

Status Report

October 2012

Pflugerville Community Library Renovation and Expansion



The City of Pflugerville

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I. Executive Summary

A. Project Overview

The final element of the new building's exterior began to take shape as the material for the curtain wall finally arrived. Framework installation for the curtain wall began in mid-October and was followed with placement of temporary glass until the permanent glass arrived at the end of the month. The use of temporary glass was to get the building envelope sealed so that conditioning the building could take place for final finish work. During the next month, the temporary glass will be switched out with permanent glass panels to keep the building under a conditioned environment.

Interior work progressed as anticipated during the past month as the rough-in phase generally began to wind down. All stud walls were set in place and the majority of gypsum board was anchored, followed with the taping and floating process. When the walls were sanded down to a smooth appearance, a prime coat of paint was then added. The painting subcontractor also prepped all the interior and exterior door frames and applied a primer coat to them as well.

The electrical subcontractor completed the majority of rough-in conduit work and proceeded with pulling wire and connecting panels within the electrical room. They also hooked up power to the HVAC units on the roof top and began wiring the parking lot lights, but discovered a discrepancy in the light pole configurations. Concurrently the plumbing subcontractor installed all bathroom plumbing fixtures except for at the sinks in the main restrooms where tile is not finished due to cabinetry work needing to take place.

While the main activities for the interior work continued on, several other trades periodically visited the site and worked on their responsibilities furthering the building's progress. During the month of October the fire suppression subcontractor came and installed miscellaneous fire sprinkler heads; HVAC units were connected and turned on; the roofing system was completed to the satisfaction of the warranty requirements, the exterior doorframes were installed along with the two entrance doors; and most of the bathroom tile was placed on the floor and walls. Also taking place throughout the month, City contractors appeared on site installing their components to finish out the rough-in work for data, audio, video and security systems.

Outside the building, landscape work continued on in the parking lot area, around the detention pond and around the building. Trees were planted and vegetation was added to enhance the site. At the same time, the concrete and the mason subcontractors completed as much of the site work as possible up to the point where the remaining courtyard work is all that is left, which will be finished when the new building is in use.

B. Schedule Summary

The contract completion date for Pflugerville Community Library Renovation and Expansion project is April 13, 2013.

The following data details target dates based on contractor's listed activities from their planned schedule.

<u>Milestones</u>	<u>Scheduled</u>	<u>Actual</u>	<u>Variance</u>
Relocate Gas Service	January 11, 2012	January 19, 2012	+ 8 days
Transfer to New Water Line	February 6, 2012	March 14, 2012	+37 days
Transfer Power to New Transformer	February 17, 2012	March 30, 2012	+42 days
Relocate Temporary A/C Units	February 20, 2012	March 13, 2012	+22 days
Concrete Pour #1 of Building Slab	March 20, 2012	May 1, 2012	+42 days
Concrete Pour #2 of Building Slab	March 27, 2012	May 14, 2012	+48 days
Structural Steel Installation	April 16, 2012	May 17, 2012	+31 days
Commissioning of New Building*	September 14, 2012		
Switch Library Services to New Building*	October 22, 2012		
Substantial Completion*	December 26, 2012		

* Dates were adjusted based on Lee Lewis Construction's final project schedule plan dated February 21, 2012

C. Critical Issues Summary

December 19th is tracking for the City to take ownership of the new building so that all existing library material can be moved to it. Once the existing building is empty renovation work will take place starting in January. The overall project completion date, per Lee Lewis' construction schedule, is March 8, 2013, one month ahead of the contractual completion date.

The electrical contractor began wiring the parking lot lights in hopes of setting them during the month of October. However, they discovered that the anchor bolts, as set per the light pole manufacturer's template did not allow the lights to line up as planned. This activity is on hold as the manufacturer, who is aware of the situation, is looking at corrective measures to remedy the situation.

II. Current Project Status

CD Lone Star began constructing the retaining wall located in the courtyard area.

CEC continued rough-in work within the building, including light fixture cans.

CEC continued panel work in the electrical room.

CEC continued pulling wire in the new building.

CEC started wiring the parking lot lights.

CEC connected power to the HVAC units located on the flat roof.

Texas Roofing finished the flat roof area and received confirmation on the installation for warranty purposes; also installed the windscreen on the flat roof.

Texas Roofing continued soffit panel installation and miscellaneous metal work on new building.

Keystone formed and poured the sidewalk along the west and south side of the building, and installed two bike racks.

Keystone formed and poured the foundation of the retaining wall, cistern and seat-wall within the courtyard area. They also poured the site access sidewalk coming from Pfluger Street.

