



Legislation Details (With Text)

File #: 18-0199 **Version:** 1 **Name:** Lincoln Recreation Center Change Order

Type: Change Order **Status:** Consent Agenda

File created: 3/7/2018 **In control:** City Council Regular

On agenda: 3/22/2018 **Final action:**

Title: Presentation, possible action, and discussion regarding approval of Change Order No. 6 in the amount of \$220,759.22 to the Lincoln Recreation Center construction contract (Contract No.16300432) with JaCody, Inc.

Sponsors: Donald Harmon

Indexes:

Code sections:

Attachments: [Lincoln Change Order 6 Signed](#)
[Project location map](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding approval of Change Order No. 6 in the amount of \$220,759.22 to the Lincoln Recreation Center construction contract (Contract No.16300432) with JaCody, Inc.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of this change order with JaCody, Inc. in the amount of \$220,759.22.

Summary: This project includes the construction of the new 15,355 square foot multi-purpose facility at the Lincoln Recreation Center and the renovations to the existing facility, including asbestos abatement and technology updates.

During the abatement process of the existing building and subsequent review of the property upon abatement completion, a number of items in need of rehab or replacement were identified, including roof renovations. Change Order No. 6 includes the items interior to the structure that were needed to finish out rehabilitation and upgrading of the existing facility renovation. The total addition of \$220,759.22 to the construction contract includes those needed renovations. These include additional asbestos abatement, ceiling tile replacement, insulation, replacement of light fixtures and conversion to LED, drywall, painting, wall protection, door replacement, flooring replacement, energy efficient windows, and replacement of the existing roof.

Budget & Financial Summary: Funds in the amount of \$4,342,973 are budgeted for this project in the Parks Capital Improvement Projects Fund. A total of \$3,294,763.88 has been expended or committed

to date, leaving a balance of \$533,524.41 for remaining construction and related expenditures.

Attachments:

1. Change Order No. 6
2. Project Map

CHANGE ORDER NO. 6 DATE: 3/2/2018 Contract No. 16300432
P.O.# 16205731 PROJECT: Lincoln Recreation Center Addition

OWNER:
City of College Station
P.O. Box 9960
College Station, Texas 77842

CONTRACTOR:
JaCody Inc.
10770 SH30
Suite 400
College Station, TX 77845

Ph: 979-774-5613
Fax: 979-774-5603

PURPOSE OF THIS CHANGE ORDER:
To add additional funding for changes required to the internal work in Phase 2 after abatement process.
These changes include a new roof due to damage discovered during progress review.

ITEM NO	UNIT	DESCRIPTION	UNIT PRICE	ORIGINAL QUANTITY	REVISED QUANTITY	ADDED COST
PCO -19	LS	Phase II Abatement Scope	\$7,679.70	0	1	\$7,679.70
PCO -20	LS	Phase II Interior Changes	\$228,079.52	0	1	\$228,079.52
PCO -21	LS	Testing Allowance Credit	(\$15,000.00)	0	1	(\$15,000.00)
					TOTAL	\$220,759.22

THE NET AFFECT OF THIS CHANGE ORDER IS 7.2% INCREASE.


LINE 1 (41389971-6411)
TOTAL CHANGE ORDER \$220,759.22

ORIGINAL CONTRACT AMOUNT	\$3,366,146.00	
CHANGE ORDER NO. 1	\$6,087.85	0.2% CHANGE
CHANGE ORDER NO. 2	\$18,194.39	0.5% CHANGE
CHANGE ORDER NO. 3	(\$8,877.60)	-0.3% CHANGE
CHANGE ORDER NO. 4	\$4,832.30	0.1% CHANGE
CHANGE ORDER NO. 5	\$1,081.20	0.0% CHANGE
CHANGE ORDER NO. 5	\$220,759.22	6.6% CHANGE
REVISED CONTRACT AMOUNT	\$3,608,223.36	7.2% TOTAL CHANGE

ORIGINAL CONTRACT TIME	450	Days
Time Extension No. 1	10	Days
Time Extension No. 2	N/A	Days
Time Extension No. 3	15	Days
Time Extension No. 4	N/A	Days
Time Extension No. 5	N/A	Days
Time Extension No. 6	25	Days
Revised Contract Time	500	Days

SUBSTANTIAL COMPLETION DATE - PHASE 2 August 21, 2018

APPROVED

_____ A/E CONTRACTOR Date	_____ DEPARTMENT DIRECTOR Date
 3.5.2018 CONSTRUCTION CONTRACTOR Date	_____ ASST CITY MGR - CFO Date
_____ PROJECT MANAGER Date	_____ CITY ATTORNEY Date
_____ CITY ENGINEER Date	_____ CITY MANAGER Date



