

EXHIBIT
"A"



Contract Quantity Adjustment/Change Order

Department: General Services

Project Name: Round Rock Public Library

Date: 9/14/22

City Project ID Number _____

Change Order/Quantity Adjustment No. 4

Justification

As the project progresses, minor changes incur some costs. Many of these changes were missing on the plan or changes that needed to be made in the field. This Change Order represents the largest cost changes not covered by the Owner's Betterment Allowance within the construction contract. This change order includes the follow OB's: 043 -045 - 049 - 053 - 056 - 060 - 075 - 087 - 099 - 100 - 101 - 104 - 105 - 106 - 107 - 108 - 109 - 110.

SUMMARY

	Amount	% Change
Original Contract Price:	\$29,796,806.00	
Previous Quantity Adjustment(s):	\$149,446.00	
This Quantity Adjustment:	\$0.00	
Total Quantity Adjustment(s):	\$149,446.00	
Total Contract Price with Quantity Adjustment(s):	\$29,946,252.00	
Previous Change Order(s):		0.00
This Change Order:	\$555,997.00	0.02
Total Change Order(s) To Date:	\$555,997.00	0.02
Adjusted Contract Price [Original Contract Price Plus Quantity Adjustment(s) Plus Change Order(s)]:	\$30,502,249.00	
Difference between Original and Adjusted Contract Prices:	\$705,443.00	
Original Contract Time:	578/578	
Time Adjustment by previous Quan. Adj./Change Order:	0	
Time Adjustment by this Quan. Adj./Change Order:	0	
New Contract Time:	578/578	

Submitted for Approval

Prepared By: Richard Will Richard Will, Construction Manager, CORR 9/23/2022
 Signature Printed Name, Title, Company Date

Approvals

Contractor: Kirby A. Kuntz Kirby A. Kuntz, Project Manager, HPCC 9/21/22
 Signature Printed Name, Title, Company Date

City Project Manager: Chad McDowell Chad McDowell General Services Director CORR 9/25/22
 Signature Printed Name, Title Date

Mayor/City Manager: Craig Morgan Craig Morgan, Mayor _____
 Signature Printed Name, Title Date



Contract Quality Adjustment/ Change Order

Project Name:

Round Rock Public Library

Quan. Adj. / Change Order No.:

4

Change Order Data

Item #	Item Description	Unit	Qty.	Unit Price	Amount	Contract Time Adjustment (Days)
1	OB 021 - COR 014 - Oncor Overhead Power Relocation	LS	1	\$31,336.00	\$ 31,336.00	0
2	OB 038 - COR 036 - Lib - Site Communication Tie-in	LS	1	\$23,484.00	\$ 23,484.00	0
3	OB 043 - COR 070 - Lib RAHU Power Requirement Confirmation	LS	1	\$40,469.00	\$ 40,469.00	0
4	OB 045 - COR 074 - Terrazzo Flooring Thickness Specifications versus Contract Drawings	LS	1	\$52,748.00	\$ 52,748.00	0
5	OB 051 - COR 085 - Sloping at Rooftop Garden Deck Additional Information	LS	1	\$16,083.00	\$ 16,083.00	0
6	OB 053 - COR 052 - RFI 192 - Lib - Display Devices Recessed in Natural Stone Panels	LS	1	\$7,935.00	\$ 7,935.00	0
7	OB 056 - COR 087 - Terra Cotta Jamb Flashing	LS	1	\$12,404.00	\$ 12,404.00	0
8	OB 060 - COR 068 - NEDT Coordination Impacts	LS	1	\$70,905.00	\$ 70,905.00	0
9	OB 075 - COR 088 - Oncor Pad Intallation (Piers Only)	LS	1	\$ 3,624.00	\$ 3,624.00	0
10	OB 087 - COR 113 - Lib Fastening Method for SW-1 and AP-1 at Elevator	LS	1	\$ 11,548.00	\$ 11,548.00	0
11	OB 099 - COR 144 - Gar Curb to Divert Water from IT Room and Elec. Room	LS	1	\$ 20,768.00	\$ 20,768.00	0
12	OB 100 - COR 136 - NEDT - Grade Re-Establishment	LS	1	\$ 72,411.00	\$ 72,411.00	0
13	OB 101 - COR 137 - NEDT Paving Assist/Paving Related Impacts - 6.28.22-7.9.22	LS	1	\$ 19,796.00	\$ 19,796.00	0
14	OB 104 - COR 155 - Flow Fill at at North Sidewalk for Atmos Gas Line	LS	1	\$ 7,790.00	\$ 7,790.00	0