Air Craft insulated the above ceiling ductwork system and remaining condensate lines.

Air Craft installed wiring for the HVAC Direct Digital Control system.

Air Craft connected the HVAC roof top units to the ductwork and began operating the system on October 26, 2012 to condition the building for finish work.

GMI detailed the interior stud walls and fur downs.

GMI continued installing gypsum board and insulation on the interior walls and fur downs.

JCMS installed the gas line for the roof top units and then painted it for identification.

JCMS installed the drinking fountain next to the main restrooms.

JCMS installed the restroom plumbing fixtures in all restrooms except for the sinks in the two main restrooms.

Texas Saffire installed miscellaneous sprinkler heads on the fire suppression line.

Alpha worked on the remaining void areas of the building by insulating and sealing them in.

Alpha began work on exterior expansion joints by cleaning them out and then sealing them with caulk.

Arrow Glass installed the curtain wall framework and temporary glass to provide closure of the building.

Arrow Glass began installing the permanent glass of the curtain wall system.

Arrow Glass detailed the framework of the storefront and curtain wall systems.

Schnurr prepared all interior and exterior doorframes and applied the first coat of paint to them.

Schnurr continued to tape and float the gypsum board throughout the new building.

Schnurr began applying the primer coat to the interior walls of the new library building.

Towns finished installing the site irrigation system.

Towns began installing trees, landscape and vegetation where able in the parking lot, driveway, building and detention pond areas.

Lady Liberty set the new flag pole located at the new entrance.

Care Specialties placed wiring in the ceiling areas for the new fire alarm system.

Smith Flooring installed tile in all restrooms.

Ranger built the diversion berm along the west property line and hauled away excess site material.

Door Specialties installed the exterior doors.

TFE installed the three projector screens within the meeting room.

Universal Automatic Door installed the two main entrance doors.

City contractors finished installing wiring for the building's data, communication and security systems.

III. Project Photographs



▲ Insulation and drywall placement in the main hallway.



▲ Installing the automatic sliding entrance door system.



▲ Concrete pour at the main entrance area.



▲ Installing aggregate on the flat roof system.



▲ Curtain wall framework installation on the north face of the library.



▲ Installing permanent glass on the upper frame systems.



▲ Bike racks on the west side of the new building.



▲ West face of the new library building.



▲ Planting trees in the U-driveway.



▲ Constructing the courtyard retaining wall.

IV. Schedule

Contractual completion date is April 13, 2013.

