



TOWN OF ADDISON CHANGE ORDER FORM

Change Order Number: 4 (FINAL)

Project Name: Addison Airport US Customs and Border Protection (CBP) Facility

Project Number(s): 19-97

Contractor Name: JC Commercial, Inc.

Date: 11/30/2021

A. INTENT OF CHANGE ORDER

The purpose of this change order is to provide an amendment to the construction contract for JC Commercial to include the items mentioned below as a final reconciliation construction change order.

B. DESCRIPTION OF CHANGE

Items listed in section C will increase the contract amount and construction completion date to include construction conflicts and requests from the US Customs and Border Protection (CBP) Agency.

C. REASON FOR CHANGE

The following items will be revised and/or included in the construction contract:

- **Project Credits** – Scope items that were removed from the project that did not affect building functionality.
- **CBP Initiated Items** – Scope items that were included based on CBP requirements that changed from the design to construction completion.
- **Town of Addison Initiated Items** – Scope items that were included based on improvements to the building within the Town of Addison space
- **Building Functionality, Material Ordering and Installation Issues Items** – Scope items that were included based on items that were removed due to selected value engineering proposals, material ordering issues caused by supply chain issues, material ordering issues from discontinued products, and on-site conflicts due to routing of mechanical, electrical, plumbing, networking, and security installation requirements.

| PROJECT CREDITS | | | |
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| JC Commercial Proposal No. | Proposal Heading | Additional Contract Value | Reason for Change |
| 35 | Security Camera Conduit Size Reduction | (\$148.00) | Fiber optic needs reduced the conduit sizes needed |
| 36 | Southwest Security Camera Pole Relocation | (\$1,450.00) | Relocation of the Southwest Security Camera pole to be closer to the building reduced the conduit and wire lengths needed |
| 37 | Generator Fence Removal from Project Scope | (\$4,677.75) | Since the generator is located on the secured side, the need for additional fencing around the generator was necessary |
| | Restroom Demolition Removed from Scope | (\$10,000.00) | The project was originally scoped to demolish the existing public restroom that is adjacent to the site. The public restroom will remain in use until future development requires the restroom to be demolished. |
| SUBTOTAL (Credits) | | (\$16,275.75) | |

| CBP INITIATED ITEMS | | | |
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| JC Commercial Proposal No. | Proposal Heading | Additional Contract Value | Reason for Change |
| 49R1 | Ballistics Resistant Panels | \$10,993.26 | CBP required additional ballistics paneling around the CBP Agent offices to provide additional protection on the southern sections of the wall that contained glass. |
| 61R1 | Furrdown in Holding Cell | \$2,372.71 | A furrdown with steel security mesh was needed within holding cell to install the security ceiling around the steel x-bracing that was present along one wall of the holding room to meet CBP requirements. |
| 67 | Additional Cost for CBP Logo and Price Increase for Exterior Signs | \$861.83 | Additional CBP signs were needed within the 1 st floor space. The pricing for the CBP logos from the CBP approved supplier increased outside the original project allowance. |
| 68R1 | Perimeter Fence modifications from 12-foot tall fence panels to 7-foot tall fence panels | \$2,252.90 | CBP requires the fencing system to be 12 feet tall for 10 feet from the edge of the building. Since the automatic vehicle access started approximately 7 feet from the building, CBP originally required the vehicle access gate to also be 12 feet in height. During manufacturing of the 12-foot tall automatic vehicle gate on the north side of the building, the manufacturer shared long-term concerns of the box frame section maintenance and alignment. CBP granted a variance to only require the 12-foot fence height for the fence panel next to the building and waived the 12-foot requirement to allow for a 7-foot tall automatic vehicle gate. The 12-foot tall fence panels that were manufactured for installation in |

