

CHANGE ORDER

Project Name: PA2003 1849 Park Ph2

Date of Issuance: 6/25/2025
Contractor: G Hyatt Construction, Inc.
Designer: Burditt Land Place

Change Order No.: 10
Project No.: PA2003
Contract No.: 323000699

Explanation:

This change order encompasses the following:

1. Change Proposal 29R - Changes to Oncor primary to existing transformer, etc.
2. Change Proposal 33 - Oncor primary loop to Cameron Road
3. Extended general conditions post 12/31/25: \$23,771.70

Description of Work

	<u>Cost</u>	<u>Time</u>
1 Change Proposal 29R	\$ 119,282.83	0 Days
2 Change Proposal 33	\$ 210,201.37	48 Days
3 Extended General Conditions	\$ 23,771.70	0 Days
4	_____	Days
5	_____	Days
5	_____	Days
Total:	\$ 353,255.90	48

Please attach back-up documentation

Cost & Time Change Summary

Original Contract:

<u>Cost</u>	<u>Time</u>
\$ 8,901,546.80	290 Days
\$ 280,760.10	96 Days
\$ 9,182,306.90	386 Days
\$ 353,255.90	48 Days
\$ 9,535,562.80	434 Days

Previous Change Order(s):

Contract prior to this change order:

Net increase (decrease) from this change order

Revised Contract:

FUNDED:

By: _____ Date: _____
 Asst. Director/Director of Finance

ACCEPTED*:

By: Justin Hyatt Date: 6/25/2025
 Contractor

RECOMMENDED:

By: _____ Date: _____
 Assistant Director/ Director

RECOMMENDED:

By: _____ Date: _____
 Assistant Director/Director

APPROVED:

By: _____ Date: _____
 City Manager

*Contractor agrees to perform change(s) included in this Change Order. The above totals in this CO 10 are based upon the assumption that CO 9 is approved as submitted on 6/25/25.

No work is to be done until this change order is executed. No payment to the Contractor (or Consultant) shall be made for work included in the change order until the Contractor's pay estimate is updated.

Revise the project plans and specifications as referenced and insofar as the original project drawings and specifications are inconsistent, this Change Order governs. Upon execution by all parties, the following changes identified for the contract value and/or contract time shown, are made part of the contract.

City of Pflugerville

August 26, 2025

Isaac Espinoza, Parks Project Manager
400 Immanuel Rd.
Pflugerville, TX 78660

Re: Change Order #19

Project Name: 1849 Park Phase 2

Project: Address: 16430 Cameron Rd., Pflugerville, TX 78660

Dear Mr. Espinoza:

Resulting from Owner directed additions/deductions to the original scope of work, changes have become necessary as provided in Change Order #10 dated 06/25/2025 for a total increase of \$353,255.90.

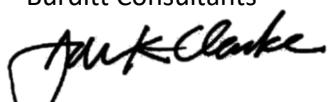
These modifications include two items: Change Proposal 29R requiring modifications to the primary electrical line from the new transformer pad to the existing football fields as requested by Oncor on April 30, 2025., Change Proposal 33 – This proposal include the addition of 2,353 linear feet of Oncor primary underground electrical conduit. This includes two runs of 4" Sch. 40 conduit, excavation, backfill, hauling away spoils and delivery and installation of two Oncor junction boxes, electrical riser, boring under the park road, fine grading and seeding.

We have thoroughly assessed the impact of these changes on the project timeline, budget, and overall feasibility. The new contract sum for the general contractor including this change will be \$9,535,562.80 and there will be a change of 48 additional days to the contract time. Please find attached detailed breakdown of the change order, including back up on costs.

Please feel free to contact me should you have any questions, comments, or require any additional information. You may reach me via e-mail at dclarke@burditt.com or by phone at (281) 217-1951

Sincerely,

Burditt Consultants



Dale K. Clarke, ASLA

Regional Director of Landscape Architecture

Cc: Carlos Jones

Attachments: Change Order #10 - G Hyatt Construction Inc.

