



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER 145238

PAGE 1 OF 5

DATE: 5/20/2025

SUBJECT: CONSIDERATION OF CHANGE ORDER NO. 1 TO THE TALBERT RODD, LLC CONSTRUCTION SERVICES CONTRACT FOR THE J.D. JOHNSON NORTHWEST SUBCOURTHOUSE MULTI-PURPOSE COMMUNITY ROOM BUILD-OUT

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider Change Order No. 1 to the Talbert Rodd, LLC construction services contract for the J.D. Johnson Northwest Subcourthouse Multi-Purpose Community Room Build-Out.

BACKGROUND

On June 18, 2024, the Commissioners Court, through Court Order #143341, awarded Bid No. F2024123, J.D. Johnson Northwest Subcourthouse Multi-Purpose Community Room Build-Out, for Facilities Management-Construction Services, to Talbert Rodd, LLC for \$219,000.53.

Change Order No. 1 decreases the total contract price by \$6,727.00, does not impact the duration of the contract, and includes the following scope of work adjustments:

Proposed Change Order (PCO) #01 – deduction of HVAC Controls – PC includes a scope reduction to remove the HVAC Controls and programming.
Deduct (\$6,727.00)

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. 1 is a net deduct of (\$6,727.00) and will decrease the total contract price from \$219,000.53 to \$212,273.53. Funding is available in account 45100-2024 Non-Debt Capital/ 31102260000 NW Sub-Courthouse / 540000 Capital Outlay.

Original Contract Total \$219,000.53
Change Order No. 1 (\$ 6,727.00)
Revised Contract Total \$212,273.53

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Frank Lopez



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Change Order

PROJECT: *(Name and address)*

Tarrant County Northwest SubCourthouse
- Multi-Purpose Community Room
6713 Telephone Road
Lake Worth, Texas

CONTRACT INFORMATION:

Contract For: General Construction

Date: June 21, 2024

CHANGE ORDER INFORMATION:

Change Order Number: 001

Date: March 24, 2025

OWNER: *(Name and address)*

Tarrant County Facilities Management
100 W. Weatherford Street
Fort Worth, TX

ARCHITECT: *(Name and address)*

RPGA Design Group, Inc.
1530 Rio Grande Avenue, #100
Fort Worth, TX

CONTRACTOR: *(Name and address)*

Talbert Rodd LLC
5300 Keller Spring Road #1056
Dallas, TX

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.)

A change in scope due to third party, Enviromatic Systems, completing the installation of new VAV controls with the existing BAC at JD Johnson Northwest:

- JD Johnson Northwest JP- Scope change to update existing graphical user interface, install damper control, flow control of the box CFM as specified, control heat as required, space temperature sensor with setpoint, display and override, discharge air temperature sensors, labor to demo existing and keep the rest of the building operational, provide labor to perform work between 5pm and 8am, provide labor to demo existing controls while keeping remainder of building operational, update existing control drawings with new renovation for records, complete necessary control wiring.

- Labor & materials: (-\$6,727.00)

The original Contract Sum was	\$	219,000.53
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	219,000.53
The Contract Sum will be decreased by this Change Order in the amount of	\$	6,727.00
The new Contract Sum including this Change Order will be	\$	212,273.53

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.

RPGA Design Group, Inc.

ARCHITECT *(Firm name)*

SIGNATURE

Javier Lucio, Principal

PRINTED NAME AND TITLE

3/24/25

DATE

Talbert Rodd LLC

CONTRACTOR *(Firm name)*

SIGNATURE

Alexandra Throckmorton, Chief Operating Officer

PRINTED NAME AND TITLE

4/4/2025

DATE

Tarrant County

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

Tom Stallings
Director - Interim

DATE: April 4 , 2024

TO: Alexandra Throckmorton, Project Manager
Talbert Rodd

FROM: Jon Hendrickson, Assistant Director – Building Services

A handwritten signature in green ink, appearing to be "JH", is written next to the name Jon Hendrickson.

RE: J.D. Johnson Northwest Subcourthouse Multi-Purpose Community Room Build-Out

We are in receipt of PCO #1 for deduction of HVAC Controls which includes a scope reduction to remove the HVAC Controls and programming. *Deduct (\$6,727.00)*

Please be advise that Tarrant County accepts the deductive change as noted above and the contract total shall be reduced from \$219,000.53 to \$212,273.53. This deduction is hereby authorized and is to be shown within the next application for payment.

The Contract Time will be increased by zero (0) days for this work.

Potential Change Order

No.:	1
Date:	March 19, 2025
C.O. No.:	1
Project:	Tarrant County Multi-Purpose Room Build Out F2024123
Location:	J.D. Johnson Multi-Purpose Room Build Out

TO: Lorin Scarborough

FROM: Alexandra Throckmorton

Tarrant County

Talbert Rodd, LLC

100 E. Weatherford Street

5300 Keller Springs Road, Unit 1056

Fort Worth, TX 76196

Dallas, TX 75248

DESCRIPTION OF CHANGE:

A change in scope due to third party, Enviromatic Systems, completing the installation of new VAV controls with the existing BAC at JD Johnson Northwest:

- JD Johnson Northwest Multi-Purpose Room- Scope change to update existing graphical user interface, install damper control, flow control of the box CFM as specified, control heat as required, space temperature sensor with setpoint, display and override, discharge air temperature sensors, labor to demo existing and keep the rest of the building operational, provide labor to perform work between 5pm and 8am, provide labor to demo existing controls while keeping remainder of building operational, update existing control drawings with new renovation for records, complete necessary control wiring
 - Labor & materials: (-\$6,727.00)

TALBERT RODD

5300 KELLER SPRINGS ROAD #1056
DALLAS, TX 75248

CONTRACTORS AFFECTED:

None

SCHEDULE:

No impact

Possible impact

Impact to schedule as follows

SUBCONTRACTED	DESCRIPTION	AMOUNT
Subcontractor PCO 02	JD Johnson Northwest Multi-Purpose Room- Scope change to update existing graphical user interface, install damper control, flow control of the box CFM as specified, control heat as required, space temperature sensor with setpoint, display and override, discharge air temperature sensors, labor to demo existing and keep the rest of the building operational, provide labor to perform work between 5pm and 8am, provide labor to demo existing controls while keeping remainder of building operational, update existing control drawings with new renovation for records, complete necessary control wiring	(-\$6,727.00)
SUBTOTAL		
ALLOWABLE O&P		
TOTAL SUBCONTRACTED WORK		
SUBTOTAL		(-\$6,727.00)

TOTAL COST FOR CHANGE ORDER (-6,727.00)
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Your acceptance of this Potential Change Order shall constitute a modification to our Agreement and will be performed subject to all the same terms and conditions in our Agreement above, as fully as if the same were repeated in this acceptance.

TALBERT RODD, LLC

TARRANT COUNTY

BY:

BY:

ALEXANDRA THROCKMORTON

DATE:

DATE: