



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

PAGE 1 OF 22

DATE: 1/14/2025

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

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

COMMISSIONERS COURT ACTION REQUESTED

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

BACKGROUND

On April 2, 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.

Change Order No. 1 increases the total contract amount by \$2,253.61 and includes the following:

Proposed Change Order (PCO) #1 – (Add for wall type) -This PCO change is to upgrade the D1A wall type to D1D (with batt insulation) for typical offices, conference rooms, and restrooms as shown on ASI No. 1.
ADD \$16,024.04

PCO #2 – (Add for drain pans) -This PCO change is for the installation of 18 galvanized drain pans in areas over critical equipment. The drain pans will match existing and be used as a provisional measure to prevent water damage to finishes.
ADD \$23,970.40

PCO #4 – (Changes to rooms 1137, 1130, and 3326) - This PCO is to change the layout of multiple rooms due to a request from different departments.
DEDUCT (\$4,444.42)

PCO #6 – (CCD No.3) - This PCO is to change the layout of multiple rooms due to current site conditions.
ADD \$16,680.14

PCO #7 – (Replace horizontal blinds with Aluminum) - This PCO is based on owner requested value engineering to replace horizontal louver blinds with aluminum.
DEDUCT (\$49,976.55)

Change Order No. 1 does not add additional days to the contract time.

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Michael Amador



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____ DATE: 1/14/2025 PAGE 2 OF 22

FISCAL IMPACT

The total for Change Order No. 1 is \$2,253.61 and will increase the total contract price from \$20,551,203.00 to \$20,553,456.61. Funding is available in account 45100-2025 Non-Debt Capital Funds/3110301000 350 W. Belknap Building/540000 Capital Outlay.

Original Contract Total	\$ 20,551,203.00
Change Order No. 1	\$ 2,253.61
Revised Contract Total	\$ 20,553,456.61



AIA Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2020.060.00 - Tarrant County 350 W. Belknap	CONTRACT INFORMATION: Contract For: General Construction Date: April 19, 2024	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 12/26/24
OWNER: <i>(Name and address)</i> Tarrant County 100 W Weatherford St. Fort Worth, Texas 76196	ARCHITECT: <i>(Name and address)</i> GSBS Architects 901 W Vickery Blvd STE 100, Fort Worth, TX 76104	CONTRACTOR: <i>(Name and address)</i> NorthRidge Construction Group 6904 NE Loop 820, North Richland Hills, TX 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. PR 01, CCD 01 – 4th Floor addition of attenuation batting for offices.

See attached description of work in attached CCD 01 and Proposal Request PR 01 from Northridge Construction.

See attached Department of Facilities Management letter of approval.

charge of \$16,024.04

2. PR 02, RFI 006 – Spill Pans: Installation of 18 galvanized spill pans on selected locations to match existing as a provisional measure to prevent water damage to finishes materials in case of unforeseen leak from ceiling piping, all pans are suspended with suitable hanger and provided with provisional drain connection opening with removable cap.

See attached Proposal Request 02 and supporting documentation.

See attached Department of Facilities Management letter of approval.

charge of \$23,970.40

3. PR 04, CCD 02 – Rooms 1137, 1130, 3326

See attached description of work in attached CCD 02 and Proposal Request PR 04 from Northridge Construction.

See attached Department of Facilities Management letter of approval.

credit of (\$4,444.42)

4. PR 06, CCD 03 - Executive office changes on level 4.

See attached description of work in attached CCD 03 and Proposal Request PR 06 from Northridge Construction.

See attached Department of Facilities Management letter of approval.

charge of \$16,680.14

5. PR 07 - Blinds change from wood to aluminum.

Owner has accepted value engineering of changing the specified wood slat blinds to an aluminum slat blind for the scheduled locations.

See attached PR 07 from Northridge Construction.

credit of (\$49,976.55)

See attached Department of Facilities Management letter of approval.