G. Hyatt Construction, Inc.

2006 Bagdad Road, Suite # 170
Leander, TX 78641

Wednesday, April 30, 2025

Isaac Espinoza
City of Pflugerville
PO Box 589
Pflugerville, Texas 78691

RE: Change Proposal 29-Revised

Mr. Espinoza:

Per the Contract, General Conditions Article 7, our cost for the changes to the electrical primary line from the new transformer pad to the existing pad at the football fields, as requested by Oncor as of April 30, 2025, is \$119,282.83. This cost is inclusive of changes to the route, changing from 45 degree turns to sweeps (as requested by the Oncor inspector), delivery of a junction box provided by Oncor, the addition of grounding to the junction box (as requested by the Oncor inspector), additional of 1" stone fill below the junction box (as requested by the Oncor inspector), survey costs (to create a metes & bounds for an easement), changes to the new transformer pad (per email from Oncor dated 4/28/25), and the cost of extended general conditions to date for delays.

Your approval is required by May 7, 2025 to maintain the above price and schedule; any approval after this date will increase the time and cost associated with this change, which additional cost and time will be added to our proposal.

Our proposal only covers the work specifically noted in the attached proposal described herein. We call your attention to any exclusions and qualifications attached and reserve the right to provide further proposals for any costs which may be unforeseen or not quoted at this time.

Thank you,

Justin Hyatt

Justin Hyatt,
G. Hyatt Construction, Inc.

G. HYATT CONSTRUCTION, INC.
PROPOSAL

PROJECT: 1849 Park - Phase 2
PROPOSAL #: 29R
DATE: 4/30/2025

DESCRIPTION: Oncor changes to primary raceway to transformer at the football fields. Changes include: remove 45 degree turns and install sweeps (cost includes new conduit, excavation, etc.), cost to ground junction box, and re-excavate to install 1" diameter gravel under JB. Easement surveying, time extension costs, changes to transformer pad.

MATERIALS

	\$	-	\$
1 TOTAL DIRECT COST	\$	-	\$
2 MARK UP	\$	-	\$
			\$

LABOR

	x	\$	-	\$
3 ADDITIONAL SUPERV.	_____	x	\$	\$
4 ADDITIONAL LABOR	_____	MH x	\$	\$
5 LABOR BURDEN (15%)	_____		\$	\$
6 MARK UP			\$	\$
				\$

EQUIPMENT

	\$	-	\$	-
7 EQUIPMENT RENTAL	\$	-	\$	\$
8 MARK UP	\$	-	\$	\$
				\$

SUBCONTRACTORS

	\$	107,365.28	\$	118,101.81
8 SUBCONTRACTORS	\$	107,365.28	\$	\$ 118,101.81
9 MARK UP	\$	10,736.53	\$	\$ 118,101.81

SUBTOTAL OF PROPOSAL	\$	118,101.81
BONDS & INSURANCE	\$	1,181.02
TOTAL OF PROPOSAL	\$	119,282.83

G. Hyatt hereby agrees to perform the work outlined in this proposal per the amount specified and in accordance with the contract documents after the work is in an approved change order.

TIME EXTENSION REQUEST: 0

2006 Bagdad Road, Suite # 170
Leander, TX 78641

Phone: (512) 650-5637 Fax: 866-767-4055 Email: ghyattconstruction@gmail.com

Extended General Conditions

From schedule of values	Daily Cost
Supervision	\$ 529.53
Project Management	\$ 155.17
Temporary Toilets	\$ 13.28
Temporary Office	\$ 13.81
Storage	\$ 5.08
Phone/Email	\$ 4.83
Cleanup/Dumpster	\$ 70.69
<hr/>	
Total Daily Cost	\$ 792.39



J.S. Electric, Inc.

Residential • Commercial • Industrial

TECL# 18814 • TEML#32531

State of Texas and City of Austin Hub Certified
4702 FM 1327, Buda, TX 78610 • 512.243.2700

Date: April 28, 2025

To: G. Hyatt Construction Services, Inc.

Attention: Justin Hyatt • ghyattconstruction@gmail.com • 512.650.5637

Project: 1849 Park – Phase 2

RE: Primary Raceways Deviations and Pull/Splice Box Installation

Inclusions:

1. All costs associated with the primary raceway routing deviations between sheet SE001 and revised plan.
2. All costs associated with the installation of a single pull box (provided and delivered to the site by others).
3. Additional excavation required to install oversized pull box.
4. Installation of a 6" layer of 1" rock under pull box.
5. Pull box to protrude approximately 3" above grade.
6. Installation of one 5/8" ground rod. No additional instruction for grounding provided.
7. All costs associated with the required changes per Encore's inspector. J.S. Electric is to 'sweep' raceways instead of turning them at a 45-degree angle as approved at the first turn leaving the existing transformer.
8. All costs associated with re-mobilizing crews for additional excavation and installation of the pull-box.
9. All work to be performed during normal working hours – Monday through Friday 7 a.m. to 3:30 p.m.

