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Houston, Texas 77046
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PBK.com

July 31, 2023

VIA: Email



Dr. Matthew Neighbors
Superintendent of Schools
Galveston Independent School District
3904 Avenue T, Galveston, TX 77550

RE: Weis Middle School Renovations Project – Phase 1
Proposed Change Order No. 01
PBK Project Number: 220430

Dear Dr. Neighbors:

On Thursday, July 20, 2023, Unbehagen Construction/Tucon LLC submitted a proposal for the renovation of one set of Boys and Girls Restrooms at Central Middle School at the request of the Project Team.

Proposition C of the approved 2022 Bonds included work at three (3) Campuses: Central, Weis and Austin Middle Schools. The work associated with this proposition is being procured via multiple packages across multiple phases. The proposed change order allows the work to be completed in the most expeditious manner.

Based on a review and analysis of the submitted Change Proposal, PBK recommends the Board of Trustees approve Change Order No. 01 in the amount of **Two Hundred Seventy-four Thousand Two Hundred Seventeen and 60/100 Dollars (\$274,217.60)** to add this scope of work to TUCON LLC's executed contract.

Current Contract Amount:	\$1,100,000.00
Change Order No. 01	\$274,217.60
Total Contract Amount with Change Order No. 01.....	\$1,374,217.60

Total Construction Funds Allocated for Central MS	\$7,214,607.00
Total Construction Funds Allocated for Weis MS	\$15,621,571.00
Total Construction Funds Allocated for Austin MS	\$7,542,373.00

We would like to express our sincere thanks to you, the Board of Trustees, and all the Galveston Independent School District staff for your assistance during the coordination of these exciting projects. If you have any questions concerning the proposed Change Order or our recommendations for approval, please do not hesitate to contact us at any time.

Sincerely,

A handwritten signature in blue ink that reads "Manny Torres". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Manny Torres, Partner
PBK Architects, Inc.

Mail: 2925 Gulf Fwy. South, #B-194 - League City, Texas 77573
Office: 2111 Gulf Fwy, La Marque, TX 77568
Phone: 409-632-7922
Web: www.tuconllc.com

CHANGE PROPOSAL

CP Number: 08R2

RFP #: CPR 03

Date: 7-27-2023

Project: Galveston ISD Weis Middle School Ph 1 Renovation

Description: Central Middle School restrooms 135 & 137 remodel. Excludes Boys restroom by SPED.
Excludes HVAC controls
Excludes Terrazo floor repair in corridor at Rm 137