Total Cost Add \$2,253.61


The original Contract Sum was	\$ 11,702,285.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 11,702,285.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,253.61
The new Contract Sum including this Change Order will be	\$ 11,704,538.61

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.

GSBS Architects ARCHITECT (Firm name)	NorthRidge Construction Group CONTRACTOR (Firm name)	Tarrant County OWNER (Firm name)
 SIGNATURE	 SIGNATURE	 SIGNATURE
STEVEN F GILL / ARCHITECT PRINTED NAME AND TITLE	Alesha Miller, Vice President PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE
12/26/24 DATE	12/26/2024 DATE	 DATE

CERTIFICATION OF
AVAILABLE FUNDS: \$ _____

Tarrant County Auditor



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: October 16, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

FROM: Frank T. Lopez, Assistant Director – Building Services

FL
FL

RE: 350 W. Belknap Phase 1 Floors 3 & 4 Renovation

We are in receipt of PCO No. 1 (Add for wall type) in the amount of \$16,024.04. This PCO is to upgrade the D1A wall type to D1D (with batt insulation) for typical offices, conference rooms, and restrooms as shown on ASI No. 1.

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. 1 into Change Order No. 1.

Potential Change Order: 01R2-Ph 1

Document Reference: ASI No. 1 / RFI 4
To: Steve Gill, GSBS
Date: 8/12/2024
Project: 350 Belknap – Phase 1 Floors 3 & 4 Renovation

DESCRIPTION:

Wall tag D1A for Typical office, Conference rooms, and restrooms revised to Wall Tag D1D (adding Batt Insulation) per ASI No. 1

COST IMPACT: ADD or DEDUCT

ADD: Sixteen Thousand Twenty Four and 04/100 Dollars \$16,024.04

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: _____

Date: 8/16/2024

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	Rice Drywall	1	LS	\$13,601.61	\$13,601.61	\$13,601.61
17						
18						
19						
20						
21						
22	SUBCONTRACTORS & OTHER SUPPORT TOTALS					\$13,601.61
23	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	<i>SUB-TOTAL</i>	\$13,601.61
	<i>10% OH</i>	\$1,360.16
	<i>5% Profit</i>	\$748.08
	<i>Bond Fee</i>	\$314.19
	GRAND TOTAL	\$16,024.04

Attach relevant proposals here:



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: December 2, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

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

A handwritten signature in blue ink, appearing to be "JPH", is written over a blue horizontal line. Below the line, the initials "JPH" are printed in a small, blue, sans-serif font.

RE: 350 W. Belknap Phase 1 Floors 3 & 4 Renovation – PCO No. 2

We are in receipt of PCO No. 2 (Add for drain pans) in the amount of \$23,970.40. This PCO is for the installation of 18 galvanized drain pans in areas over critical equipment. The drain pans will match existing and be used as a provisional measure to prevent water damage to finishes. All pans will be suspended with a suitable hanger, and provided with a provisional drain connection opening and removable cap. The drain pans will avoid any future unforeseen leak from the ceiling piping.

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. 2 into Change Order No. 1.

Potential Change Order: 02-Ph 1

Document Reference: RFI 006
To: Steve Gill, GSBS
Date: 11/20/2024
Project: 350 Belknap – Phase 1 Floors 3 & 4 Renovation

DESCRIPTION:

Installation of 18 galvanized spill pans on selected locations to match existing as a provisional measure to prevent water damage to finishes materials in case of unforeseen leak from ceiling piping, all pans are suspended with suitable hanger and provided with provisional drain connection opening with removable cap.

