

Byrne Construction Services
5851 Sebastian Place
San Antonio, Texas 78249
Phone: +12104023335

Project: 1660 - NBU Headwaters Phase 2
333 East Klingemann St
New Braunfels, Texas 78130

Prime Contract Change Order #002: Schedule Impact 01 - Archeological Approvals

TO:	Headwaters at the Comal 333 E Klingermaann St New Braundels, Texas 78130	FROM:	THOS. S. BYRNE, INC. 551 E BERRY STREET FORT WORTH Texas 76110
DATE CREATED:	2/ 23 /2024	CREATED BY:	Oscar Siegfried (THOS. S. BYRNE, INC.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	84 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:			
CONTRACT FOR:	1660:Prime Contract	TOTAL AMOUNT:	\$ 154,644.00

DESCRIPTION:

Schedule Impact 01: USACE and Archeological Approvals
Time and general conditions cost impacts due to the inability to commence sitework until USACE approvals are awarded.

Construction sequence of approvals confirmed as follows:

1. Investigative Mobilization (2 weeks)
2. Investigative Trenching (3 weeks)
3. Investigative Hand Excavation (3 weeks)
4. THC Report Submittal (1 week)
5. THC Construction Review and Approval (30 days)
6. Additional Investigative Zones Identified (2 weeks)

Original Substantial Completion Date: March 8th, 2024
Revised Substantial Completion: July 2nd, 2024

Note, General Conditions associated with this impact are concurrent with TSB's PCO 008 White Box Finishout, included in TSB's PCCO 002 Rainwater Cisterns and White Box Finishout. If PCO 008 and PCCO 02 are approved, TSB will issue a deductive PCO for the overlapping general conditions cost.

ATTACHMENTS:

[NBU Archeological Impact Schedule.pdf](#) [1660 GCs Breakdown.pdf](#) [Byrne GCs.pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
016	Schedule Impact 01 - Archeological Approvals	84 days	154,644.00
TOTAL:			\$154,644.00

CHANGE ORDER LINE ITEMS:

PCO # 016 : Schedule Impact 01 - Archeological Approvals

#	Cost Code	Description	Type	Amount
1	010-0100-100 - Project Staff	Impact 01: General Conditions Cost	Bi-Weekly Payroll	\$ 154,644.00
Subtotal:				\$154,644.00
Grand Total:				\$154,644.00

The original (Contract Sum)	\$ 5,406,714.00
Net change by previously authorized Change Orders	\$ 0.00
The contract sum prior to this Change Order was	\$ 5,406,714.00
The contract sum would be changed by this Change Order in the amount of	\$ 154,644.00
The new contract sum including this Change Order will be	\$ 5,561,358.00
The contract time will be increased by this Change Order by 84 days	

Contractor's Contingency

Current Contingency	\$182,778.00
Amount Funded	\$97,920.36
Remaining Contingency	\$84,857.37

Owner's Contingency

Current Contingency	\$67,065.00
Amount Funded	\$53,389.00
Remaining Contingency	\$13,676.00

We have reviewed this PCCO 02 dated February 23, 2024 and take No Exceptions as submitted and recommend it for Approval

