



## Change Order Request

**Williamson County Expo Center**

210 Carlos G. Parker Blvd, NW

**Flintco, LLC****Project # 15035**

Taylor, TX 76574

**Change Order Request: 012****Date: 6/8/2016**

**To:** Dale Butler  
Williamson County Texas  
3101 SE Inner Loop  
Georgetown, TX 78626

**From:** David Freisner  
Flintco, LLC  
8100 Cross Park Dr.  
Austin, TX 78754-5249

Description	Category	Status
OCO 012 - Paint Existing Arena Structure & Additional Scope Increases		New

Reference	Required By	Days Req	Amt Req
	6/15/2016	0	\$0.00

**Notes**

PCO No	Date	Reference	Amt Prop	Days Req	Category	Reason
040	6/8/2016		\$0.00	0		

**Painting Existing Arena Structure (Red Iron) & Additional Scope Changes**

Item No	Item Description	Amt Prop	Reference
001	Cherry Painting Added Scope to Paint Existing Structure (Red Iron)	\$65,761.00	
002	Baker Drywall Credit for Alternate Stud Material	\$(3,500.00)	
003	Keystone Added Scope For Transformer Enlarged Pad and Footings COR 12	\$3,082.00	
004	Keystone Added Scope For Additional Covered Penning Wind Bracing Column Footings	\$6,482.00	
005	Alpha Waterproofing Deduct of Cover Plates issued in RFI 92	\$(3,150.00)	
006	Oakridge Builders Added Scope to completely grout fill joint discussed in RFI 92 in lieu of cover plate	\$250.00	
007	Funding From Buyout Savings	\$(68,925.00)	

Flintco, LLC

CONTRACTOR

8100 Cross Park Dr.  
Austin, TX 78754-5249

Address

By

SIGNATURE

DATE

Williamson County Texas

OWNER

3101 SE Inner Loop  
Georgetown, TX 78626

Address

By

SIGNATURE

DATE



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## Potential Change Orders

Detailed, Grouped by Each Number

**Williamson County Expo Center**  
210 Carlos G. Parker Blvd, NW

**Project # 15035**

**Flintco, LLC**  
Tel: Fax: 15035

Taylor, TX 76574

**PCO #: 040**      **6/8/2016**      **Painting Existing Arena Structure (Red Iron) & Additional Scope Changes**      **New**

Category	Reason	Reference	COR Number	PCCO Number
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Notes	Revenue Code
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		Estimate		Proposed		Approved		Applied
<b>Requested Days:</b>	0	<b>Budget:</b>	\$0		\$0		\$0	\$0
<b>Approved Days:</b>	0	<b>Cost:</b>	\$0		\$0		\$0	\$0
General Description	Quote Due	Quote Rec'd	Allocation		Estimated	Proposed	Approved	Applied
001 - CHEPAI - 000.099000.S	6/15/2016		<b>Budget:</b>	Pend Rev	\$65,761	\$65,761	\$65,761	\$65,761
Cherry Painting Added Scope to Paint Existing Structure (Red Iron)			<b>Cost:</b>	Pend Commt	\$65,761	\$65,761	\$65,761	\$65,761
002 - BAKDRAU - 000.092000.S	6/15/2016		<b>Budget:</b>	Pend Rev	-\$3,500	-\$3,500	-\$3,500	-\$3,500
Baker Drywall Credit for Alternate Stud Material			<b>Cost:</b>	Pend Commt	-\$3,500	-\$3,500	-\$3,500	-\$3,500
003 - KEYCO - 000.030000.S	6/15/2016		<b>Budget:</b>	Pend Rev	\$3,082	\$3,082	\$3,082	\$3,082
Keystone Added Scope For Transformer Enlarged Pad and Footings COR 12			<b>Cost:</b>	Pend Commt	\$3,082	\$3,082	\$3,082	\$3,082
004 - KEYCO - 000.030000.S	6/15/2016		<b>Budget:</b>	Pend Rev	\$6,482	\$6,482	\$6,482	\$6,482
Keystone Added Scope For Additional Covered Penning Wind Bracing Column Footings			<b>Cost:</b>	Pend Commt	\$6,482	\$6,482	\$6,482	\$6,482
005 - ALPIN - 000.071000.S	6/15/2016		<b>Budget:</b>	Pend Rev	-\$3,150	-\$3,150	-\$3,150	-\$3,150
Alpha Waterproofing Deduct of Cover Plates issued in RFI 92			<b>Cost:</b>	Pend Commt	-\$3,150	-\$3,150	-\$3,150	-\$3,150
006 - ORC - 000.017123.S	6/15/2016		<b>Budget:</b>	Pend Rev	\$250	\$250	\$250	\$250
Oakridge Builders Added Scope to completely grout fill joint discussed in RFI 92 in lieu of cover plate			<b>Cost:</b>	Pend Commt	\$250	\$250	\$250	\$250
007 - WILCO - 000.975700.M	6/15/2016		<b>Budget:</b>	Pend Rev	-\$68,925	-\$68,925	-\$68,925	-\$68,925
Funding From Buyout Savings			<b>Cost:</b>	Pend Commt	-\$68,925	-\$68,925	-\$68,925	-\$68,925