JACODY

CONSTRUCTION, LP

PCCO #007

JaCody Construction, LP
 10770 Hwy 30
 College Station, Texas 77845
 Phone: (979) 774-5613
 Fax: (979) 774-5693

Project: 1007 - Lincoln Center
 1000 Eleanor
 College Station, Texas 77840

Prime Contract Change Order #007: Lincoln Center - Change Order #007

TO:	City of College Station PO Box 9973 College Station, Texas 77842-9973	FROM:	JaCody Construction, LP 10770 State Highway 30 Suite 400 College Station Texas 77845
DATE CREATED:	3/02/2018	CREATED BY:	Andy Prado (JaCody Construction, LP)
CONTRACT STATUS:	Pending - Proceeding	REVISION:	0
DESIGNATED REVIEWER:	Susan Monnat (City of College Station)	REVIEWED BY:	
DUE DATE:	03/07/2018	REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	25 days	EXECUTED:	No
CONTRACT FOR:	1:Lincoln Center Prime Contract	TOTAL AMOUNT:	\$ 220,759.22
DESCRIPTION:			
ATTACHMENTS:			

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
019	CE #032 - Phase II Additional Abatement Scope	0 days	7,679.70
020	CE #034 - Phase II Interior Changes	25 days	228,079.52
021	CE #035 - Testing Allowance Credit	0 days	(15,000.00)
TOTAL:			\$220,759.22

CHANGE ORDER LINE ITEMS:

PCO # 019 : CE #032 - Phase II Additional Abatement Scope

#	Cost Code	Description	Type	Amount
1	02-8201 - Asbestos Abatement Subk 1	Additional Flooring Abatement	Commitment	\$ 6,678.00
Subtotal:				\$6,678.00
OH&P: 15.00% on all line item types				1,001.70
Grand Total:				\$7,679.70



PCO # 020 : CE #034 - Phase II Interior Changes

#	Cost Code	Description	Type	Amount
1	09-4001 - Acoustical Ceilings	Phase II Added Ceiling Scope Lobby Only	Commitment	\$ 2,700.00
2	09-4001 - Acoustical Ceilings	Phase II Added Ceiling Scope	Commitment	\$ 5,500.00
3	26-0501 - Electrical Subk 1	Phase II Added Lighting	Commitment	\$ 14,690.00
4	26-0501 - Electrical Subk 1	Phase II Added Lighting Exit Lights	Commitment	\$ 1,712.40
5	09-1001 - Gypsum Drywall	Phase II Added Layer of Drywall	Labor	\$ 19,500.00
6	08-4001 - Entr,Storefnt,Curtwall Subk1	Phase II Window Adds	Commitment	\$ 21,439.00
7	09-9120 - Paint (Is)	Phase II Added Painting	Labor	\$ 4,680.00
8	09-1001 - Gypsum Drywall	Phase II Window Demo	Labor	\$ 2,000.00
9	09-1001 - Gypsum Drywall	Phase II Ceiling Insulation	Labor	\$ 3,000.00
10	09-6001 - Flooring Subk 1	Phase II Flooring Change	Commitment	(\$8,327.53)
11	09-1001 - Gypsum Drywall	Phase II Furr-Downs	Labor	\$ 5,625.00
12	09-1001 - Gypsum Drywall	Phase II Wall Protection	Labor	\$ 18,090.00
13	08-1101 - Metal Doors & Frames Subk 1	Phase II Replace Doors	Commitment	\$ 14,077.00
14	26-0501 - Electrical Subk 1	Phase II Added Lighting Gym Lights	Commitment	\$ 6,300.15
15	07-6181 - Other Sheet Metal Roof 1	Phase II Roof Replacement	Commitment	\$ 71,044.00
16	23-0501 - HVAC Subk 1	Phase II Added HVAC Scope	Commitment	\$ 18,300.00
Subtotal:				\$198,330.02
OH&P: 15.00% on all line item types				29,749.50
Grand Total:				\$228,079.52

PCO # 021 : CE #035 - Testing Allowance Credit

#	Cost Code	Description	Type	Amount
1	01-2151 - Testing & Inspecting Allow 1	Testing Allowance Credit	Professional Services	(\$15,000.00)
Subtotal:				(\$15,000.00)
Grand Total:				(\$15,000.00)