Exclusions:

1. Grounding – all aspects.
2. Survey costs – all aspects.
3. After-hours/overtime/holiday work.

Acknowledgements:

1. Raceway routing as shown below.
2. Email correspondence between Ricky Tanksley of Oncore and Justin Hyatt of G. Hyatt Construction, Inc.
3. Pull box installation instruction and criteria not provided to J.S. Electric Inc.

Base Price: **\$21,967.84**

Adjustments:

1. Add **\$5,250.00** for each additional pull box required.

We are pleased to provide the above proposal per our understanding of the required electrical work. If there are any questions, please email Jarret Porterfield at jporterfield@jselectric.com or call directly at 512.287.9335.

Pricing is good for 30 days from date of proposal.

Proposal Accepted By: _____

Title: _____

Signature: _____

Date: _____



J.S. Electric, Inc.

4702 FM 1327, Buda, TX 78610
.287.9335 jporterfield@jselectric.com

Change In Work - Cost Analysis Form

To:

G.Hyatt Construction Services

Project:

City of Pflugerville 1849 Park - Phase 2

Change Proposal No.:

N/A

Explanation of Change:

See Proposal.

Description	Quantity	Matl Unit	U	Matl Ext	Labor Unit	U	Labor Ext
Excavation	-730	\$23.53	FT	(\$17,176.90)	-	FT	-
Excavation	850	\$23.53	FT	\$20,000.50	-	FT	-
4" Schedule 40 PVC	-1460	\$3.95	FT	(\$5,767.00)	0.05	FT	(73.29)
4" Schedule 40 PVC	1700	\$3.95	FT	\$6,715.00	0.05	FT	85.34
Pull Box	1	\$5,250.00	E	\$5,250.00	-	E	-
4" Special Radius Elbows	6	\$47.80	E	\$286.80	0.42	E	2.52
Onsite Coordination	1	-	HR	-	4.00	HR	4.00
Remobilization Fee	1	\$2,500.00	E	\$2,500.00	-	E	-
Additional Excavation	1	\$1,200.00	E	\$1,200.00	-	E	-
Additional Excavation to Accommodate Oversized Oncor Pull/Splice Box	1	\$2,500.00	E	\$2,500.00	-	E	-
4" Bell Ends	4	\$10.99	E	\$43.96	0.42	E	1.68
Grouting	4	\$15.98		\$0.06	1.50	E	6.00
5/8" Ground Rod	1	\$17.98	E	\$17.98	1.82	E	1.82
Onsite Coordination/Direction	1	-	HR		4.00	HR	4.00
Project Manager	2	-	HR	-	1.47	HR	2.94
Quoted Items							
Total Quotes							
Material Subtotal				\$15,570.40			
Consumables				\$467.11			
Total Material				\$16,037.52			35.01
Average Labor Rate:	\$85.00				Total Material/Quotes		\$16,037.52
Project Manager:	-				Sales Tax Mat'l Only		-
Material Delivery Fees:	3.00%				Labor Cost		\$2,975.68
Consumables:	3.00%				Project Manager		-
Fee Percentage:	15.00%				Material Delivery Fees		\$89.27
					Cost		\$19,102.47

Fee Percentage	\$2,865.37
Total Cost of Change	\$21,967.84

SITE DEVELOPMENT PERMIT APPROVAL

APPROVAL
Approval constitutes compliance with all City of Pflugerville Unified Development Code requirements. All responsibility for the adequacy of these plans remains with the professionals who prepared them. No alterations of these plans shall be permissible.

Approval Date: **March 07, 2024**

This architectural site plan illustrates the layout of a new baseball facility. The plan features several large, curved parking lots filled with diagonal parking lines. In the center, there is a detailed drawing of a baseball diamond with its various bases and pitcher's mound. To the right of the diamond, a large, circular structure, possibly a stadium or a covered seating area, is shown with multiple levels of seating and a central entrance. The text "NEW BASEBALL FIELDS" is printed in the area between the diamond and the stadium. A red line with a red arrow points from the bottom left towards the stadium, with the text "-1 1/2\" data-bbox="10 680 65 705" written above it. A red box labeled "T" and a red diamond labeled "3" are also visible on the red line. In the bottom right corner, there is a circular stamp with the number "1" and the text "SE001".