COST IMPACT: ADD or DEDUCT

ADD: Twenty-Three Thousand Nine Hundred Seventy and 40/100 Dollars \$23,970.40

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: 11-20-2024 _____

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	Freer Mechanical	1		\$20,346.66	\$20,346.66	\$20,346.66
17						
18						
19						
20						
21						
22	SUBCONTRACTORS & OTHER SUPPORT TOTALS					\$20,346.66
23	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	<i>SUB-TOTAL</i>	\$20,346.66
	<i>10% OH</i>	\$2,034.66
	<i>5% Profit</i>	\$1,119.07
	<i>Bond Fee</i>	\$470.01
	GRAND TOTAL	\$23,970.40



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: December 10, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

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

RE: 350 W. Belknap Phase 1 Floors 3 & 4 Renovation – PCO No. 4 JH
JH

We are in receipt of PCO. No. 4 (Changes to room 1137, 1130, and 3326) in the amount of (\$4,444.42). This is a deductive PCO to make changes to several rooms per scope changes included in the Construction Change Directive #2.

Request from the Constable Department, Room #1137 (Process Evidence Room) is being converted into an office.

In addition, the Specialty Court (CCA Department) has requested that Office #3326 be adapted to accommodate a TLETS machine.

In response to these end-user requirements, this Construction Change Directive has been issued to implement necessary modifications to meet their needs as detailed on backup document below.

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. 4 into Change Order No. 1.

Potential Change Order: PR4-Ph 1&2

Document Reference: Construction Change Directive #2
To: Steve Gill, GSBS
Date: 12/09/2024
Project: 350 Belknap – Phase 1 Floors 3 & 4 Renovation

DESCRIPTION:

Changes to Room 1137, 1130, and 3326 per scope changes included in CCD#2 Dated 8/15/2024.

This also includes the change per RFI 47 per Husain's request.

COST IMPACT: ADD or DEDUCT

Deduct: Four Thousand Four Hundred Forty-four and 42/100 Dollars -\$(4,444.42)

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: _____

Date: _____

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	CenterPoint Productions	1	LS	-\$ (5,465.00)	-\$ (5,465.00)	-\$ (5,465.00)
17	G4 Glazing	1	LS	\$1,000.00	\$1,000.00	\$1,000.00
18	Simply Floor It, LLC	1	LS	\$700.00	\$700.00	\$700.00
19	Stevens Electric	1	LS	-\$ (1,386.38)	-\$ (1,386.38)	-\$ (1,386.38)
20	Thor Construction	1	LS	\$847.00	\$847.00	\$847.00
21	Trinity Wall Systems	1	LS	\$505.72	\$505.72	\$505.72
22	SUBCONTRACTORS & OTHER SUPPORT TOTALS					-\$ (3,798.66)
23	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	<i>SUB-TOTAL</i>	-\$ (3,798.66)
	<i>10% OH</i>	-\$ (379.86)
	<i>5% Profit</i>	-\$ (189.93)
	<i>Bond Fee</i>	-\$ (75.97)
	GRAND TOTAL	-\$ (4,444.42)



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: December 6, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

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

RE: 350 W. Belknap Phase 1 Floors 3 & 4 Renovation PCO No. 6

We are in receipt of PCO. No. 6 (Changes to Phase 1 and 2) in the amount of \$16,680.14.

1. Due to the current site conditions, there are three existing sanitary pipes running vertically through office 4480, which are positioned in the center of the office. The pipes are not able to be relocated.
2. As per verification on site, there is a sanitary pipe that should fall in the HR room as originally designed, it has been found outside of HR Storage 4455, wall furred out around pipe in hallway, adjacent to second door of HR storage has been removed and repurposed for Office 4480 relocation described on point 1 above.
3. As verified on site, on the first and fourth floors, it was discovered that a CMU wall extended along corner of the building was not shown on the plans. Based on structural engineer review, the most feasible solution proposed by the design office is to rearrange offices spaces on the 1st floor and 4th floor to allow for the existing 8" CMU walls to remain in place while optimizing the distribution of natural daylight for the offices and adjoining areas. Engineering changes, along with the details for the furring and insulation of the CMU walls have been provided.

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. 6 into Change Order No. 1.

