COMMISSIONERS COURT COMMUNICATION

COURT ORDER NUMBER 145731

DATE: 8/19/2025

SUBJECT: **CONSIDERATION OF CHANGE ORDER NO. 4 TO NORTHRIDGE CONSTRUCTION GROUP CONSTRUCTION SERVICES CONTRACT FOR THE 350 WEST BELKNAP BUILDING REMODEL OF FLOORS 1 THROUGH 4**

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider approving Change Order No. 4 to the Northridge Construction Group construction services contract for the 350 West Belknap Building Remodel of Floors 1-4.

BACKGROUND

On April 02, 2024, the Commissioners Court, through Court Order #142921, awarded Bid No. F2024032 for the construction services contract with Northridge Construction Group in the amount of $20,551,203.00.

On January 14, 2025, the Commissioners Court, through Court Order #144548, approved Change Order No. 1 to the construction services contract with Northridge Construction Group increasing the contract by $2,253.61. The revised total contract value is $20,553,456.61.

On March 11, 2025, the Commissioners Court, through Court Order #144832, approved Change Order No. 2 to the construction services contract with Northridge Construction Group, increasing the contract by $17,343.35, raising the revised total contract value to $20,570,799.96.

On July 1, 2025, the Commissioners Court, through Court Order #145447, approved Change Order No. 3 to the construction services contract with Northridge Construction Group, increasing the contract by $102,730.76, bringing the revised total contract value to $20,673,530.72.

Change Order No. 4 increases the total contract amount by $127,799.30. It does not impact the duration of the contract and includes the following scope of work adjustments:

Proposed Change Order (PCO) 20: Structural Support Steel, Hoist Beam and Safety Beam Elev #4 - field observations by the structural engineer determined the necessary hoist beam, safety support, and elevator rail support structure is not present at the existing elevator shaft #4. These costs accommodate the steel elements and the masonry effort required to install new opening frames at all levels. This PCO has been released through the Fast-Track process in order to mitigate delay to the completion date.
ADD $44,583.00

PCO 21: Structural Support Steel, Hoist Beam and Safety Beam Elev. #5 and #6- field observations by the structural engineer determined the necessary hoist beam, safety support, and elevator rail support structure is

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Jon Hendrickson

not present at the existing elevator shafts #5, and #6. These costs accommodate the steel elements and the masonry effort required to install new opening frames at all levels.
ADD $83,216.30

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.

FISCAL IMPACT

The total for Change Order No. 4 is $127,799.30 which increases the total contract price from $20,673,530.72 to $20,801,330.02. Funding is available in account 45100-2025 Non-Debt Capital Funds/3110301000 350 W. Belknap Building/540000 Capital Outlay.

Original Contract Price	$	20,551,203.00
Change Order #1	$	2,253.61
Change Order #2	$	17,343.35
Change Order #3	$	102,730.76
Change Order #4	$	127,799.30
Revised Contract Price	$	20,801,330.02

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Change Order

PROJECT: *(Name and address)*
2020.060.00 - Tarrant County 350 W. Belknap

CONTRACT INFORMATION:
Contract For: General Construction

Date: April 19, 2024

CHANGE ORDER INFORMATION:
Change Order Number: 004

Date: 7/28/25

OWNER: *(Name and address)*
Tarrant County
100 W Weatherford St
Fort Worth, Texas 76196

ARCHITECT: *(Name and address)*
GSBS Architects
901 W Vickery Blvd STE 100
Fort Worth, Texas 76104

CONTRACTOR: *(Name and address)*
Northridge Construction Group
6904 NE Loop 820
North Richland Hills, Texas 76108

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.)

1.PCO 20: Structural Support Steel, Hoist Beam and Safety Beam Elev #4 - field observations by the structural engineer determined the necessary hoist beam, safety support, and elevator rail support structure is not present at the existing elevator shaft #4. These costs accommodate the steel elements and the masonry effort required to install new opening frames at all levels. This PCO has been released through the Fast-Track process in order to mitigate delay to the completion date.

charge of $44,583.00

2. PCO 21: Structural Support Steel, Hoist Beam and Safety Beam Elev. #5 and #6- field observations by the structural engineer determined the necessary hoist beam, safety support, and elevator rail support structure is not present at the existing elevator shafts #5, and #6. These costs accommodate the steel elements and the masonry effort required to install new opening frames at all levels.

charge of $83,216.30

Total Cost Add: $127,799.30

The original Contract Sum was	$ 11,702,285.00
The net change by previously authorized Change Orders	$ 122,327.72
The Contract Sum prior to this Change Order was	$ 11,824,612.72
The Contract Sum will be increased by this Change Order in the amount of	$ 127,799.30
The new Contract Sum including this Change Order will be	$ 11,952,412.02

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be 11/14/25

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.

