

Change Order #1 Descriptions

RFP:001 – Direct Digital Controls

During the bidding process an addendum was issued requesting a cost proposal for a DDC system. Lee Lewis provided two proposals (Automated Logic and Cohesive Automation) for review to determine which one provided the requested system. The difference between the two proposals was \$2,000.00 and was reviewed by the City based on input from their consultants and Lee Lewis Construction. The City determined to proceed with Cohesive Automation's revised proposal of \$28,820.00 after some follow up discussions took place during progress meetings. H.R. Gray followed with an authorization letter on March 9, 2012 to Lee Lewis to proceed with this project modification.

RFP:002 – Relocation of Pecan Street Station service gas line

During installation of storm drain line "D" the service gas line for Pecan Street Station was discovered to be in the path of the storm line. Lee Lewis was directed to relocate the line on a Time and Material basis so as not to delay the installation. Work was performed by their subcontractor Joe Clark Mechanical Services by excavating around the area and lowering the line. This work took 4 hours and resulted in a total cost of \$840.00, which H.R. Gray verified and approved.

RFP:003 – Not issued

RFP:004 – Low Voltage Screens

Specifications for the AV screens in the meeting rooms did not indicate a low voltage requirement. It was discovered during the submittal process by Lee Lewis Construction and verified by Ford AV that low voltage screens are necessary for the system to operate properly. A cost of \$474.00 was provided to change the screens to low voltage and was accepted by the City. H.R. Gray followed with an authorization letter on March 26, 2012 to Lee Lewis to proceed with this project modification.

RFP:005 – Excavated Landscape Rock

It was realized during site excavation that the large sized limestone rock being produced would be an enhancement to the site landscapes. After agreement from the landscape architect, the contractor was asked to salvage approximately 25 rocks under the direction of the landscape architect and move them to an area on site where they would not affect construction

progress. Lee Lewis had its landscape contractor perform this work and submitted a cost of \$4,588.50, which included final placement of decorative rock and administrative costs. H.R. Gray followed with an authorization letter on April 27, 2012 to Lee Lewis to proceed with this project modification.

RFP:006 – Relocation of Manhole on Storm Line C

The manhole manufacturer stated they could not provide per the engineer's design since this would compromise the integrity of their manhole. After the engineer modified his layout of storm drain line C, Lassen, Inc. requested a change order in the amount of \$6,976.60 for relocating the manhole approximately 4 feet upstream and adding additional piping modifications. This was considered unacceptable by H.R. Gray and after a compromise could not be agreed upon, Lassen was directed to perform work on a time and material basis. When the activity was complete, an amount of \$4,226.75 was submitted for payment. This did not match the quantities approved by H.R. Gray and an adjustment was made that resulted in the final agreed upon price of \$3,652.00, which was accepted by H.R. Gray.

RFP:007 – Irrigation System Modification

Originally the existing irrigation zones located on the east side of the library were to remain. However, during site excavation the existing lines were too shallow and subsequently destroyed. Rather than try mending the old lines with new ones it was determined to be a greater benefit if the two zones were completely replaced. Lee Lewis was asked on April 19, 2012 to determine the cost for this additional work to which they provided an amount of \$4,459.79. On June 13, 2012 Lee Lewis provided an additional cost, at the request of the City, for temporary irrigation of the existing site landscape. This amounted to \$1,146.93 and brought the grand total of RFP-007 to \$5,664.05. This was reviewed and determined by H.R. Gray to be acceptable and approved by the City.

RFP:008 – Operable Panel Partitions

As a cost savings measure during bid time, one of the partition walls in the large meeting room was eliminated. After some consideration, knowing that construction costs were lower than estimated, the city requested the additional partition wall be added back to the project. Lee Lewis was directed to provide a cost proposal on April 19, 2012 for a second partition wall, to which they responded with an amount of \$19,092.00. H.R. Gray determined the cost to be satisfactory and was approved by the City.

RFP:009 – ASI #1 - Interior Modifications

A request for proposal was issued to Lee Lewis Construction on April 27, 2012 to account for the new interior layout detailed in the Architect's Supplemental Instructions (ASI) package #1. These changes were at the request of the City to account for the modified operations of the new library director. On May 23, 2012 Lee Lewis submitted a cost proposal of \$135,986.21 to account for the additional work. Upon review H.R. Gray determined minor adjustments to several items, which Lee Lewis corrected to an agreed amount of \$135,381.31. H.R. Gray determined the cost to be satisfactory and forwarded it on to the City for final approval.

RFP:010 – ASI #7 - EV Charging Stations

City of Pflugerville requested a total of four electrical vehicle charging stations to be installed in the new library parking lot. On June 13, 2012 Lee Lewis submitted a cost proposal of \$13,315.81 to account for the additional work. H.R. Gray reviewed the electrical subcontractor's breakdown and agreed the cost to be satisfactory, to which the City authorized approval.

RFP:011 – La Petite Protective Screen

La Petite, located next to the project site, expressed a parent's concern for the lack of a protective screen for shielding the children from dust and potential project debris. The City agreed and requested the installation of fabric on the existing project fence. This work amounted to \$750.00 for installing and maintaining a fabric fence between the two properties. H.R. Gray concluded the cost was acceptable and the City agreed as well.

RFP:012 – ASI #4- East Emergency Egress Sidewalk

Due to a grading issue of the new detention pond along the east portion of the existing library building, a retaining wall became necessary to support the emergency egress sidewalk. An Architect's Supplemental Instructions (ASI) was drawn up for constructing a retaining wall and adding concrete sidewalk to allow for the emergency egress of the facility. Lee Lewis furnished an initial cost \$34,334.40 to perform the additional work, which was determined to be too high. After several discussions took place, along with site visits, the price was reduced to \$25,978.20 which was accepted by H.R. Gray and then approved by to the City.

RFP:013 – Downspout Reduction

Piwonka Sturrock Architects issued an Architect's Supplemental Instructions (ASI) for the reduction of downspout needed within the courtyard area and along the north face of the new building. Lee Lewis reviewed the changes and provided a credit of \$2,205.00 for the elimination of 4 downspouts, which HR Gray determined to be acceptable.

RFP:014 – Courtyard Gate Hardwar

The City requested an additional control measure by requesting a local alarm signal and signage to the courtyard emergency exit gate. Piwonka Sturrock Architects issued this change via an Architect's Supplemental Instructions (ASI) indicating to add the local alarm and signage. Lee Lewis responded with an additional cost of \$345.00 and was accepted by HR Gray.