

# Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council  
From: Jason Moore, Assistant to the City Manager  
Date: June 21, 2016  
Subject: Approval of Change Order #05 for the Link Project

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**Council Action:** Approve change order #5 with Byrne Construction Services for the Link Project and authorize the city manager to amend the guaranteed maximum price.

**Background Information:** As you will recall, the Council approved a guaranteed maximum price (GMP) with Byrne Construction Services in April 2016 in the amount of \$10,903,040. This price was based on the work provided for in the final construction documents. However, many additions and clarifications are needed throughout the project that may be initiated by the Owner, the contractor or architect. Of course, anytime the price is subject to change, the owner must sign off on it. The following change orders, individually, are approved at the staff level while the combined change to the GMP dollar amount is approved by the Council, when totaling over \$50,000. Due to three owner-initiated changes, and one change required by Byrne, the combined total is \$64,258. The funds used to pay for this change come from our Owner's Construction Contingency, which we have budgeted separate from the contract with Byrne.

While this is Change Order #05, it should be noted that this is the first change order since approving the GMP. Change Orders #1 through 4 were schedule and estimate related during pre-construction services and the acceptance of the GMP. Therefore this is the first change order with a dollar value.

Approving this change will amend the GMP from \$10,903,040 to \$10,967,298 for our contract with Byrne.

**Board/Citizen Input:** N/A

**Financial Impact:** \$64,258

**Staff Contacts:** Jason Moore, Assistant to the City Manager, [jmoore@richlandhills.com](mailto:jmoore@richlandhills.com)

**Attachments:** Change Order Summary Sheet; & Potential Change Orders 1, 2, 5 & 6.



**Proposed Change Tracking Log**  
 Richland Hills Activities Center  
 Richland Hills, Texas

Byrne Job #1509

Updated: 14-Jun-16

June 21, 2016

ID	Date Initiated	Initiated By	Description	Time (Days)	Amount Submitted	Date Submitted	Status	Amount Approved	Date Approved	CO No.	Funding Source	
											Outside of GMP	Contractor's Contingency
<b>Change Order #05</b>												
1	05/02/16	RH	Re-routing of Electrical Service to City Hall	0	\$ 29,564	05/06/16	Approved	\$ 29,564	05/06/16	5	\$ 29,564	\$ -
2	04/26/16	RH	Temporary Sidewalk and Exit Drive for City Hall	0	\$ 14,331	05/11/16	Approved	\$ 14,331	05/11/16	5	\$ 14,331	\$ -
5	05/31/16	TSB	ASI #2/RFI #8 Sanitary Sewer Revisions to Police Dept	0	\$ 1,915	06/01/16	Approved	\$ 1,915	06/08/16	5	\$ 1,915	\$ -
6	05/25/16	RH	Demo of Tennis Courts	0	\$ 18,448	06/01/16	Approved	\$ 18,448	06/02/16	5	\$ 18,448	\$ -
<b>Subtotal</b>					<b>\$ 64,258</b>			<b>\$ 64,258</b>			<b>\$ 64,258</b>	<b>\$ -</b>
<b>Total</b>											<b>\$ 10,967,298</b>	<b>\$ 109,030</b>



NINE DECADES OF EXCELLENCE

2601 Scott Avenue

Suite 300

Fort Worth, Texas 76103

Date: May 6, 2016

**City of Richland Hills**

3200 Diana Drive

Richland Hills, TX 76118

ATTN: **Jason Moore**

Re: **Byrne Proposed Change No. 1**  
Re-routing of Electrical Service for City Hall

Project: **Richland Hills Activity Center**  
6750 Baker Blvd  
Richland Hills, TX 76118  
Byrne Job No. 1509

Trent:

This proposal includes the following:

- 1) This proposal is submitted for re-routing electrical service for City Hall.

The total add for this proposed change is: **\$ 29,564.00**

The total calendar days requested be added to our contract due to this change: \_\_\_\_\_

**Approval Needed By: Friday, May 13, 2016**

We are awaiting your approval prior to proceeding with this work. In order to prevent any delay, this change must be approved by the date shown above.

We are proceeding with this work. Please provide written notice immediately if we are to stop work associated with this change and await further direction. Please provide approval of this change by the date shown above.

This work is complete. Please provide approval of this change by the date shown above.

Our breakdown is attached for your review and approval. Please return one signed copy of this Proposed Change approving the associated costs, time extensions, and funding source indicated herein.

