

Change Order #2 Descriptions

RFP:015 – Meeting Room Fur Down

A bust in the partition wall height was discovered after structural steel was installed resulting in a shorter wall. Because of the two-foot reduction of the partition wall a fur down was necessary for concealing the support system of the wall. Lee Lewis provided an initial cost of \$2,512.00 to add this feature to the room and followed it with a deduct cost for reducing the partition wall height after a discussion with H.R. Gray. This resulted in an overall additional cost of \$825.00 for this modification, which was determined to be reasonable by H.R. Gray. After City approval, H.R. Gray followed with an authorization letter on October 26, 2012 to Lee Lewis to proceed with this project modification.

RFP:016 – Meeting Room Acoustical Panel Reduction

Piwonka Sturrock Architects issued an Architect's Supplemental Instructions to reduce the amount of acoustical panels needed in the meeting room. This was at the request of the library director due to the concern that panels could be damaged from normal wear and tear if mounted at a height less than 8 feet. Lee Lewis provided an initial reduction cost of \$10,527.00, but later revised the amount to \$8,099.00 after a discussion with H.R. Gray to verify the correct quantity of material being removed. Upon final review the cost reduction was accepted by H.R. Gray and approved by the City.

RFP:017 – HVAC Modification/Replacement

Lee Lewis was directed at a progress meeting to provide a quote for replacing existing air handlers instead of just having the coil systems changed out per the contract documents. A cost proposal consisting of four variations ranging from \$27,945.00 to \$34,967.00 based on the level of replacement was provided. H.R. Gray reviewed the costs and pointed out that the original installation cost had not been applied as a deduct amount. A modified proposal followed with costs ranging from \$20,086.53 to \$26,548.03. After a review by the project team, the City made the decision to completely replace the three existing air handler units at the cost of \$26,548.03 to ensure continuity of an entirely new HVAC system and approved the cost proposal.

RFP:018 – Door Hardware Changes and Additions

During the keying meeting with the Library Personnel, City Officials and Suppliers it was determined that five of the seven doors marked to have card readers were no longer necessary. This resulted in the five card reader doors

now needing the same hardware as the other doors within the building. Lee Lewis provided a cost of \$1,742.00 which was acceptable to H.R. Gray and passed along for approval. After the City gave approval a letter was issued by H.R. Gray on October 26, 2012 authorizing Lee Lewis to proceed with this change.

RFP:019 – Security Lighting in Parking Lot

After some discussions, it was determined by the project team that several site lights need to be on at all times of the night for security reasons. The contract documents did not call out specific lights but rather made the electrical contractor aware of this potential requirement. Since a quantity was not established on the bid documents, no cost was provided by the contractor to do this work. Lee Lewis asked for additional material costs and a few hours to account for security lighting in the amount of \$6,255.00. H.R. Gray determined that this was excessive and requested refinement of the dollar amount since a portion of the labor costs were already accounted for in original bid. Lee Lewis provided a new cost of \$4,617.00 and this was agreed to by H.R. Gray. Upon approval by the City of Pflugerville, H.R. Gray notified Lee Lewis on October 26, 2012 to proceed with the additional work.

RFP:020 – Additional Loose Lintels

Additional cost was covered under the project contingency. Refer to attached contingency log.

RFP:021 – Additional Curtain Wall Support

Additional cost was covered under the project contingency. Refer to attached contingency log.

RFP:022 – Not Used

RFP:023 – Additional Structural Steel

Additional cost was covered under the project contingency. Refer to attached contingency log.

RFP:024 – Elimination of Detention Pond Fence

City of Pflugerville requested the removal of the detention pond fence as it does not provide a benefit to the site. Lee Lewis presented a deduct price of \$14,490.00 for not performing this work, which was acceptable to H.R. Gray

and approved by the City.

RFP:025 – Room 143 & 144 Aluminum Storefronts

Lee Lewis submitted a cost for aluminum storefronts regarding the interior offices as there was confusion in the bid documents and Addendum #5 on what finish material was to be used. This issue was discovered after the redesign cost of ASI #1 was resolved and based on an information request document asking for clarification. The requested amount of \$9,573.00 is for adding extra windows to the director's office and the staff meeting room to provide natural light within the office area and to observe library patrons. H.R. Gray reviewed the circumstances of this request and determined it to be a fair and just claim. City approved the additional cost upon recommendation by H.R. Gray and a letter was sent to Lee Lewis Construction to proceed with this change.

