



City of Rockport

CITY COUNCIL SPECIAL MEETING AGENDA

FRIDAY, OCTOBER 24, 2025 - 12:00 PM
ROCKPORT SERVICE CENTER
212 N. LIVE OAK
ROCKPORT, TEXAS 78382

Mayor Tim Jayroe
Mayor Pro Tern (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel

Councilmember (Ward 2) Matt Anderson
Councilmember (Ward 3) Brad Brundrett
Vanessa Shrauner, City Manager

Notice is hereby given that Rockport City Council will hold a Special Meeting on Friday, October 24, 2025, at 12:00 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

SEC 551.127 VIDEO CONFERENCE ATTENDANCE - A quorum of City Council will physically be at the meeting location listed above, council members or the Mayor may be attending the meeting virtually on this date using Zoom. If this occurs, all regulations per Local Government Code Sec. 551.127-Video Conference Call will be followed.

The City Council welcomes citizen participation and comments at all City Council Meetings on an Agenda item or any subject matter.

Written comments submitted by 3:30 p.m. on the day before of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the City Secretary before the meeting begins.
- Any citizen with handouts should provide them to the City Secretary before the meeting. If you wish the City Council to receive your handouts for the meeting, please provide 8 copies; if not, the City Council will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation

or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TO BE HEARD

Speaker participation instructions are provided in writing at the beginning of the agenda. NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting, and any response to a question posed to the City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042 has not been posted on the agenda.

IV. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to:

Note 1: Texas Government Code § 551.071, Consultation with Attorney

Note 2: Texas Government Code § 551.072, Real Property

Note 3: Texas Government Code § 551.074, Personnel Matters

Note 4: Texas Government Code § 551.076, Security

Note 5: Texas Government Code § 551.087, Economic Development Negotiations

Note 6: Texas Government Code § 551.089, IT Security

The City Council will consider the following items in Executive Session. The Council may also consider any other matter posted on the agenda if there are issues that require consideration in Executive Session and the Council announces that the item will be considered during Executive Session.

1. Discussion of City Hall negotiations and consider the approval of a Settlement Agreement. ⁽¹⁾
(Kimberly Henry, Assistant to the City Manager)

V. BUSINESS ITEM

The City Council will reconvene into Regular Session upon the conclusion of the Executive Session; the City Council may take action on any item posted in the Executive Session as necessary.

VI. OTHER ACTION ITEMS AND UPDATES

2. Consider the approval of Change Order #10 with Teal Construction related to the new City Hall project which includes Construction Change Directives 1 through 7 for an amount not to exceed \$184,113.38. (Kimberly Henry, Assistant to the City Manager)
3. Consider the approval of Change Order #11 with Teal Construction related to the new City Hall project for a decrease of \$4,569.66. (Kimberly Henry, Assistant to the City Manager)
4. Consider the approval of Change Order #12 with Teal Construction related to the City Hall project pursuant to the Settlement Agreement. (Kimberly Henry, Assistant to the City Manager)

VII. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 5:10 p.m. on October 20, 2025, on the bulletin board of the City of Rockport City Hall, 202 N. Live Oak, Rockport, Texas 78382.



Shelley Goodwin, TRMC/MMC
City Secretary



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: October 24, 2025

CATEGORY: Action Item

CAPTION:

Discussion of City Hall negotiations and consider the approval of a Settlement Agreement. ⁽¹⁾

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

CIP Action Item

ATTACHMENTS:

None

APPROVAL/REVIEW:

Kimberly Henry, Assistant to the City Manager

Date: October 20, 2025

Shelley Goodwin, City Secretary

Date: October 20, 2025

Vanessa Shrauner, City Manager

Date: October 20, 2025



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: October 24, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Change Order #10 with Teal Construction related to the new City Hall project which includes Construction Change Directives 1 through 7 for an amount not to exceed \$184,113.38.