PCO No. /OR/Potential Change Order: PR6

Document Reference: RFI013, RFI014 & RFI017
Date: 12/2/2024
Project: 350 Belknap – Phase 1&2 Floors 1,2,3,&4 Renovation

DESCRIPTION:

Add Stud walls to the 4th floor (Northwest Corner) with foam insulation and change the 4 rooms layout. Change an Office to a Storage Room and move the Office across the hall into half of the original Storage. Wall around pipe in hallway and close off the door in Storage on the Northeast side of the 4th Floor.

Add Stud walls to the 1st floor (Southwest Corner) with foam insulation and change the 2 rooms layout.

RFI's & Drawings, and Trade Partner Pricing are attached to this PR.

COST IMPACT: ADD or DEDUCT

ADD: Sixteen Thousand Six Hundred Eighty 14/100 Dollars \$16,680.14

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.

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	Trinity Drywall	1	LS	\$1,694.00	\$1,694.00	\$1,694.00
17	Thor Painting	1	LS	\$2,464.00	\$2,464.00	\$2,464.00
18	Texas Insulation	1	LS	\$1,900.00	\$1,900.00	\$1,900.00
19	Stevens Electric	1	LS	\$640.00	\$640.00	\$640.00
20	Rice Drywall	1	LS	\$3,443.10	\$3,443.10	\$3,443.10
21	G4 Glazing	1	LS	\$1,250.00	\$1,250.00	\$1,250.00
22	Freer Mechanical	1	LS	\$1697.41	\$1697.41	\$1697.41
23	CenterPoint Productions	1	LS	\$1070.00	\$1070.00	\$1070.00
25						
26	SUBCONTRACTORS & OTHER SUPPORT TOTALS					\$14,158.51
27	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	<i>SUB-TOTAL</i>	\$14,158.51
	<i>10% OH</i>	\$1,415.85
	<i>% Profit</i>	\$778.72
	<i>and Fee</i>	\$327.06
	GRAND TOTAL	\$16,680.14

Attach relevant proposals here:



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: December 2, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

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

RE: 350 W. Belknap Phase 1 and Phase 2

We are in receipt of PCO. No. 7 (Replace horizontal blinds with Aluminum) in the amount of (\$49,976.55). This PCO is based on Owner requested Value Engineering, window wood horizontal louver blinds that specified on section 122113 are replaced with aluminum horizontal louver blinds as per (attached) section 122113 FL of specifications provided by GSBS Architects

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. 7 into Change Order No. 1.

PCO No. /OR/Potential Change Order: PR07

Document Reference: Meeting 24
Date: 10/29/2024
Project: 350 Belknap – Phase 1 Floors 3 & 4 Renovation

DESCRIPTION:

Based on Owner requested Value Engineering, window wood horizontal louver blinds that specified on section 122113 are replaced with aluminum horizontal louver blinds as per (attached) section 122113 FL of specifications provided by GSBS Architects.

COST IMPACT: ADD or DEDUCT

Credit: Forty-Nine thousand Nine hundred Seventy-Six 55/100 Dollars \$49,976.55

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: 10/29/2024 _____

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	Capitol Blinds		LS	-\$42,715.00	-\$42,715.00	-\$42,715.00
17						
18						
19						
20						
21						
22	SUBCONTRACTORS & OTHER SUPPORT TOTALS					-\$42,715.00
23	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	<i>SUB-TOTAL</i>	-\$42,715.00
	<i>10% OH</i>	-\$4,271.50
	<i>5% Profit</i>	-\$2,135.75
	<i>Bond Fee</i>	-\$854.30
	GRAND TOTAL	-\$49,976.55

Attach relevant proposals here:

30

CO# 144548



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER _____

PAGE 1 OF 22

DATE: 1/14/2025

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

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

COMMISSIONERS COURT ACTION REQUESTED

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

BACKGROUND

On April 2, 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.