Material/Description	Unit Measure	Quantity	Labor Unit Cost	Labor Extension	Material Unit Cost	Material Extension	Equipment Unit Cost	Equipment Extension	Subcontract Unit Cost	Subcontract Extension	Item Total
Demolition partitions, walls, floors, ceiling	mh	280.00	17.00	0.00		0.00		0.00		0.00	0.00
Disposal	ea	2.00		4,760.00		0.00	6.25	1,750.00		0.00	6,510.00
				0.00		0.00	1,300.00	2,600.00		0.00	2,600.00
				0.00		0.00		0.00		0.00	0.00
Demolition concrete slab on grade for new plumbing				0.00		0.00		0.00		0.00	0.00
Saw cut	in ft	540.00		0.00		0.00		0.00	1.75	945.00	945.00
Remove & haul out	mh	60.00	17.00	1,020.00		0.00	5.00	300.00		0.00	1,320.00
				0.00		0.00		0.00		0.00	0.00
Concrete repair slab on grade at new plumbing				0.00		0.00		0.00		0.00	0.00
Vapor barrier	ls	1.00	50.00	50.00	250.00	250.00		0.00		0.00	300.00
Dowels #4	ea	125.00	1.20	150.00	2.50	312.50		0.00		0.00	462.50
Epoxy	ea	10.00		0.00	22.00	220.00		0.00		0.00	220.00
Rebar #4	lb	340.00	1.41	479.40	0.60	204.00		0.00		0.00	683.40
Concrete	cy	4.00		0.00	250.00	1,000.00		0.00		0.00	1,000.00
Place/Finish	mh	50.00	35.00	1,750.00		0.00	8.00	400.00		0.00	2,150.00
				0.00		0.00		0.00		0.00	0.00
Louver wall opening @ EF-01				0.00		0.00		0.00		0.00	0.00
Demo opening	ls	1.00	600.00	600.00		0.00	125.00	125.00		0.00	725.00
Steel angle & install Louver	ls	1.00	180.00	180.00	75.00	75.00		0.00		0.00	255.00
Lift	ls	1.00		0.00		0.00	800.00	800.00		0.00	800.00
				0.00		0.00		0.00		0.00	0.00
Gyp Bd Assemblies	ls	1.00		0.00		0.00		0.00	35,136.00	35,136.00	35,136.00
				0.00		0.00		0.00		0.00	0.00
Tile walls	ls	1.00		0.00		0.00		0.00	23,825.70	23,825.70	23,825.70
Repair floor & walls after tile demo	ls	1.00	3,709.00	3,709.00	5,399.00	5,399.00	100.00	100.00		0.00	9,208.00
				0.00		0.00		0.00		0.00	0.00
Epoxy floor & base	ls	1.00		0.00		0.00		0.00	9,094.00	9,094.00	9,094.00
				0.00		0.00		0.00		0.00	0.00
Paint Ceilings	ls	1.00	720.00	720.00	700.00	700.00		0.00		0.00	1,420.00
Door frames	ls	1.00	240.00	240.00	150.00	150.00		0.00		0.00	390.00
				0.00		0.00		0.00		0.00	0.00
Restroom partitions by Accurate Floor Mtd	ls	1.00		0.00		0.00		0.00	11,154.00	11,154.00	11,154.00
				0.00		0.00		0.00		0.00	0.00
Restroom accessories by ASI	ls	1.00		0.00		0.00		0.00	1,966.00	1,966.00	1,966.00
Restroom hand dryers	ls	1.00		0.00		0.00		0.00	953.00	953.00	953.00
				0.00		0.00		0.00		0.00	0.00
HVAC New grills & duct connections at Rms 135 & 137 only.	ls	1.00		0.00		0.00		0.00	3,950.00	3,950.00	3,950.00
Excludes the Boys Restroom by SPED area.				0.00		0.00		0.00		0.00	0.00
Excludes rerouting duct work or above ceiling obstructions.				0.00		0.00		0.00		0.00	0.00
				0.00		0.00		0.00		0.00	0.00
Electrical	ls	1.00		0.00		0.00		0.00	13,830.00	13,830.00	13,830.00
				0.00		0.00		0.00		0.00	0.00
Plumbing	ls	1.00		0.00		0.00		0.00	48,528.00	48,528.00	48,528.00

Material/Description	Unit Measure	Quantity	Labor Unit Cost	Labor Extension	Material Unit Cost	Material Extension	Equipment Unit Cost	Equipment Extension	Subcontract Unit Cost	Subcontract Extension	Item Total
				0.00		0.00		0.00		0.00	0.00
Fire alarm devices remove for construction & reinstall at completion	ls	1.00		0.00		0.00		0.00	750.00	750.00	750.00
Fire suppression adjust heads	ls	1.00		0.00		0.00		0.00	1,500.00	1,500.00	1,500.00
				0.00		0.00		0.00		0.00	0.00
General labor	day	60.00	136.00	8,160.00		0.00	40.00	2,400.00		0.00	10,560.00
Waste disposal	ea	3.00		0.00		0.00	1,300.00	3,900.00		0.00	3,900.00
Forman	day	60.00	288.50	17,310.00		0.00	96.15	5,769.00		0.00	23,079.00
				0.00		0.00		0.00		0.00	0.00
NOTE: THIS CHANGE PROPOSAL IS VALID FOR 10 DAYS FROM DATE OF PROPOSAL.				0.00		0.00		0.00		0.00	0.00
AFTER 10 DAYS PRICE IS SUBJECT TO CHANGE				0.00		0.00		0.00		0.00	0.00
				0.00		0.00		0.00		0.00	0.00
				39,128.40		8,310.50		18,144.00		151,631.70	217,214.60
* CONTRACT TIME EXTENSION THIS CHANGE PROPOSAL						TBD		DAYS			
BASED ON 5 DAYS FOR APPROVAL TO PROCEED											
UNBEHAGEN CONSTRUCTION / TUCON, LLC											
Submitted By: <u>Mike Unbehagen</u>											
7-27-2023											
Date											
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