

CHANGE ORDER/C.O. No. 2

PROJECT: Animal Adoption and Care Center
 CONTRACT No.: _____ PROJECT No: PD1502

TO: Triad Retail Construction. Inc
 Contractor and 2206 O'Day Road, Pearland, TX 77581
 Address for Written Notice _____

REFERENCE RFIs/RFPs: _____

1.01 DESCRIPTION OF CHANGES		CONTRACT CHANGE	
		<u>AMOUNT</u>	<u>TIME</u>
ITEM 1 SCOPE:	WCD No. 22 Security System Upgrade	\$12,502.92	14 Days
ITEM 2 SCOPE:	WCD No. 23 Furnish & Install Aluminum Address Signage	\$4,125.00	14 Days
ITEM 3 SCOPE:	WCD No. 24 Add 1 smoke detector to sprinkler in riser room & 2 stopper cover for pull station, per Fire Marshal	\$5,355.90	14 Days
ITEM 4 SCOPE:	WCD No. 25 Add power supply to open 11 exterior doors with crash bars	\$10,081.50	14 Days
ITEM 5 SCOPE:	WCD No. 28 Correct drainage issues in dog exercise area & butterfly garden. Install shrubs and extend irrigation for shrubs at parking lot. Change per Arborist.	\$9,520.84	14 Days
ITEM 6 SCOPE:	WCD No. 29 Replace stainless steel top	\$10,078.00	14 Days
ITEM 7 SCOPE:	WCD No. 30 Form & pour relay switch pad	\$2,750.00	N/A Days
ITEM 8 SCOPE:	WCD No. 31 Replace 28 HID I-Class card readers	\$10,169.58	7 Days
ITEM 9 SCOPE:	WCD No. 32 Add 28 strike plates to doors where readers are installed; riser room, electrical room, mechanical room, and pedestrian gate; includes additional cabling for additional cameras added	\$7,597.75	7 Days
ITEM 10 SCOPE:	WCD No. 33 Additional power supply for ext doors; front door and kennel entrance	\$3,794.19	N/A Days

ITEM 11 SCOPE: WCD No. 34
Extend condensate drain system \$10,812.50 N/A Days

ITEM 12 SCOPE: WCD No. 27 additional time for placement of
exterior signage 0.00 7 Days

TOTALS: \$86,788.18 105 Days

1.02 ACCEPTANCE BY CONTRACTOR

Contractor agrees to perform change(s) included in this Change Order for the price and time indicated. The prices for changes include all costs associated with this Change Order.

Contractor Signature and Title

Date

1.03 ACCEPTANCE BY THE CITY

Project Manager/ Engineer Date

Director of Budget & Project Management Date

Project Manager/League City Date

City Manager Date

END OF DOCUMENT

cc: Susan Wologo, File

EXECUTIVE SUMMARYC.O. No. 2 Contract No.: _____ Proj. No.: PD1502

1.01	CONTRACT PRICE SUMMARY	Dollar Amount	Percent
A.	Original Contract Price	\$ 4,299,900.00	100%
B.	Previous Work Change Directives	\$ 92,215.37	2%
C.	This Change Order	\$ 86,788.18	2%
D.	Contract Price	\$ 4,478,903.55	104%

	Date of Commencement of Work:	January 26, 2019		
1.02		Duration	Completion Date	
A.	Original Contract Time	365 Days	Sunday	January 26, 2020
B.	Previous Work Change Directives	8 Days	Monday	February 3, 2020
C.	This Change Order	105 Days	Friday	May 22, 2020
D.	Contract Time	478 Days	Friday	May 22, 2020

1.03 TOTAL VALUE OF INCREASES OUTSIDE OF GENERAL SCOPE OF WORK

- A. Including this Change Order, the following table is provided to track conditions related to Paragraph 7.1.2.3 of Document 00700 - General Conditions.

<u>WCD/CO No.</u>	<u>AMOUNT ADDED</u>	<u>PERCENT OF ORIGINAL CONTRACT PRICE</u>
Change Order 1	\$ 92,215.37	2%
Change Order 2	\$ 86,788.18	2%
TOTAL	\$ 179,003.55	4%

END OF SUMMARY

INSTRUCTIONS

PURPOSE: Change Orders are used to affect Modifications to the Contract. Prior to final payment, previously approved Work Change Directives can be combined into a summary Change Order to reconcile project cost accounting. When signed and dated by Contractor and City Engineer, document becomes an approved Change Order.

APPLICATION: This form is applicable to agreed on Modifications to the Contract including, but not limited to the following:

- ☐ Additions or reductions (including deletions) of existing bid item quantities.
- ☐ Increases or decreases in construction Contract Time.
- ☐ Change in methods, material, etc., not covered by existing bid item quantities.
- ☐ New work not covered by existing bid item quantities.
- ☐ Price or schedule consideration for conditions not indicated by the Contract.

INSTRUCTIONS: Project Manager or Design Consultant prepares this form. The Executive Summary is for use by the City in analyzing the Change Order but is not a part of the Change Order. This form has two MS Excel tables imbedded in the MS Word document (Paragraphs 1.01 and 1.02 in the Executive Summary). Double click on any cell in these tables to make entries in spreadsheet mode. Click anywhere outside the spreadsheet to return to wordprocessing mode. Other tables in the Change Order and Executive Summary are MS Word tables, not imbedded Excel spreadsheets. Red colored text and numerals represent input fields. Black text and numerals are in cells with formulas or fixed text. Do not make entries in these cells. Following instructions correspond to blanks requiring input and paragraph numbers on form. Paragraph 1.02 of the Change Order form is completed by Contractor. All other items are completed by the City or Design Consultant. Paragraph 1.03 of the Change Order form is completed by administrative and approving authorities. Contractor shall provide all backup material to justify the costs of items enumerated in Paragraph 1.01 of the Change Order form.

CHANGE ORDER FORM:

1. Insert Change Order number and Contract number for the Project at the top of each page, following page one, if the Change Order must be longer than one page.
2. Insert Project name exactly as stated in the Agreement.
3. Insert Project number and other identifying numbers (e.g. File No.) for the Project.
4. Insert name of Contractor performing the Work and Contractor's address for notices. Address should be as shown in the Agreement unless changed by proper notice.
5. Insert applicable references to related RFIs and RFPs.
6. Paragraph 1.01: Insert brief descriptions of the changes, including reference to applicable Work Change Directives. Give justification to support change, cost of making change, and adjustment in Contract Time warranted by change. If more than one item is included, number each item. Extend the table to additional pages if necessary. Formulas are imbedded for totals but check the math when extending the table length.
7. Paragraph 1.02: Project Manager signs and dates and has other administrative authorities or representatives sign and date where indicated. Project Manager will substitute actual titles of these persons where red bracketed instructions are shown. Mayor's and Contracting Department Director's signature (and date) are only needed when the Change Order must go to City Council for funding prior to approval. City Engineer for Contracting Department (should be the same person designated in the Agreement) will only sign and date Paragraph 1.03 when funds are approved and in place for payment of additional work. City Engineer's signature and date signify approval of Change Order and is the only authorized approval authority of the City according to Document 00700 – General Conditions.
8. Insert appropriate list of "copy to" persons and file. Delete brackets and instructions. Change color of remaining text to black.

EXECUTIVE SUMMARY:

1. Paragraph 1.01: Insert (A) Original Contract Price, (B) cost of previous Change Orders and (C) cost of this Change Order in the price summary block. Other amounts and percentages in block are calculated by formula. Cost of this Change Order is calculated at the bottom of the table in Paragraph 1.01 of the Change Order form, when all items have been filled in BUT it does not automatically change the amount in Paragraph 1.01 C.
2. Paragraph 1.02: Insert Date of Commencement of Work (from Notice to Proceed), (A) original Contract Time, (B) additional days added from previous Change Orders and (C) days required for this Change Order in the time summary block. Other days and dates in block are calculated by formula. Days for this Change Order are calculated at the bottom of the table in Paragraph 1.01 of the Change Order form, when all items have been filled in BUT it does not automatically change the amount in Paragraph 1.02 C.
3. Paragraph 1.03 A: Project Manager will provide information from all previous Change Orders for this table (i.e. number, amount and percentage of Original Contract Price) so that it can be determined if Council Action is necessary.

ANIMAL ADOPTION AND CARE CENTER

Work Change Directive #	WCD Amount
WCD#22 - Security System Upgrade (Selox)	\$12,502.92
WCD#23 - Furnish & install aluminum address signage	\$4,125.00
WCD#24 - Add 1 smoke detector to sprinkler in riser room & 2 stopper cover for pull station	\$5,355.90
WCD#25 - Add power supply to open 11 exterior doors w/crash bars	\$10,081.50
WCD#28 - Correct drainage issues in dog exercise area & butterfly garden. Install shrubs and extend irrigation for shrubs @ parking lot. Change, per Arborist	\$9,520.84
WCD#29 - Replace stainless steel top	\$10,078.00
WCD#30 - Form & pour relay switch pad	\$2,750.00
WCD#31 - Replace 28 HID I-Class card readers	\$10,169.58
WCD#32 - Add 28 strike plates to doors where readers are installed	\$7,597.75
WCD#33 - Additional power supply for ext. doors	\$3,794.19
WCD#34 - Install new 12" HOPE storm sewer to connect to existing storm system	\$10,812.50
Total Change Order 2	\$86,788.18

WORK CHANGE DIRECTIVE (WCD) NO. 22

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost associated with upgrading to Sielox security equipment.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$12,502.92 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 88,180.67
CHANGE BY THIS WCD:	\$ 12,502.92
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,400,583.59

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	0 Calendar Days
INCREASED TIME FROM THIS WCD:	0 Calendar Days
REVISED CONTRACT TIME:	373 Calendar Days

SUBMITTED BY: Johnson Sem
Johnson Sem Triad Retail Construction, Inc.

DATE: 2/6/20

RECOMMENDED BY: Martha Seng, FAIA
Martha Seng, FAIA Jackson & Ryan Architects

DATE: 03/02/2020

OWNER APPROVAL BY: _____
John Baumgartner, City Manager

DATE: _____



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

2/6/20

Mr. Jacques Gilbert
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Request #22 – Security Equipment Upgrade

Item Description	Amount	
This change order request is for the cost associated with upgrading to Sixelox security equipment.		
Upgrade Security equipment	\$ 34,314.79	
Credit back for original equipment	\$ (22,948.50)	
Sub Total	\$ 11,366.29	
Overhead & Profit @ 10%	\$ 1,136.63	
Total	\$ 12,502.92	

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

2/6/20

Mr. Jacques Gilbert
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Narrative #22 – Security Equipment Upgrade

This change order request is for the cost associated with upgrading to Sielox security equipment.

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.

WORK CHANGE DIRECTIVE (WCD) NO. 23

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost associated with furnishing and installing aluminum address signage that are powder coated bronze. This also includes 2 weeks of Triad's general conditions.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$4,125.00 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

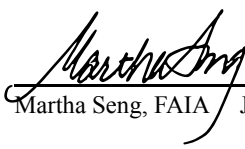
ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 100,683.80
CHANGE BY THIS WCD:	\$ 4,125.00
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,404,708.59

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	8 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	387 Calendar Days

SUBMITTED BY: Johnson Sem
Johnson Sem Triad Retail Construction, Inc.

DATE: 2/6/20

RECOMMENDED BY: 
Martha Seng, FAIA Jackson & Ryan Architects

DATE: 03/02/2020

OWNER APPROVAL BY: _____
John Baumgartner, City Manager

DATE: _____



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

2/6/20

Mr. Jacques Gilbert
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Request #23 – Address Sign

Item Description	Amount	
This change order request is for the cost associated with furnishing and installing aluminum address signage that are powder coated bronze. This also includes 2 weeks of Triad's general conditions.		
Address sign	\$ 250.00	
Triad's General Condition	\$ 3,500.00	
Sub Total	\$ 3,750.00	
Overhead & Profit @ 10%	\$ 375.00	
Total	\$ 4,125.00	

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

2/6/20

Mr. Jacques Gilbert
City of League City
300 W Walker St.
League City, TX 77573

**RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761**

Change Order Narrative #23 – Address Sign

This change order request is for the cost associated with furnishing and installing aluminum address signage that are powder coated bronze. This also includes 2 weeks of Triad's general conditions.

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.