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| | | | front of the gate pull-back area were modified on-site to become 7 feet in height. |
| 78 | Electronic Security and Access Control Updates | \$82,194.84 | The security and access control specifications originally used in the bid documents in 2019 were outdated by the time the installation could occur in 2021. CBP updates their security requirements every 6 months and the current standards required updated cameras and access control equipment, hardware, software, and training. |
| 81R1 | Replacement of 7-foot Tall Fence Panel to become 10-foot-tall fence panel | \$539.41 | CBP 12-foot-tall fence requirement is measured from the edge of the CBP wall. Since 10 feet from the edge of the CBP space on the south side of the CBP space is within the breezeway, the 10-foot-tall fence that provided a secured area from the ground to the top of the ceiling satisfied the CBP requirements. The 10-foot-tall fence panels extended beyond the outside wall building edge, out from underneath the breezeway, to prevent climbing and unauthorized access that could occur between the standard 7-foot-tall fence and breezeway opening. For fence panel uniformity in front of the south automatic vehicle access gate pull-back area, the 7-foot-tall fence panel next to the south access drive was replaced with a 10-foot-tall fence panel. |
| 91 | Additional Wall in Holding Cell to X-Brace | \$7,949.58 | The structural documents required structural steel cross bracing in several locations on the 1 st and 2 nd floor. One of these locations is in the holding cell on the exterior wall. During CBP's walkthrough they indicated that to meet their current standards, these exposed steel members needed to be enclosed behind a steel reinforced wall to prevent an individual from utilizing the steel beams as a means for escape or to do harm to themselves. |
| 93R2 | Holding Cell Partition Revision | \$3,901.00 | The originally specified holding cell toilet partition was discontinued. The contractor installed an improper toilet partition that was removed (no cost to the Owner). The cost increase provided is for the difference between the originally specified penal grade toilet partition and the current CBP approved penal grade toilet partition standards. |
| SUBTOTAL (CBP) | | \$111,065.53 | |

| TOWN OF ADDISON INITIATED ITEMS | | | |
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| JC Commercial Proposal No. | Proposal Heading | Additional Contract Value | Reason for Change |
| 51R1 | Cantilever Vehicle Gate In lieu of V-Track Vehicle Gate | \$11,291.25 | The airport is currently replacing all v-track gates with cantilever gates as the need arises. The originally scoped v-track gate was replaced with a cantilever gate system. The additional cost is to modify the gate structure, rolling track system, additional gate posts, and modifications to the gate operator to function with a cantilever gate system. |
| 59R1 | Additional Electrical Outlet in Room 204 | \$527.44 | The need for additional electrical outlet was identified during pre-drywall inspections |
| 60R1 | Additional Storage Space in Southwest Corner (1 st Floor Exterior) | \$9,600.60 | Approximately 100 square feet of unused space behind the southwest corner columns exterior walls was converted into a Town of Addison controlled storage space. The nearby fire sprinkler and electrical systems were extended to meet code requirements. |
| 66 | Raceways and wirings for Additional Wireless Access Points (WAP) | \$1,271.93 | Town of Addison IT identified the need to extend raceways and wiring based on the selected wireless access points and added two additional wireless access points on the balcony where none were provided. |
| SUBTOTAL (Addison) | | \$22,691.22 | |

| ADDITIONAL ITEMS NEEDED FOR BUILDING FUNCTIONALITY, MATERIAL ORDERING ISSUES, AND INSTALLATION CONFLICTS | | | |
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| JC Commercial Proposal No. | Proposal Heading | Additional Contract Value | Reason for Change |
| 39R3 | Electrical for 2 nd Microwave | \$1,155.34 | 2 microwaves were shown in the Architectural drawings but only one power outlet was provided. An additional power outlet and dedicated circuit for the second microwave was added to power the second microwave. |
| 46 | Additional Water Service Meter and Assemblies for Irrigation | \$3,800.00 | Irrigation plans did not show water service connection for the sprinklers near the facility and an additional meter for that system had to be added to meter that water usage differently than the metering for the building. |
| 48 | Auxiliary contact for hydraulic elevator | \$502.32 | Mechanically interlocked Auxiliary contact for hydraulic elevator is needed to run the elevator return unit (ERU) that was added |
| 50 | Elevator Cab Disconnect, Breaker, and Circuit | \$1,318.59 | Revision to electrical systems based on selected elevator manufacturers system |
| 52 | Cost Difference Between Discontinued EasyRail 400 and EasyRail 440 | \$3,256.09 | The 2 nd floor outdoor terrace EasyRail 400 was discontinued and replaced with EasyRail 440 |

