



## Summary of Change Order #01 Proposals

**OWNER:**  
Nueces County  
901 Leopard Street  
Corpus Christi, TX 78401

**ARCHITECT:**  
Richter Architects  
201 S Upper Broadway  
Corpus Christi, TX 78401

**Project:** Nueces County Courthouse

**Date of Issuance:** 7-8-21

### Change Order Proposals:

Note: Hard copies of all proposals below are attached to this summary.

1	Increased costs associated with swing stages	\$	36,526.88
2	Grinding of additional setting bed	\$	100,645.93
3	Hard wash of existing concrete substrate	\$	37,507.80
4	Replace glazing at all windows	\$	337,321.60
5	Investigation at perimeter terrace wall	\$	16,654.65
6	Credit for using silicone sealant in lieu of Emseal	\$	(240,669.66)
7	Credit for Deleting Interior Unit Price Scopes	\$	(190,620.00)
8	Increased Cost for Using Epoxy to Adhere Stone	\$	722,219.30
9	Credit for Anticipated Concrete Repair Reconciliation	\$	(711,735.57)
	<b>Total</b>	<b>\$</b>	<b>107,850.93</b>

Owner's Contingency Amount	\$	200,000.00
Total of Additional Costs Listed Above	\$	107,850.93

Owner's Contingency Balance	\$	<b>92,149.07</b>
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**NOTE:** Proposed Change Order pricing is valid for 30 days.

**Phoenix I Restoration and Construction, Ltd.**  
14032 Distribution Way, Farmer's Branch, TX 75234 ● 214-902-0111 ● 214-904-9635 (Fax)



## Change Order Proposal

**ARCHITECT:**  
 Richter Architects  
 201 S. Upper Broadway  
 Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
 Exterior Wall Remediation

**Proposal Number:** 001  
**Date of Issuance:** 4/28/2021  
**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
 901 Leopard Street  
 Corpus Christi, TX 78401

**Vendor Number:** V37076  
**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

### DESCRIPTION:

Increased costs associated utilizing swing stages in lieu of scaffolding due to limited capacity of existing roof structure.

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Increased temporary electrical cost for 12 stages	1	ls	\$12,362.50	\$12,362.50
2	Professional services required for swing stages	1	ls	\$9,501.25	\$9,501.25
3	Crane cost for lifting swing stages	1	ls	\$11,342.50	\$11,342.50
	Subtotal				\$33,206.25
	Contractor OH&P:	10.0%			\$3,320.63
	<b>TOTAL:</b>				<b>\$36,526.88</b>

Note: Copies of invoices referenced above are attached for reference.

## Phoenix I Restoration and Construction, Ltd.

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## Change Order Proposal

**ARCHITECT:**  
 Richter Architects  
 201 S. Upper Broadway  
 Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
 Exterior Wall Remediation

**Proposal Number:** 002  
**Date of Issuance:** 4/28/2021  
**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
 901 Leopard Street  
 Corpus Christi, TX 78401

**Vendor Number:** V37076  
**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

**DESCRIPTION:**

Additional cost associated with stone removal due to discovery of an additional layer of cementitious setting bed that requires a significant amount of grinding to prep for concrete restoration work.

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Additional grinding labor	56830	sf	\$1.47	\$83,540.10
2	Grinding equipment	56830	ls	\$0.14	\$7,956.20
	Subtotal				\$91,496.30
	Contractor OH&P:	10.0%			\$9,149.63
	<b>TOTAL:</b>				<b>\$100,645.93</b>

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## Change Order Proposal

**ARCHITECT:**  
 Richter Architects  
 201 S. Upper Broadway  
 Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
 Exterior Wall Remediation

**Proposal Number:** 003

**Date of Issuance:** 4/28/2021

**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
 901 Leopard Street  
 Corpus Christi, TX 78401

**Vendor Number:** V37076

**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

**DESCRIPTION:**

**Additional cost associated with hard pressure washing all surfaces to identify loose and failing substrate.**

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Labor for additional washing	56830	sf	\$0.47	\$26,710.10
2	Equipment/fuel	56830	sf	\$0.13	\$7,387.90
Subtotal					\$34,098.00
		Contractor OH&P:	10.0%		\$3,409.80
<b>TOTAL:</b>					<b>\$37,507.80</b>