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PCO #4 – (Changes to rooms 1137, 1130, and 3326) - This PCO is to change the layout of multiple rooms due to a request from different departments.
DEDUCT (\$4,444.42)

PCO #6 – (CCD No.3) - This PCO is to change the layout of multiple rooms due to current site conditions.
ADD \$16,680.14

PCO #7 – (Replace horizontal blinds with Aluminum) - This PCO is based on owner requested value engineering to replace horizontal louver blinds with aluminum.
DEDUCT (\$49,976.55)

Change Order No. 1 does not add additional days to the contract time.

SUBMITTED BY	Facilities Management	PREPARED BY:	Milissa Warner
		APPROVED BY:	Michael Amador



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____ DATE: 1/14/2025 PAGE 2 OF 22

FISCAL IMPACT

The total for Change Order No. 1 is \$2,253.61 and will increase the total contract price from \$20,551,203.00 to \$20,553,456.61. Funding is available in account 45100-2025 Non-Debt Capital Funds/3110301000 350 W. Belknap Building/540000 Capital Outlay.

Original Contract Total	\$ 20,551,203.00
Change Order No. 1	\$ 2,253.61
Revised Contract Total	\$ 20,553,456.61



AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> 2020.060.00 - Tarrant County 350 W. Belknap	CONTRACT INFORMATION: Contract For: General Construction Date: April 19, 2024	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 12/26/24
OWNER: <i>(Name and address)</i> Tarrant County 100 W Weatherford St. Fort Worth, Texas 76196	ARCHITECT: <i>(Name and address)</i> GSBS Architects 901 W Vickery Blvd STE 100, Fort Worth, TX 76104	CONTRACTOR: <i>(Name and address)</i> NorthRidge Construction Group 6904 NE Loop 820, North Richland Hills, TX 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. PR 01, CCD 01 – 4th Floor addition of attenuation batting for offices.

See attached description of work in attached CCD 01 and Proposal Request PR 01 from Northridge Construction.

See attached Department of Facilities Management letter of approval.

charge of \$16,024.04

2. PR 02, RFI 006 – Spill Pans: Installation of 18 galvanized spill pans on selected locations to match existing as a provisional measure to prevent water damage to finishes materials in case of unforeseen leak from ceiling piping, all pans are suspended with suitable hanger and provided with provisional drain connection opening with removable cap.

See attached Proposal Request 02 and supporting documentation.

See attached Department of Facilities Management letter of approval.

charge of \$23,970.40

3. PR 04, CCD 02 – Rooms 1137, 1130, 3326

See attached description of work in attached CCD 02 and Proposal Request PR 04 from Northridge Construction.

See attached Department of Facilities Management letter of approval.

credit of (\$4,444.42)

4. PR 06, CCD 03 - Executive office changes on level 4.

See attached description of work in attached CCD 03 and Proposal Request PR 06 from Northridge Construction.

See attached Department of Facilities Management letter of approval.

charge of \$16,680.14

5. PR 07 - Blinds change from wood to aluminum.

Owner has accepted value engineering of changing the specified wood slat blinds to an aluminum slat blind for the scheduled locations.

See attached PR 07 from Northridge Construction.

credit of (\$49,976.55)

See attached Department of Facilities Management letter of approval.

Total Cost Add \$2,253.61

The original Contract Sum was	\$ 11,702,285.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 11,702,285.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 2,253.61
The new Contract Sum including this Change Order will be	\$ 11,704,538.61

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be 11/14/25


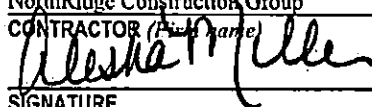
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User Notes:

(3B9ADA3D)

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.

