

FM120332
CHANGE ORDER
 AIA DOCUMENT G701

19E

- OWNER
- ARCHITECT
- CONTRACTOR
- FIELD
- OTHER

PROJECT: FORT BEND COUNTY UNIVERSITY BRANCH LIBRARY
 (name, address) 14010 UNIVERSITY BLVD.
 SUGAR LAND, TX 77479

CHANGE ORDER NUMBER: TWO (2)

DATE: March 6, 2012

TO CONTRACTOR: E. E. REED CONSTRUCTION, L. P.
 (name, address) P. O. BOX 108
 SUGAR LAND, TX 77487-0108

ARCHITECT'S PROJECT NO.

CONTRACT DATE: 9-14-10

CONTRACT FOR: GENERAL CONSTRUCTION

The Contract is changed as follows:

Cost associated with delay in installation of permanent power as per CP#22 dated September 23, 2011.
 ADD: \$41,335.00

Cost associated with installation of a new brick and precast monument sign based on the attached drawing titled "University Branch Library Monument Sign" and CP# 29 dated February 14, 2012.
 ADD: \$17,609.00

Cost associated with furnishing and installation of one new door and side light for building storage 145. Pricing is based on the attached drawing and CP#30 dated February 14, 2012.
 ADD: \$3,227.00

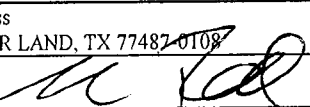
TOTAL NET ADD \$ 62,171.00

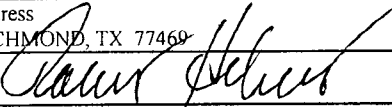
Not valid until signed by the Owner, Architect and Contractor.


The original (Contract Sum) (Guaranteed Maximum Price) was.....	\$	6,227,369.00
Net change by previously authorized Change Orders.....	\$	\$332,886.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was.....	\$	6,560,255.00
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged) by this Change Order in the amount of.....	\$	62,171.00
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be.....	\$	6,622,426.00

The Contract Time will be (~~increased~~) (~~decreased~~) (unchanged) by _____ (0) days.
 The date of Substantial Completion as of the date of this Change Order therefore is December 31, 2011

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

E. E. REED CONSTRUCTION, L. P.
 CONTRACTOR
 P. O. BOX 108
 Address
 SUGAR LAND, TX 77487-0108
 BY: 
 MARK REED, VICE PRESIDENT
 DATE 9-28-11

FORT BEND COUNTY, TEXAS
 OWNER
 301 JACKSON, 7TH FLOOR
 Address
 RICHMOND, TX 77469
 BY: 
 Robert Hebert, County Judge
 DATE March 13, 2012

RECEIVED
 MAR - 7 2012


3-14-12 copy received

EEREED

CONSTRUCTION, L.P.

9/23/11

Mr. James Knight
Fort Bend County Program Manager
1517 Eugene Heimann Circle #500
Richmond, TX 77469

RE: Fort Bend County University Branch Library
Change Proposal #22-Power Delay Cost

Dear Jamie,

Enclosed, please find the cost associated with the extended general conditions attributable to the delay in permanent power to the project.

As previously mentioned in our July 9, 2011 letter, this issue inhibited our ability to finish the project as scheduled. Through out this eight week delay, we were unable to begin final finishes on the project. Specifically, due to lack of power, we were unable to air condition the building which stopped the installation of floor coverings, installation of ceiling tile, painting of the sheetrock, installation of laminated finishes, completion of the electrical and mechanical systems, and a host of other activities necessary to properly sequence construction activities.

We respectfully request additional costs of \$41,335 which represent our Field Overhead / General Conditions for the period of time from May 11, 2011 to July 14, 2011. We've attached an outline schedule of the permanent power process in schedule form. Additionally, we have attached our construction schedules dated October 4, 2011 and our 'final' construction schedule dated March 28, 2011.

In an effort to provide transparency, we offer the follow outline of events to recap the history of this issue:

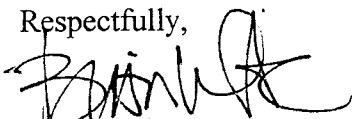
- E.E. Reed commenced construction of the project on October 4, 2010.
- E.E. Reed (EER) initiated contact with Centerpoint Energy (CPE) on October 14, 2010 to help expedite the power delivery. In our initial Construction Schedule, we had anticipated the need to have power based on April 18, 2011.
- At the end of February, we updated our schedule based on actual air conditioning equipment delivery dates which had a Milestone date of 5/11/11 for permanent power. The predecessors to this date were actual air handler delivery on March 15, 2011 and chiller delivery on April 15th, 2011.