WORK CHANGE DIRECTIVE (WCD) NO. 24

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost associated with the addition of one smoke detector in the sprinkler riser room and two stopper cover for pull station located in the loading bay per fire marshal Lee Darell's inspection on 1/28/20. This also includes Triad's 2 weeks general conditions.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$5,355.90 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 104,808.59
CHANGE BY THIS WCD:	\$ 5,355.90
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,410,064.49

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	22 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	401 Calendar Days

SUBMITTED BY: Johnson Sem
Johnson Sem Triad Retail Construction, Inc.

DATE: 2/6/20

RECOMMENDED BY: 
Martha Seng, FAIA Jackson & Ryan Architects

DATE: 03/02/2020

OWNER APPROVAL BY: _____
John Baumgartner, City Manager

DATE: _____



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

2/6/20

Mr. Jacques Gilbert
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Request #24 – Smoke Detector & Stopper Covers

Item Description	Amount	
This change order request is for the cost associated with the addition of one smoke detector in the sprinkler riser room and two stopper covers for pull station located in the loading bay per fire marshal Lee Darell's inspection on 1/28/20. This also includes Triad's 2 weeks general conditions.		
Upgrade Security equipment	\$	1,369.00
Triad's General Conditions	\$	3,500.00
Sub Total	\$	4,869.00
Overhead & Profit @ 10%	\$	486.90
Total	\$	5,355.90

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

2/6/20

Mr. Jacques Gilbert
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Narrative #24 – Smoke detectors & Stop Covers

This change order request is for the cost associated with the addition of one smoke detector in the sprinkler riser room and two stopper covers for pull station located in the loading bay per fire marshal Lee Darell's inspection on 1/28/20. This also includes Triad's 2 weeks general conditions.

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.

WORK CHANGE DIRECTIVE (WCD) NO. 25

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost associated with the power supply required to open the doors with crash bars. This also includes Triad's 2 weeks general conditions.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$10,081.50 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 110,164.49
CHANGE BY THIS WCD:	\$ 10,081.50
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,420,145.99

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	36 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	415 Calendar Days

SUBMITTED BY: Johnson Sem
Johnson Sem Triad Retail Construction, Inc.

DATE: 2/6/20

RECOMMENDED BY: 
Martha Seng, FAIA Jackson & Ryan Architects

DATE: 03/02/2020

OWNER APPROVAL BY: _____
John Baumgartner, City Manager

DATE: _____



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

2/6/20

Mr. Jacques Gilbert
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Request #25 – Door Power Supply

Item Description	Amount	
This change order request is for the cost associated with the power supply required to open the doors with crash bars. This also includes Triad's 2 weeks general conditions.		
Power Supply (11)	\$ 5,665.00	
Triad's General Conditions	\$ 3,500.00	
Sub Total	\$ 9,165.00	
Overhead & Profit @ 10%	\$ 916.50	
Total	\$ 10,081.50	

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

2/6/20

Mr. Jacques Gilbert
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Narrative #25 – Door Power Supply

This change order request is for the cost associated with the power supply required to open the doors with crash bars. This also includes Triad's 2 weeks general conditions.

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.

WORK CHANGE DIRECTIVE (WCD) NO. 28

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost of work associated to correct drainage issues in dog exercise areas and

Butterfly garden. Also includes the requested shrubs to screen the parking lot area as well as to modify the irrigation in that area. This also includes TRCI 2 weeks general conditions.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$9,520.84 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 140,609.99
CHANGE BY THIS WCD:	\$ 9,520.84
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,449,130.83

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	71 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	436 Calendar Days

SUBMITTED BY: Michael Bell
Michael Bell Triad Retail Construction, Inc.

DATE: 3/10/20

RECOMMENDED BY: 
Martha Seng, FAIA Jackson & Ryan Architects

DATE: 03/18/2020

OWNER APPROVAL BY: _____
John Baumgartner, City Manager

DATE: _____

WORK CHANGE DIRECTIVE (WCD) NO. 29

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost of work associated for the redesign, fabrication and install Of a new SS counter to meet the dishwasher manufacturers standards. This also includes TRCI 2 weeks general

Conditions at the rate of \$1750.00 a week.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$10,078.00 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 150,130.83
CHANGE BY THIS WCD:	\$ 10,078.00
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,459,208.83

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	85 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	450 Calendar Days

SUBMITTED BY: Michael Bell
Michael Bell Triad Retail Construction, Inc.

