

3. Approval of Change Order No. 1 to the JFA Construction, LLC Construction Services Contract for the New Carports for Precinct 1 Maintenance Vehicles Project



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

PAGE 1 OF 8

DATE: 06/04/2024

**SUBJECT: APPROVAL OF CHANGE ORDER NO. 1 TO THE JFA
CONSTRUCTION, LLC CONSTRUCTION SERVICES CONTRACT
FOR THE NEW CARPORTS FOR PRECINCT 1 MAINTENANCE
VEHICLES PROJECT**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve Change Order No. 1 to the JFA Construction, LLC construction services contract for the New Carports for Precinct 1 Maintenance Vehicles project, located in Fort Worth.

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.

On September 19, 2023, the Commissioners Court, through Court Order #141777, awarded Bid No. F2023185 for a construction services contract with JFA Construction, LLC in the amount of \$524,424.55.

Change Order No. 1 increases the total contract price by \$75,087.36, which includes:

- Proposed Change Order (PCO) #01 – Striping Services – Owner requested value engineered credit for the removal of the striping scope from the project.
Deduct (\$5,877.39)
- PCO #02 – Pier Caps – Install seven (7) base plates to accommodate third-party pre-engineered metal building design.
Add \$6,098.74
- PCO #03 – Underground 2” Water Pipe Relocation – Discovery of an existing 2” underground water line at the pier location at structure 1A that requires re-routing.
Add \$15,463.71
- PCO #04 – Underground 400A Electrical Line – Discovery of an existing four hundred (400) amp underground electrical line at the pier location at structure 1A that requires relocation.
Add \$49,302.94

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Milissa Warner Michael Amador
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COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____ DATE: 06/04/2024 PAGE 2 OF 8

- PCO #05 – Blackout Fence Screens – End-user requested to install blackout fence screens for added security of equipment.

Add \$10,099.36

Change Order No. 1 adds zero (0) days to the contract time.

FISCAL IMPACT

The total for Change Order No. 1 is \$75,087.36 and will increase the total contract price from \$524,424.55 to \$599,511.91. Funding is available in account 45100-2024 Non-Debt Capital Fund / 6110300000 Commissioner Pct 1 Maintenance / 540000 Capital Outlay and Rebudgeted Capital.

Original Contract Total	\$524,424.55
Change Order No. 1	<u>\$ 75,087.36</u>
Revised Contract Total	\$599, 511.91



Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
New Carports for Precinct 1 Maintenance
Vehicles
800 E. Rendon Crowley Rd.
Fort Worth, Texas 76028

CONTRACT INFORMATION:
Contract For: General Construction

Date: 09 October 2023

CHANGE ORDER INFORMATION:
Change Order Number: 001- Rev 2

Date: 17 May 2024

OWNER: *(Name and address)*
Tarrant County Facilities Management
100 W. Weatherford St., Room 460B
Fort Worth, Texas 76196

ARCHITECT: *(Name and address)*
Bennett Partners
640 Taylor St., Suite 2323
Fort Worth, Texas 76102

CONTRACTOR: *(Name and address)*
JFA Construction, LLC
P.O. Box 101016
Fort Worth, Texas 76185

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

PCO #1- Credit for removal of striping scope of work (\$5,877.39). Exhibit attached.

PCO #2R- Addition of pier caps. Seven pier caps to accomodate third party PEMB design. Revision due to final structural design requiring additional steel and concrete than initial assumptions. \$6,098.74. Exhibit attached.

PCO #3- Discovered existing 2" underground water line at pier location in Sturcture #1A that requires re-routing and concrete work and concrete work for electric lines conflict. \$15,463.71. Exhibit attached.

PCO #4- Relocate electric lines due to conflict with the new structure. \$49,302.94 Exhibit attached.

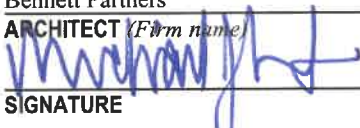

PCO #5- Owner requested addition of fence black out screen. \$10,099.36 Exhibit attached.

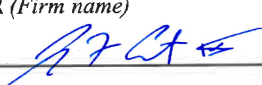
The original Contract Sum was	\$	524,424.55
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	524,424.55
The Contract Sum will be increased by this Change Order in the amount of	\$	75,087.36
The new Contract Sum including this Change Order will be	\$	599,511.91

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Bennett Partners
ARCHITECT *(Firm name)*

SIGNATURE
Michael J. Bennett, AIA, Principal &
CEO
PRINTED NAME AND TITLE

DATE

JFA Construction, LLC
CONTRACTOR *(Firm name)*

SIGNATURE
John F. Austin IV President
PRINTED NAME AND TITLE
2024-5-20
DATE

Tarrant County Facilities Management
OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