The original (Contract Sum) \$ 3,366,146.00
 Net change by previously authorized Change Orders \$ 21,318.14
 The contract sum prior to this Change Order was \$ 3,387,464.14
 The contract sum would be changed by this Change Order in the amount of \$ 220,759.22
 The new contract sum including this Change Order will be \$ 3,608,223.36
 The contract time will be increased by this Change Order by 25 days

Andrew Hawkins (Hawkins Architecture)
7607 Eastmark Drive Suite 200
College Station Texas 77840

City of College Station
PO Box 9973
College Station Texas 77842-9973

JaCody Construction, LP
10770 State Highway 30 Suite 400
College Station Texas 77845

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

3.5.2018

DATE



JaCody Construction, LP
10770 Hwy 30
College Station, Texas 77845
Phone: (979) 774-5613
Fax: (979) 774-5693

Project: 1007 - Lincoln Center
1000 Eleanor
College Station, Texas 77840

Prime Contract Potential Change Order #019: CE #032 - Phase II Additional Abatement Scope

TO:	City of College Station PO Box 9973 College Station Texas, 77842-9973	FROM:	JaCody Construction, LP 10770 State Highway 30 Suite 400 College Station Texas, 77845
PCO NUMBER/REVISION:	019 / 0	CONTRACT:	1 - Lincoln Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Andy Prado (JaCody Construction, LP)
STATUS:	Pending - In Review	CREATED DATE:	1/17 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	Yes		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
		TOTAL AMOUNT:	\$7,679.70

POTENTIAL CHANGE ORDER TITLE: CE #032 - Phase II Additional Abatement Scope

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #032 - Phase II Additional Abatement Scope

Provide Additional Abatement of Flooring as identified and instructed on site per Abatement Inspector on 1.16.2018 and removal of existing HVAC Duct in conflict with abatement demo per field directive on 1.17.2018

Note: Pricing for replacement of HVAC Ducts to be submitted after abatement completed.

ATTACHMENTS:

AAR-Lincoln Center Add-1.17.2018.pdf Austin Environmental Memo Style-1.16.2018.pdf

#	Cost Code	Description	Type	Amount
1	02-8201 - Asbestos Abatement Subk 1	Additional Flooring Abatement	Commitment	\$ 6,678.00
Subtotal:				\$6,678.00
OH&P: 15.00% on all line item types				\$ 1,001.70
Grand Total:				\$7,679.70

Andrew Hawkins (Hawkins Architecture)
7607 Eastmark Drive Suite 200
College Station Texas 77840

City of College Station
PO Box 9973
College Station Texas 77842-9973

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10770 State Highway 30 Suite 400
College Station Texas 77845

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

3.5.2018

DATE

AAR Incorporated
925 US 183 North – Suite B
Liberty Hill, Texas 78642
(512) 778-6800 FAX (512)778-6815

January 17, 18

JaCody Construction, LP

Attn: Andy Prado

Re: Asbestos abatement @ Lincoln Center (College Station, Texas)

AAR Incorporated would like to thank you for the opportunity to submit our proposal on the above referenced project.

AAR will provide all necessary supervision, labor, materials, equipment and supplies required for the proper execution of the abatement for this project. All applicable specifications, federal, state, and local regulations will be complied with and is the basis for this proposal. All insurance is by "A" rated or better companies.

SCOPE OF WORK

Remove and properly dispose of the following asbestos containing materials nor identified in the scope of work located at the above-mentioned building.

3465 sq.ft. of floor tile and mastic.
2 duct work main trunks, diffusers and grills.

We propose to complete this work for the total lump sum of.....\$ 6,678.00

EXCLUSIONS

- 1) ARU fees.
- 2) Air monitoring
- 3) Water and electricity.

Should you have any questions regarding this proposal, please do not hesitate to call me.

Sincerely,

AAR Inc.

Accepted by _____

Signature _____

Bill J. Post
District Manager

Andy Prado

From: Paul Dehlinger - Austin Environmental <pdehlinger@austinenv.com>
Sent: Tuesday, January 16, 2018 4:30 PM
To: Andy Prado
Subject: FW: Lincoln center asbestos abatement

Importance: High

FYI.

Paul B. Dehlinger
Austin Environmental, Inc.,
979-778-2699
512-587-8036



From: Paul Dehlinger - Austin Environmental [mailto:pdehlinger@austinenv.com]
Sent: Tuesday, January 16, 2018 4:06 PM
To: Forrest Couch (fcouch@vaughnconstruction.com)
Cc: bpost@aarinc.com
Subject: Lincoln center asbestos abatement
Importance: High

Forrest/ Andy and Bil:

Under further investigation of the Lincoln Center, it appears that approximately 3465 sq. ft of asbestos containing floor tile mastic exists under non-asbestos floor tile. It appears that some asbestos abatement may have previously been performed however there is too much visible debris to consider it non-asbestos. You should have a unit price to abate the additional quantity from AAR, approximately 240 sq. ft is 2 layers the remainder is 1 layer or under carpet, also do we demo cabinets to remove the tile in the computer room and kitchen or leave the cabinets in place .