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## Change Order Proposal

**ARCHITECT:**  
 Richter Architects  
 201 S. Upper Broadway  
 Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
 Exterior Wall Remediation

**Proposal Number:** 004  
**Date of Issuance:** 4/28/2021  
**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
 901 Leopard Street  
 Corpus Christi, TX 78401

**Vendor Number:** V37076  
**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

**DESCRIPTION:**

Replace perimeter sealant and glazing at all windows in alternate scope area. See attachments for glazing details. Scope does not include storefront/curtain wall.

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Replace glazing/sealants at windows	518	ea	\$592.00	\$306,656.00
				Subtotal	\$306,656.00
				Contractor OH&P: 10.0%	\$30,665.60
				<b>TOTAL:</b>	<b>\$337,321.60</b>

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## Change Order Proposal

**ARCHITECT:**  
 Richter Architects  
 201 S. Upper Broadway  
 Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
 Exterior Wall Remediation

**Proposal Number:** 005  
**Date of Issuance:** 4/28/2021  
**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
 901 Leopard Street  
 Corpus Christi, TX 78401

**Vendor Number:** V37076  
**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

**DESCRIPTION:**

Remove overburden, clean and investigate leaks along exterior terrace wall to determine existing waterproofing conditions and provide assessment. Investigation to be done in 2 areas; 1 area inside a planter. Each area will be returned to pre-construction condition following investigation.

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Labor	194	hrs	\$75.00	\$14,550.00
2	Material Allowance	1	ls	\$590.59	\$590.59
				Subtotal	\$15,140.59
				Contractor OH&P: 10.0%	\$1,514.06
				<b>TOTAL:</b>	<b>\$16,654.65</b>

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## Change Order Proposal

**ARCHITECT:**  
Richter Architects  
201 S. Upper Broadway  
Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
Exterior Wall Remediation

**Proposal Number:** 006

**Date of Issuance:** 4/28/2021

**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
901 Leopard Street  
Corpus Christi, TX 78401

**Vendor Number:** V37076

**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

### DESCRIPTION:

Credit for utilizing silicone sealant in lieu of Emseal joint sealant at joints in stone and exposed precast concrete areas.

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Credit for Emseal at 1/2" Joints	(15820)	If	\$5.64	(\$89,224.80)
2	Credit for Emseal at 3/4" Joints	(15820)	If	\$8.64	(\$136,684.80)
3	Cost to Add Backer Rod at 1/2" Joints	15820	If	\$0.19	\$3,005.80
4	Cost to Add Backer Rod at 3/4" Joints	15820	If	\$0.26	\$4,113.20
	Subtotal				(\$218,790.60)
	Contractor OH&P: 10.0%				(\$21,879.06)
	<b>TOTAL:</b>				<b>(\$240,669.66)</b>

**NOTE:** See attachment for quote on materials referenced above.

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## Change Order Proposal

**ARCHITECT:**  
Richter Architects  
201 S. Upper Broadway  
Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
Exterior Wall Remediation

**Proposal Number:** 007

**Date of Issuance:** 4/28/2021

**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
901 Leopard Street  
Corpus Christi, TX 78401

**Vendor Number:** V37076

**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

### DESCRIPTION:

**Credit for deleting all interior unit price scopes.**

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Delete Clip Replacement at Lay-In Ceiling	(18)	ea	\$960.00	(\$17,280.00)
2	Delete Clip Replacement at Concealed Splice Ceiling	(18)	ea	\$960.00	(\$17,280.00)
3	Delete Panel Sill Replacement at Toilet	(18)	ea	\$2,940.00	(\$52,920.00)
4	Delete Panel Sill Replacement at Courtroom	(18)	ea	\$2,830.00	(\$50,940.00)
5	Delete Panel Sill Replacement at Drywall Partition	(36)	ea	\$1,450.00	(\$52,200.00)
<b>TOTAL:</b>					<b>(\$190,620.00)</b>

