile Center
Budget Reallocation #012

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 #224 – Temporary Wall Demo

PC includes cost associated with removing the temporary wall that was installed for added security and safety while the security fence was being placed along the courtyard in Area G after the demolition of the existing buildings. PC #224 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (1,809.01)

2. PC #225 – Touch Up Doors

PC This PC includes the cost to repair doors due to hardware changes issued in CPR 27.2. CPR 27.2 changed the hardware on several doors in the courtrooms for security and egress purposes. Due to the cost and extended lead time of new doors it was decided to field repair the existing doors. This resulted in a quicker turnaround and reduced cost to Tarrant County. These doors were repaired during weekends and after hours to prevent and reduce disruption to court. PC #225 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (11,456.66)

3. PC #227 – RTU 3 Coil and RTU 9 Repair

PC for labor and materials for repairs to HVAC rooftop units (RTUs) including RTU-3 which required a replacement coil and RTU-9 which required a replacement bracket to hold the fan in place. RTU-3 repairs included replacing the coil, filter and drier for the unit, recovering the refrigerant, testing and recharging the system to ensure proper functionality. See attached sheet from project specification 23 74 14 Packaged Rooftop Air Handling Units stating that warrant period on parts shall be 12 months from unit start-up and 18 months from shipment of parts. The warranty period for shipped parts was February 24, 2021 to August 24, 2022 and the start-up of the units occurred on September 15, 2021. Therefore, both of these units were out of the warranty period at the time of repair. PC 227 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (5,988.50)



Tarrant County Juvenile Center
Budget Reallocation #012

4. PC #228 – Enhanced Intercom Processors

PC includes the cost to provide and install enhanced intercom processors to the intercom system in the new housing units. This is a request by Tarrant County for the safety of juveniles. The enhanced processors will allow the speakers in the sleeping pods to trigger alarms and allow the staff to monitor and check in on juveniles. The processors add the audio level monitoring function which enables the system to generate an intercom call when the audio level at the station/speaker exceeds a programmed threshold. The Owner requested to add this functionality for all the bedroom speakers. The specifications and approved submittals did not call for this part therefore this is an add in scope. PC 228 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (32,996.64)

5. PC #230 – AV Substitution

PC includes cost associated with alternate audio visual and control equipment to replace the originally specified Crestron equipment, including all cable, connectors, hardware, switches, relays, terminal blocks, panels, etc., to ensure complete and operational system. These alternates are being proposed as the original components are back ordered and would not arrive at the project until much later than desired by Owner. PC also includes after-hours labor to complete the installations while Courts building is unoccupied to avoid affecting court processes. PC 230 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (15,740.91)

Construction Contingency Amount	\$ 1,026,244.00
Previously Authorized Reallocations	(\$865,284.56)
Budget Reallocation #012 Reduction of Contingency	<u>(\$67,991.72)</u>
Balance of Construction Contingency:	\$ 92,967.72



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS



Tarrant County Juvenile Center
Budget Reallocation #012

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 #226 – CPR #20 Handrails Detailing

PC 226 includes cost associated with field measurements of existing conditions and shop drawings detailing as well as a revision for the stainless-steel handrails issued in CPR #20 which were eventually voided by Owner and did not reach fabrication/installation. PC is for the cost incurred by subcontractor to be involved in the pricing request and submittal process. PC #226 will be a reallocation from Bid Package #05 Steel Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #05 Steel (Keystone)	\$	2,310.00
Subguard per PC #226	\$	34.65
Reallocation from Bid Package #05 Budget Allowance	\$	(2,344.65)

Bid Package #05 Budget Allowance	\$	90,385.00
Previously Authorized Reallocations		(\$61,240.04)
Budget Reallocation #012 Reduction of Allowance		<u>(\$2,344.65)</u>
Balance of Bid Package #05 Budget Allowance	\$	26,800.31

2. PC #229 – Additional Sealants CPR #20

PC 229 includes cost associated with exterior paving expansion joint sealants at the sidewalks and covered walkway canopy columns necessary to complete the CPR #20 scope of work. PC 229 will be a reallocation from Expansion Joint Covers Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #07 Joint Sealants (George D Alan)	\$	2,368.00
Subguard per PC #229	\$	35.52
Reallocation from Expansion Joint Covers Budget Allowance	\$	(2,403.52)