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| 55R1 | Added Wall between Room 106A and 106B to Separate CBP Electrical and Mechanical Space | \$1,752.34 | A wall was added in the mechanical and electrical space to meet code requirements and eliminate an additional access point into the CBP space. |
| 62 | Furrdown Adjustments for Double Shades in 2 nd Floor | \$2,888.85 | The furrdowns originally designed were based on the automatic shades that were replaced with the manual double shades through value engineering. Size and shape of the furrdown needed to increase. |
| 63R1 | Electrical Modifications for Furniture Package | \$5,525.52 | Selected furniture package for the 2 nd floor space required additional power requirements to each module. |
| 64R5 | Wiring and Cabling to Exterior Signage | \$2,435.34 | Original exterior signage was not specified to be lighted. New circuitry was extended to the exterior signage |
| 69 | Traffic Coating for 2 nd Floor Outdoor Terrace (Miracote Miraflex XL Coating) | \$21,907.72 | The value engineered selected floor coating for the outdoor terrace space proposed by the GC did not meet waterproofing requirements above the conditioned CBP space. The selected solution provided the required 20-year warranty a non-slip surface. |
| 70 | ACT Ceiling in Janitors Closet 107 | \$1,118.92 | Ceiling was added to provide a more cost-effective lighting package in lieu of the exposed ceiling and light fixture that was in stock. Originally specified fixture required a ceiling to install and none was specified. |
| 71 | Conduit and Power (dedicated circuit) for the AC EMS Control Box on 2nd Floor | \$2,762.76 | Selected HVAC system power requirements required an additional dedicated circuit |
| 72R2 | Photocell for lighting wall packs and obstruction lights | \$2,119.89 | The reduction of the exterior paneling size eliminating the ability to use the soffit space to run electrical systems through for the obstruction lights and wall packs. A photocell was selected as the most cost-effective solution in lieu of additional roof penetrations. |
| 73R2 | Additional Dedicated Circuits in Elevator Pit | \$2,825.55 | Lighting and sump pumps were included within the elevator pit and required dedicated circuits per the elevator and building inspector comments. |
| 76 | Underground Conduit Extension to AT&T Service Pole | \$1,350.00 | During installation of the AT&T service. the AT&T service pole originally specified for access did not have capacity to support the new facility. Additional underground conduits were installed to extend the service from a different location. |
| 77 | Added Wall and Ceiling in Elevator Room to separate fire riser and elevator equipment | \$2,461.18 | Exposed fire service piping and sprinkler lines were required to be enclosed by the State inspector for acceptance. |
| 79 | Emergency Elevator Return Unit | \$2,523.68 | Emergency Elevator Return Unit was available for the selected elevator and allows the elevator to lower to the 1 st floor during power outages rather than stranding anyone caught inside until a tech can arrive. |
| 80 | Modification for Grab Rails and Added Closure in North Stairwell | \$1,877.29 | Handrails were modified within both stairwells to meet current ADA requirements. The removal of the lockers from the north stairwell left an opening underneath the stairs that need to be closed off to meet code. |