SUMMARY:

Change Order #10 is a combined total of Construction Change Directives 1, 2, 2.1, 3, 4, 5, 6, and 7 that total \$184,113.38. This Change Order is more housekeeping to compile these items into a single Change Order.

BACKGROUND:

FUNDING SOURCE:

City Hall Project Funding

FUNDING IMPACT:

There are sufficient Funds

STAFF RECOMMENDATION:

Staff recommends approval of Change Order #10 with Teal Construction related to the new City Hall project which includes Construction Change Directives 1 through 7 for an amount not to exceed \$184,113.38.

STRATEGIC INITIATIVES:

CIP Action Item

ATTACHMENTS:

1. 2025-10-20 Overview of Teal Contract - City Hall
2. G701 - 2017_Change Order #10
3. 01 Change Directive 5_28_24 - Executed (002)
4. 02 Change Directive 7_12_24
5. 02.1 Change Directive Signed
6. 03 Change Directive 09_10_24
7. 04 Change Directive 10_22_24 signed
8. 05 Change Directive 11_13_24 executed

9. 06 Change Directive 02_24_25 executed
10. 07 Change Directive 04_01_25 executed

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: October 20, 2025



Shelley Goodwin, City Secretary

Date: October 20, 2025

Vanessa Shrauner, City Manager

Date: October 20, 2025

TEAL

2/8/2022 Contract	\$16,380,000.00		Resolution 2022-06
Change Order 1	-\$900,000.00		4/8/2022
Change Order 2	-\$32,175.87		7/14/2022
Change Order 3	-\$25,477.96		2/24/2023
Change Order 4	\$11,648.00		4/28/2023
Change Order 5	\$81,856.24		6/27/2023
Change Order 6	\$10,196.34		8/8/2023
Change Order 7	\$787.73		10/24/2023
Change Order 8	\$5,584.00		1/23/2024
Change Order 9	\$205,481.56		4/15/2024
Change Directive 1	120,773.01		5/28/2024
Change Directive 2	-\$1,561.10		7/12/2024
Change Directive 2.1	\$0.00		8/6/2024
Change Directive 3	\$10,327.91		9/10/2024
Change Directive 4	\$7,590.00		10/22/2024
Change Directive 5	\$44,611.63		11/12/2024
Change Directive 6	-\$3,691.57		2/24/2025
Change Directive 7	\$6,063.20		3/25/2025
Change Ord 10 (CCD 1-7)	\$0.00	zero out due to totals above with CD1-7	
Change Order 11	-\$4,569.66	pending	
Change Order 12	\$486,000.00	pending	
			\$923,443.46
Total:		\$16,403,443.46	100.14% % of Original Construction Contract



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)

Aransas County DTA - Rockport City Hall
Rockport, TX 78382

CONTRACT INFORMATION:

Contract For: General Construction
Date: 05-11-2022

CHANGE ORDER INFORMATION:

Change Order Number: 010
Date: 06-24-2025

OWNER: (Name and address)

City of Rockport, Texas
2751 Hwy 35 Byp.
Rockport, TX 78382

ARCHITECT: (Name and address)

PGAL
3131 Briarpark Drive Suite 200
Houston, TX 77042

CONTRACTOR: (Name and address)

Teal Construction
5110-B IH 37
Corpus Christi, TX 78407

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This Change Order incorporates fifteen (23) Contractor Change Proposals(CPR)/Change Request (CR) included within seven (7) Construction Change Directives.