Expansion Joint Covers Budget Allowance	\$	18,602.00
Previously Authorized Reallocations		(\$13,935.96)
Budget Reallocation #012 Reduction of Allowance		<u>(\$2,403.52)</u>
Balance of Expansion Joint Covers Budget Allowance	\$	2,262.52



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS



Tarrant County Juvenile Center
Budget Reallocation #012

3. PC #231R1 – Paint Bollards RFI #200

PC 231R includes cost associated with painting 2 metal bollards which were added for protection of the gas meter at the east parking lot entry per RFI #200 along with drywall and paint touch ups around a light switch adjustment at Vestibule K 150 at Courts building. PC 231R 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 (Noteboom)	\$	636.00
Subguard per PC #231	\$	9.54
Reallocation from Bid Package #09G Budget Allowance	\$	(645.54)

Bid Package #09G Budget Allowance	\$	68,983.00
Previously Authorized Reallocations		(\$57,918.55)
Budget Reallocation #012 Reduction of Allowance		<u>(\$645.54)</u>
Balance of Bid Package #09G Budget Allowance	\$	10,418.91

4. PC #232 – Storm Pipe Repair

PC 231 includes cost associated with labor and materials to repair an 8" storm drain pipe which was underneath existing facility Housing building that was demolished. The pipe was damaged during removal of the foundation of the building. Existing As-Built drawings which were provide to us did not shoe this storm drain line, therefore this was an unforeseen condition and required repair when it was unexpectedly damaged. PC 232 will be a reallocation from Bid Package #33 Site Utilities Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #33 Site Utilities (Fire Line)	\$	2,668.00
Subguard per PC #232	\$	40.02
Reallocation from Bid Package #033 Budget Allowance	\$	(2,708.02)

Bid Package #33 Budget Allowance	\$	10,000.00
Previously Authorized Reallocations		(\$4,524.67)
Budget Reallocation #012 Reduction of Allowance		<u>(\$2,708.02)</u>
Balance of Bid Package #33 Budget Allowance	\$	2,767.31

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 # 224 Date: 4/28/2023

Reference Drawing #/Spec Section: _____

Area: Area G Courtyard

Brief Description:

PC is a result of added scope to Bid Package #09A Drywall & Acoustics for demolition work.

What Caused the Change?

A temporary construction wall was put in place for added safety while the security fence was being installed along the courtyard in Area G, which resulted in the need for demo work after the fence was in place.

Affected Trades: BP #09A: Drywall & Acoustic

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$1,809.01

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

Benefit to Project:

Provided added layer of security for the facility while construction was in progress.

Notes & Clarifications:

PC includes the cost to remove the temporary wall that was installed for added security and safety while the security fence was being placed along the courtyard in Area G after the demolition of the existing buildings. PC 224 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #09A Drywall & Acoustic: \$1,782.28

Increase of Subguard per PC #224: \$26.73

Reallocation from Construction Contingency: \$1,809.01

CM Boyd Weaver Signature:  Date: 4/28/2023

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:	224	Temporary Wall Demo	Date: 4/28/2023
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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 the cost to remove the temporary wall that was installed for added security and safety while the security fence was being placed along the courtyard in Area G after the demolition of the existing buildings. PC 224 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)
Vaden's Acoustics and Drywall							
- Demo of Temporary Wall							\$1,782.28
Subcontractor Total							\$1,782.28
Subguard			1.50%				\$26.73
SUBTOTAL				0.00	0.00	0.00	1,809.01
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$1,809.01
* 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	\$1,809.01

The Contract Time will be	Unchanged	by	0	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 # 225 Date: 5/11/2023

Reference Drawing #/Spec Section: _____

Area: Courts Building

Brief Description:

PC is a result of added scope to Bid Package #06A for wood door touch ups.

What Caused the Change?

CPR 27.2 changed the hardware on several doors in the courtrooms for security and egress purposes requiring field repair to existing doors to avoid having to purchase new doors.