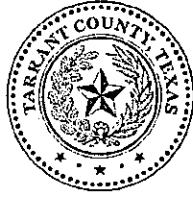
NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

GSBS Architects ARCHITECT (Firm name)	NorthRidge Construction Group CONTRACTOR (Firm name)	Tarrant County OWNER (Firm name)
		
SIGNATURE	SIGNATURE	SIGNATURE
STEVEN F GILL / ARCHITECT	Alesha Miller, Vice President	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
12/26/24	12/26/2024	
DATE	DATE	DATE

CERTIFICATION OF
AVAILABLE FUNDS: \$ 2,253.61

Kimberly M. Buchanan

Tarrant County Auditor



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: October 16, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

FROM: Frank T. Lopez, Assistant Director – Building Services

FL
FL

RE: 350 W. Belknap Phase 1 Floors 3 & 4 Renovation

We are in receipt of PCO No. 1 (Add for wall type) in the amount of \$16,024.04. This PCO is to upgrade the D1A wall type to D1D (with batt insulation) for typical offices, conference rooms, and restrooms as shown on ASI No. 1.

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. 1 into Change Order No. 1.

Potential Change Order: 01R2-Ph 1

Document Reference: ASI No. 1 / RFI 4
To: Steve Gill, GSBS
Date: 8/12/2024
Project: 350 Belknap – Phase 1 Floors 3 & 4 Renovation

DESCRIPTION:

Wall tag D1A for Typical office, Conference rooms, and restrooms revised to Wall Tag D1D (adding Batt Insulation) per ASI No. 1

COST IMPACT: ADD or DEDUCT

ADD: Sixteen Thousand Twenty Four and 04/100 Dollars \$16,024.04

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: _____


Date: 8/16/2024

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	Rice Drywall	1	LS	\$13,601.61	\$13,601.61	\$13,601.61
17						
18						
19						
20						
21						
22	SUBCONTRACTORS & OTHER SUPPORT TOTALS					\$13,601.61
23	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	SUB-TOTAL	\$13,601.61
	10% OH	\$1,360.16
	5% Profit	\$748.08
	Bond Fee	\$314.19
	GRAND TOTAL	\$16,024.04

Attach relevant proposals here:



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: December 2, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

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

RE: 350 W. Belknap Phase 1 Floors 3 & 4 Renovation – PCO No. 2

We are in receipt of PCO No. 2 (Add for drain pans) in the amount of \$23,970.40. This PCO is for the installation of 18 galvanized drain pans in areas over critical equipment. The drain pans will match existing and be used as a provisional measure to prevent water damage to finishes. All pans will be suspended with a suitable hanger, and provided with a provisional drain connection opening and removable cap. The drain pans will avoid any future unforeseen leak from the ceiling piping.

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. 2 into Change Order No. 1.

Potential Change Order: 02-Ph 1

Document Reference: RFI 006
To: Steve Gill, GSBS
Date: 11/20/2024
Project: 350 Belknap – Phase 1 Floors 3 & 4 Renovation

DESCRIPTION:

Installation of 18 galvanized spill pans on selected locations to match existing as a provisional measure to prevent water damage to finishes materials in case of unforeseen leak from ceiling piping, all pans are suspended with suitable hanger and provided with provisional drain connection opening with removable cap.

COST IMPACT: ADD or DEDUCT

ADD: Twenty-Three Thousand Nine Hundred Seventy and 40/100 Dollars \$23,970.40

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: 11-20-2024 _____

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	Freer Mechanical	1		\$20,346.66	\$20,346.66	\$20,346.66
17						
18						
19						
20						
21						
22	SUBCONTRACTORS & OTHER SUPPORT TOTALS					\$20,346.66
23	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	SUB-TOTAL	\$20,346.66
	10% OH	\$2,034.66
	5% Profit	\$1,119.07
	Bond Fee	\$470.01
	GRAND TOTAL	\$23,970.40



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: December 10, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

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

RE: 350 W. Belknap Phase 1 Floors 3 & 4 Renovation – PCO No. 4 JH
JH

We are in receipt of PCO. No. 4 (Changes to room 1137, 1130, and 3326) in the amount of (\$4,444.42). This is a deductive PCO to make changes to several rooms per scope changes included in the Construction Change Directive #2.

Request from the Constable Department, Room #1137 (Process Evidence Room) is being converted into an office.