EXIST FOOTBALL FIELDS

ELCTRICAL KEYED NOTES:

- EXIST UTILITY TRANSFORMER AT FOOTBALL FIELDS TRANSFORMER TO BE REPLACED WITH LOOP FEED TRANSFORMER. COORDINATE REQUIREMENTS WITH OWNER.
- PROPOSED UG PRIMARY. 2-4" CONDUITS. 3'-0" COVER TO THE TOP OF CONDUITS PER ONCOR STANDARDS.
- NEW LOOP FEED UTILITY TRANSFORMER. PROVIDE PAD PER OWNER REQUIREMENTS.



ELECTRICAL UTILITY SITE PLAN

1" = 60'-0"



06-05-2023

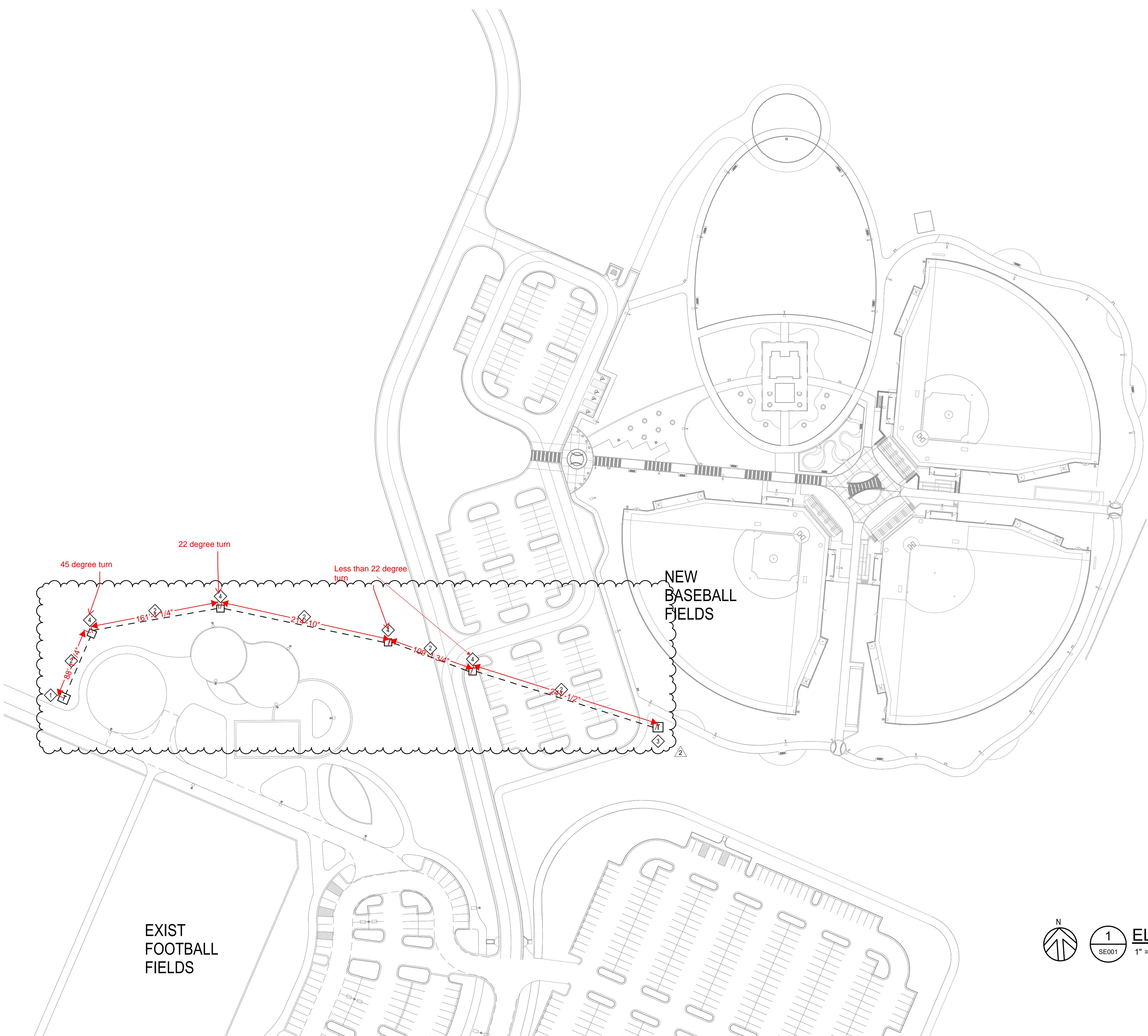


CITY OF PFLUGERVILLE, TEXAS

1849 PARK - PHASE II

ELECTRICAL UTILITY SITE PLAN

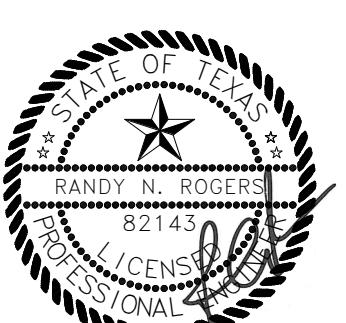
OB NO.: 1535.001	SCALE: 1" = 60'-0"	SHEET SE001
DATE: 06/05/2023		
DRAWN BY: CJJ		
CHECKED BY: RNR		



ELECTRICAL KEYED NOTES:

- EXIST UTILITY TRANSFORMER AT FOOTBALL FIELDS TRANSFORMER TO BE REPLACED WITH LOOP FEED TRANSFORMER. COORDINATE REQUIREMENTS WITH OWNER.
- PROPOSED UC PRIMARY. 2-4" CONDUITS. 3-0" COVER TO THE TOP OF CONDUITS PER ONCOR STANDARDS.
- NEW LOOP FEED UTILITY TRANSFORMER. PROVIDE PAD PER OWNER REQUIREMENTS.
- PROPOSED PULLBOX.

NO.	DESCRIPTION	DATE	DWN.	CHK.
1	CONFORMED SET	07/16/24		
2	UTILITY REVISIONS	03/12/25		



ELECTRICAL UTILITY SITE PLAN
1
SE001 1" = 60'-0"

0' 30' 60' 120' 240'
SCALE: 1" = 60'-0"

JOB NO.	SCALE:	SHEET
1533.001	1" = 60'-0"	
DATE: 06/05/2023		
DRAWN BY: CJJ		
CHECKED BY: RNR		
		SE001



Construction Staking Proposal

**Eagle Eye Construction Layout
1807 S. Highway 183
Leander, Texas 78641
(512) 528-5308
EMAIL : eagle@eecl.us**

Client: G Hyatt Construction