Activity ID	Activity Name	Original Duration	Remaining Duration	Duration % Complete	Start	Finish	2012												2013												2014					
							D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	A	M	J	J	A	S	O	N	D	J	F	J	F	J	F
Pflugerville Community Library		481	164	65.9%	14-Dec-11 A	12-Apr-13	12-Apr-13, Pflugerville																													
Sitework		396	73	81.57%	14-Dec-11 A	17-Jan-13	17-Jan-13, Sitework																													
Preconstruction		0	0	0%	19-Dec-11 A	19-Dec-11 A	19-Dec-11 A, Preconstruction																													
A10000	Notice To Proceed	0	0	100%	19-Dec-11 A		◆ Notice To Proceed																													
Mobilization		103	0	100%	14-Dec-11 A	30-Mar-12 A	▶ 30-Mar-12 A, Mobilization																													
B10050	Install Field Office	1	0	100%	14-Dec-11 A	14-Dec-11 A	Install Field Office																													
B10020	Install Site Fencing	1	0	100%	19-Dec-11 A	20-Dec-11 A	Install Site Fencing																													
B10000	Install SWPPP BMP's	3	0	100%	20-Dec-11 A	21-Dec-11 A	Install SWPPP BMP's																													
B10010	Install Tree / Natural Area Protection	2	0	100%	22-Dec-11 A	23-Dec-11 A	Install Tree / Natural Area Protection																													
B10030	Install Site Signage	1	0	100%	10-Jan-12 A	10-Jan-12 A	Install Site Signage																													
B10060	Install Temp Power	1	0	100%	30-Mar-12 A	30-Mar-12 A	Install Temp Power																													
Site Work		381	73	80.84%	03-Jan-12 A	17-Jan-13	▶ 17-Jan-13, Site Work																													
C10050	Clear & Grub Site	3	0	100%	03-Jan-12 A	05-Jan-12 A	Clear & Grub Site																													
C10060	Rough Grade Detention Pond	5	0	100%	05-Jan-12 A	11-Jan-12 A	Rough Grade Detention Pond																													
C10070	Site Rough Grading	15	0	100%	06-Jan-12 A	26-Jan-12 A	Site Rough Grading																													
C10280	Install New Site Gas Line	1	0	100%	23-Jan-12 A	23-Jan-12 A	Install New Site Gas Line																													
C10320	Install Gas Meter	1	0	100%	23-Jan-12 A	23-Jan-12 A	Install Gas Meter																													
C10500	Install Storm Drainage Line "D"	5	0	100%	23-Jan-12 A	27-Jan-12 A	Install Storm Drainage Line "D"																													
C10540	Relocate Gas Service	2	0	100%	23-Jan-12 A	24-Jan-12 A	Relocate Gas Service																													
C10100	Install Site Water Lines	5	0	100%	30-Jan-12 A	22-Feb-12 A	Install Site Water Lines																													
C10290	Install Site Electrical Conduits	5	0	100%	09-Feb-12 A	28-Feb-12 A	Install Site Electrical Conduits																													
C10610	Sawcut Paving for Sanitary Sewer Install	1	0	100%	14-Feb-12 A	14-Feb-12 A	Sawcut Paving for Sanitary Sewer Install																													
C10080	Install Sanitary Sewer Lines	2	0	100%	15-Feb-12 A	17-Feb-12 A	Install Sanitary Sewer Lines																													
C10090	Install Storm Sewer Line "C"	4	0	100%	16-Feb-12 A	19-Mar-12 A	Install Storm Sewer Line "C"																													
C10570	Water Line Disinfection / Testing	2	0	100%	21-Feb-12 A	23-Feb-12 A	Water Line Disinfection / Testing																													
C10640	Pour Back Paving @ Sanitary Sewer	1	0	100%	22-Feb-12 A	23-Feb-12 A	Pour Back Paving @ Sanitary Sewer																													
C10310	Install Domestic Water Meter	1	0	100%	24-Feb-12 A	24-Feb-12 A	Install Domestic Water Meter																													
C10000	Install Transformer Pad	1	0	100%	05-Mar-12 A	05-Mar-12 A	Install Transformer Pad																													
C10550	Install Temp A/C Unit Pad	1	0	100%	05-Mar-12 A	06-Mar-12 A	Install Temp A/C Unit Pad																													
C10560	Temp Relocate A/C Units	5	0	100%	06-Mar-12 A	12-Mar-12 A	Temp Relocate A/C Units																													
C10490	Install Storm Sewer Line "B"	6	0	100%	06-Mar-12 A	13-Mar-12 A	Install Storm Sewer Line "B"																													
C10120	Final Grade - Drive Lanes & Parking	4	0	100%	07-Mar-12 A	12-Mar-12 A	Final Grade - Drive Lanes & Parking																													
C10580	Cap Existing Site Water Lines	1	0	100%	09-Mar-12 A	09-Mar-12 A	Cap Existing Site Water Lines																													
C10590	Connect New Water Lines to Existing Building	1	0	100%	09-Mar-12 A	09-Mar-12 A	Connect New Water Lines to Existing Building																													
C10520	Install Rip Rap at Line "D" Headwall	1	0	100%	14-Mar-12 A	14-Mar-12 A	Install Rip Rap at Line "D" Headwall																													

Primary Baseline
 Actual Work
 Remaining Work
 Critical Remaining Work
 ◆ Milestone
 ▶ Summary

V. Costs

A. Cost Issues

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 and 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 – Sidewalk reconstruction for Oncor power pole

Due to Oncor installing a new power pole in the ROW for the new transformer outside of what the construction drawings had indicated additional work is required to ensure ADA accessibility around the pole. Lee Lewis was directed on a time and material basis to remove a section of concrete sidewalk and pour a new sidewalk. This added work resulted in an insignificant cost and no change order was 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 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 includes 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 to 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 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 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 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 to the City for final approval.

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 Hardware

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 this was accepted by H.R. Gray.

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 this two-foot lower wall height 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. H.R. Gray determined this cost to be reasonable and was approved by the City.

RFP:016 – Meeting Room Acoustical Panel Reduction

Piwonka Sturrock 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. This credit was accepted and will be applied as a reduction in price to the contract when the next change order document is processed.

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 review, 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.

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. The City was in agreement and approved the added amount.

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 requested 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 labor costs were already accounted for in regard to pulling wire. Lee Lewis provided a new cost of \$4,617.00 which was agreed to by H.R. Gray and then approved by the City of Pflugerville.