In addition, the Specialty Court (CCA Department) has requested that Office #3326 be adapted to accommodate a TLETS machine.

In response to these end-user requirements, this Construction Change Directive has been issued to implement necessary modifications to meet their needs as detailed on backup document below.

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. 4 into Change Order No. 1.

Potential Change Order: PR4-Ph 1&2

Document Reference: Construction Change Directive #2
To: Steve Gill, GSBS
Date: 12/09/2024
Project: 350 Belknap – Phase 1 Floors 3 & 4 Renovation

DESCRIPTION:

Changes to Room 1137, 1130, and 3326 per scope changes included in CCD#2 Dated 8/15/2024.

This also includes the change per RFI 47 per Husain's request.

COST IMPACT: ADD or DEDUCT

Deduct: Four Thousand Four Hundred Forty-four and 42/100 Dollars **-\$ (4,444.42)**

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: _____

Date: _____

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	CenterPoint Productions	1	LS	-\$ (5,465.00)	-\$ (5,465.00)	-\$ (5,465.00)	
17	G4 Glazing	1	LS	\$1,000.00	\$1,000.00	\$1,000.00	
18	Simply Floor It, LLC	1	LS	\$700.00	\$700.00	\$700.00	
19	Stevens Electric	1	LS	-\$ (1,386.38)	-\$ (1,386.38)	-\$ (1,386.38)	
20	Thor Construction	1	LS	\$847.00	\$847.00	\$847.00	
21	Trinity Wall Systems	1	LS	\$505.72	\$505.72	\$505.72	
22						SUBCONTRACTORS & OTHER SUPPORT TOTALS	-\$ (3,798.66)
23	Additional Calendar Days To Be Added:		DAYS				

COMMENTS:	SUB-TOTAL	-\$ (3,798.66)
	10% OH	-\$ (379.86)
	5% Profit	-\$ (189.93)
	Bond Fee	-\$ (75.97)
	GRAND TOTAL	-\$ (4,444.42)



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: December 6, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

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

RE: 350 W. Belknap Phase 1 Floors 3 & 4 Renovation PCO No. 6

We are in receipt of PCO. No. 6 (Changes to Phase 1 and 2) in the amount of \$16,680.14.

1. Due to the current site conditions, there are three existing sanitary pipes running vertically through office 4480, which are positioned in the center of the office. The pipes are not able to be relocated.
2. As per verification on site, there is a sanitary pipe that should fall in the HR room as originally designed, it has been found outside of HR Storage 4455, wall furred out around pipe in hallway, adjacent to second door of HR storage has been removed and repurposed for Office 4480 relocation described on point 1 above.
3. As verified on site, on the first and fourth floors, it was discovered that a CMU wall extended along corner of the building was not shown on the plans. Based on structural engineer review, the most feasible solution proposed by the design office is to rearrange offices spaces on the 1st floor and 4th floor to allow for the existing 8" CMU walls to remain in place while optimizing the distribution of natural daylight for the offices and adjoining areas. Engineering changes, along with the details for the furring and insulation of the CMU walls have been provided.

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. 6 into Change Order No. 1.

PCO No. /OR/Potential Change Order: PR6

Document Reference: RFI013, RFI014 & RFI017
Date: 12/2/2024
Project: 350 Belknap – Phase 1&2 Floors 1,2,3,&4 Renovation

DESCRIPTION:

Add Stud walls to the 4th floor (Northwest Corner) with foam insulation and change the 4 rooms layout. Change an Office to a Storage Room and move the Office across the hall into half of the original Storage. Wall around pipe in hallway and close off the door in Storage on the Northeast side of the 4th Floor.

Add Stud walls to the 1st floor (Southwest Corner) with foam insulation and change the 2 rooms layout.

RFT's & Drawings, and Trade Partner Pricing are attached to this PR.

