

Change Orders For The Phillips Event Center

City Council Special Meeting

April 22, 2022

Agenda Item #3.A.

Contracts (Background)

- **February 25, 2020:** Council approved eight (8) contracts to renovate the PEC
 - Demolition (Albo Construction, LLC)
 - Electrical (Britt Rice Electric)
 - Mechanical (R.E.C. Industries)
 - Plumbing (R.E.C. Industries)
 - Flooring (Action Restoration)
 - Roofing (Brazos Commercial Roofing)
 - General Contraction (A Brush Above)
 - Fire Protection (City Council recently awarded second lowest vendor/FireTron, Inc.)
- Plan “C” design was approved
 - Combines features of two other plans
 - More overall functionality of the PEC facility

Change Order Amounts (\$526,841.18)

- **Demolition** (\$11,420)
 - Re-mobilize and hand demo the bar/stair portions within the restaurant area
- **Electrical** (\$72,272)
 - Costs associated with the Plan “C” lighting improvements to the facility
- **Mechanical** (\$150,046.80)
 - Additional electrical needs to supply the improved mechanical system
- **General Construction** (\$240,500)
 - Incorporate Part “C” improvements to the facility
- **Flooring** (\$52,602.38)
 - Incorporate Part “C” improvements to the facility

City's Financial Responsibility (To Date)

○ **\$1,129,245**

- City's share of original contract amounts
- Design Costs
- Includes: these five (5) change orders (\$526,841.18)

○ **Budgeted: \$1,500,000**

○ **Additional Expenses** (yet to be determined)

- Furniture, Fixtures, and Equipment (FF&E)
- Audio Video/IT expenses
- Unforeseen Change Orders

Options/Recommendation

1) Approve the five (5) change orders in a total amount of \$526,841.18

a. Recommended

2) Do not approve the change orders and provide staff direction, which may result in project delays, possible additional project management costs, possible increased demobilization/remobilization costs, etc.