15	OB 105 - COR 157 - Site Walkway Canopy Steel for Skylights	LS	1	\$ 2,063.00	\$ 2,063.00	0
16	OB 106 - COR 142 - Bus Lane Scope of Work	LS	1	\$ 50,300.00	\$ 50,300.00	0
17	OB 107 - COR 156 - Gar South Eyebrow Canopy In-Fill Framing	LS	1	\$ 2,509.00	\$ 2,509.00	0
18	OB 108 - COR 162 - Additional Parking, Curb and Gutter, and Flatwork at Austin Ave	LS	1	\$ 69,010.00	\$ 69,010.00	0
19	OB 109 - COR 163 - Lockable Cabinets for Elevator Disconnects	LS	1	\$ 2,225.00	\$ 2,225.00	0
20	OB 110 - COR 164 - Paint NEDT Curb and Gutter	LS	1	\$ 5,250.00	\$ 5,250.00	0
Subtotal					\$	522,658
				Insurance	0.759%	\$ 3,967
Subtotal					\$	526,625
				Bond	0.55%	\$ 2,896
Subtotal					\$	529,521
				Fee	5%	\$ 26,476
TOTALS					\$	555,997

CITY OF ROUND ROCK

ROUND ROCK PUBLIC LIBRARY - CHANGE ORDER LOG



CO#	DATE	DESCRIPTION	SUBCONTRACTOR	COST	JUSTIFICATION (reason change accepted)	REASON FOR CHANGE	SOURCE	CHANGE CATEGORY
1	8/25/2021	OB 021 - COR 014 - Oncor Overhead Power Relocation	Hensel Phelps	\$ 31,336.00	This proposal is associated with the relocation of the overhead power around the perimeter of the project.	ONCOR had to relocate all the lines on the poles around the New Library.	HP	Unknown conditions
2	11/19/2021	OB 038 - COR 036 - Lib - Site Communication Tie-In	Hensel Phelps	\$ 23,484.00	NEDT Project showed in their drawings the AT&T handhole to be located on the northwest corner of the building but this Tie-In was not included in their scope.	We had to tie in the ducts to our communication box.	HP	Unknown conditions
3	12/14/2022	OB 043 - COR 070 - Lib RAHU Power Requirement Confirmation	Hensel Phelps	\$ 40,469.00	This pricing is related to modifications and additional circuits required to serve RAHU's as described per RFI 236. This pricing also includes the cost of supplying an additional 2 section panel that was added per RFI 236.	RAHU manual require four (4) additional power connections for each RAHU and the contract drawings currently show one (1) power connection to each RAHU.	HP	A/E omission
4	1/5/2022	OB 045 - COR 074 - Terrazzo Flooring Thickness Specifications versus Contract Drawings	Hensel Phelps	\$ 52,748.00	This change is associated with increasing the thickness of the terrazzo from 1/8" to 1/2" thick due to Specifications versus Contract Drawings differences.	This change is associated with increasing the thickness of the terrazzo from 1/8" to 1/2" thick due to Specifications versus Contract Drawings differences.	HP	A/E omission
5	2/8/2022	OB 051 - COR 085 - Sloping at Rooftop Garden Deck Additional Information	Hensel Phelps	\$ 16,083.00	This change is associated with the added concrete need on the roof garden per RFI 269 - Sloping at Rooftop Garden Deck Additional Information.	Drawings called for flat deck at the rooftop garden, but slope is necessary.	HP	A/E omission
6	2/9/2022	OB 053 - COR 052 - RFI 192 - Lib - Display Devices Recessed in Natural Stone Panels	Hensel Phelps	\$ 7,935.00	The pricing for this change includes the cost associated with added detailing around the display devices at the natural stone panels.	Screens are thicker than the wall/ stone.	HP	Owner omission
7	2/9/2022	OB 056 - COR 087 - Terra Cotta Jamb Flashing	Hensel Phelps	\$ 12,404.00	This change is in regards to the added flashing at the Terra Cotta jams per RFI 270 - Terra Cotta Jamb Flashing.	The terra cotta system will require a metal flashing frame at all jamb conditions where it interfaces with curtain wall or other cladding and this flashing wasn't include in the construction documentation.	HP	GC A/E omission
8	2/25/2022	OB 060 - COR 068 - NEDT Coordination Impacts	Hensel Phelps	\$ 70,905.00	This proposal consists of Hensel Phelps adapting its trash management plan and perimeter fence adjustments and repairs. The new trash management plan has two parts: a combination of an outrigger platform and crane; rental of a 10K telehandler forklift when tower crane is removed. This proposal credits the trash chute originally planned. This proposal includes the added cost of the outrigger platform to date, 10K telehandler forklift rental, fuel for the 10K telehandler forklift and the operator costs associated with operating the telehandler forklift. This proposal also includes costs created by the NEDT project consistently breaching our project perimeter fence. This proposal outlines the project perimeter fence expenditures to date, a proposal from our perimeter fence vendor to bring our fence in compliance, and the potential future fence repair cost.	NEDT project created damage and added cost needed on the RRPL project created by NEDT delays.	HP	Owner Error
9	4/26/2022	OB 075 - COR 088 - Oncor Pad Installation (Piers Only)	Hensel Phelps	\$ 3,624.00	This change is for pricing involved in the placement of the Oncor pads (Piers Only). The ONCOR Pads are shown on the Architectural Drawings, however no Piers are shown on the Structural or Architectural Drawings. ONCOR provided the details in the attached pricing, which were required for their pads.	No Piers are shown on the Structural or Architectural Drawings	HP	GC A/E omission