- CPE produced and delivered their Preliminary Terms and Condition's package for owner acceptance on January 20, 2011 and Final Terms and Condition documents were delivered by CPE on February 11, 2011.
- During the design of the primary power duct bank shown in the Final Terms and Condition package it was determined by CPE that the intended primary power conduit would require an additional pull box for the future expansion of the University of Houston campus. The changes were agreed to and executed on or around March 7, 2011.
- On March 11, 2011, a preconstruction meeting was held between CPE, EER, and E3 Electric to review the terms and conditions and ensure all construction would meet the requirements of CPE. At that time, representatives of CPE stated that the original configuration of the mechanical yard would not allow for all clearance requirements of CPE. At that time EER and the design team initiated changes to the foundation system and layout of the mechanical equipment to accommodate the CPE requirements.
- Final resolution on the new design was agreed to on April 5, 2011 and the construction of the duct bank started on April 14, 2011.
- On May 24, 2011, CPE approved the duct bank installation and the transformer was set that week. At that time, all required ductwork, secondary power and air conditioning equipment was in place. The building was dried in and temporary construction doors were in place to allow air movement and final building finishes to commence. CPE required final approval on a temporary "Blanket Easement" to allow pulling of the primary conductors to the transformer. The purpose of the Blanket Easement is to allow CPE access to the property, specifically the power easement, until final and more accurate easements could be obtained. The University of Houston was not comfortable signing a blanket easement which stopped the installation of primary conductors to the project.
- Final completion of the electrical services was completed on July 14, 2011.

Obviously, this history represents a very significant delay in our construction project which we do not believe were caused by our construction or scheduling efforts. We have enjoyed a long relationship with Fort Bend County, and want to convey we are only trying to recover our 'hard costs' associated with an external issue that we feel was beyond our control.

If you should require any more detailed information to assist in your review, we will be glad to provide as soon as possible.

Respectfully,



Brian White

E.E. Reed Construction, L.P.

Approved: _____ Date: _____

Don Brady

Fort Bend County Facilities Management and Planning

EER EED

CONSTRUCTION, L.P.

CHANGE PROPOSAL PRICING SHEET

CP#: 22
 DESCRIPTION: General Conditions
 PROJECT NAME: Ft Bend County Library University Branch
 PROJECT NUMBER: 665
 DATE: September 22, 2011

NO	DESCRIPTION	QUANTITY	LABOR		MATERIAL		SUBCONTRACT		TOTAL
			UN.	AMOUNT	UN.	AMOUNT	UN.	AMOUNT	
	Superintendent - Butch Manning	8 wks	1836	14688					\$14,688
	Interim Clean Up/Engineering - Braulio Zamora	8 wks	1097	8776					\$8,776
	Site Offices	8 wks			143.75	1150			\$1,150
	OSHA and Safety	8 wks					112.50	900	\$900
	Generator for Temporary Power	8 wks			237.50	1900			\$1,900
	Fuel for Temporary Power	8 wks			75.00	600			\$600
	SWPPP Maintenance	8 wks					143.75	1150	\$1,150

SUBTOTAL				23464		3650		2050	\$29,164
SALES TAX									
WORKMENS COMP.	42%								\$9,855
UMBRELLA & ADDTL. LIABILITY	0.75%								\$293
BUILDERS RISK	0.14%								\$55
BUILDING PERMIT									

SUBTOTAL									\$39,367
FEE	5.00%								\$1,968

TOTAL									\$41,335
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EE REED

CONSTRUCTION, L.P.

February 14, 2012

Mr. James Knight
Fort Bend County Program Manager
1517 Eugene Heimann Circle #500
Richmond, TX 77469

RE: Fort Bend Country University Branch Library
Change Proposal #29-Monument Sign

Dear Jamie,

Attached please cost associated with the new monument sign located at the Fort Bend University Branch Library.

The cost of \$17,609 is inclusive all masonry, electrical, concrete and irrigation repair required for the new sign. This proposal is based on the attached drawing labeled University Branch Library Monument Sign.

Please review the attached and let me know if there are any issues. Should you need any additional information, please do not hesitate to call me at 281-933-4000.

Respectfully,



Brian White
E.E. Reed Construction, L.P.