Affected Trades: BP #06A: Finish Carpentry

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$11,456.66

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

Benefit to Project:

Provides cost efficient door touch ups to complete CPR 27.2 scope of work.

Notes & Clarifications:

This PC includes the cost to repair doors due to hardware changes issued in CPR 27.2. CPR 27.2 changed the hardware on several doors in the courtrooms for security and egress purposes. Due to the cost and extended lead time of new doors it was decided to field repair the existing doors. This resulted in a quicker turn around and reduced cost to Tarrant County. These doors were repaired during weekends and after hours to prevent and reduce disruption to court. PC #225 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #06A Finish Carpentry: \$11,287.35

Increase of Subguard per PC #225: \$169.31

Reallocation from Construction Contingency: \$11,456.66

CM Boyd Weaver Signature:  Date: 5/11/2023

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: 225 **Touch-Up Doors** **Date:** 5/11/2023

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

This PC includes the cost to repair doors due to hardware changes issued in CPR 27.2. CPR 27.2 changed the hardware on several doors in the courtrooms for security and egress purposes. Due to the cost and extended lead time of new doors it was decided to field repair the existing doors. This resulted in a quicker turn around and reduced cost to Tarrant County. These doors were repaired during weekends and after hours to prevent and reduce disruption to court. The cost of this PC will be taken from Construction Contingency resulting in a \$0 change to the GMP. Costs will be reconciled in BR #12.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Carpentry Associates							
- Door Rework CO #19	1	LS					\$4,975.35
Carpentry Associates							
- Door Rework CO #20	1	LS					\$4,920.00
Carpentry Associates							
- Door Rework CO #21	1	LS					\$1,392.00
Subcontractor Total							\$11,287.35
Subguard			1.50%				\$169.31
SUBTOTAL				0.00	0.00	0.00	11,456.66
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$11,456.66
* 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	\$11,456.66

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 # 227 Date: 4/28/2023

Reference Drawing #/Spec Section: _____

Area: Rooftop Air Handling Units

Brief Description:

PC is a result of added scope to Bid Package #23 HVAC for repairs needed at the rooftop air handling units.

What Caused the Change?

A faulty coil at RTU-3 and a broken fan bracket at RTU-9 which were both out of the warranty period resulted in repairs needed.

Affected Trades: BP #23: Mechanical and HVAC

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$5,988.50

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

Benefit to Project:

Provides required repairs to the Rooftop Air Handling Units to ensure proper functionality inside the building.

Notes & Clarifications:

PC is for labor and materials for repairs to HVAC rooftop units (RTUs) including RTU-3 which required a replacement coil and RTU-9 which required a replacement bracket to hold the fan in place. RTU-3 repairs included replacing the coil, filter and drier for the unit, recovering the refrigerant, testing and recharging the system to ensure proper functionality. See attached sheet from project specification 23 74 14 Packaged Rooftop Air Handling Units stating that warranty period on parts shall be 12 months from unit start-up and 18 months from shipment of parts. The warranty period for shipped parts was February 24, 2021 to August 24, 2022 and the start-up of the units occurred on September 15, 2021. Therefore, both of these units were out of the warranty period at the time of repair. PC 227 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #23 Mechanical and HVAC: \$5,900.00

Increase of Subguard per PC #227: \$88.50

Reallocation from Construction Contingency: \$5,988.50

CM Boyd Weaver Signature:  Date: 4/28/2023

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: 227 **RTU 3 Coil and RTU 9 Repair** **Date:** 4/28/2023

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 for labor and materials for repairs to HVAC rooftop units (RTUs) including RTU-3 which required a replacement coil and RTU-9 which required a replacement bracket to hold the fan in place. RTU-3 repairs included replacing the coil, filter and drier for the unit, recovering the refrigerant, testing and recharging the system to ensure proper functionality. See attached sheet from project specification 23 74 14 Packaged Rooftop Air Handling Units stating that warranty period on parts shall be 12 months from unit start-up and 18 months from shipment of parts. The warranty period for shipped parts was February 24, 2021 to August 24, 2022 and the start-up of the units occurred on September 15, 2021. Therefore, both of these units were out of the warranty period at the time of repair. PC 227 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Lochridge-Priest							
- RTU 3 Coil Replacement and RTU 9 Bracket	1	LS					\$5,900.00
Subcontractor Total							\$5,900.00
Subguard			1.50%				\$88.50
SUBTOTAL				0.00	0.00	0.00	5,988.50
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$5,988.50
* 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	\$5,988.50

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 # 228 Date: 5/1/2023

Reference Drawing #/Spec Section: _____

Area: Housing Pods A,B,C&D

Brief Description:

PC is a result of added scope to Bid Package #28A for intercom functionality requested by Owner.