Sincerely,

**Byrne Construction Services**

**Jason Moore**

Digitally signed by Jason Moore  
DN: cn=Jason Moore, o=Thos. S.  
Byrne, Ltd., ou=Operations,  
email=jmoore@byrnes.com,  
c=US  
Date: 2016.05.06 08:40:45  
+05'00'

Jason M. Moore  
Senior Project Manager

Enclosure

cc: Job No. File: 08.02 – PC No 1

Barker Rinker Seacat Architects

Approval By: \_\_\_\_\_  
Kip Jameson

Date: \_\_\_\_\_

City of Richland Hills

Approval By: \_\_\_\_\_  
Jason Moore

Date: \_\_\_\_\_





June 21, 2016

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NINE DECADES OF EXCELLENCE

2601 Scott Avenue

Suite 300

Fort Worth, Texas 76103

Date: May 11, 2016

City of Richland Hills  
3200 Diana Drive  
Richland Hills, TX 76118  
ATTN: Jason Moore

Re: **Byrne Proposed Change No. 2**  
Temporary Sidewalk & Exit Drive for City Hall

Project: **Richland Hills Activity Center**  
6750 Baker Blvd  
Richland Hills, TX 76118  
Byrne Job No. 1509

Trent:

This proposal includes the following:

- 1) Installation of a temporary sidewalk at City Hall to provide ADA access from Diana.
- 2) Temporary exit drive for the parking lot on the east side of City Hall. Drive to be demolished and landscaped after permanent new parking drive is completed.

The total add for this proposed change is: **\$ 14,331.00**

The total calendar days requested be added to our contract due to this change: \_\_\_\_\_

Approval Needed By: Friday, May 13, 2016

We are awaiting your approval prior to proceeding with this work. In order to prevent any delay, this change must be approved by the date shown above.

We are proceeding with this work. Please provide written notice immediately if we are to stop work associated with this change and await further direction. Please provide approval of this change by the date shown above.

This work is complete. Please provide approval of this change by the date shown above.

Our breakdown is attached for your review and approval. Please return one signed copy of this Proposed Change approving the associated costs, time extensions, and funding source indicated herein.

Sincerely,

**Byrne Construction Services**

Jason M. Moore  
Senior Project Manager

Enclosure

cc: Job No. File: 08.02 – PC No. 2

Barker Rinker Seacat Architects

Approval By: \_\_\_\_\_  
Kip Jameson

Date: \_\_\_\_\_

City of Richland Hills

Approval By: \_\_\_\_\_  
Jason Moore

Date: \_\_\_\_\_





6761 Exchange Drive  
Mansfield, TX 76063  
Phone: 817-741-5177  
Fax: 817-741-5178  
www.cheyenneconstco.com

# CHANGE ORDER REQUEST

PROJECT NAME: RICHLAND HILLS  
PROJECT NO: 16025  
GENERAL CONTRACTOR: BYRNE CONSTRUCTION  
ATTENTION: BRIAN WOLF

C.O.R. NO.: 001  
DATE: 05/09/16  
REFERENCE: \_\_\_\_\_

DESCRIPTION OF CHANGE: PRICE TO FURNISH ALL LABOR MATERIAL AND EQUIPMENT TO  
SAW CUT, DEMO AND HAUL OFF CURBS FOR SIDEWALK AND DRIVEWAY  
PLACE AND FINISH 4'X35'X4" SIDEWALK WITH ADA RAMP  
PREP DIRT WORK FOR SIDEWALK AND DRIVEWAY  
PLACE AND FINISH 12'X45'X6" DRIVE WAY

**Additive Costs**

Labor	\$6,550.00
Material	\$2,041.60
Equipment	\$2,150.00

**Subtotal of Additive Cost** \$10,741.60

**Deductive Costs**

Labor	
Material	
Equipment	

**Subtotal of Deductive Cost** \$0.00

**Total Direct Cost** \$10,741.60

**Mark-up** 10% ~~15%~~ ~~-\$1,611.24~~ \$1,074.16

**P&P Bond** 2.25% \$241.69

**Total Subcontractor Change Request** ~~-\$12,595.00~~ \$12,057

*Brock Mangus* 5-9-2016  
BROCK MANGUS



June 21, 2016

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NINE DECADES OF EXCELLENCE

2601 Scott Avenue

Suite 300

Fort Worth, Texas 76103

Date: June 1, 2016

City of Richland Hills  
3200 Diana Drive  
Richland Hills, TX 76118  
ATTN: Jason Moore

Re: **Byrne Proposed Change No. 5**  
Sanitary Sewer Revisions @ Connection to Police Department

Project: **Richland Hills Activity Center**  
6750 Baker Blvd  
Richland Hills, TX 76118  
Byrne Job No. 1509

Trent:

This proposal includes the following:

- 1) Revision to sanitary sewer pipe & fitting size as indicated in RFI #8 and ASI #2.
- 2) Replacement of existing double clean-out serving Police Department.
- 3) Credit of original sanitary pipe & fittings.

The total add for this proposed change is: \$ 1,915.00

The total calendar days requested be added to our contract due to this change: \_\_\_\_\_

Approval Needed By: Monday, June 6, 2016

We are awaiting your approval prior to proceeding with this work. In order to prevent any delay, this change must be approved by the date shown above.

We are proceeding with this work. Please provide written notice immediately if we are to stop work associated with this change and await further direction. Please provide approval of this change by the date shown above.

This work is complete. Please provide approval of this change by the date shown above.

Our breakdown is attached for your review and approval. Please return one signed copy of this Proposed Change approving the associated costs, time extensions, and funding source indicated herein.

