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January 15, 2020

Ms. Candy McQuiston  
Manager Capital Improvement Projects  
City of Forney  
P. O. Box 826  
Forney, Texas 75126

Re: Recommendation to Accept Public Improvements and Summary of Change Orders  
Forney Water Line Improvements for FM 740 and FM 548  
City of Forney, Texas

Dear Ms. McQuiston:

The Forney Water Line Improvements for FM 740 and FM 548 Project is completed and in use by the city. Based on information provided to FMI and our observations, it appears that the water line was constructed in accordance with City of Forney requirements and in compliance with TCEQ TAC 290 standards for the water lines. FMI recommends acceptance of the project.

The contractor has submitted the affidavit of all bills paid, the consent of surety to final payment, as-built drawings and final pay estimate to the city. FMI will prepare the record drawings and submit to the city as part of the CME documentation. It is understood that the two year project warranty period will begin upon acceptance by city council at the January 21, 2020 meeting.

The original bid amount was \$437,091.00. The project had four change orders for construction activities. The overall effect on the project for the four change orders was an increase of the final contract amount to \$456,407.04 for an increase of \$19,316.04.

A summary of the Change Orders is described below:

Change Order No. 1 (November 14, 2018)

1. Deleted two 12-inch gate valves.
2. Relocated existing fire hydrant. The existing fire hydrant had been installed on the end of the existing 12-inch water line so the contractor was unable to connect new line to old.
3. The result was a change order amount of minus \$1,188.39.

Change Order No. 2 (November 27, 2018)

1. Added water line deepening, steel casing under Markout WSC water lines, Markout cross connect with tee and valve, and additional water line bends.
2. The result was a change order amount of plus \$37,686.81.
3. The items were added because of previously unknown grade conflict with two existing Forney water lines that meander through the construction area as well as additional

requirements to cross the Markout property and their existing lines at their ground storage tank.

4. Markout WSC compensated the city a total of \$11,654.01 for work they required as well as a credit of \$2,620.00 for the easement across their property.
5. Three of the change order items were eventually credited or partially credited back to the city. These items were not done or only partially completed.

Change Order No. 3 (January 24, 2019)

1. Twenty days was added to the contract time per the contractor's request.
2. Unforeseen utilities required the open cut of Pecan and Melody Streets instead of the proposed construction by bore. Additional street repair and trench safety was needed. Grass seeding replaced the grass sod.
3. The city used an existing 100 foot section of 12-inch pipe under the driveway to stadium parking lot and deleted same length from the contractor quantity.
4. The result was a change order amount of minus \$20,762.38.

Change Order No. 4 (May 9, 2019)

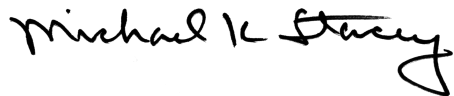
1. Deleted concrete driveway quantity and added additional asphalt street replacement, concrete sidewalk and gravel driveway.
2. The result was a change order amount of plus \$3,580.25.

In summary, the project budget increased by \$7,662.03. Part of this increase is the additional work needed to lower the water line under the existing city water lines along FM 740. A significant part was the result of excessive contractor costs for pipeline bends to go under the existing water lines. The contractor shut down his work on several occasions until the change orders were authorized.

The walk-through inspection for this project occurred in April 2019 and the retainage pay application was signed by FMI on May 13, 2019. The contractor did not provide closure documents until late December 2019.

Sincerely,

FREEMAN - MILLICAN, INC.



Michael K. Stacey, P.E.