COST IMPACT: ADD or DEDUCT

ADD: Sixteen Thousand Six Hundred Eighty 14/100 Dollars \$16,680.14

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: 12/02/2024

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	Trinity Drywall	1	LS	\$1,694.00	\$1,694.00	\$1,694.00
17	Thor Painting	1	LS	\$2,464.00	\$2,464.00	\$2,464.00
18	Texas Insulation	1	LS	\$1,900.00	\$1,900.00	\$1,900.00
19	Stevens Electric	1	LS	\$640.00	\$640.00	\$640.00
20	Rice Drywall	1	LS	\$3,443.10	\$3,443.10	\$3,443.10
21	G4 Glazing	1	LS	\$1,250.00	\$1,250.00	\$1,250.00
22	Freer Mechanical	1	LS	\$1697.41	\$1697.41	\$1697.41
23	CenterPoint Productions	1	LS	\$1070.00	\$1070.00	\$1070.00
25						
26	SUBCONTRACTORS & OTHER SUPPORT TOTALS					\$14,158.51
27	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	SUB-TOTAL	\$14,158.51
	10% OH	\$1,415.85
	% Profit	\$778.72
	and Fee	\$327.06
	GRAND TOTAL	\$16,680.14

Attach relevant proposals here:



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

MICHAEL A. AMADOR
DIRECTOR

DATE: December 2, 2024

TO: Jacob Tyler, Project Manager
Northridge Construction Group

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

RE: 350 W. Belknap Phase 1 and Phase 2

We are in receipt of PCO. No. 7 (Replace horizontal blinds with Aluminum) in the amount of (\$49,976.55). This PCO is based on Owner requested Value Engineering, window wood horizontal louver blinds that specified on section 122113 are replaced with aluminum horizontal louver blinds as per (attached) section 122113 FL of specifications provided by GSBS Architects

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. 7 into Change Order No. 1.

PCO No. /OR/Potential Change Order: PR07

Document Reference: Meeting 24

Date: 10/29/2024

Project: 350 Belknap – Phase 1 Floors 3 & 4 Renovation

DESCRIPTION:

Based on Owner requested Value Engineering, window wood horizontal louver blinds that specified on section 122113 are replaced with aluminum horizontal louver blinds as per (attached) section 122113 FL of specifications provided by GSBS Architects.

COST IMPACT: ADD or DEDUCT

Credit: Forty-Nine thousand Nine hundred Seventy-Six 55/100 Dollars \$49,976.55

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: 10/29/2024 _____

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	Capitol Blinds		LS	-\$42,715.00	-\$42,715.00	-\$42,715.00
17						
18						
19						
20						
21						
22	SUBCONTRACTORS & OTHER SUPPORT TOTALS					-\$42,715.00
23	Additional Calendar Days To Be Added:		DAYS			

COMMENTS:	SUB-TOTAL	-\$42,715.00
	10% OH	-\$4,271.50
	5% Profit	-\$2,135.75
	Bond Fee	-\$854.30
	GRAND TOTAL	-\$49,976.55

Attach relevant proposals here:

Consideration to Approve Change Order No. 1 to the Northridge Construction Group
Construction Service Contract for the 350 West Belknap Building Remodel of Floors 1-4

SIGNED AND EXECUTED this 14 day of January, 2025.

**COUNTY OF TARRANT
STATE OF TEXAS**

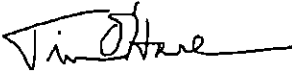
Tim O'Hare - County Judge

Tim O'Hare
County Judge
<#deefee5c-dd95-451e-039c-08dcb56d40e8-DateSigned#>

Consideration to Approve Change Order No. 1 to the Northridge Construction Group
Construction Service Contract for the 350 West Belknap Building Remodel of Floors 1-4

SIGNED AND EXECUTED this 14 day of January, 2025.

**COUNTY OF TARRANT
STATE OF TEXAS**

A handwritten signature in black ink that reads "Tim O'Hare". The signature is written in a cursive style with a long horizontal line extending to the right.

Tim O'Hare
County Judge
1/15/2025