JFA Construction, LLC
PO Box 101016
Ft Worth TX 76185
432-699-4133

Proposed Change

Order Order#: 1

Order Date: 01/12/2024

To: Tarrant County Auditors Office
Attn Account Payable
100 E Weatherford Room 506
Ft Worth TX 76196

Project: 230071
Tarrant County Car Ports
800 E. Rendon Crowley Rd.
Burleson TX 76028

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By: 1 John Austin, IV

Customer Order:

Specifications Attached ☐

Description of Work	Amount
20 Services - Striping	-4,019.26
40 Alt 1 1A - Striping	-866.02
50 Alt 1 1 - Striping	-640.12
60 Alt 1 1 - Striping	-351.99

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

-5,877.39

The original Contract Sum was	524,424.55
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	524,424.55
The Contract Sum will be changed by this Change Order	-5,877.39
The new Contract Sum including this Change Order will be	518,547.16
The Contract Time will be changed by	0 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____



JFA Construction, LLC
PO Box 101016
Ft Worth TX 76185
432-699-4133

Proposed Change Order

Order#: 2

Order Date: 02/22/2024

To: Tarrant County Auditors Office
Attn Account Payable
100 E Weatherford Room 506
Ft Worth TX 76196

Project: 230071
Tarrant County Car Ports
800 E. Rendon Crowley Rd.
Burleson TX 76028

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By: 1 John Austin, IV

Customer Order: 4400014054

Specifications Attached ☐

Description of Work	Amount
6 Concrete caps for 3' drill piers Buiding 4	4,356.24
1 Concret Cap for 3' drill pier Building 1C	726.04
Overhead and Profit	1,016.46

Notes

Updated pricing based on engineered drawings attached. Initial pricing based on typical detail.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

6,098.74

The original Contract Sum was	524,424.55
Net change by previous Change Orders	-5,877.39
The Contract Sum prior to this Change Order	518,547.16
The Contract Sum will be changed by this Change Order	6,098.74
The new Contract Sum including this Change Order will be	524,645.90
The Contract Time will be changed by	10 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____



JFA Construction, LLC

PO Box 101016
Ft Worth TX 76185
432-699-4133

Proposed
Change
Order Order#: 3

Order Date: 04/03/2024

To: Tarrant County Auditors Office
Attn Account Payable
100 E Weatherford Room 506
Ft Worth TX 76196

Project: 230071
Tarrant County Car Ports
800 E. Rendon Crowley Rd.
Burleson TX 76028

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By: 1 John Austin, IV

Customer Order:

Specifications Attached ☐

Description of Work	Amount
Move Water Line	2,760.37
Profit	6,212.44
Concrete Cutting & Replacement	5,290.90
Equipment Remobalization	1,200.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

15,463.71

The original Contract Sum was	524,424.55
Net change by previous Change Orders	221.35
The Contract Sum prior to this Change Order	524,645.90
The Contract Sum will be changed by this Change Order	15,463.71
The new Contract Sum including this Change Order will be	540,109.61
The Contract Time will be changed by	10 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____



JFA Construction, LLC
PO Box 101016
Ft Worth TX 76185
432-699-4133

**Proposed
Change
Order** Order#: 4

Order Date: 04/23/2024

To: Tarrant County Auditors Office
Attn Account Payable
100 E Weatherford Room 506
Ft Worth TX 76196

Project: 230071
Tarrant County Car Ports
800 E. Rendon Crowley Rd.
Burleson TX 76028

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By: 1 John Austin, IV

Customer Order: 4400014054

Specifications Attached ☐

Description of Work	Amount
Electrical Repairs per plan	44,720.94
Profit & Overhead	4,582.00

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

49,302.94

The original Contract Sum was	524,424.55
Net change by previous Change Orders	15,685.06
The Contract Sum prior to this Change Order	540,109.61
The Contract Sum will be changed by this Change Order	49,302.94
The new Contract Sum including this Change Order will be	589,412.55
The Contract Time will be changed by	30 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____



JFA Construction, LLC
PO Box 101016
Ft Worth TX 76185
432-699-4133

Proposed Change

Order Order#: 5

Order Date: 04/29/2024

To: Tarrant County Auditors Office
Attn Account Payable
100 E Weatherford Room 506
Ft Worth TX 76196

Project: 230071
Tarrant County Car Ports
800 E. Rendon Crowley Rd.
Burleson TX 76028

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By: 1 John Austin, IV

Customer Order:

Specifications Attached ☐

Description of Work	Amount
Blackout Screens for Fence Material	5,460.13
Blackout Screens for Fence Labor	2,956.00
Profit & Overhead	1,683.23

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

10,099.36

The original Contract Sum was	524,424.55
Net change by previous Change Orders	64,988.00
The Contract Sum prior to this Change Order	589,412.55
The Contract Sum will be changed by this Change Order	10,099.36
The new Contract Sum including this Change Order will be	599,511.91
The Contract Time will be changed by	0 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____