**Potential Change Orders**  
Detailed, Grouped by Each Number



## CONTINUATION SHEET

Painting

Nº 15035.099000

Project: Williamson County Expo Center

Cost Code: 099000

Location: 210 Carlos Parker Boulevard Taylor, TX

Date: 1/25/2016

b. Seal concrete floors in all mechanical and electrical areas.

13. Subcontractor shall provide a competent person in scaffolding during the scaffold operations to insure safety requirements are being strictly adhered to.
14. Subcontractor shall provide additional ventilation equipment to adequately move fresh air through areas where worker exposure requires it.
15. Subcontractor shall inspect each surface to receive paint and identifying, in writing, any and all unsatisfactory conditions that require corrective action. Start of painting will be construed as acceptance of surface(s) within that area.
16. Subcontractor shall clean all substrates of substances which could impair the bond of the various coatings. All cleaning and surface preparation work should be in accordance with the manufacturer's written instructions for each substrate condition.
17. Subcontractor shall provide barrier coat(s) over incompatible primers.
18. Subcontractor shall determine alkalinity and moisture content of all surfaces prior to application coatings by performing appropriate tests. Subcontractor is responsible for correcting sufficiently alkaline surfaces prior to coating application.
19. Subcontractor will clean all work in areas with exposed ceilings with mineral spirits to make ready for paint.

### CHANGE MARK-UPS:

1. Allowable mark-up on additive and deductive change orders in accordance with bid rates as shown below:

- a. Changes **Less Than or Equal to ( $\leq$ ) \$10,000**
  - i. Overhead & Profit (%)..... 10%
- b. Changes **Greater Than \$10,000, but Less Than ( $\leq$ ) \$20,000**
  - ii. Overhead & Profit (%)..... 10%
- c. Changes **Greater Than or Equal To ( $<$ )\$20,000**
  - iii. Overhead & Profit (%)..... 10%

### ALTERNATES:

1. Alternate Bid #1: Covered Penning Building .....\$29,298
2. Alternate Bid #2: East Concessions Building .....\$13,981
3. Alternate Bid #3: Covered Expo Storage Buildings & Wash Bay .....\$33,989
4. **Alternate Bid #4: Existing Arena Renovations.....\$65,761**
5. Alternate Bid #5: Manure Management Area..... Not Applicable
6. Alternate Bid #6: Fans & Existing Arena ..... Not Applicable
7. Alternate Bid #7: Fans & Covered Expo ..... Not Applicable
8. Alternate Bid #8: Fans @ Enclosed Expo ..... Not Applicable
9. Alternate Bid #9: Not Used ..... Not Applicable
10. Alternate Bid #10: 6" Slab-on-Grade @ Covered Expo ..... Not Applicable
11. Alternate Bid #11: Not Used ..... Not Applicable
12. Alternate Bid #12: Omit Site Ribbon Curbs ..... Not Applicable
13. Alternate Bid #13: Omit Ribbon Curbs & Gutters..... Not Applicable
14. Alternate Bid #14: Chain Link Fencing & Gates @ Main Entry .....\$250
15. Alternate Bid #15: Monument Sign ..... Not Applicable
16. Alternate Bid #16: Transformer Screen .....\$301
17. Alternate Bid #17: West Road Extension to Bill Picket ..... Not Applicable

## David Freisner

---

**From:** Dale Butler <dbutler@wilco.org>  
**Sent:** Thursday, June 02, 2016 3:15 PM  
**To:** David Freisner; Randy Bell  
**Cc:** 'Bill Bourne'; Mike Smith; Ricky Galloway  
**Subject:** RE: Wilco Expo Interior Stud Clarification

David,

Please proceed with the installed item.