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| 83 | Relocated Electrical Power for Hot Water Circulation Pump | \$725.56 | The addition of the wall for the 1 st floor electrical and mechanical room reconfigured the piping for the hot water circulation. The original power source was too far and needed to shift to provide a safer grounded circuit run to the circulation pump. |
| 84R1 | Addition of Pre-Processing Room Power Outlets | \$5,691.40 | 1 st floor CBP Pre-processing room did not contain electrical outlets in the interior walls that contained glass originally. When the furniture was selected a need for power in these walls was identified for the furniture, but it was not added during construction as intended. Once furniture arrived, a route to provide power down into these walls to connect the furniture was found. |
| 85 | New Fire Dialer to meet Current Code | \$2,302.86 | Originally specified fire dialer did not meet current Town of Addison code requirements. |
| 87 | Additional Foundation Earthwork | \$20,000.00 | Approximately 482 cubic yards of earthwork underneath the building foundation was not originally included within Change Order No. 2 due to discrepancy in materials and volumes identified by the construction manager. Contractor provided additional soil sampling verifying material at the correct unit price identified in the contract. |
| 88 | Access Panel Revisions in Breezeway to meet Current Code | \$4,967.36 | Building inspection required additional access panels within the 1 st floor breezeway for separate access points on the secured and non-secured sides of the building. |
| 89 | Change Slot Diffusers | \$3,608.86 | Linear HVAC slot diffusers along the windows within the pre and post-processing rooms were changed to 2'x2' grilles after a conflict was identified with the decorative drop ceiling structural steel kicker elements and slot diffusers were discovered. |
| 92 | Aluminum Sign Backers for Exterior Signage | \$2,917.52 | The originally designed CBP signage was based on smooth exterior paneling and not the selected corrugated surfaces. Aluminum sign backer plates were needed to provide a flat, level, and contrasting surface for the installation of the signage. |
| 94 | Exterior Building Signage for Mechanical and Electrical Rooms | \$750.81 | Signage at these doors on the exterior of the building was not specified in the contract documents and were required by the Building Inspector and Fire Marshal during their final acceptance walks. |
| 95R1 | 2 nd Floor Access Control Devices for Town of Addison Space | \$1,774.00 | Access control card readers were not originally specified in the contract for the 2 nd floor Town of Addison space and needed to be included with the current Town of Addison IT requirements. The card readers for these doors were not shown in the Security drawing but all other elements to provide access control functions were included and specified. |
| 95R1 | Breezeway Pedestrian Gate Hardware Modification | \$3,660.00 | The breezeway pedestrian gate was originally under control by CBP. Further discussion with CBP regarding pedestrian gate access operating procedures determined the pedestrian gate would have no accessibility when a CBP agent was not present. CBP granted Town of Addison permission to control access to the gate 24/7 and required modification to the gate |

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| | | | hardware and access controls. The door hardware for this gate was also not included in the contract documents and had to be added when the change of control was authorized |
| SUBTOTAL (Construction Conflicts) | | \$105,200.13 | |

D. EFFECT OF CHANGE ON CONTRACT PRICE

This change order will have the following effect on the cost of this project:

| CHANGE ORDER SUMMARY | |
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| SUMMARY | Amount |
| Project Credits | (\$16,275.75) |
| CBP Initiated Change Items | \$111,065.53 |
| Town of Addison Initiated Change Items | \$22,691.22 |
| Material Ordering Issues and Construction Conflicts | \$105,200.13 |
| Change Order No. 4 Total | \$222,681.13 |
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| Amount of this Change Order | \$222,681.13 |
| Original Contract Amount | \$6,223,949.00 |
| Overall Contract Amount (Including Previous Change Orders) | \$6,405,347.67 |
| Revised Contract Amount (Including Previous plus this Change Order) | \$6,628,028.80 |
| Total % Increase/Decrease (Compared to Original Contract) | 6.10% |

E. EFFECT OF CHANGE ON CONTRACT TIME

Material ordering and supply chain issues extended the contract time needed for completion. The work required under this change will extend the substantial completion date to October 15, 2021.

| Item Number/Description | Calendar Days |
|---|----------------------|
| Original Contract Start Date | September 30, 2019 |
| Original Contract Time | 450 |
| Original Contract Substantial Completion Date | December 23, 2020 |
| Previously Approved Contract Time Extensions | 52 |
| Approved Contract Time Extensions this Change Order | 244 |
| New Contract Time | 746 |
| New Contract Substantial Completion Date | October 15, 2021 |
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F. AGREEMENT

By the signatures below, duly authorized agent of the Town of Addison, and JC Commercial, Inc, do hereby agree to append this Change Order Number 4 to the original contract between themselves, dated September 18, 2019.

City State Zip

Phone: _____

Mitchell McAnally, Garver, Owner's Rep.

Contractor's Signature Printed Name

Joel Jenkinson, Airport Director

Will Butler, Page, Architect

Wil Newcomer, Fin. & Strat. Services Rep.

Wesley S. Pierson, City Manager

Copies: Contractor (2)
 Department
 City Secretary

Council Agenda: Agenda Date _____
(if applicable) Item Number _____
 Approved _____