April 17, 2025

Client Address: 2006 Bagdad Rd Suite #170
Leander, Texas 78641

Client Contact: Justin Hyatt

Project: 1849 Park PH 2

Project Address: 16430 Cameron Road
Pflugerville Texas 7866

Requested Task: Construction Staking

ITEM	TASK	TRIPS	COST
1	Create M&B's ESMT for Previously Staked Elec. Line		\$850
2	As-Built Elec. Lines and Field Tie Bndry Corners (Client will need to Schedule One Call or Mark the Line for Field Crew)	1	\$1,800
3	Create M&B's for Elec. Line field Crew Collected Data on		\$1,100
	If you would like any additional Trips to the Site or Task added Let us know		

Payment: Due within 30-days of the invoice date.

Total: 1 **\$3,750**

Send payment: P.O. Box 2979, Cedar Park, Texas 78630

Notes: Proposal does not include re-staking of any items. It is the client's responsibility to verify all staking requests fall within the above listed items prior to scheduling. Items requested to be staked outside the above listed items will be billed as out of scope at our hourly rates listed below. It is not the responsibility of EECL to verify the request is in scope or out of scope prior to staking. Policy Eagle Eye Construction Layout does not monitor any third-party sites for project updates and revisions. It is the clients responsibility to provide Eagle Eye with the most current set of plans and cad at all times and to verify all proposed layout prior to staking. Eagle Eye shall not be held responsible for staking from outdated plans or cad.

