



Tarrant County Juvenile Center
Budget Reallocation #013

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 #233 – TAS Corrections

PC includes cost associated with furnishing and installing stainless steel site handrails for the covered walkway areas against the existing facility as issued in CPR #20 Covered Walkway, Ramp and Stair Addition affecting Bid Package #05 Steel, as well as paintwork scope to provide a finish for the handrails affecting Bid Package #09G Painting. PC also includes cost associated with saw cutting and removing the southeast section of curb at the horseshoe ramp outside of Area J at the new facility, excavating landscaping for new sidewalk and then forming and pouring new sidewalk with curb to connect the horseshoe with the existing sidewalk running perpendicular to Courts building in order to bypass the furthest west area of existing sidewalk that exceeds allowable slope, affecting Bid Package #03 Concrete. PC further includes concrete scope additions for adding a 5"x18" strip of sidewalk at manual gate for maneuvering clearance, as well as removing and replacing heaving and cracked paving and sidewalks at various locations as noted in the TAS Inspection Report. PC 233 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Contingency Deduction \$ (47,419.79)

2. PC #235 – Intercom Replacement and AV Relocation

PC includes cost to relocate the Tascam recorders out of the rack at Courtrooms J183 and K111 as requested by Owner IT Department during AV equipment installations when they realized that court personnel would need to easily access the device for recording during Court sessions and do not want it located behind a locked door in a secure area, resulting in added scope to Bid Package #27 AV Systems. This scope will include pulling 2 network cables from rack location to the desk location in the Courtrooms where the Tascam will be moved as well as commissioning and testing. PC also includes cost to expedite, deliver and install new Harding Digital Communication Controller (DCC) to the facility, uninstall the old unit, create return material authorization (RMA), and hand over unit to the facility to ship to Harding for repair, resulting in added scope to Bid Package #28 Security Electronics. As there was no attic stock provided for this equipment, there was not an additional controller onsite to be utilized which therefore requires this additional scope. PC #235 will be a reallocation from Construction Contingency therefore resulting in a \$0 change to GMP.

Contingency Deduction \$ (15,368.36)

Construction Contingency Amount	\$ 1,026,244.00
Previously Authorized Reallocations	(\$933,276.28)
Budget Reallocation #013 Reduction of Contingency	<u>(\$62,788.15)</u>
Balance of Construction Contingency:	\$ 30,179.57



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS



Tarrant County Juvenile Center
Budget Reallocation #013

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.

[This section intentionally left blank.]

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 # 233 Date: 9/25/2023

Reference Drawing #/Spec Section: CPR #20

Area: Site

Brief Description:

PC is a result of added scope to Bid Package #03 Concrete, Bid Package #05 Steel, and Bid Package #09G Painting in order to comply with deficiencies noted in final Texas Accessibility Standards (TAS) project inspection report.

What Caused the Change?

State code requirements related to accessible walkway handrails, maximum allowable concrete sidewalk slopes, and maneuvering clearances at manual doors and gates resulted in scope additions for new handrails, sidewalk revisions and additional concrete.

Affected Trades: BP #03: Concrete; BP #05: Steel; BP #09G: Painting

Pricing Required Due to Change: Yes ☒ No ☐ Approximate Cost Estimate: \$47,419.79

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

Benefit to Project:

Provides exterior site scope additions per TAS Inspection Report to ensure that all areas of the facility are fully code compliant.

Notes & Clarifications:

PC includes cost associated with furnishing and installing stainless steel site handrails for the covered walkway areas against the existing facility as issued in CPR #20 Covered Walkway, Ramp and Stair Addition affecting Bid Package #05 Steel, as well as paintwork scope to provide a finish for the handrails affecting Bid Package #09G Painting. PC also includes cost associated with saw cutting and removing the southeast section of curb at the horseshoe ramp outside of Area J at the new facility, excavating landscaping for new sidewalk and then forming and pouring new sidewalk with curb to connect the horseshoe with the existing sidewalk running perpendicular to Courts building in order to bypass the furthest west area of existing sidewalk that exceeds allowable slope, affecting Bid Package #03 Concrete. PC further includes concrete scope additions for adding a 5"x18" strip of sidewalk at manual gate for maneuvering clearance, as well as removing and replacing heaving and cracked paving and sidewalks at various locations as noted in the TAS Inspection Report. PC 233 will be a reallocation from Construction Contingency and will result in a \$0 change to GMP.

Increase to Bid Package #03 Concrete: \$24,963.00

Increase to Bid Package #05 Steel: \$16,911.00

Increase to Bid Package #09G Painting: \$4,845.00

Increase of Subguard per PC #233: \$700.79

Reallocation from Construction Contingency: \$47,419.79

CM Boyd Weaver Signature:  Date: 9/25/2023

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:	233	TAS Corrections	Date:	9/25/2023
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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
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Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
Keystone							
- CPR 20 Handrails	1	LS					\$16,911.00
Noteboom Paint							
- Painting of Handrails	1	LS					\$4,845.00
Wrangler							
- ADA Sidewalk Revisions	1	LS					\$10,088.00
Wrangler							
- Additional Concrete per TAS	1	LS					\$14,875.00
Subcontractor Total							\$46,719.00
Subguard			1.50%				\$700.79
SUBTOTAL				0.00	0.00	0.00	47,419.79
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$47,419.79
* 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		\$47,419.79

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



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Fort Worth, TX 76111
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Increase of Subguard per PC #233: \$700.79

Reallocation from Construction Contingency: \$47,419.79

CM Boyd Weaver Signature:  Date: 9/25/2023

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: 235 **Intercom Replacement and AV Relocation** **Date:** 9/13/2023

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

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Cost Impact	Qty	Unit	Rate	Labor (A)	Material (B)	Equip (C)	Sub (D)
SKC Communicationn/AVI							
- Relocate Tascam Recorders	1	LS					\$1,868.24
Cornerstone							
- Harding DCC Intercom Replacement Spare	1	LS					\$13,273.00
Subcontractor Total							\$15,141.24
Subguard			1.50%				\$227.12
SUBTOTAL				0.00	0.00	0.00	15,368.36
Total SFI Work							0.00
SUBTOTAL A,B,C,D *							\$15,368.36
* 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		\$15,368.36

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

SUBMITTED BY: _____

Boyd Weaver, Project Manager

APPROVED BY: _____