

**February 9, 2023**  
**Item No. 11.2.**  
**1207 Texas Ave Plaza**

**Sponsor:** Jennifer Cain, Director Capital Projects

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action regarding a change order to the CMAR contract for renovations at 1207 Texas Avenue with JaCody Construction, LP to add a Plaza Addition at 1207 Texas Avenue, for an amount not to exceed \$294,000.

**Relationship to Strategic Goals:**

Core Services and Infrastructure

**Recommendation(s):** Staff recommends approval.

**Summary:** The City is currently renovating the facility located at 1207 Texas Avenue for office and event space for the Economic Development and Tourism departments. The Human Resources department and Facilities Maintenance division were previously located in this building. HR has moved into the new City Hall building and Facilities Maintenance has moved to their new building located at 300 Krenek Tap Road. The renovation project includes updating the building to current codes and upgrading mechanical, plumbing, and electrical systems, as well as adding an event space in the old fire station bays. Extensive facade work to the exterior of the building is also included. Staff determined that a construction manager at risk (CMAR) procurement method was the most beneficial for this project. The City awarded the CMAR contract to JaCody Construction, LP in November 2021.

This change order is to add an outdoor plaza space off of the event space located adjacent to the City Hall front lawn. The work includes earth work, utility work, concrete work, limestone retaining wall, landscape and irrigation, lighting, and shade structures. Images and more details will be provided in the presentation. This change order is for an amount not to exceed \$294,000.

**Budget & Financial Summary:** A budget in the amount of \$4,805,000 is included in the General Government Capital Projects Fund. A total of \$4,289,514 has been expended or committed to date, leaving a balance of \$515,486 for this item and related costs.

**Attachments:**

1. 1207 Texas Ave Change Order for Plaza Addition

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

**Project:** 1069 - Renovation of 1207 Texas Ave  
1207 Texas Ave  
College Station, Texas 77845

**Prime Contract Potential Change Order #019: PR-005 Plaza Addition**

<b>TO:</b>	City of College Station PO Box 9973 College Station, Texas 77842-9973	<b>FROM:</b>	JaCody Construction, LP JaCody Construction, LP 10770 State Highway 30 Suite 400 College Station, Texas 77845
<b>PCO NUMBER/REVISION:</b>	019 / 0	<b>CONTRACT:</b>	1 - The Renovation of 1207 Texas Avenue
<b>REQUEST RECEIVED FROM:</b>	Jennifer Cain (City of College Station)	<b>CREATED BY:</b>	Jeff Day (JaCody Construction, LP)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	1/20/2023
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	#010 - PR-005 Plaza Addition
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>	6 days	<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$293,481.30

**POTENTIAL CHANGE ORDER TITLE:** PR-005 Plaza Addition

**CHANGE REASON:** Client Request

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

CE #039 - PR-005 Plaza Addition

Includes all labor, equipment, and materials to perform work shown per PR-005 and per qualifications listed below:

- Schedule is based off approval at 2/9/23 City Council meeting and current lead times provided by USA Shade. Any delays in approval or procurement of shade structures will result in additional general conditions.
- USA Shade is currently stating 4-6 week lead time for show drawings and 4-6 weeks for fabrication upon approved shop drawings.
- Includes compacted subgrade and 2" sand bed only under flatwork areas.
- Excludes any rework or repair of existing 24" HDPE storm line and existing 8" water line.
- Includes pothole of existing 6" water line. Does NOT include any rework of 6" water line.
- Includes pumping, removal, and backfill of existing grease trap.
- Includes \$5,000 for repair of sod and existing irrigation from excavation and trenching for electrical.
- Limestone retaining wall priced per included detail.
- Landscape irrigation to terminate within 3' of existing 3" mainline. Connection and controls to be provided by others.
- String lights have been VE'd to the attached Aluz A5 series.
- Ground boxes priced as Legrand Outdoor Ground Box as provided by Kirksey email.
- Excludes and damage or replacement to existing trees. Proposed flat work does appear to encroach on driplines of existing trees.
- Landscape planters and associated irrigation and drainage has been deleted as a VE option.
- Shade structures at back of building have been deleted as a VE option.

**ATTACHMENTS:**

#	Budget Code	Description	Amount
1	01-3151.O Superintendent 1.Other	Superintendent	\$17,000.00
2	01-3111.O Project Manager 1.Other	Project Manager	\$15,000.00
3	01-7419.O Dump,Waste Mngmnt&Disposal.Other	Dumpster	\$400.00
4	01-5441.O Equip Rental.Other	Equipment Rental	\$1,500.00
5	01-5220.O Temp Toilets-Jobsite.Other	Temp Toilets	\$1,200.00
6	01-7420.O Final Clean-JaCody,Other	Final Clean	\$1,000.00

#	Budget Code	Description	Amount
7	01-7829.O Final Site Survey.Other	Layout	\$1,500.00
8	01-5601.O Temp Fence Subk 1.Other	Temp Fence	\$1,500.00
9	03-0501.O Concrete Subk 1.Other	Site Concrete	\$25,813.00
10	13-3001.O Shade Structures	Shade Structures	\$71,975.00
11	26-0501.O Electrical Subk 1.Other	Electrical	\$28,500.00
12	31-0501.O Earthwork Subk 1.Other	Earthwork	\$19,565.00
13	31-6321.O Drilled Piers	Drilled Piers	\$2,500.00
14	31-1379.O Tree Protection	Tree Protection	\$250.00
15	32-9001.O Landscaping Subk 1.Other	Landscape and Irrigation	\$5,927.00
16	32-9001.O Landscaping Subk 1.Other	Irrigation and Sod Repair Allowance	\$5,000.00
17	32-9001.O Landscaping Subk 1.Other	Irrigation Sleeves	\$400.00
18	32-3201.O Retaining Wall	Limestone Retaining Wall	\$42,050.00
19	33-0501.O Site Utility Subk 1.Other	Site Utilities	\$28,600.00
20	01-1130.O General Liability Ins.Other	Insurance 1.5%	\$4,413.00
21	01-0201.O Perf & Pay Bond Premium.Other	Bond	\$5,413.00
<b>Subtotal:</b>			<b>\$279,506.00</b>
OH&P (5.00% Applies to all line item types.):			\$13,975.30
<b>Grand Total:</b>			<b>\$293,481.30</b>