What Caused the Change?

This is a request by Owner for safety of juveniles at Housing building. The enhanced processors will allow the speakers in the sleeping pods to trigger alarms and allow the staff to monitor and check in on juveniles.

Affected Trades: BP #28A: Security Electronics

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$32,996.64

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

Benefit to Project:

Provides enhanced intercom functionality for safety and security for juveniles as requested by Owner.

Notes & Clarifications:

This PC includes the cost to provide and install enhanced intercom processors to the intercom system in the new housing units. This is a request by Tarrant County for safety of juveniles. The enhanced processors will allow the speakers in the sleeping pods to trigger alarms and allow the staff to monitor and check in on juveniles. The processors add the audio level monitoring function which enables the system to generate an intercom call when the audio level at the station/speaker exceeds a programmed threshold. The Owner requested to add this functionality for all the bedroom speakers. The specifications and approved submittals did not call for this part therefore this is an add in scope. PC 228 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #28A Security Electronics: \$32,509.00

Increase of Subguard per PC #228: \$487.64

Reallocation from Construction Contingency: \$32,996.64

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

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:	228	Enhanced Intercom Processors	Date:	5/1/2023
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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

This PC includes the cost to provide and install enhanced intercom processors to the intercome system in the new housing units. This is a request by Tarrant County for safety of juveniles. The enhanced processors will allow the speakers in the sleeping pods to trigger alarms and allow the staff to monitor and check in on juveniles. The processors add the audio level monitoring function which enables the system to generate an intercom call when the audio level at the station/speaker exceeds a programmed threshold. The Owner requested to add this functionality for all the bedroom speakers. The specifications and approved submittals did not call for this part therefore this is an add in scope. PC 228 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Cornerstone Detention							
- Enhanced Intercom Processors	1	LS					\$32,509.00
Subcontractor Total							\$32,509.00
Subguard			1.50%				\$487.64
SUBTOTAL				0.00	0.00	0.00	32,996.64
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$32,996.64
* 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	\$32,996.64

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 # 230 Date: 5/1/2023

Reference Drawing #/Spec Section: _____

Area: Courts Building / Courtrooms

Brief Description:

PC is a result of added scope to Bid Package #27 Audio Visual for equipment alternates and after-hours labor.

What Caused the Change?

The originally specified Crestron AV equipment is back ordered and would not arrive at the project site until end of 2023 or later, so equipment alternates are being proposed in an effort to accelerate schedule and complete the project.

Affected Trades: BP #27: Audio Visual

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$15,740.91

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

Benefit to Project:

Provides AV equipment with faster lead times to complete the project as required by Owner.

Notes & Clarifications:

PC includes cost associated with alternate audio visual and control equipment to replace the originally specified Crestron equipment, including all cable, connectors, hardware, switches, relays, terminal blocks, panels, etc., to ensure complete and operational system. These alternates are being proposed as the original components are back ordered and would not arrive at the project until much later than desired by Owner. PC also includes after-hours labor to complete the installations while Courts building is unoccupied to avoid affecting court processes. PC 230 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #27 Audio Visual: \$15,508.29

Increase of Subguard per PC #230: \$232.62

Reallocation from Construction Contingency: \$15,740.91

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

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: 230 AV Substitution Date: 5/1/2023