10	6/6/2022	OB 087 - COR 113 - Lib Fastening Method for SW-1 and AP-1 at Elevator	Hensel Phelps	\$ 11,548.00	The pricing for this change includes the cost associated with furnishing and installing the plywood and face nailing the SW-1 panels to the AP-1 panels. This pricing also includes a credit for the originally designed AP-1 and SW-1 attachment.	In order to avoid the concrete imperfections, we decided to install plywood under the SW1 in the Monumental Stairs.	HP	Unknown conditions
11	8/7/2022	OB 099 - COR 144 - Gar Curb to Divert Water from IT Room and Elec. Room	Hensel Phelps	\$ 20,768.00	The pricing associated with this change is for removing bollards on level 1, adding a concrete curb to divert water from the level 1 IT and Electrical rooms, and increasing the drain size in the staff garden ramp to a trench drain per RFI 385.	We have to add a concrete curb to prevent water from flowing into the electrical rooms from the Staff Garden ramp.	HP	A/E omission
12	8/3/2022	OB 100 - COR 136 - NEDT - Grade Re-Establishment	Hensel Phelps	\$ 72,411.00	The pricing for this change is associated with the cost of Hensel Phelps to provide protection at the light pole anchor bolts, reset the utility valve sleeves, make concrete repairs at the ADA ramp and curb, curb cut and grind at the drives as determined by Nelson, and overall grade re-establishment around the project. Please note, this additional work is to be tracked via T&M.	NEDT project initially was going to get this work done but in order to avoid delays in the Library, we decide to take care of this.	HP	Owner scope change
13	8/9/2022	OB 101 - COR 137 - NEDT Paving Assist/Paving Related Impacts - 6.28.22-7.9.22	Hensel Phelps	\$ 19,796.00	The pricing for this change includes the cost associated with assisting the paving activities/impacts from the NEDT project per CoRR direction. Specifically, this pricing includes the cost for the jobsite fence relocation required per the NEDT project. This included Hensel Phelps labor, Metalink labor, additional labor from Coe Concepts, and fence stand material.	NEDT project was paving roads and we had to move the construction fence multiple times.	HP	Owner scope change
14	8/16/2022	OB 104 - COR 155 - Flow Fill at at North Sidewalk for Atmos Gas Line	Hensel Phelps	\$ 7,790.00	The pricing for this change includes the cost associated with installing flow fill on the North side of the Library to accommodate the Atmos gas line.	Atmos still don't install the gas line so we had to do a temporary fill.	HP	Unknown conditions
15	8/20/2022	OB 105 - COR 157 - Site Walkway Canopy Steel for Skylights	Hensel Phelps	\$ 2,063.00	The pricing for this change includes the cost associated with the added framing required to make up the dimension discrepancy for the skylight framing at the walkway canopy per RFI 409.	There is a discrepancy between the constructions drawings and the construction site.	HP	A/E omission
16	8/23/2022	OB 106 - COR 142 - Bus Lane Scope of Work	Hensel Phelps	\$ 50,300.00	The pricing for this change includes the cost associated with removing and re-installing the bus lane at the Library per CoRR direction and design.	NEDT project had this scope on their contract but we decide to take care of this to avoid possible delays.	HP	Owner scope change
17	8/29/2022	OB 107 - COR 156 - Gar South Eyebrow Canopy In-Fill Framing	Hensel Phelps	\$ 2,509.00	The pricing for this change includes the cost associated with furnishing and installing the in-fill framing to accommodate the steel discrepancy between the Architectural and Structural drawings. Per RFI 370, the high canopy required 6" metal framing with supports so that the South side eyebrow canopies match in size at 6".	There is a discrepancy between the constructions drawings and the construction site.	HP	A/E omission
18	9/7/2022	OB 108 - COR 162 - NEDT - Parking and Flat Work at Austin Ave	Hensel Phelps	\$ 69,010.00	The pricing for this change includes the cost associated with Alpha Paving completing the additional paving, parking spaces, curb and gutter, and flatwork on the North side of Austin Ave. Please note, the pricing is based off the single drawing available. The drawing did not include scale, and some existing site conditions vary from the drawing. Additionally, the timeline of this work was discussed to occur in October while Hensel Phelps is still scheduled to be onsite.	This is an additional scope for the NEDT project.	HP	Owner scope change
19	9/9/2022	OB 109 - COR 163 - Lockable Cabinets for Elevator Disconnects	Hensel Phelps	\$ 2,225.00	The pricing for this change includes the cost associated with furnishing and installing the lockable cabinets for the elevator disconnects. This includes a lockable cabinet in the Library Penthouse, a lockable access panel in the Group Study Room and Level 4 of the Garage	According to the state inspector, each elevator must have a disconnect cabinet no more than 20' away.	HP	A/E omission