Approved: _____ Date: _____
Don Brady
Fort Bend County Facilities Management and Planning

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CONSTRUCTION, L.P.

CHANGE PROPOSAL PRICING SHEET

CP#: 29
 DESCRIPTION: Monument Sign
 PROJECT NAME: Ft Bend County Library University Branch
 PROJECT NUMBER: 665
 DATE: February 14, 2012

NO.	DESCRIPTION	QUANTITY	LABOR		MATERIAL		SUBCONTRACT		TOTAL
			UN.	AMOUNT	UN.	AMOUNT	UN.	AMOUNT	
	Landscape and Irrigation	2 dys					350	700	\$700
	Equipment Rental	1 ls			850	850			\$850
	Haul Spoils From Site	3 cy					35	105	\$105
	Concrete Material	3 cy	50	150	80	240			\$390
	Reinforcing	0.25 tons	250	63	1000	250			\$313
	Place/Finish/Concrete	24 mh	30	720					\$720
	Brick Sign	1 ls					9745	9745	\$9,745
	Electrical	1 ls					1278	1278	\$1,278
	Supervision	1.5 WK	1000	1500					\$1,500

SUBTOTAL				2433		1340		11828	\$15,601
SALES TAX									
WORKMENS COMP.	42%								\$1,022
UMBRELLA & ADDTL. LIABILITY	0.75%								\$125
BUILDERS RISK	0.14%								\$23
BUILDING PERMIT									

SUBTOTAL									\$16,770
FEE	5.00%								\$839

TOTAL									\$17,609
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CONSTRUCTION L.P.

February 14, 2012

Mr. James Knight
Fort Bend County Program Manager
1517 Eugene Heimann Circle #500
Richmond, TX 77469

RE: Fort Bend Country University Branch Library
Change Proposal #30-New Door/Sidelight

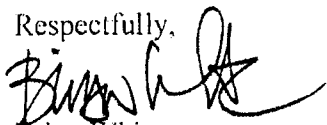
Dear Jamie,

Attached please cost associated with installing a new door, frame, sidelight glass and hardware at building storage 145.

The cost of \$3,227 is inclusive all materials required to complete the project.

Please review the attached and let me know if there are any issues. Should you need any additional information, please do not hesitate to call me at 281-933-4000.

Respectfully,



Brian White
E.E. Reed Construction, L.P.

Approved: _____ Date: _____

Don Brady
Fort Bend County Facilities Management and Planning

EER EED

CONSTRUCTION, L.P.

CHANGE PROPOSAL PRICING SHEET

CP#: 30
 DESCRIPTION: Door/Sidelight
 PROJECT NAME: Ft Bend County Library University Branch
 PROJECT NUMBER: 665
 DATE: February 14, 2012

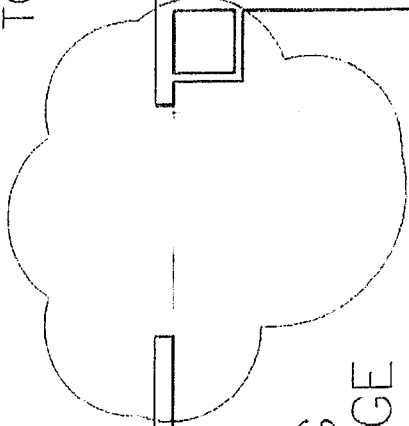
NO	DESCRIPTION	QUANTITY	LABOR		MATERIAL		SUBCONTRACT		TOTAL
			UN.	AMOUNT	UN.	AMOUNT	UN.	AMOUNT	
	New Door/Frame/Hardware	1 ea					1496	1496	\$1,496
	Install Door/Hardware/Frame	1 ea					500	500	\$500
	Paint Wall after Repair	1 ea					350	350	\$350
	New Glass Infill	1 ea					700	700	\$700

SUBTOTAL								3046	\$3,046
SALES TAX									
WORKMENS COMP.	42%								
UMBRELLA & ADDTL. LIABILITY	0.75%								\$23
BUILDERS RISK	0.14%								\$4
BUILDING PERMIT									

SUBTOTAL									\$3,073
FEE	5.00%								\$154

TOTAL									\$3,227
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NEW DOOR & SIDELIGHT
TO MATCH EXISTING



BLDG
STORAGE

(147)

CUSTODIAL

(145)

TOILET

(144)

TOILET

DONATED
MATERIALS

(146)

DE