## Phoenix I Restoration and Construction, Ltd.

14032 Distribution Way, Farmer's Branch, TX 75234 ● 214-902-0111 ● 214-904-9635 (Fax)





## Change Order Proposal

**ARCHITECT:**  
 Richter Architects  
 201 S. Upper Broadway  
 Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
 Exterior Wall Remediation

**Proposal Number:** 008  
**Date of Issuance:** 7/6/2021  
**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
 901 Leopard Street  
 Corpus Christi, TX 78401

**Vendor Number:** V37076  
**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

**DESCRIPTION:**

**Cost for replacing originally specified Merlite 820 thin set with Merkrete Pro Epoxy per CDC recommendation. See attached.**

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Merkrete Pro Epoxy	1	ea		\$656,563.00
	Subtotal				\$656,563.00
	Contractor OH&P	10%			\$65,656.30
	Total				\$722,219.30

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## Change Order Proposal

**ARCHITECT:**  
 Richter Architects  
 201 S. Upper Broadway  
 Corpus Christi, TX 78401

**Contractor**

**Other**

**Project:** Nueces County Courthouse  
 Exterior Wall Remediation

**Proposal Number:** 009

**Date of Issuance:** 7/8/2021

**Date of Contract:** 1/8/2021

**Owner:** Nueces County  
 901 Leopard Street  
 Corpus Christi, TX 78401

**Vendor Number:** V37076

**PIRC Project Number:** 50-20-1908

*This is not a change order or a directive to proceed with the work described in the proposed modifications.*

**DESCRIPTION:**

**Credit for reduction in precast concrete repair quantities. See attached spreadsheet for cost breakdown.**

Item	Scope of Work	Qty	Unit	Unit Price	Total
1	Concrete Repair Credit (see attached spreadsheet)	1	ls		(\$711,735.57)
Total					(\$711,735.57)

### Phoenix I Restoration and Construction, Ltd.

14032 Distribution Way, Farmer's Branch, TX 75234 ● 214-902-0111 ● 214-904-9635 (Fax)



Nueces County Courthouse  
Anticipated Credit for Concrete Patching Quantity Reduction

UP #	Unit Prices	Bid Qty	Unit	Bid Unit Price	Base Bid Totals	Anticipated Actual Qty	Unit	Revised Unit Price	Anticipated Totals	Anticipated Credits
1	Pre-Cast Panel Structural Repair (1/S-3)	2640	sf	\$130.00	\$343,200.00	924	sf	\$167.18	\$154,474.32	\$188,725.68
2	Pre-Cast Panel Structural Repair (2/S-3)	660	sf	\$130.00	\$85,800.00	231	sf	\$167.18	\$38,618.58	\$47,181.42
3	Pre-Cast Panel Structural Repair (3/S-3)	3920	sf	\$138.00	\$540,960.00	1372	sf	\$177.47	\$243,486.10	\$297,473.90
4	Pre-Cast Panel Structural Repair (4/S-3)	660	sf	\$142.00	\$93,720.00	231	sf	\$182.61	\$42,183.37	\$51,536.63
5	Pre-Cast Panel Structural Repair (5/S-3)	1300	sf	\$142.00	\$184,600.00	455	sf	\$182.61	\$83,088.46	\$101,511.54
6	Pre-Cast Panel Structural Repair (6/S-3)	64	ea	\$675.00	\$43,200.00	22.4	ea	\$868.05	\$19,444.32	\$23,755.68
7	Pre-Cast Panel Structural Repair (7/S-3)	4	ea	\$705.00	\$2,820.00	1.4	ea	\$906.63	\$1,269.28	\$1,550.72
<b>TOTALS</b>					<b>\$1,294,300.00</b>				<b>\$582,564.43</b>	<b>\$711,735.57</b>

Total Anticipated Credit:

**\$711,735.57**

NOTE: This analysis is based on repair totals equaling 35% of specified quantities.