Approved By: _____

Date: _____

CURRENT RATES:

Field Crew: \$200 Per Hour

Cad Tech: \$100 Per Hour

R.P.L.S.: \$175 Per Hour

Texas Board of Professional Surveying
Firm No. 10194139

Prepared By: Brian Wyatt

AMT CONCRETE, LLC.
PO BOX 1208
Taylor, TX 76574
OFFICE: 512-365-1296
FAX: 512-365-3989

INVOICE # 6

DATE: 4/29/2025
PROJECT: 1849 RANCH

ITEM #	CHANGE DESCRIPTION	Cost
	TRANSFORMER PAD	
1	96"X86" TRANSFORMER PAD WITH 6 PIERS	\$ 9,500.00
2	Credit for original pad	\$ (5000)
	TOTAL CHANGE	\$ 4,500.00

TOTAL FOR THIS CHANGE ORDER AMOUNT \$ 4,500.00

COMPANY: AMT CONCRETE, LLC. **BY:** Chris Morris
Estimator

ACCEPTED BY: AMT CONCRETE, LLC.

DATE: 4/29/25 **DATE:** 4/29/25

G. Hyatt Construction, Inc.

2006 Bagdad Road, Suite # 170
Leander, TX 78641

Thursday, June 5, 2025

Isaac Espinoza
City of Pflugerville
PO Box 589
Pflugerville, Texas 78691

RE: Change Proposal 33

Mr. Espinoza:

Per the Contract, General Conditions Article 7, attached, please find change proposal 33 in the amount of \$210,201.37. This proposal includes the addition of 2,353 lineal feet of Oncor primary underground electrical conduit. More specifically, two runs of 4", schedule 40 PVC, requisite excavation and backfill, spoils haul off, delivery & installation of two Oncor provided junction boxes, bore under the park road, electrical riser, re-seeding when complete.

This proposal is based on Hyatt's understanding of Oncor's requirements with documentation provided as of today's date. This proposal is based on depth to top of conduit of 36" (except at junction boxes), 12" of pipe sand bedding, bore is for pipe only (no carrier pipe is specified). This proposal specifically excludes concrete work of any kind, rigid elbows (we assumed conduit sweeps), any conduit other than schedule 40, after hours/overtime/holiday work, grounding of any kind, anything not specifically listed in the enclosed proposal which may be required by Oncor or others later.

Your approval is required by June 25, 2025, to maintain the above price and schedule; any approval after this date will increase the time and cost associated with this change, which additional cost and time will be added to our proposal.

Our proposal only covers the work specifically noted in the attached proposal described herein. We call your attention to any exclusions and qualifications attached and reserve the right to provide further proposals for any costs which may be unforeseen or not quoted at this time.

Thank you,



Justin Hyatt,
G. Hyatt Construction, Inc.

G. HYATT CONSTRUCTION, INC.
PROPOSAL

PROJECT: 1849 Park - Phase 2
PROPOSAL #: 33
DATE: 6/5/2025

DESCRIPTION: Oncor primary per understandings and inclusions as of 6/5/25

MATERIALS	SUBTOTALS
1 TOTAL DIRECT COST	\$ - [REDACTED]
2 MARK UP	\$ - [REDACTED]
	\$ - [REDACTED]
LABOR	
3 ADDITIONAL SUPERV. <u> </u> x <u> </u>	\$ - [REDACTED]
4 ADDITIONAL LABOR <u> </u> MH x <u> </u> \$ -	\$ - [REDACTED]
5 LABOR BURDEN (15%) <u> </u>	\$ - [REDACTED]
6 MARK UP	\$ - [REDACTED]
	\$ - [REDACTED]
EQUIPMENT	
7 EQUIPMENT RENTAL	\$ - [REDACTED]
8 MARK UP	\$ - [REDACTED]
	\$ - [REDACTED]
SUBCONTRACTORS	
8 SUBCONTRACTORS	\$ 189,200.15 [REDACTED]
9 MARK UP	\$ 18,920.02 \$ 208,120.17
SUBTOTAL OF PROPOSAL	\$ 208,120.17
BONDS & INSURANCE	\$ 2,081.20
TOTAL OF PROPOSAL	\$ 210,201.37

G. Hyatt hereby agrees to perform the work outlined in this proposal per the amount specified and in accordance with the contract documents after the work is in an approved change order.

TIME EXTENSION REQUEST: TBD

2006 Bagdad Road, Suite # 170
Leander, TX 78641

Phone: (512) 650-5637 Fax: 866-767-4055 Email: ghyattconstruction@gmail.com

Digger Dry Utilities, Inc.
PO Box 731
Dripping Springs, TX 78620

Two 4" schedule 40 PVC conduits	2353 LF	\$145,768
Excavation, stone, set Oncor provided JB's	2 EA	\$5000
<u>Bore under park road</u>	1 LS	<u>\$22,000</u>
Total		\$172,768