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 alternate audio visual and control equipment to replace the originally specified Crestron equipment, including all cable, connectors, hardware, switches, relays, terminal blocks, panels, etc., to ensure complete and operational system. These alternates are being proposed as the original components are back ordered and would not arrive at the project until much later than desired by Owner. PC also includes after-hours labor to complete the installations while Courts building is unoccupied to avoid affecting court processes. PC 230 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)
AVI/SPL (SKC Communications)							
- AV Equipment Substitutions	1	LS					\$15,508.29
Subcontractor Total							\$15,508.29
Subguard			1.50%				\$232.62
SUBTOTAL				0.00	0.00	0.00	15,740.91
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$15,740.91
* Amount to Credit/Deduct against Owner's Betterment, if allowable							

Overhead Fee/Profit Fee	10.00%
Payment/Perf. Bond Fee	0.810%
Umbrella, GL & Auto Insurance	0.30%
Professional Liability/Pollution	0.05%
Builder's Risk Insurance Fee	0.18%
SUBTOTAL Owner Protective Ins., Liability & Builders Risk Insurance, CM Fee	0.00
AMOUNT IF TOTAL EXCEEDS 2% OVER GMP	\$15,740.91

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 # 226 Date: 4/6/2023

Reference Drawing #/Spec Section: CPR #20

Area: Area 1 Existing Parking Lot

Brief Description:

PC is a result of incurred cost for Bid Package #05 Steel for pricing request and submittal detailing for handrails.

What Caused the Change?

CPR #20 issued additional site handrails at the existing parking lot and subcontractor incurred cost for field measurements and shop drawings detailing, although the scope was eventually voided by Owner.

Affected Trades: BP# 05: Steel

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$2,344.65

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

Benefit to Project:

Provided pricing and shop drawings for the handrails issued in CPR #20.

Notes & Clarifications:

PC includes cost associated with field measurements of existing conditions and shop drawings detailing as well as a revision for the stainless steel handrails issued in CPR #20 which were eventually voided by Owner and did not reach fabrication/installation. PC is for the cost incurred by subcontractor to be involved in the pricing request and submittal process. PC #226 will be a reallocation from Bid Package #05 Steel Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #05 Steel: \$2,310.00

Increase of Subguard per PC #226: \$34.65

Reallocation from Bid Package #05 Steel Budget Allowance: \$2,344.65

CM Boyd Weaver Signature:  Date: 4/6/2023

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: 226 **CPR #20 Handrails Detailing** **Date:** 4/6/2023

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 field measurements of existing conditions and shop drawings detailing as well as a revision for the stainless steel handrails issued in CPR #20 which were eventually voided by Owner and did not reach fabrication/installation. PC is for the cost incurred by subcontractor to be involved in the pricing request and submittal process. PC #226 will be a reallocation from Bid Package #05 Steel Budget Allowance and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Keystone Steel							
- Field Measurements and Detailing for Handrails	1	LS					\$2,310.00
Subcontractor Total							\$2,310.00
Subguard			1.50%				\$34.65
SUBTOTAL				0.00	0.00	0.00	2,344.65
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$2,344.65
* 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	\$2,344.65

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 # 229 Date: 4/28/2023

Reference Drawing #/Spec Section: CPR #20

Area: Area 1 Existing Parking

Brief Description:

PC is a result of added scope to Bid Package #07 Joint Sealants for work related to CPR #20.

What Caused the Change?

CPR #20 Covered Walkway Ramp and Stair included scope for expansion joint sealants.

Affected Trades: BP #07: Joint Sealants

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$2,403.52

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

Benefit to Project:

Provides weatherproofing expansion joint sealants for the sidewalks and canopy columns related to CPR #20.

Notes & Clarifications:

PC includes cost associated with exterior paving expansion joint sealants at the sidewalks and covered walkway canopy columns necessary to complete the CPR #20 scope of work. PC 229 will be a reallocation from Expansion Joint Covers Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #07 Joint Sealants: \$2,368.00

Increase of Subguard per PC #229: \$35.52

Reallocation from Expansion Joint Covers Budget Allowance: \$2,403.52

CM Boyd Weaver Signature:  Date: 4/28/2023

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:	229	Additional Sealants CPR #20	Date:	4/28/2023
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Submitted To

Kamran Elahi
HIDR, 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 exterior paving expansion joint sealants at the sidewalks and covered walkway canopy columns necessary to complete the CPR #20 scope of work. PC 229 will be a reallocation from Expansion Joint Covers budget allowance and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
George D Alan - 3/4" Joint Sealants	1	LS					\$2,368.00
Subcontractor Total							\$2,368.00
Subguard			1.50%				\$35.52
SUBTOTAL				0.00	0.00	0.00	2,403.52
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$2,403.52
* 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	\$2,403.52

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 # 231R1 Date: 5/3/2023

Reference Drawing #/Spec Section: _____

Area: East Parking Lot, Vestibule K150

Brief Description:

PC is a result of added scope to Big Package #09G Painting for bollards and touch ups.

