



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

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DATE: 05/10/2022

**SUBJECT: RECEIVE AND FILE THE NOTICE OF POTENTIAL  
CHANGE ORDERS FOR FACILITIES MANAGEMENT  
CONSTRUCTION PROJECTS**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court receive and file the notice of potential change orders (PCO's) for Facilities Management construction projects as listed below.

**BACKGROUND**

Pursuant to the State of Texas Government Code 262.031, the Director of Facilities Management approved the following work. The work was approved to prevent delays and possible cost increase impact to the County related to the design or construction of each respective project.

The amounts noted on each item are the order of magnitude cost. Once the contractor, architect/engineer and Tarrant County complete all back-up documentation and agree on a final price, the change order will be presented to the Commissioners Court.

Project Name: Juvenile Center Project

Contractor: Steele and Freeman, Inc./Post L Group, LLC

1. Potential Change Order (PCO) #053R1 – For adding outside air flow measuring stations to nineteen (19) Roof Top Units (RTU) per the conformance set of drawings. The airflow stations were originally removed by a Value Engineering (VE) but were determined to be necessary. This PCO is to add the VE's back to the project so the RTU controls can monitor airflow. The air flow is required for LEED Green Certification pre-requisites. This PCO will be reconciled in Budget Reallocation No. 5. Order of Magnitude: \$49,886.24 + zero (0) days
2. PCO #135 – The existing building fire panel was installed by Advanced Systems Alarm Services (ASAS), but the new expansion lowest responsive bidder is Imperial Fire Protection. Involvement of the trade contractor from Steel and Freeman, Inc. (SFI) contract will cancel the warranty of the existing building fire protection system. This PCO is to prevent warranty cancellation by hiring ASAS under SFI to add additional components to existing fire panel to allow monitoring of new building fire panel. This PCO will be reconciled in Change Order No. 6. Order of Magnitude: \$3,307.81 + zero (0) days

SUBMITTED BY: Facilities Management

PREPARED BY: Herman Contreras  
APPROVED BY: Mike Amador



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Project Name: Medical Examiner's Office Reception Renovation  
Contractor: Morales Construction Services

1. PCO #001 – The existing countertop transaction window on the west side of the lobby has a transaction top connected to millwork on the secure side of the wall. Modifications to the millwork are required for installation of the new transaction window. This PCO will be reconciled in Change Order No. 1. Order of Magnitude: \$1,005.00 + zero (0) days
2. PCO #002 – Upon demolition of glass and millwork at the Reception Area, it was discovered additional support for the existing fur-down is required to keep the fur-down in place. This PCO will be reconciled in Change Order No. 1. Order of Magnitude: \$400.00 + zero (0) days
3. PCO #003 – Due to demolition work, it was discovered the carpet which was to remain is not in whole and is missing pieces where walls and equipment were previously located. The entire section of carpet will now be replaced with owner supplied attic stock. This PCO will be reconciled in Change Order No. 1. Order of Magnitude: \$225.00 + zero (0) days
4. PCO #004 – For providing labor, materials and equipment for power transfer to a new door from the existing/demoed door that had a middle hinge to the new door which has continuous hinge. This PCO will be reconciled in Change Order No. 1. Order of Magnitude: \$718.00 + zero(0) days
5. PCO #005 – During demolition of the existing millwork, it was discovered the wall behind the millwork was exposed and did not have any gypsum board. This will provide covering the exposed wall area to match the adjacent existing wall. This PCO will be reconciled in Change Order No. 1. Order of Magnitude: \$1,200.00 + zero (-) days

Project Name: Subcourthouse in Arlington Finish-out and Renovation  
Contractor: Construction Zone of Texas, LLC

1. PCO #001 – Additional electrical and technology improvements are required in the Commissioner's office for installation of new furniture and a LCD television which will require coring, wall blocking and patch and repair of the existing wall. The cost for this PCO will be reconciled in Budget Reallocation No. 1 and additional time in Change Order No. 1. Order of Magnitude: \$8,902.50 + five (5) days
2. PCO #003 – Due to the long lead time to receive a glass markerboard, the contractor contacted another vendor who offered a credit to use their product as a substitution. This PCO will be reconciled in Change Order No. 1. Credit: \$1,000.00 + zero (0) days



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3. PCO #005 – For removal and replacement of the existing gypsum board is required for installation of sound batt insulation in walls at the Juvenile Services Multi-Purpose Room and the supervisor's office, which was omitted in the demolition plans. This PCO will be reconciled in Budget Reallocation No. 1. Order of Magnitude: \$2,784.00 + zero (0) days
4. PCO #006R – For change of the accent tile for the third-floor restrooms by the architect due to on-site review of the tile which did not appear appropriate with the field tile. The cost for this PCO will be reconciled in Budget Reallocation No. 1 and additional time in Change Order No. 1. Order of Magnitude: \$1,207.40 + zero (5) days
5. PCO #007R1 – For change of the wall between the Breakroom and Fitness Room as requested by the Commissioner's Office for a solid gypsum board wall in lieu of the proposed glass wall. The cost for this PCO will be reconciled in Budget Reallocation No.1 and additional time in Change Order No. 1. Order of Magnitude: \$8,885.54 + zero (3) days
6. PCO #008 – Once the carpet was laid per construction documents, the Commissioner's Office disapproved of the appearance of the herringbone pattern and requested a change to a random brick ashlar pattern. In addition, the color of the border carpet tile was changed. The cost for this PCO will be reconciled in Budget Reallocation No.1 and additional time in Change Order No. 1. Order of Magnitude: \$2,700.43 + zero (5) days

### **FISCAL IMPACT**

There is no fiscal impact associated with this item.