ARCHITECT	CONTRACTOR	OWNER
GSBS Architects *(Firm name)*	Northridge Construction Group *(Firm name)*	Tarrant County *(Firm name)*
SIGNATURE	SIGNATURE	SIGNATURE
Jevin Yoder, NCIDQ	Jacob Tyler, Project Manager	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
07/28/2025	07/29/2025	
DATE	DATE	DATE

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User Notes:
(3B9ADA45)

TARRANT COUNTY

DEPARTMENT OF FACILITIES MANAGEMENT

DATE: July 23, 2025

TO: Jacob Tyler, Project Manager
Northridge Construction Group

FROM: Jon P. Hendrickson, Assistant Director – Construction Services

RE: 350 W. Belknap Phase 2 Floors 1 & 2 Renovation – PCO 20 / RFI 85

We are in receipt of PCO No. 20 (RFI 85) in the amount of $44,583.00 which includes the following scope changes for Phase II:

This PCO is to provide additional miscellaneous structural steel elements and masonry modifications within elevator shaft #4 in order rectify the existing conditions and facilitate the prompt and appropriate installation of elevator #4. This will allow for the timeliest installation elevator #4 with minimal impact to the overall project completion schedule.

The description of work and cost breakdown have been reviewed and found to be acceptable. The Contract Time will be increased by zero (0) days for this work.

Please implement PCO No. 20 which will be formally included in Change Order No. 4.

PCO No. /OR/Potential Change Order: PR20

Document Reference: **RFI 085**

Date: **07/16/2025**

Project: **350 W. Belknap**

DESCRIPTION: Elevator 4 Work

OSHA now require a Life Line Beam as well as a Hoist Beam in elevator shafts. Elevator 4 will have scaffolding installed the shaft while leaving elevator 5 open to the public for basement visitation. We'll install steel and cut all 5 landing openings to meet OTIS requirements as well. NCG will also provide new brushed stainless steel frames at all new elevator openings at no additional cost to the Owner.

COST IMPACT: ADD or DEDUCT
$44,583.00

ADD: Forty-Four Thousand Five Hundred Eighty-Three and 00/100 Dollars

TIME IMPACT:

ADD: **Zero (0) Days** to be added to the current substantial completion

We look forward to working with you. If you are in need of any other assistance, please contact us.

Sincerely,
Northridge Construction Group, LLC.

By: Jacob Tyler_____

Date: 07/16/2025_____

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotals	TOTALS
	LABOR					
1						
2						
3						
4						
5						
6						
7				Labor Burden		
8					***LABOR TOTAL***	
	MATERIALS/RENTALS					
9						
10						
11						
12						
13						
14						
15					***MATERIALS TOTAL***	
	SUBCONTRACTORS & OTHER SUPPORT					
16	KBP Steel	1	LS	$29,699.37	$29,699.37	$29,699.37
17	Shirley Masonry	1	LS	$7,959.74	$7,959.74	$7,959.74
18						
19						
20						
21						
22					***SUBCONTRACTORS & OTHER SUPPORT TOTALS***	$37,659.11
23	**Additional Calendar Days To Be Added:**		**DAYS**			

COMMENTS:		
	SUB-TOTAL	$37,659.11
	10% OH	$3,765.91
	5% Profit	$2,071.25
	Bond Fee	$1,086.73
	GRAND TOTAL	**$44,583.00**

PCO No. /OR/Potential Change Order: PR21

Document Reference: **RFI 085**

Date: **07/16/2025**

Project: **350 W. Belknap**

DESCRIPTION:

OSHA now require a Life Line Beam as well as a Hoist Beam in elevator shafts. Elevator 5 & 6 will have scaffolding installed, then we'll have the steel fabricated and install per engineering, then elevator 6 will have the grouting completed per information below. Then both elevators will being install.

Also included in the pricing is the grouting of elevator 6. See response "PER CONVERSATIONS WITH STRUCTURAL, THE ONLY CMU WALL THAT WILL NEED TO BE GROUTED IS AT ELEVATOR #6 AT THE TOP WHERE THE DEH FORCES ARE LOCATED. INSTALL 1-#4 IN EACH CELL FOR 2'-0" (3 CELLS)SECTION FROM TOP OF CMU TO THE BASE OF THAT CMU WALL (4TH FLOOR SLAB)."

COST IMPACT: ADD or DEDUCT
$83,216.30

ADD: Eighty-Three Thousand Two Hundred Sixteen and 30/100 Dollars

TIME IMPACT:

ADD: 0 Days to be added to the current substantial completion

We look forward to working with you. If you are in need of any other assistance, please contact us.

ITEM	DESCRIPTION	QTY.	UNIT	COST	Subtotals	TOTALS
	LABOR					
1						
2						
3						
4						
5						
6						
7				Labor Burden		
8					***LABOR TOTAL***	
	MATERIALS/RENTALS					
9						
10						
11						
12						
13						
14						
15					***MATERIALS TOTAL***	
	SUBCONTRACTORS & OTHER SUPPORT					
16	KBP Steel	1	LS	$49,831.94	$49,831.94	$49,831.94
17	Shirley Masonry	1	LS	$20,459.10	$20,459.10	$20,459.10
18						
19						
20						
21						
22					***SUBCONTRACTORS & OTHER SUPPORT TOTALS***	$70,291.04
23	**Additional Calendar Days To Be Added:**		**DAYS**			

COMMENTS:		
	SUB-TOTAL	$70,291.04
	10% OH	$7,029.10
	5% Profit	$3,866.01
	Bond Fee	$2,030.15
	GRAND TOTAL	**$83,216.30**

Attach relevant proposals here: