



Wilbarger Creek Park

1) LP pier foundations

There was no light pole detail included in the bid plans. Our bid noted that pricing did not include a foundation price. At the pre-con this item was brought up by QA Construction. We were told to submit an RFI for the light pole plan detail. RFI #1 was submitted on 10/09/2019. QA received the details on 11/01/2019. We were then asked to submit pricing.

2) Cast in Place concrete seatwalls

Bid originally called for precast seatwalls to be purchased and shipped in from out of state. Both the City of Pflugerville and QA Construction agreed at a site meeting to have seatwalls cast in place. This change was due to "value engineering." The same result could be achieved with cast in place seatwalls, and the turnaround time would be faster since there would be no lead time and shipping. QA received an email on 10/22/2019 from Studio 16:19 with revised details for concrete seatwalls and requesting pricing for cast in place.

3) Tree Removal

RFI#2 was submitted on 10/09/2019. This RFI states that trees #99-121 are missing from the tree list. At the site meeting on 10/17/2019 QA Construction was asked to locate the missing trees. Studio 16:19 issued a revised trail layout after missing trees were identified. Per the site meeting on 11/14/2019 the revised trail layout will require removal of additional trees.

4) Grading Adjustment

Site meeting notes from the morning of 10/31/2019 show that Studio 16:19 and W&P were going to review existing grade discrepancies. QA Construction received an email from Aileen that afternoon requesting to cancel the trail pour that was scheduled for the next day due to concerns in regards to staying within ADA allowances. Site Meeting notes on 11/14/2019 give approval for adjustments to onsite grading to meet ADA slope allowances.

5) Permanent Erosion Control

SW3P inspection from 10/25 requested additional permanent controls to be added. This area had been known to have storm water runoff in previous rain events. QA construction submitted a CO request on 11/25 and Studio 16:19 signed a CO for this on 12/13/2019.

6) LED Solar Lights

QA Construction suggested the use of LED Solar lights to increase the “green” footprint of the park. One of the long term benefits to solar is no electrical cost. At the site meeting on 01/14/2020 City of Pflugerville and QA Construction jointly decided on a mix of solar and electric LED lights for the park.

7) Culvert Size Adjustment

RFI #8 was submitted 11/11/2019 because the proposed culverts on the plans were not in line with the trail conditions. Site meeting notes from 11/14/2019 show that W&P approved the realignment of the culverts. QA Construction received a concept sketch for the culvert from W&P dated 11/19/2020.

RFI #11 was submitted on 12/16/2019. RFI states that shifting the direction of the culvert created a larger footprint. W&P responded on 01/11/2020 asking QA Construction to quantify the amount of concrete needed and price. Due to the delay in response time, a remobilization of equipment and crew was required.

8) 5' x 5' Area Inlet Adjustment

QA Construction observed that the flowline for the inlet did not match the drawings. RFI #10 was submitted on 12/16/2019. W&P responded on 01/11/2020 with revised inlet size and flowlines. These changes were discussed at a site meeting on 01/14/2020.

We received another change via email on 02/05/2020 after a field meeting. The elevation on the plans was 30”, but on site it was found to be 24”. So W&P revised the final elevation to 24”. Due to the delay in response time, a remobilization of equipment and crew was required.

9) Irrigation Valve Relocation

During Site Meeting on 11/14/2019 QA Construction was asked to coordinate with the City of Pflugerville to relocate existing HOA irrigation valves away from the trail walkway.

10) Restroom Slab Adjustment

On 10/19/2019 QA Construction received an email from Studio 16:19 asking for a cost difference on the slab for the restroom with 4 piers.

This item was also discussed 01/15/2020 at the site meeting. That afternoon we received the revised structural design from Studio 16:19.

11) Reroute Portion of Sidewalks

This work is connected to RFI #2. Trees #99 - 121 were missing from the plans. Once the trees were located Studio 16:19 issued a revised trail layout. (Meeting notes for 10/31/2019) This is why some of the sidewalks had to be rerouted. The forms for the sidewalk had already been set, so after the revised layout QA Construction had to move the form, rebar and sand and start the process over for the new layout.

12) 2" Water Connection Adjustments

RFI #6 was submitted on 10/17/2019. It was asking for permission to use an existing water meter on the south side instead of installing a new one on the north side. At the site meeting 10/17/2019 Studio 16:19 confirmed that the existing meter would meet the needs. City of Pflugerville was going to verify use of water service lines for the location. Site meeting notes from 10/31/2019 show that Studio 16:19 and W&P will move forward with change. On 11/14/2019 Studio 16:19 replied to the RFI with approval to proceed.

13) 6" Waste Water Connection Adjustment

At a site meeting in March 2020 City of Pflugerville asked QA Construction to assist with some additional work needed at the jobsite. This included dropping a manhole, coring an existing manhole, and laying pipe.

Notes:

Items #1-10 had been previously submitted on a Change Order on 02/12/2020. Aileen instructed Studio 16:19 to submit the consultant signed CO on 04/24/2020. These items and totals had been previously agreed upon. QA Construction had completed work in good faith. We know that CO's sometimes take a while to navigate through the approval process. In an effort to minimize delays to the schedule we move forward with a CO with a verbal approval. I would say that with all the public entities we have worked with, this is accepted as best practice to minimize project delays.

I have to include that while we are requesting additional days, there is still one big obstacle to keep this project moving forward. Oncor still needs to provide answers for the electricity component. Without electricity we can not complete the project, as it is necessary for the lights and irrigation. We are not able to complete the landscaping until irrigation is in place for watering purposes.

At the beginning Jose Ruiz, from QA Construction, was contacting Oncor. Oncor told him the owner, the City of Pflugerville, had to request design and electrical services. The site meeting notes from 02/18/2020 show that the City of Pflugerville was responsible for contacting Oncor. Six months later we still don't have an answer nor power. At this time this is the most critical item to completing this project. Without a response from Oncor, the project will come to a standstill, and may not be completed by the Nov. 14th date.