Sincerely,

**Byrne Construction Services**

Brian Wolf  
Project Manager

Enclosure

cc: Job No. File: 08.02 – PC No. 5

Barker Rinker Seacat Architects

Approval By: \_\_\_\_\_  
Kip Jameson

Date: \_\_\_\_\_

City of Richland Hills

Approval By: \_\_\_\_\_  
Jason Moore

Date: \_\_\_\_\_



# MAVERICK UTILITY CONSTRUCTION, INC.

P.O. Box 728  
Euless, TX 76039

Phone: 817-684-0858  
Fax: 817-684-0360

## Change Proposal #2.1

Date  
5/31/2016

**Contact Info**

**Project**

Please Direct All Questions to Bryan Yule byule@mavutility.com			NRH Activities North Richland Hills		
Item	Description	Quantity	Unit	Unit Price	Total

**Section A - Sewer Distribution**

1	6" SDR-35 PVC Sewer	173	l.f.	\$ 38.88	\$ 6,726.24
2	4" SDR-26 PVC Sewer	-154	l.f.	\$ 38.95	\$(5,998.30)
3	Testing	19	l.f.	\$ 4.10	\$ 77.90
4	Trench Safety	19	l.f.	\$ 5.00	\$ 95.00

**Total Sewer           \$           900.84**

**Total CP#2           \$           901.00**

Item	Description	Quantity	Unit	Unit Price	Total
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**Replaced Existing Cleanout - If Required**

1	Replace Existing Cleanout	1	ea.	\$ 978.00	\$ 978.00
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\*Plan changes related to RFI #008 Sanitary Sewer Changes

Cost is included for replacement of double clean-out by Maverick

**\$901**  
**+978**  
**\$1,879**

June 21, 2016

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NINE DECADES OF EXCELLENCE

2601 Scott Avenue

Suite 300

Fort Worth, Texas 76103

Date: June 1, 2016

City of Richland Hills  
3200 Diana Drive  
Richland Hills, TX 76118  
ATTN: Jason Moore

Re: **Byrne Proposed Change No. 6**  
Demo of Existing Tennis Courts

Project: **Richland Hills Activity Center**  
6750 Baker Blvd  
Richland Hills, TX 76118  
Byrne Job No. 1509

Trent:

This proposal includes the following:

- 1) Make-safe and remove pole lighting at tennis courts.
- 2) Saw-cut approximately 1' back of existing fencing and demo tennis court concrete.
- 3) Haul-off debris, excluding excess spoils. Excess soil will be stockpiled onsite, pending direction on where to relocate onsite.
- 4) Cost for one dumpster pull is included in this proposal.
- 5) Allowance has been included to cover the cost of adjustments to the temporary fence needed when existing fence is removed.
- 6) Site improvements such as landscaping and fencing are excluded from this proposal.

The total add for this proposed change is: **\$ 17,862.00**

The total calendar days requested be added to our contract due to this change: \_\_\_\_\_

Approval Needed By: Friday, June 03, 2016

We are awaiting your approval prior to proceeding with this work. In order to prevent any delay, this change must be approved by the date shown above.

We are proceeding with this work. Please provide written notice immediately if we are to stop work associated with this change and await further direction. Please provide approval of this change by the date shown above.

This work is complete. Please provide approval of this change by the date shown above.

Our breakdown is attached for your review and approval. Please return one signed copy of this Proposed Change approving the associated costs, time extensions, and funding source indicated herein.

Sincerely,

**Byrne Construction Services**

Brian Wolf  
Project Manager

Enclosure

cc: Job No. File: 08.02 – PC No 6

Barker Rinker Seacat Architects

Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kip Jameson

City of Richland Hills

Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Jason Moore





**TUTOR ELECTRICAL SERVICE, INC.**

7300 Pecan Ct.  
Mansfield, TX 76063  
Phone: (817) 516-0064  
Fax: (817) 516-0086  
[www.tutorelectric.com](http://www.tutorelectric.com)  
TECL #17144

## Change Order Proposal

5/27/2016

Scott Williams  
Byrne Construction Services  
2601 Scott Ave. Suite 300  
FT. Worth, TX 76103

Re: **Richland Hills Activity Center**  
6750 Baker Blvd.  
Richland Hills, TX

Subj: **Change Order CO-3**  
**CO #3 Remove existing tennis court lights.**

**Construction on this Change Order Work to Begin:** Within (2) week of receipt of signed proposal from the Owner or Owner's representative.

Dear Mr. Williams:

Tutor Electrical Service, Inc. submits the following electrical change order proposal to remove the existing tennis court lights on the Richland Hills Activity Center located in Richland Hills, TX. Tutor Electrical Service, Inc. will provide all labor, materials and required tools to complete the following changes to the original scope of work:

- Make safe the existing surface mounted panel.
- Remove the wire to existing pole lights.
- Take down the existing pole lights and haul off.

**Total: \$3,473.54**

The total extension of time required to perform this change is: **(2)** days.

If you are in need of any additional information or clarification, please feel free to contact me.

Respectfully,

*Jason Werry*

Senior Project Manager