Thank You,

### Dale Butler

Project Manager  
Williamson County Facilities  
3101 SE Inner Loop  
Georgetown, TX 78626  
O: 512-943-1609  
C: 512-658-3925

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**From:** David Freisner [mailto:DFreisner@flintco.com]  
**Sent:** Thursday, June 02, 2016 2:21 PM  
**To:** Dale Butler <dbutler@wilco.org>; Randy Bell <randybell@wilco.org>  
**Cc:** 'Bill Bourne' <Bill.Bourne@populous.com>; Mike Smith <MSmith@flintco.com>; Ricky Galloway <RGalloway@flintco.com>  
**Subject:** Wilco Expo Interior Stud Clarification

Dale/Randy,

See the attached Metal Stud Product Data and the below verbiage from the Drywall Contractor regarding the studs:

I have found that we have sent studs and track different than what was submitted out to the project for the interior framing. We submitted Pro Stud 33 mil with a G-60 coating per the Spec and we have sent Viper Stud 20ga equiv. out to the project. Pro Stud and Viper Stud are Brand Names by competitors Clark Dietrich and Cemco. The material I sent will meet every performance Spec in terms of limiting heights and wall deflection criteria listed in the Spec, however, it is not a true equal of what we submitted. I am proposing a credit to the Owner for the difference in price of the 2 materials in order to get their blessing on what we have already began installing on the project. This only affects the interior metal studs, the exterior studs are exactly what is Speced. This is the result of a simple error on my order by calling the studs 20ga in lieu of Structural 20ga. We almost never use Structural 20ga on projects because it has a longer lead time and none of our suppliers carry it in stock. The G-40 coated Viper Stud and Pro Stud 30 are what we use on 99% of our interior framing and I can show that it will meet the Owners every need. I have attached my original PO to my supplier and the e-mail below is the current day pricing on both materials. The 8" studs on the order meet the G-60 and 33 mil Spec as they are Structural 20ga, and the Slotted Slip Track is the correct product as well. I have totaled up the linear



feet of the 6" studs and track, as well as the 3-5/8" studs to come up with 8,450' lf of material. The price difference shown below is \$0.305 per foot, which equates to a delta of \$2,577.25.

I would like to offer the Owner a \$3,500.00 deduct to keep the studs we have in place.

The alternative is to tear down what we have built already and re-order the other studs and re-build. This, unfortunately would greatly impact momentum and the project schedule. Please advise me on how to proceed. I am very sorry for any negative impact this has caused on the project.

I ran this past Bill and he stated the materials were acceptable to install, but not equal so he wanted The County to decide. Please let me know the decision by close of business today if at all possible so we can continue working on the framing tomorrow.

Best Regards,

David Freisner, AC  
Assistant Project Manager // Flintco, LLC  
512-761-2050 (c) // 512-822-7364 (p)  
[www.flintco.com](http://www.flintco.com)

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Wiley Evers PCO 040 - Painting Existing Access Structures (Rail Issues) & Additional Access Chambers - For Approval



**KEYSTONE**  
CONCRETE PLACEMENT  
35 County Rd. 150  
Georgetown, TX. 78626  
512.931.3033 / 512.931.0995 FAX

## CHANGE AUTHORIZATION

To:

David Freisner, Ricky Galloway  
Flintco, LLC

Date:

May 10, 2016

From:

John Miles  
Keystone Concrete Placement

Project:

Williamson County Expo Center

### Change Request #12

### Transformer Pads

#### Keystone Concrete Placement's Work:

Establish final design for transformer pad - to be NCOR 750-1000 Radial kVa with 4 piers, per ONCOR design specification. Add 1 additional electrical pad for equipment, approx. 17' x 4' x 6" thick with #4 @ 12" ocw.

