



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145240

PAGE 1 OF 6

DATE: 5/20/2025

SUBJECT: CONSIDERATION OF CHANGE ORDER NO. 3 TO THE COWBOY ROOFING, LLC, D/B/A DSA CONTRACTORS CONSTRUCTION SERVICES CONTRACT FOR THE MILLER AVENUE COMPLEX SECURITY FENCE PROJECT

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider Change Order No. 3 to the Cowboys Roofing, LLC, d/b/a DSA Contractors construction services contract for the Miller Avenue Complex Security Fence project.

BACKGROUND

On April 16, 2024, the Commissioners Court, through Court Order #142984, awarded BBid No. F2024016, Miller Avenue Complex Security Fence, for Facilities Management, to Cowboys Roofing, LLC, d/b/a DSA Contractors for \$358,717.00.

On October 1, 2024, the Commissioners Court, through Court Order #143983, approved Change Order No. 1, increasing the construction services contract by \$12,818.74 and bringing the revised total contract amount to \$371,535.74.

On December 3, 2024, the Commissioners Court, through Court Order #144369, approved Change Order No. 2, increasing the construction services contract by \$2,992.33 and bringing the revised total contract amount to \$374,528.07.

Change Order No. 3 decreases the total contract price by \$2,552.50, does not impact the duration of the contract, and includes the following scope of work adjustments:

Change Order (CO) #03 – Deduction of Gate Controls - CO includes a scope reduction to remove the gate controls which are to be provided by EMC Integrated Systems Group under a separate contract, at the same cost.

Deduct (\$2,552.50.)

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.

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



COMMISSIONERS COURT COMMUNICATION

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FISCAL IMPACT

Change Order No. 3 is a net deduction of (\$2,552.50) and will decrease the total contract price from \$374,528.07 to \$371,975.57. Funding is available in account 45100-2024 Non-Debt Capital/ 31102260000 NW Sub-Courthouse / 540000 Capital.

Original Contract Total	\$358,717.00
Change Order No. 1	\$ 12,818.74
Change Order No. 2	\$ 2,992.33
Change Order No. 3	<u>(\$ 2,552.50)</u>
Revised Contract Total	\$371,975.57

AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address) Miller Avenue Complex Security Fence 3212 Miller Avenue Fort Worth, TX 76119	CONTRACT INFORMATION: Contract For: Date: April 24, 2024	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: April 08, 2025
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 Street, Suite 2323 Fort Worth, Texas 76102	CONTRACTOR: (Name and address) Cowboy Roofing LLC/dba DSA Contractors 2500 Texas Drive, Suite 101 Irving, Texas 75062

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.)
 Deductive Change Order for repair costs incurred by Owner (\$4,449.85). Exhibits Attached.

The original was	\$	358717.00
The net change by previously authorized Change Orders	\$	15,811.07
The prior to this Change Order was	\$	374,528.07
The will be decreased by this Change Order in the amount of	\$	(2,552.50)
The new including this Change Order will be	\$	371,975.57

The Contract Time will be unchanged 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.




 ARCHITECT (Signature)

BY: Michael J. Bennett, AIA,
 Executive Partner & CEO

(Printed name, title, and license number if required)

9 Apr 25

 Date



 CONTRACTOR (Signature)

BY: Cowboy Roofing, LLC/dba DSA
 Contractors

(Printed name and title)

April 10, 2025

 Date

 OWNER (Signature)

BY: Tarrant County Facilities
 Management

(Printed name and title)

 Date

Tarrant County

Facilities Management
Construction Services

POTENTIAL CHANGE ORDER	PROJECT NUMBER – PCO	Fast Track <input checked="" type="checkbox"/>
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PROJECT TITLE: Miller Ave Decorative Fence____ DATE: 4/14/25

CHANGE REQUESTED BY:

- Client Department Contractor Design Professional
 Facilities Management Other TC Department

REVISION REQUIRED DUE TO:

- Design Changes Design Discrepancy Management
 Unknown Condition User Request

REASON FOR CHANGE: Deduct gate controller from GC, Provided through EMC

CM PCO #: CO - 03__ COST ESTIMATE: Deduct (\$2,552.50)

POTENTIAL CHANGE LANGUAGE

CHANGE REQUEST TITLE: Deduct gate Controls _____

- CHANGE REQUEST DESCRIPTION: Change Order (CO) #03 – deduction of gate controls to be provided by County Vendor
Deduct (\$2,552.50)

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

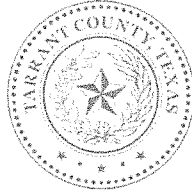
ATTACHMENTS:

DOCUMENT REFERENCE (DRAWING NUMBERS/ SPEC SECTIONS/ PR NUMBER): As noted on the attachments.

PROJECT MANAGER: <input checked="" type="checkbox"/> Recommend <input type="checkbox"/> Not Recommend NAME: <u>Lorin Scarborough</u> SIGNATURE: <u><i>Lorin Scarborough</i></u> DATE: <u>04/25/2025</u>	SR. FACILITIES MANAGEMENT: <input checked="" type="checkbox"/> Recommend <input type="checkbox"/> Not Recommend NAME: <u>Jon Hendrickson</u> SIGNATURE: <u><i>Jon Hendrickson</i></u> DATE: <u>04/25/2025</u>
DEPARTMENT: <input type="checkbox"/> Accept <input type="checkbox"/> Reject NAME: _____ SIGNATURE: _____ DATE: _____	ELECTED OFFICIAL: <input type="checkbox"/> Accept <input type="checkbox"/> Reject NAME: _____ SIGNATURE: _____ DATE: _____

Routing:
FL – Approved *FL*
DI – CCC complete FL

Final Cost: _____
Court Approval Date: _____
Court Order Number: _____
Owner Change Order Number: _____
Budget Reallocation Number: _____



TARRANT COUNTY
DEPARTMENT OF FACILITIES MANAGEMENT

Tom Stallings
Director - Interim

DATE: April 4 , 2024

TO: Tim Ebel, PM, Cowboy Roofing, LLC / dba DSA

FROM: Jon Hendrickson, Assistant Director – Building Services

A handwritten signature in black ink, appearing to read "JH", positioned to the right of the "FROM:" line.

RE: Miller Avenue Complex , Decorative Fence Project

We are in receipt of CO #3 for deduction of gate Controls removing the this element from the contract scope. *Deduct (\$2,552.50)*

Please be advised that Tarrant County accepts the deductive change as noted above and the contract total shall be reduced from \$374,528.07 to \$371,975.57. 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.

EMC Integrated Systems Group Inc.

121 Central Avenue
Suite 200
Grapevine TX 76051
817-552-1510 P

Invoice

Date	Invoice #
4/8/2025	7325

Bill To
TARRANT COUNTY AUDITORS 100 E. WEATHERFORD SUITE 506 FORT WORTH, TX 76196

P.O. No.	Terms	Project
	Terms 45 Days	20233483 Access Control ...

Quantity	Description	Rate	Amount
	RFB 2023-139		
2	Tarrant County Miller Security Gates @ 3210 Miller Ave - replacement of ACM Panel for the automatic gate card reader	95.00	190.00
1	GSTAR-ACM-SE - NEW PURCHASE	2,362.50	2,362.50
		Total	\$2,552.50

Signature: 
Frank Lopez (Apr 25, 2025 15:17 CDT)

Email: FTLopez@tarrantcountytx.gov