Jacobo Morales - dated February 23, 2024

LAKE FLATO ARCHITECTS
311 3rd Street
San Antonio Texas 78205

Headwaters at the Comal
333 E Klingermaann St
New Braundels Texas 78130

THOS. S. BYRNE, INC.
551 E BERRY STREET
FORT WORTH Texas 76110



02/24/2024

SIGNATURE

DATE

SIGNATURE

DATE



02/23/24

SIGNATURE

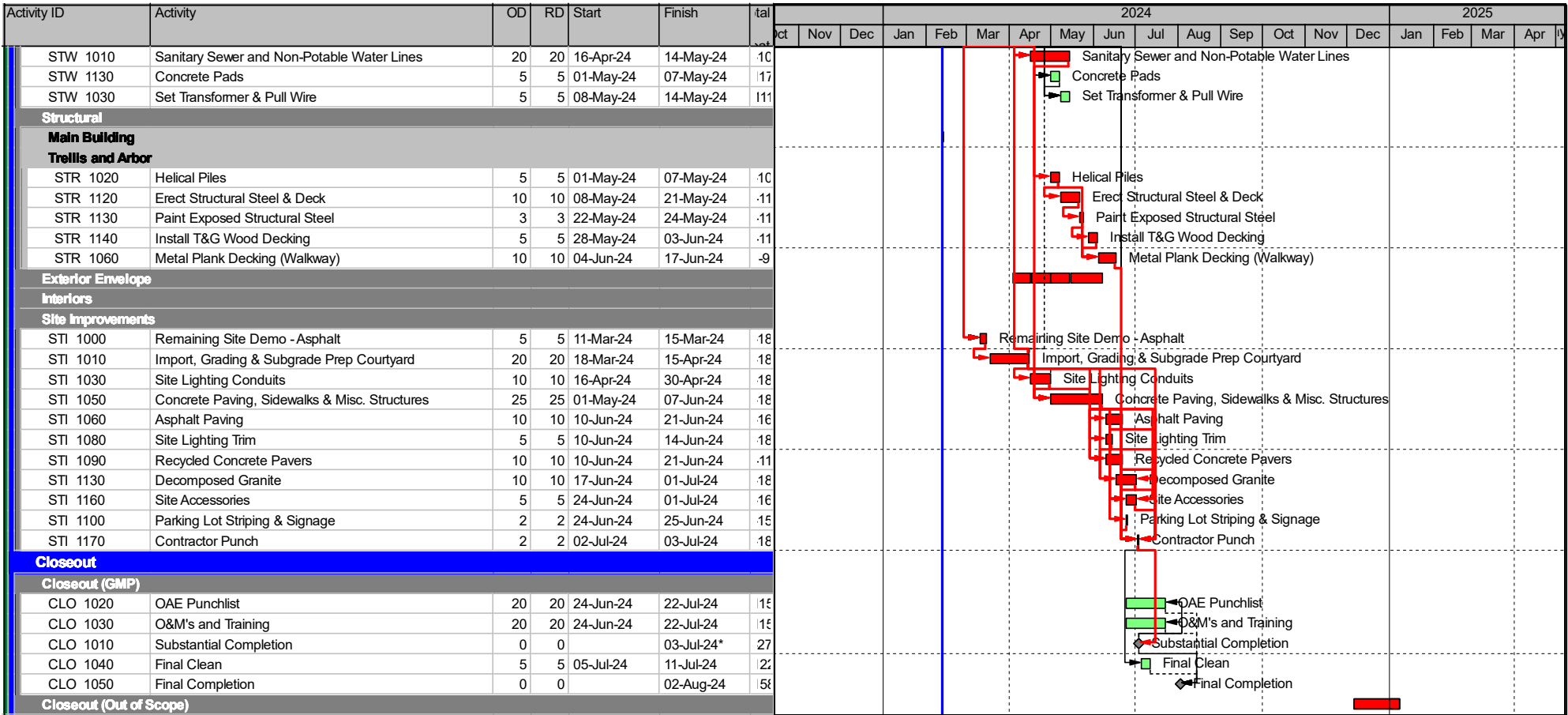
DATE

Activity ID	Activity	OD	RD	Start	Finish	Total	2024												2025											
							Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May				
NBU Headwaters at the Comal																														
Contract Milestones & Hammocks																														
Original GMP Work																														
MIL 1010	Building Permit	0	0	27-Mar-23 A																										
MIL 1020	Contract Signed	0	0	13-Apr-23 A																										
MIL 1030	Notice to Proceed Issued	0	0	01-Jun-23 A																										
MIL 1040	Construction Hammock	287	24	01-Jun-23 A	07-Mar-24	0																								
MIL 1050	Substantial Completion	0	0		08-Mar-24*	0																								
MIL 1060	Final Completion	0	0		06-Apr-24	176																								
Additional Building Packages																														
Archaeological Coordination Study																														
ARC 1060	Archeological Coordination Study	0	0	11-Apr-23 A																										
ARC 1070	Archeological Coordination Study Review	45	0	11-Apr-23 A	13-Jul-23 A																									
Construction																														
Construction Milestones																														
Schedule Impacts																														
IMP 01: Exhibit H																														
IMP 02: Asbestos Air Monitoring & Materials Testing																														
IMP 03: RFI #07 Slab Slope																														
IMP 04: RFI #15 Footers at AB																														
IMP 06: Archeological Requirements																														
IMP06 1000	Survey Proposal	10	0	14-Jul-23 A	27-Jul-23 A																									
IMP06 1010	Antiquities Permit Application: Monitoring	15	0	28-Jul-23 A	24-Aug-23 A																									
IMP06 1030	NBU - Committee Meeting and Approval for Investigative Work	0	0	31-Oct-23 A																										
IMP06 1020	Antiquities Permit Application: Investigative Work	15	0	31-Oct-23 A	29-Nov-23 A																									
IMP06 1070	Investigative Kickoff and Mobilization	1	0	30-Nov-23 A	08-Dec-23 A																									
IMP06 1040	Investigative Trenching	17	0	11-Dec-23 A	01-Jan-24 A																									
IMP06 1050	Investigative Hand Excavation	15	0	02-Jan-24 A	12-Jan-24 A																									
IMP06 1080	THC Report Submittal	5	0	15-Jan-24 A	19-Jan-24 A																									
IMP06 1060	THC Construction Review and Approval	30	13	22-Jan-24 A	29-Feb-24	19																								
IMP06 1090	Additional Investigative Zones	10	10	01-Mar-24	14-Mar-24	19																								
IMP 07: Rebar and Footing Impact																														
IMP 09: Inclement Weather																														
Procurement																														
Subcontractor/Supplier Procurement																														
Long Lead Items (Submittals, Review, Fabricate & Delivery)																														
Mobilization																														
Demolition																														
Sitework & Utilities																														
STW 1070	Monitored Utilities Released	0	0	26-Sep-23 A																										
STW 1040	Domestic Water	5	0	04-Oct-23 A	13-Oct-23 A																									
STW 1060	Fire Water & FDC	5	0	16-Oct-23 A	23-Oct-23 A																									
STW 1080	Fire Hydrant Relocation	1	0	23-Oct-23 A	26-Oct-23 A																									
STW 1100	NBU Coordinatoin on Damaged Lines	1	0	27-Oct-23 A	06-Nov-23 A																									
STW 1000	Secondary Power Conduits	20	0	03-Nov-23 A	20-Nov-23 A																									
STW 1090	Hot Tap Installation	1	0	07-Nov-23 A	17-Nov-23 A																									
STW 1050	RFI 51: Transformer Pad Revision	1	0	21-Nov-23 A	19-Jan-24 A																									
STW 1140	ASI 02: Release	1	0	18-Jan-24 A	13-Feb-24	68																								
STW 1120	Install Transformer Conduit	5	5	13-Feb-24	19-Feb-24	68																								
STW 1110	Investigative Utilities Released	0	0	01-Mar-24		22																								



NBU Headwaters at the Comal
Monthly Update
 As of 13-Feb-24

Project Start Date: 27-Mar-23
 Project Finish Date: 07-Jan-25
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