DATE: 3/10/20

RECOMMENDED BY: 
Martha Seng, FAIA Jackson & Ryan Architects

DATE: 03/18/2020

OWNER APPROVAL BY: _____
John Baumgartner, City Manager

DATE: _____



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

3/10/20

Mr. Jay Doyle
City of League City
300 W Walker St.
League City, TX 77573

**RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761**

Change Order Narrative #29 – SS Dishwasher Countertop

This change order request is for the cost of the work associated with the redesign, fabrication and install of the SS countertop at the dishwasher to meet the manufactures standards.

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Michael Bell

Michael Bell
Project Manager
Triad Retail Construction, Inc.

WORK CHANGE DIRECTIVE (WCD) NO. 30

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost of work associated for the excavation of existing soils, forming and pouring of a 6" pad under the Transfer Switch.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$2,750 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 160,208.83
CHANGE BY THIS WCD:	\$ 2,750.00
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,461,958.83

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	85 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	450 Calendar Days

SUBMITTED BY: Michael Bell **DATE:** 3/12/20
Michael Bell Triad Retail Construction, Inc.

RECOMMENDED BY:  **DATE:** 03/18/2020
Martha Seng, FAIA Jackson & Ryan Architects

OWNER APPROVAL BY: _____ **DATE:** _____
John Baumgartner, City Manager



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

3/12/20

Mr. Jay Doyle
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Narrative #30 – Transfer Switch Pad

This change order request is for the cost of the work associated with the excavation of existing soils, forming, and pouring a 6" pad under the transfer switch. Pad not reflected in drawings.

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Michael Bell

Michael Bell
Project Manager
Triad Retail Construction, Inc.

WORK CHANGE DIRECTIVE (WCD) NO. 31

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost of work associated for the replacement of all 28 HID Iclass card readers and install HID Multiclass SE R40 card readers.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$10,169.58 for the material, labor, and equipment cost. This includes two weeks of TRCI general conditions at \$1750 a week.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 162,958.83
CHANGE BY THIS WCD:	\$ 10,169.58
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,472,128.41

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	99 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	464 Calendar Days

SUBMITTED BY: Michael Bell **DATE:** 3/18/20
Michael Bell Triad Retail Construction, Inc.

RECOMMENDED BY:  **DATE:** 03/18/2020
Martha Seng, FAIA Jackson & Ryan Architects

OWNER APPROVAL BY: _____ **DATE:** _____
John Baumgartner, City Manager



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

3/18/20

Mr. Jay Doyle
City of League City
300 W Walker St.
League City, TX 77573

**RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761**

Change Order Narrative #31 – HID Multiclass Readers

This change order request is for the cost of the work associated with replacing all 28 HID Iclass card readers and replace with city requested HID Multiclass readers.

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Michael Bell

Michael Bell
Project Manager
Triad Retail Construction, Inc.

WORK CHANGE DIRECTIVE (WCD) NO. 32

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost of work associated for the added strikes to exterior door locations were card readers were added. Locations include riser room, electrical room mechanical room and pedestrian gate.

Also includes additional cabling for the additional cameras added.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$7,597.75 for the material, labor, and equipment cost. This includes two weeks of TRCI general conditions at \$1750 a week.

ATTACHMENTS:


CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 173,128.41
CHANGE BY THIS WCD:	\$ 7,597.75
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,479,726.16

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	113 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	478 Calendar Days

SUBMITTED BY: Michael Bell **DATE:** 3/18/20
Michael Bell Triad Retail Construction, Inc.

RECOMMENDED BY:  **DATE:** 03/18/2020
Martha Seng, FAIA Jackson & Ryan Architects

OWNER APPROVAL BY: _____ **DATE:** _____
John Baumgartner, City Manager



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

3/18/20

Mr. Jay Doyle
City of League City
300 W Walker St.
League City, TX 77573

**RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761**

Change Order Narrative #32 – Access Controls

This change order request is for the cost of the work associated with the additional cameras added and the required additional cabling to support the cameras, the magnetic lock at the sally port pedestrian gate, which drawings reflect a card reader but no locking device and door frame modification for strikes. Frames modified are frames per door schedule.