CCD #1

1. CPR #68.2 Solid Surface - **ADD \$13,234.38, ADD 21 Days**
2. CPR #71.2 and RFI #138 Tower Ceiling - **ADD \$0.00, ADD 0 Days**
3. CPR #73 & RFI #150 support masonry on 2nd floor loggia slab edge - **ADD \$4,215.31, ADD 0 Days**
4. CPR #74 RP #13 attic insulation - **ADD \$62,672.50, ADD 115 Days**
5. CPR #77 & RFI 146 power for sinks - **ADD \$35,200.00, ADD 0 Days**
6. CPR #80 & RFI #158 copy machine millwork - **ADD \$469.48, ADD 0 Days**
7. CPR #81 & RFI #161 chair rail in multi-purpose room - **ADD \$2,759.90, ADD 0 Days**
8. CPR #82 & RFI #163 backsplash for breakroom - **ADD \$2,221.44, ADD 0 Days**

CCD #2

9. CPR #72.1 install raceways for outside signage - **ADD \$6,780.00, ADD 0 Days**
10. CPR #75.1 sidewalk changes (removal of shellcrete) - **DEDUCT <\$12,652.00>, ADD 0 DAYS**
11. CPR #85 lighting for 2 display cases - **ADD \$4,310.90, ADD 0 DAYS**

CCD #2.1

12. sidewalk changes - reduce depth of concrete by 2" and flip colors - **ADD \$0.00, ADD 0 DAYS**

CCD #3

13. CPR #86 & RFI 159.2 for Utility Gate for Generator Bldg - **ADD \$4,217.40, ADD 0 DAYS**
14. CPR #88 & RFI 167 moving Fire Pump Room (R125) wall - **ADD \$6,110.51, ADD 0 DAYS**

CCD #4

15. CPR #91 Elevator Reinspection - **ADD \$7,590.00, ADD 0 DAYS**

CCD #5

16. CPR #89.2 window shades - **ADD \$5,063.30, ADD 0 DAYS**
17. CPR #90 EFIS infill in G-Tower Windows - **ADD \$26,723.73, ADD 0 DAYS**
18. CPR #92 additional electrical work on Elevator for Inspection - **ADD \$12,824.90, ADD 0 DAYS**

CCD #6

19. CR#94 removal of the bird deterrent - **DEDUCT <\$10,537.00>, ADD 0 DAYS**
20. CR#95 circulation pump in the Janitor's Closet. - **ADD \$1,467.40, ADD 0 DAYS**
21. CR#96 relay that will trip the breaker inside the elevator machine room in the case of a fire. - **ADD \$4,459.53, ADD 0 DAYS**

22. CR#97 will connect the BAS panel to 120V circuit - **ADD \$918.50, ADD 0 DAYS**

CCD #7

23. CR#98 provide power to the irrigations controller - **ADD \$6,063.20, ADD 0 DAYS**

The original Guaranteed Maximum Price was

\$ 16,380,000.00

The net change by previously authorized Change Orders

\$ (642,099.96)

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User Notes:

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\$	15,737,900.04
\$	184,113.38
\$	15,922,013.42

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Date

AIA® Document G714® – 2017

Construction Change Directive

PROJECT: (name and address)
City of Rockport City Hall
212 N. Live Oak,
Rockport, TX 77382

CONTRACT INFORMATION:
Contract For: General Construction
Date: 5/11/22

CCD INFORMATION:
Directive Number: 001
Date: 5/23/24

OWNER: (name and address)
City of Rockport
2840 Highway 35N Bypass
Rockport, TX 77382

ARCHITECT: (name and address)
PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

CONTRACTOR: (name and address)
Teal Construction
5110-B SH 35
Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Item No. 1: Proceed with work on CPR #68.2 to provide solid surface transaction counters at the public lobby.

Expected Cost Increase: \$13,234.38
Expected Time Increase: 21

Item No. 2: Proceed with work on CPR #71.2 & RFI 138 regarding the tower interior ceiling. Note the following instructions:

1. Install Thermory ceiling assebmly (1 x 6 Thermory planks on furring strips) directly to underside of concrete roof deck between concrete joists.
2. Install EIFS finish at underside and side of concrete perimeter beams as originally documented. Exposed concrete joists to remain unfinished
3. Install the GFCI receptacle in the northeast stud wall 18" AFF rather than within ceiling.
4. A meeting with the lightning protection subcontractor and Architexas is required to coordinate lightning protection pathways at the tower.