RFP:020 – Additional Loose Lintels

The project required the addition of loose lintels to support the smooth face block wall over the open entrance area. Lee Lewis submitted a cost of \$1,114.00 for the extra material and labor to install, which was reviewed and approved by H.R. Gray. This amount will be deducted from the project contingency and resolved in the contract amount at the end of the project.

RFP:021 – Additional Curtain Wall Support

The project required additional structural steel to support the curtain wall above the entrance way. Lee Lewis submitted a cost of \$1,115.00 for the extra material and labor to install, which was reviewed and approved by H.R. Gray. This amount will be deducted from the project contingency and resolved in the contract amount at the end of the project.

RFP:022 – Sod

Lee Lewis submitted a cost of \$12,200.00 to utilize sod instead of hydro mulch per the original contract requirements in order to instantly produce a landscaped area for the site. City gave consideration to this request, but determined that it was unnecessary.

RFP:023 – Additional Structural Steel

The project required additional structural steel to support the wood frame wall of the children's area. Lee Lewis submitted a cost of \$2,657.00 for the extra material and labor to install, which was reviewed and approved by H.R. Gray. This amount will be deducted from the project contingency and resolved in the contract amount at the end of the project.

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 that was reviewed and agreed upon by H.R. Gray. This amount will be applied as a reduction in contract price when the next change order document is processed.

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. After verifying the costs, H.R. Gray forwarded the submittal on to the City for approval.

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 later 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 boarder around the meeting table. Lew 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. This information was forwarded to the City for approval, which was then given.

RFP:029 – Courtyard Modifications

As part of the LCRA grant the library received for providing educational programs for water, modifications are now required in the courtyard for the water feature being installed. Piwonka-Sturrock Architects is in the process of providing an ASI document that Lee Lewis will utilize to generate a cost proposal.

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 is in the process of creating an ASI for the modification. Once Lee Lewis receives this information, a cost proposal will be created for review by the H.R. Gray.

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.

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 wall 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 and approved by H.R. Gray. The City was in agreement and approved the added amount.

RFP:033 – New Roof System for Existing Building

The City 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. Lee Lewis provided a quote of \$250,582.70 to install a new roof system per the same specifications as the new building while also upgrading the fascia to metal and painting the wood eaves. The proposal was reviewed as acceptable in price and material and is now currently being evaluated by the City.

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 an additional cost in order to meet this requirement. H.R. Gray is currently waiting for a cost proposal from Lee Lewis.

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 is waiting to compare the cost sheet for acceptance and will forward it on to the City for approval if acceptable.

**PFLUGERVILLE COMMUNITY LIBRARY
RENOVATION AND EXPANSION
CITY OF PFLUGERVILLE**

REQUEST FOR PROPOSAL LOG

RFP #	DATE ISSUED	DESCRIPTION	DATE RETURNED	PROPOSED AMOUNT	NEGOTIATED AMOUNT	STATUS
001	01-06-12	Add Direct Digital Controls for operation of the HVAC system and building lights.	01-09-12	\$27,300 \$29,300	\$28,820.00	Approved in Change Order No. 1
002	01-25-12	Relocation of the Pecan Street Grill service gas line that interferes with the detention pond storm drain via time and material.	01-25-12	Time and Material	\$840.00	Approved in Change Order No. 1
003	01-26-12	Sidewalk removal and replacement around new Oncor power pole via time and material.	01-26-12	Time and Material	\$0.00	Completed
004	01-26-12	Low voltage screens.	01-05-12	\$474.00	\$474.00	Approved in Change Order No. 1
005	02-13-12	Salvage of excavated rocks for landscape features around the new library area.	03-7-12	\$4,588.50	\$4,588.50	Approved in Change Order No. 1
006	03-06-12	Storm Drain Line C manhole relocation	03-07-12	\$6,976.60	\$3,652.00	Approved in Change Order No. 1
007	04-19-12	Existing irrigation zones east of the existing library were unsalvageable. Landscape contractor was asked to add to additional zones to their scope of work. After initial request, costs on a time and material basis were added to account for temporary irrigation of existing landscape.	06-13-12	\$5,664.05	\$5,644.05	Approved in Change Order No. 1
008	04-19-12	City requested to add back the second partition wall that was removed prior to bid.	04-19-12	\$19,092.00	\$19,092.00	Approved in Change Order No. 1
009	04-27-12	City requested several changes to the building plan reconfiguration resulting in Piwonka Sturrock Architects issuing ASI package #1. Lee Lewis was asked to review and determine additional costs due to the modifications.	05-23-12	\$135,986.21	\$135,381.31	Approved in Change Order No. 1