20	9/13/2022	OB 110 - COR 164 - Paint NEDT Curb and Gutter	Hensel Phelps	\$ 5,250.00	The pricing for this change includes the cost associated with painting the curb and gutter around the library that was originally part of the NEDT scope. This was priced at the request of the CoRR.	This is an additional scope for the NEDT project.	HP	Owner scope change	
			Subtotal \$	\$ 527,658					
			Insurance	0.759%	\$ 3,967				
			Subtotal \$	\$ 526,625					
			Bond	0.55%	\$ 2,896				
			Subtotal \$	\$ 529,521					
			Fee	5%	\$ 26,476				
			TOTAL	\$	\$ 555,997				



Round Rock Library

Change Order # 004 Summary

Date: 09/14/2022

Change Order # 4 to contract with Hensel Phelps Construction Co.

Cost: \$555,997.00

Overview:

As the project progresses, minor changes incur some costs. This Change Order represents the largest cost changes not covered by the Owner's Betterment Allowance within the construction contract.

1. **OB 021 - COR 014:** Oncor Overhead Power Relocation
2. **OB 038 - COR 036:** Site Communication Tie-in
3. **OB 043 - COR 070:** Lib RAHU Power Requirement Confirmation
4. **OB 045 - COR 074:** Terrazzo Flooring Thickness Specifications versus Contract Drawings
5. **OB 051 - COR 085:** Sloping at Rooftop Garden Deck Additional Information
6. **OB 053 - COR 052:** RFI 192 - Lib - Display Devices Recessed in Natural Stone Panels
7. **OB 056 - COR 087:** Terra Cotta Jamb Flashing
8. **OB 060 - COR 068:** NEDT Coordination Impacts
9. **OB 075 - COR 088:** Oncor Pad Installation (Piers Only)
10. **OB 087 - COR 113:** Lib Fastening Method for SW-1 and AP-1 at Elevator
11. **OB 099 - COR 194:** Gar Curb to Divert Water from IT Room and Elec. Room
12. **OB 100 - COR 136:** NEDT - Grade Re-Establishment
13. **OB 101 - COR 137:** NEDT Paving Assist/Paving Related Impacts - 6.28.22-7.9.22
14. **OB 104 - COR 155:** Flow Fill at North Sidewalk for Atmos Gas Line
15. **OB 105 - COR 157:** Site Walkway Canopy Steel for Skylights
16. **OB 106 - COR 142:** Bus Lane Scope of Work
17. **OB 107 - COR 156:** Gar South Eyebrow Canopy In-Fill Framing
18. **OB 108 - COR 162:** Additional Parking, Curb and Gutter, and Flatwork at Austin Ave
19. **OB 109 - COR 163:** Lockable Cabinets for Elevator Disconnects
20. **OB 110 - COR 164:** Paint NEDT Curb and Gutter

Betterment (encumbered in contract)

Original

\$750,000.00

Remaining to Date

\$0

Change Order 001-002-003

\$ 149,446.00

Total Remaining to Date

\$ 92,189.94