Expected Cost: \$0.00
Expected Time Increase: 0 Days

Item No. 3: Proceed with work on CPR #73 & RFI #150 to provide additional support for masonry work at the 2nd floor loggia slab edge.

Expected Cost Increase: \$4,215.31
Expected Time Increase: 0 Days

Item No. 4: Proceed with work on CPR #74 & Proposal Request #13 to provide spray foam insulation in the attic.

Expected Cost Increase: \$65,372.50
Exptected Time Increase: 115 Days

Item No. 5: Proceed with work on CPR #77 & RFI #146 to add power to the Bradley Omni Deck sink washbar and hand dryers.

Expected Cost Increase: \$36,471.30
Expected Time Increase: 0 Days

Item No. 6: Proceed with work on CPR #80 & RFI 158 for modifying millwork to accommodate the copy machine at R214 workspace.

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User Notes:

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Expected Cost Increase: \$460.48
Expected Time Increase: 0 Days

Item No. 7: Proceed with work on CPR #81 & RFI #161 to add a stained and finished wood chair rail to the multi-purpose room R147.

Expected Cost Increase: \$2,759.90
Expected Time Increase: 0 Days

Item No. 8: Proceed with work on CPR #82 & RFI #163 to add ceramic tile backsplash at the cabinets in break room R230.

Expected Cost Increase: \$2,221.44
Expected Time Increase: 0 Days

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

- ☒ Lump Sum increase of \$124,735.31
☐ Unit Price of \$ per
☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

☐ As follows:

2. The Contract Time is proposed to increase. The proposed adjustment, if any, is 136 days..

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

PGAL, Inc.
ARCHITECT (Firm name)


SIGNATURE

Paul Bonnette, Principal
PRINTED NAME AND TITLE
5/23/24
DATE

City of Rockport
OWNER (Firm name)


SIGNATURE

Tim Jayroe, Mayor
PRINTED NAME AND TITLE
5/28/24
DATE

Teal Construction
CONTRACTOR (Firm name)

SIGNATURE
Justin McComb, Director of South
Texas Operations
PRINTED NAME AND TITLE

DATE

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User Notes:

(3B9ADA4B)



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Construction Change Directive

PROJECT: *(name and address)*

City of Rockport City Hall
212 N. Live Oak,
Rockport, TX 77382

CONTRACT INFORMATION:

Contract For: General Construction
Date: 5/11/22

CCD INFORMATION:

Directive Number: 002
Date: 07/01/24

OWNER: *(name and address)*

City of Rockport
2840 Highway 35N Bypass
Rockport, TX 77382

ARCHITECT: *(name and address)*

PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

CONTRACTOR: *(name and address)*

Teal Construction
5110-B SH 35
Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Item No. 1: Proceed with work on CPR #72.1 to install raceways for the building signage.

Expected Cost Increase: \$6,780.00

Expected Time Increase:

Item No. 2: Proceed with work on CPR #75.1 to install buff integral color concrete (field) and gray sandblast concrete (accent) at the plaza.

Expected Cost Decrease: \$12,652.00

Expected Time Increase:

Item No. 3: Proceed with work on CPR #85 to install lighting at Display Case and Time Capsule Display.

Expected Cost Increase: \$4310.90

Expected Time Increase:

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

☒ Lump Sum decrease of \$0.00

☐ Unit Price of \$ per

☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

☐ As follows:

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (0 days).

NOTE: *The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.*

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

PGAL, Inc.