RFP:026 – Friends of the Library Book Depository

The Library Director determined that the Friends of the Library could utilize a book depository in their office to eliminate the need for library staff to collect books. Lee Lewis was asked to provide an additional interior book depository to match the one already approved, to which they submitted a cost of \$1,225.40. H.R. Gray determined this to be acceptable and was approved by the City of Pflugerville.

RFP:027 – Room 144 Flooring Modifications

The Library Director requested a carpet pattern in the staff meeting room to provide a border around the meeting table. Lee Lewis submitted an upgrade charge in the amount of \$522.33 since material was already ordered. This cost was confirmed to be reasonable by H.R. Gray and the City approved the additional dollar amount.

RFP:028 – Workroom Repair Modifications

The Library Director requested a modification to the existing kitchenette, located off of the old meeting room where the library staff will repair books. As the sink was located in the middle of the counter top and did not provide adequate space to work around, it was asked to move it next to the wall. Lee Lewis provided a cost of \$3,705.00 to modify the cabinetry layout, install a new counter top and also perform minor utility work. H.R. Gray reviewed and verified these costs with Lee Lewis, concluding they were acceptable. After City approval, H.R. Gray followed with an authorization letter on November 1, 2012 for Lee Lewis to proceed with this project modification.

RFP:029 – Courtyard Modifications

As part of the LCRA grant the library received for providing educational programs for water, modifications were necessary to account for an added water feature in the new courtyard. Piwonka-Sturrock Architects issued an Architect's Supplemental Instructions (ASI) for Lee Lewis to utilize in providing a cost for the extra work, which amounted to \$14,686. H.R. Gray examined the proposed cost and agreed with the requested amount. This was then forwarded on to the City and given approval.

RFP:030 – Roof Guardrail System

It was pointed out by the Building Department that part of the roof was exposed to a fall hazard around the roof HVAC equipment. Piwonka-Sturrock reviewed the situation and created an ASI document for installing a handrail system. Once Lee Lewis received this information, they submitted a cost of \$12,213.00 to perform this work. H.R. Gray reviewed their proposal, determining the costs were acceptable and forwarded it on to the City, where they gave approval.

RFP:031 – Mosaic Tile

The Library Director requested the four columns in the existing library building have a finished look to them rather than industrial concrete look they have now. A mosaic tile look is what was desired by the library personnel and after some considerations a selection was made that compliments the new finishes in the Library. Lee Lewis furnished a price for the added work at a cost of \$9,045.44. This proposal was verified by H.R. Gray and then approved by the City in a letter that was issued to Lee Lewis on October 26, 2012 by H.R. Gray.

RFP:032 – Additional Bathroom Wall Tile

The Library Director requested additional tile on the single user bathroom walls after it was discovered that only the back wall would contain tile. In wanting to provide an easier method for cleaning, it was requested that the three remaining sides of the bathroom walls have tile on them rather than paint. Lee Lewis provided a cost proposal of \$2,508.00 to tile five restrooms in this manner, which was reviewed by H.R. Gray and approved by the City.

RFP:033 – New Roof System for Existing Building

The City originally requested a cost analysis for replacing the roof on the

existing library building as it is showing some wear and tear especially at the fascia and seams. After reviewing a complete replacement cost, the City decided to have Lee Lewis perform a maintenance procedure instead. A cost of \$68,940 was submitted for replacing deteriorated fascia board in kind, removing and replacing existing roof fasteners, re-caulking of all seams and joints and painting all exposed wood of the building overhangs. H.R. Gray determined these cost were reasonable and forward it on to the City where they gave their approval.

RFP:034 – Added ADA Handrail at Courtyard Emergency Exit

It was discovered that the plans did not indicate handrails on both sides of the courtyard egress ramp. As this is a requirement of ADA, Lee Lewis was directed to provide this additional ADA handrail, which they did for a proposed cost of \$3,935.00. H.R. Gray compared this to the amount that was provided in the original bid by the handrail contractor and it was found to be in line with their pricing. H.R. Gray forwarded this on to the City and was given approval.

RFP:035 – Time & Material for Power Supply Lines

The drawings did not indicate a power supply for the two automatic entrance doors. In order to expedite the electrical work while the doors were being installed, H.R. Gray directed Lee Lewis to proceed on a time and material basis, which was observed and verified. H.R. Gray received a cost of \$1,395.00 which matched their field notes and then forwarded on to the City, where they gave approval.

RFP:036 – Entrance Sign

Since sufficient funds were available towards the end of the project the City made the decision to add a site sign at the entrance driveway off of W. Pfluger Street. Piwonka-Sturrock issued an ASI document for which Lee Lewis provided a cost of \$18,635 to install. H.R. Gray reviewed and determined the amount to be acceptable. This was then forwarded on to the City and it received approval from them.