Thanks

Paul B. Dehlinger
Austin Environmental, Inc.,
979-778-2699
512-587-8036





JACODY

CONSTRUCTION, LP

PCO #020

JaCody Construction, LP
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 College Station, Texas 77845
 Phone: (979) 774-5613
 Fax: (979) 774-5693

Project: 1007 - Lincoln Center
 1000 Eleanor
 College Station, Texas 77840

Prime Contract Potential Change Order #020: CE #034 - Phase II Interior Changes

TO:	City of College Station PO Box 9973 College Station Texas, 77842-9973	FROM:	JaCody Construction, LP 10770 State Highway 30 Suite 400 College Station Texas, 77845
PCO NUMBER/REVISION:	020 / 0	CONTRACT:	1 - Lincoln Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Andy Prado (JaCody Construction, LP)
STATUS:	Pending - Proceeding	CREATED DATE:	2/22 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	#007 - Lincoln Center - Change Order #007
FIELD CHANGE:	Yes		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	25 days	PAID IN FULL:	No
		TOTAL AMOUNT:	\$228,079.52

POTENTIAL CHANGE ORDER TITLE: CE #034 - Phase II Interior Changes

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #034 - Phase II Interior Changes

Provide new Scope throughout existing building per Owner directive on 1.7.2018

Pricing includes:

- White Ceiling Tile Reuse White Grid
- White Ceiling Tile Reuse Black Grid
- Insulation
- Furr Downs
- Add layer Drywall
- Tape & Float
- Paint
- New LED Light Fixtures
- New Exit Lights
- Replace HVAC
- Flooring Changes
- Window Demo and Infill
- Storefront

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
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2	09-4001 - Acoustical Ceilings	Phase II Added Ceiling Scope	Commitment	\$ 5,500.00
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6	08-4001 - Entr,Storefrnt,Curtlnwall Subk1	Phase II Window Adds	Commitment	\$ 21,439.00



JACODY

CONSTRUCTION, LP

PCO #020

7	09-9120 - Paint (Is)	Phase II Added Painting	Labor	\$ 4,680.00
8	09-1001 - Gypsum Drywall	Phase II Window Demo	Labor	\$ 2,000.00
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Subtotal:				\$198,330.02
OH&P: 15.00% on all line item types				\$ 29,749.50
Grand Total:				\$228,079.52

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 SIGNATURE DATE

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10770 Hwy 30
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Phone: (979) 774-5613
Fax: (979) 774-5693

Project: 1007 - Lincoln Center
1000 Eleanor
College Station, Texas 77840

Prime Contract Potential Change Order #021: CE #035 - Testing Allowance Credit

TO:	City of College Station PO Box 9973 College Station Texas, 77842-9973	FROM:	JaCody Construction, LP 10770 State Highway 30 Suite 400 College Station Texas, 77845
PCO NUMBER/REVISION:	021 / 0	CONTRACT:	1 - Lincoln Center Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Andy Prado (JaCody Construction, LP)
STATUS:	Pending - In Review	CREATED DATE:	3/2 /2018
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
		TOTAL AMOUNT:	(\$15,000.00)

POTENTIAL CHANGE ORDER TITLE: CE #035 - Testing Allowance Credit

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #035 - Testing Allowance Credit
Removal of Testing Allowance from Scope of Work per Owner Directive.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	01-2151 - Testing & Inspecting Allow 1	Testing Allowance Credit	Professional Services	(\$15,000.00)
Subtotal:				(\$15,000.00)
Grand Total:				(\$15,000.00)

Andrew Hawkins (Hawkins Architecture)
7607 Eastmark Drive Suite 200
College Station Texas 77840

City of College Station
PO Box 9973
College Station Texas 77842-9973

JaCody Construction, LP
10770 State Highway 30 Suite 400
College Station Texas 77845

SIGNATURE

DATE

SIGNATURE

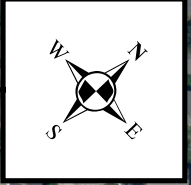
DATE

SIGNATURE

3.5.2018

DATE

Lincoln Recreation Center Additions & Renovation Project Location Map



Project
Location

The accuracy of this data is limited to the validity and accuracy of available data, and therefore the city makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. For specific questions regarding this plan contact Planning and Development Services.