ARCHITECT (Firm name)

SIGNATURE

Blaise Pham, Sr. Associate
PRINTED NAME AND TITLE

07.01.2024

DATE

City of Rockport

OWNER (Firm name)

SIGNATURE

Tim Jayroe/Mayor
PRINTED NAME AND TITLE

7-12-2024

DATE

Teal Construction

CONTRACTOR (Firm name)

SIGNATURE

Justin McComb, Director of South Texas Operations
PRINTED NAME AND TITLE

DATE

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Construction Change Directive

PROJECT: (name and address)
City of Rockport City Hall
212 N. Live Oak,
Rockport, TX 77382

CONTRACT INFORMATION:
Contract For: General Construction
Date: 05/11/2022

CCD INFORMATION:
Directive Number: 002.1
Date: 07/26/2024

OWNER: (name and address)
City of Rockport
2840 Highway 35N Bypass
Rockport, TX

ARCHITECT: (name and address)
PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

CONTRACTOR: (name and address)
Teal Construction
5110-B SH 35
Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Item No. 1: Proceed with work on CCD #02.1 to install buff integral color concrete (accent) and gray sandblast concrete (field) at the plaza and loggia. Concrete thickness at the plaza to be reduced from 7" to 5" per attached details
Attachments: CR2.07, AR1.01, AR1.10, AR4.01

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
- ☐ Lump Sum decrease
 - ☐ Unit Price of \$ per
 - ☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)
- ☒ As follows: Cost and time to be negotiated separately.

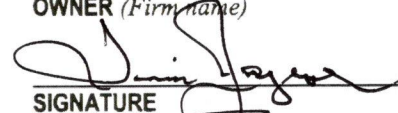
2. The Contract Time is proposed to . The proposed adjustment, if any, is .

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

PGAL, Inc.
ARCHITECT (Firm name)

SIGNATURE
Paul Bonnette, Principal
PRINTED NAME AND TITLE
7/26/24
DATE

City of Rockport
OWNER (Firm name)

SIGNATURE
Jim Dausoe
PRINTED NAME AND TITLE
8/6/2024
DATE

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Construction Change Directive

PROJECT: *(name and address)*

City of Rockport City Hall
212 N. Live Oak
Rockport, Texas 77382

CONTRACT INFORMATION:

Contract For: General Construction
Date: 05/11/2022

CCD INFORMATION:

Directive Number: 003
Date: 09/05/2024

OWNER: *(name and address)*

City of Rockport
2840 Highway 35N Bypass
Rockport, TX

ARCHITECT: *(name and address)*

PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

CONTRACTOR: *(name and address)*

Teal Construction
5110-B SH 35
Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Item No. 1: Proceed with work described in CPR #86 to install metal gate at Utility Enclosure.

Item No. 2: Proceed with work described in CPR #88 to extend interior partition at Fire Pump (Room R125) to the window mullion.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

☐ Lump Sum

☐ Unit Price of \$ _____ per _____

☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

☒ As follows: Cost and time shall be negotiated separately

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (0 days).

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

PGAL, Inc.

ARCHITECT *(Firm name)*

SIGNATURE

Giang Phan, Sr. Associate

PRINTED NAME AND TITLE

09/05/2024

DATE

City of Rockport

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

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User Notes:

(3B9ADA53)



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Construction Change Directive

PROJECT: <i>(name and address)</i> City of Rockport City Hall 212 N. Live Oak Rockport, Texas 77382	CONTRACT INFORMATION: Contract For: General Construction Date: 5/11/2022	CCD INFORMATION: Directive Number: 004 Date: 10/16/2024
OWNER: <i>(name and address)</i> City of Rockport 2840 Highway 35N Bypass Rockport, TX	ARCHITECT: <i>(name and address)</i> PGAL, Inc. 3131 Briarpark, Suite 200 Houston, TX 77042	CONTRACTOR: <i>(name and address)</i> Teal Construction 5110-B SH 35 Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

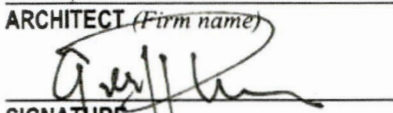
Proceed with work described in Change Request #91 to re-inspect the elevator.