Labor:		\$	1,366
Materials:		\$	1,558
Equipment:		\$	996
Overhead & Profit:	10%	\$	392
Credit Original Transformer Pad		\$	(1,230)

*Note: Work to be performed while mobilized on site. Separate mobilization not included for this work.*

*Note: Includes Spoils haul-off.*

*Note: Water to be made available during concrete work.*

*Note: Work during normal business hours, no overtime.*

**Total Change Request: \$ 3,082**

Please sign and return this form to authorize said work to proceed.

Printed Name

DAVID GATTI

Title

County Judge

Signature

[Signature]

Date

06-15-2016

Thank you,

**John Miles**

Project Manager

Keystone Concrete Placement





**KEYSTONE**  
CONCRETE PLACEMENT  
35 County Rd. 150  
Georgetown, TX. 78626  
512.931.3033 / 512.931.0995 FAX

## CHANGE AUTHORIZATION

To:

David Freisner, Ricky Galloway  
Flintco, LLC

Date:

May 23, 2016

From:

John Miles  
Keystone Concrete Placement

Project:

Williamson County Expo Center

### Change Request #13

### Penning Area Footings

#### Keystone Concrete Placement's Work:

Adjust footings and modify pilaster sizes at footings at grid lines 6/AD, 6/AC, 2/AD, 2/AD and add #3 hairpin rebar to encapsulate anchor bolts. Redig footings, remove and reset rebar at grid lines 5/AA and 3/AA. All work done due to structural steel anchor bolt drawings not matching structural foundation layout. Grade beams and footings already dug and reinforcing installed prior to anchor bolt drawings provided and conflicts discovered.

Labor:	\$	5,640
Materials:	\$	54
Equipment:	\$	198
Overhead & Profit:	10%	\$ 590

*Note: Work to be performed while mobilized on site. Separate mobilization not included for this work.*

*Note: Excavation of rock not included.*

*Note: Water to be made available during concrete work.*

*Note: Work during normal business hours, no overtime.*

**Total Change Request: \$ 6,482**

**Please sign and return this form to authorize said work to proceed.**

Printed Name

DAVID A. GATTI

Title

County Judge

Signature

[Signature]

Date

06-15-2016

Thank you,

**John Miles**

Project Manager

Keystone Concrete Placement

# C.O. BREAKDOWN

DATE: 5/23/2016

Project Name: Williamson County Expo Center  
Description of Change: Penning Area Footings

Adjust footings and modify pilaster sizes at footings at grid lines 6/AD, 6/AC, 2/AD, 2/AD and add #3 hairpin rebar to encapsulate anchor bolts. Redig footings, remove and reset rebar at grid lines 5/AA and 3/AA. All work done due to structural steel anchor bolt drawings not matching structural foundation layout. Grade beams and footings already dug and reinforcing installed prior to anchor bolt drawings provided and conflicts discovered.

Total Square Feet: 1  
GRAND TOTAL: \$6,481

## COST BREAKDOWN

DESCRIPTION	UNITS	UNIT TYPE	COST / UNIT	COST / UNIT	TOTAL COST
LABOR					
			Reg	OT	
Labor	51	HRS	\$ 33.42	\$ 50.13	\$ 1,704.42
Carpenter	68	HRS	\$ 43.40	\$ 65.10	\$ 2,951.20
Operator	3	HRS	\$ 38.59	\$ 57.89	\$ 115.77
Superintendent	13	HRS	\$ 66.83	\$ 100.25	\$ 868.79
135.0		LABOR TOTAL:			\$ 5,640.18
REINFORCING STEEL					
Reinforcing Steel	91	LBS	\$ 0.48	\$ 0.48	\$ 43.68
Threads/Lenton Terminators	0	LS	\$ 1,080	\$ 1,080	\$ -
Accessories	1	LS	\$ 10.00	\$ 10.00	\$ 10.00
		REINFORCING TOTAL:		ING TOTAL:	\$ 53.68
SPECIALTY/EQUIPMENT					
Mini-Ex	3	Hrs	\$ 66.00		\$ 198.00
		SPECIALTY TOTAL:			\$ 198.00
COST SUBTOTAL: Materials & Labor - Unit Price Items Not Incl. \$ 5,891.86					
OVERHEAD & PROFIT:				10%	\$ 589.19