What Caused the Change?

RFI #200 added bollards for protection of the gas meter at the east parking lot, resulting in added paintwork required to finish the bollards. A light switch adjustment at Vestibule K150 required a drywall patch and repainting.

Affected Trades: BP #09G: Painting

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$645.54

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

Benefit to Project:

Provides a finish for the added gas meter bollards.

Notes & Clarifications:

PC includes cost associated with painting 2 metal bollards which were added for protection of the gas meter at the east parking lot entry per RFI #200 along with drywall and paint touch ups around a light switch adjustment at Vestibule K150 at Courts building. PC 231R1 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: \$636.00

Increase of Subguard per PC #231: \$9.54

Reallocation from Bid Package #09G Painting Budget Allowance: \$645.54

CM Boyd Weaver Signature:  Date: 5/3/2023

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: 231R1 **Paint Bollards and Touch Ups** **Date:** 5/3/2023

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 painting 2 metal bollards which were added for protection of the gas meter at the east parking lot entry per RFI #200 along with drywall and paint touch ups around a light switch adjustment at Vestibule K150 at Courts building. PC 231R1 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)
Noteboom							
- Paint 2 Bollards	1	LS					\$320.00
- Light Switch Touchups	1	LS					\$316.00
Subcontractor Total							\$636.00
Subguard			1.50%				\$9.54
SUBTOTAL				0.00	0.00	0.00	645.54
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$645.54
* 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	\$645.54

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 # 232 Date: 4/28/2023

Reference Drawing #/Spec Section: _____

Area: West Side of Existing Facility

Brief Description:

PC is a result of added scope to Bid Package #33 Site Utilities for a storm drain pipe repair.

What Caused the Change?

An existing unknown storm drain pipe was discovered to be damaged at the west side of existing facility after demo of the existing Housing pod requiring repair.

Affected Trades: BP #33: Site Utilities

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$2,708.02

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

Benefit to Project:

Provides repair to the damage storm drain pipe.

Notes & Clarifications:

PC includes cost associated with labor and materials to repair an 8" storm drain pipe which was underneath existing facility Housing building that was demolished. The pipe was damaged during removal of the foundation of the building. Existing As-Built drawings which were provided to us did not show this storm drain line, therefore this was an unforeseen condition and required repair when it was unexpectedly damaged. PC 232 will be a reallocation from Bid Package #33 Site Utilities Budget Allowance and will result in a \$0 change to GMP.

Increase to Bid Package #33 Site Utilities: \$2,668.00

Increase of Subguard per PC #232: \$40.02

Reallocation from Bid Package #33 Site Utilities Budget Allowance: \$2,708.02

CM Boyd Weaver Signature:  Date: 4/28/2023

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:	232	Storm Pipe Repair	Date:	4/28/2023
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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 labor and materials to repair an 8" storm drain pipe which was underneath existing facility Housing building that was demolished. The pipe was damaged during removal of the foundation of the building. Existing As-Built drawings which were provided to us did not show this storm drain line, therefore this was an unforeseen condition and required repair when it was unexpectedly damaged. PC 232 will be a reallocation from Bid Package #33 Site Utilities Budget Allowance and will result in a \$0 change to GMP.

Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Fire Line							
- 8" Storm Pipe Repair	1	LS					\$2,668.00
Subcontractor Total							\$2,668.00
Subguard			1.50%				\$40.02
SUBTOTAL				0.00	0.00	0.00	2,708.02
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$2,708.02
* 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	\$2,708.02

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

Boyd Weaver, Project Manager

APPROVED BY: _____