010	06-06-12	City added four electrical vehicle charging stations to the parking lot area to provide a resource for patrons that own electric vehicles. This change was issued as ASI #7.	06-13-12	\$13,315.81	\$13,315.81	Approved in Change Order No. 1
011	06-13-12	A fabric fence was added to the temporary construction fence along the La Petite and Library property line upon the request of a concerned parent.	06-14-12	\$750.00	\$750.00	Approved in Change Order No. 1
012	06-18-12	An emergency egress sidewalk along the existing east building required modifications to make it ADA compliant. It also was necessary to add a retaining wall for support as it is located next to the east detention pond.	06-18-12	\$34,334.00	\$25,978.20	Approved in Change Order No. 1
013	06-26-12	Piwonka Sturrock issued an ASI for reducing the amount of downspouts needed for diverting rainwater.	07-13-12	(\$2,205.00)	(\$2,205.00)	Approved in Change Order No. 1
014	06-26-12	Piwonka Sturrock issued an ASI for adding the Courtyard Gate Hardware as the City determined a modification to the function of the courtyard.	07-12-12	\$345.00	\$345.00	Approved in Change Order No. 1
015	07-13-12	A fur down is now required in the meeting room to conceal the partition wall as its height was reduced to a structural error in the support system.	07-13-12 08-17-12	\$2,512.00	\$825.00	City Approved.
016	07-23-12	The acoustical panels are being reduce within the meeting room area at the request of the library director and being moved above hand touching.	08-10-12	(\$10,527.00)	(\$8,099.00)	City Approved.
017	08-08-12	Since cost would be minimal to incorporate new air handlers rather than replacing coils, HVAC contractor submitted several variations of replacement costs for review.	08-27-12	\$27,945.00 \$28,290.00 \$29,555.00 \$34,967.00	\$20,086.53 \$20,256.73 \$21,346.93 \$26,584.03	City Approved.
018	08-08-12	Library director modified the door plan to reduce the amount of key card readers resulting in more door hardware under this contract	09-04-12	\$1,742.00	\$1,742.00	City Approved.
019	08-06-12	Electrical contractor was directed to incorporate several lights as all night security lights as per the direction of the contract drawings. A cost estimate was provided for extra material.	08-17-12	\$6,226.00	\$4,617.00	City Approved.
020		Structural steel addition of loose lintels for the covered canopy area.	09-04-12	\$1,114.00	\$1,114.00	Approved, applied to project contingency
021		Structural steel addition for support of curtain wall above front entrance.	09-04-12	\$1,115.00	\$1,115.00	Approved, applied to project contingency
022	09-20-12	Lee Lewis requested and provided an additional cost for using sod instead of hydro-mulching on the site.	09-21-12	\$12,200.00	\$0.00	Not accepted.

023		Structural steel addition for support of interior wood frame wall at the children's area.	09-10-12	\$2,657.00	\$2,657.00	Approved, applied to project contingency
024	09-05-12	City requested a deduction in contract amount for the removal of the detention pond fence.	09-10-12	(\$14,490.00)	(\$14,490.00)	City Approved option #4.
025	09-20-12	Aluminum storefronts for rooms 143 & 144 per ASI #1 document.	10-2-12	\$14,747.00	\$9,573.00	Waiting for City approval
026	09-20-12	Friends of the Library room book depository addition.	10-2-12	\$1,225.40	\$1,225.40	City Approved
027	09-20-12	Room 144 flooring modification.	9-26-12	\$522.33	\$522.33	City Approved
028	09-20-12	Workroom Repair room 133 modifications.	10-16-12	\$3,705.00	\$3,705.00	City Approved
029	08-01-12	Courtyard Modification for waterfall feature and addition of engraved pavers.				Waiting for design
030	10-02-12	Guard rail on flat roof parapet wall.				Waiting for design
031	10/3/12	Mosaic tile for concrete columns in existing building.	10-12-12	\$9,045.44	\$9,045.44	City Approved.
032	10/3/12	Additional bathroom wall tile for the library restrooms.	10-3-12	\$2,508.00	\$2,508.00	City Approved.
033	10/11/12	City requested a cost proposal for a new roof system on the existing building.	10-30-12	\$250,582.70	\$250,582.70	City is reviewing proposal
034	10/17/12	Additional handrail for the courtyard emergency exit ramp to meet ADA requirements.				Waiting for proposal
035	10/23/12	Power supply lines for the two automatic entrance doors.				Authorized for work on time and material basis. Waiting for final costs.

B. Supplementary Contract

A change order in the amount of \$236,695.91 was approved on July 25, 2012 thus increasing the contract amount to \$4,275,435.91.