**Sub Total - Material & Labor** **\$ 6,481.05**  
**Sub Total - Unit Pricing** **\$ -**  
**TOTAL PRICE:** **\$ 6,481.05**

# Keystone Concrete Placement

35 County Rd. 150  
Georgetown, TX 78626  
Office: (512) 931-3033  
Fax: (512) 931-0995

## EXTRA WORK ORDER

PROJECT NAME <u>Williamson county expo center</u>	GENERAL CONTRACTOR <u>Keystone</u>
ADDRESS <u>210 carlos parker blvd Taylor tx</u>	KEYSTONE JOB NO. <u>49994</u>
CITY <u>Taylor</u>	EXTRA WORK STARTING DATE <u>Friday 05/13/16</u>

Description of Work – Wilco Expo PCO 040 - Painting Existing Arena Structure (Red Iron) & Additional Scope Changes - For Approval  
Please describe in detail to enable the work to be priced.

Pending area  
Relocation of the Footings between Grid lines  
(6 and AD) (6 and AC) (12 and AD) (12 and AC) expanding  
Forms moving rebar add 24 #3 2'9"  
Due to an error in the structural  
plans and bolts

Friday 13	4 carpenters	4 hours	total	16 h
	3 helpers	4 hours	total	12 h
Monday 17	4 carpenters	5 hours	total	20 h
	3 helpers	5 hours	total	15 h
	1 Foreman	5 hours		5 h
Material	24 #3	10'		

Re digging footings between grid lines (AA and 5)  
(AA and 3) moving Forms moving rebar

1 Mini excavator	3 hours	total	3 h
1 operator	3 hours		3 h
4 carpenters	8 hours		24 h
3 labors	8 hours		8 h
1 Foreman	8 hours		

Total Hours:  
Helpers - 12+15+24 = 51 Hrs  
Carpenters - 16+20+32 = 68 Hrs  
Operator - 3 Hrs  
Super - 5+8 = 13 Hrs

PLEASE NOTE: Extra work order must be signed before the work can be started,  
since it is not part of the contract for this project.

Simon Carbajal osorio  
Keystone Superintendent Name

Simon Carbajal osorio  
Signature

05/20/16  
Date

Mike Smith  
General Contractor Superintendent Name

[Signature]  
Signature

5-20-16  
Date

PLEASE PRINT



# ALPHA

## INSULATION & WATERPROOFING, INC.

598 Greenhill Drive, Ste. C • Round Rock, Texas 78665 • Tel: (512) 873-7133 • Fax: (512) 873-7381

May 4, 2016

Via: Email

**FLINTCO**

**David Freisner**

**SUBJECT: Expansion Joint Proposal**

**PROJECT: Williamson County Expo Center**

### Expansion Joint

Inclusions: Installation of Construction Specialties RFD 300 Series Joint at south elevation from new to existing concrete to concrete joint. Pricing includes 2 -15' joints (material is ordered in 20' stock lengths to prevent splicing in middle of joint)

Exclusions: Concrete patching, concrete cutting/grinding, and anything else not mentioned above.

**\$3,150**

### Notes and Clarifications:

All materials are furnished and installed.

Sales tax is excluded.

OSHA 30 Certified.

Bond is not included; contact Alpha for job-specific pricing. Payment and Performance Bonds, if required, are as per bond forms AGC 606 (2004) and AGC 607 (2004).

We acknowledge a wage scale.

We self-perform 100% of our work.

The terms & conditions of this proposal and the scopes of work it contains are based on AIA-201A until contract negotiations have been finalized.

Proposal valid for 60 days unless otherwise noted.

We acknowledge Addm 1-4

*Alpha Insulation & Waterproofing, Inc. is a Certified Minority Owned Enterprise*

I would like to thank you for considering Alpha Insulation & Waterproofing. I will contact you shortly by phone to address any technical or scope questions you may have concerning the systems proposed above.

*Page 1*

*"Contributing to YOUR success, one project at a time."*

Sincerely,

**ALPHA INSULATION & WATERPROOFING, INC.**

Spencer Schneider

Operations Manager