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Michael Bell

Michael Bell
Project Manager
Triad Retail Construction, Inc.

WORK CHANGE DIRECTIVE (WCD) NO. 33

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is for the cost associated to supply and install the power supply required to open the double doors with crash bars at the front entrance and kennel area. This also includes Triad's 2 days of General Condition.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$3,794.19 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDs:	\$ 180,726.16
CHANGE BY THIS WCD:	\$ 3,794.19
CONTRACT PRICE WITH ALL APPROVED WCDs:	\$ 4,484,420.35

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDs:	113 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	478 Calendar Days

SUBMITTED BY: Johnson Sem
Michael Bell Triad Retail Construction, Inc.

DATE: 4/7/20

RECOMMENDED BY: 
Martha Seng, FAIA Jackson & Ryan Architects

DATE: 04/07/2020

OWNER APPROVAL BY: _____
John Baumgartner, City Manager

DATE: _____

WORK CHANGE DIRECTIVE (WCD) NO. 34

PROJECT: Animal Care and Adoption center

OWNER: City of League City

ARCHITECT: Jackson & Ryan Architects

CONTRACTOR: Triad Retail Construction, Inc.

You are directed to make the following changes in the Contract:

DESCRIPTION AND REASON FOR THIS WCD:

This change order request is to extend the condensate drain system.

This includes all material, labor and equipment.

DESCRIBE CONTRACT PRICE (INCREASE/DECREASE) CHANGE FOR THIS WCD:

This change order will be an additional cost to the original contract in the amount of \$10,812.50 for the material, labor, and equipment cost.

ATTACHMENTS:

CHANGES IN CONTRACT PRICE


ORIGINAL CONTRACT PRICE:	\$ 4,299,900.00
NET CHANGES FROM PREVIOUS WCDS:	\$ 167,468.35
CHANGE BY THIS WCD:	\$ 10,812.50
CONTRACT PRICE WITH ALL APPROVED WCDS:	\$ 4,478,181.85

CHANGES OR EXTENSIONS IN CONTRACT TIME

ORIGINAL CONTRACT TIME:	365 Calendar Days
INCREASED TIME FROM PREVIOUS WCDS:	113 Calendar Days
INCREASED TIME FROM THIS WCD:	14 Calendar Days
REVISED CONTRACT TIME:	478 Calendar Days

SUBMITTED BY: Johnson Sem
Johnson Sem Triad Retail Construction, Inc.

DATE: 4/10/20

RECOMMENDED BY: 
Martha Seng, FAIA Jackson & Ryan Architects

DATE: 04/21/2020

OWNER APPROVAL BY: _____
John Baumgartner, City Manager

DATE: _____



2206 O'DAY ROAD | PEARLAND TEXAS, 77581 | OFFICE: 281.485.4700 | FAX: 281.485.7722

4/10/20

Mr. Jay Doyle
City of League City
300 W Walker St.
League City, TX 77573

RE: League City Animal Care and Adoption Center
755 W Walker
League City, TX 77573
TRCI Job #5761

Change Order Request #33 – Condensate & Roof Drains

Item Description	Amount	
This change order request is to extend the condensate drain system. This includes all material, labor and equipment.		
Extend condensate system roof drains and storm sewer tie in	\$ 7,000.00	
Triad's General Conditions	\$ 3,112.50	
Sub Total	\$ 7,000.00	
Overhead & Profit @ 10%	\$ 700.00	
Total	\$ 10,812.50	

Should you have any questions or require any additional documentation, please do not hesitate to contact our offices.

Thank you,

Johnson Sem

Johnson Sem
Assistant Project Manager
Triad Retail Construction, Inc.



- 1 Add Condensate drain system to extend existing, install new storm drain system to carry the the condensate water to the storm system

Underground storm line 60' 4" PVC	2500
Downspouts, gutter, and collector head	1750
Rework of the condensate lines	750
Equipment - Mini Excavator / compactor	1200
Sod replacement	800
Sub Total	\$ 7,000.00

3 General Conditions	\$ 3,112.50
OH&P	\$ 700.00
Total	\$ 10,812.50