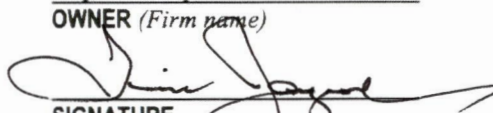
PROPOSED ADJUSTMENTS

- The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
 - ☐ Lump Sum decrease of
 - ☐ Unit Price of \$ per
 - ☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)
 - ☒ As follows: Cost and time to be negotiated separately
- The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (0 days).

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

PGAL, Inc.
ARCHITECT *(Firm name)*

SIGNATURE
 Giang Phan, Sr. Associate
PRINTED NAME AND TITLE
 10/16/2024
DATE

City of Rockport
OWNER *(Firm name)*

SIGNATURE
 Timothy Jayroe, Mayor
PRINTED NAME AND TITLE
 10/22/24
DATE

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User Notes:

(3B9ADA53)



AIA® Document G714® – 2017

Construction Change Directive

PROJECT: *(name and address)*

City of Rockport City Hall
212 N. Live Oak
Rockport, Texas 77382

CONTRACT INFORMATION:

Contract For: General Construction
Date: 5/11/2022

CCD INFORMATION:

Directive Number: 005
Date: 11/04/2024

OWNER: *(name and address)*

City of Rockport
2840 Highway 35N Bypass
Rockport, TX

ARCHITECT: *(name and address)*

PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

CONTRACTOR: *(name and address)*

Teal Construction
5110-B SH 35
Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Item No. 1: Proceed with work described in CPR #89.1 to install window shades.

Item No. 2: Proceed with work described in CPR #90 to provide EIFS infill with recessed panel detailing within arched openings above tower windows.

Item No. 3: Proceed with work described in CPR #92 to perform electrical work to address the requirements noted in the Elevator Inspection Report.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

- ☐ Lump Sum increase of \$0.00
- ☐ Unit Price of \$ per
- ☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

☒ As follows: Cost and time to be negotiated separately.

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is

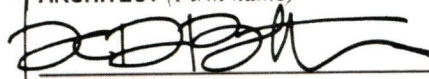
NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

PGAL, Inc.

ARCHITECT *(Firm name)*


SIGNATURE

Paul Bonnette, Principal
PRINTED NAME AND TITLE

City of Rockport

OWNER *(Firm name)*


SIGNATURE
Tim Jaxrol
Mayor
PRINTED NAME AND TITLE

Teal Construction

CONTRACTOR *(Firm name)*

SIGNATURE
Justin McComb, Director of South Texas Operations
PRINTED NAME AND TITLE

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User Notes:

(3B9ADA47)

11/5/24
DATE

11/12/24
DATE

DATE

AIA® Document G714® – 2017

Construction Change Directive

PROJECT: *(name and address)*

City of Rockport City Hall
212 N. Live Oak
Rockport, TX 78382

CONTRACT INFORMATION:

Contract For: General Construction
Date: 05/11/2022

CCD INFORMATION:

Directive Number: 006
Date: 02/13/2025

OWNER: *(name and address)*

City of Rockport
2840 Highway 35N Bypass
Rockport, TX 78382

ARCHITECT: *(name and address)*

PGAL, Inc.
3131 Briarpark, Suite 200
Houston, TX 77042

CONTRACTOR: *(name and address)*

Teal Construction
5110-B SH 35
Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Item No. 1: Proceed with Change Request #94 to remove the bird deterrent system from the project scope and issue a credit to the Owner.

Item No. 2: Proceed with work described in Change Request #95 to provide power to circulation pump in Janitor's Closet (R234).

Item No. 3: Proceed with work described in Change Request #96 to provide power supply and relay necessary to trip the breaker inside the elevator machine room in case of a fire.

Item No. 4: Proceed with work described in Change Request #97 to connect BAS panel to 120V circuit serving receptacle within electrical room housing the BAS panel.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

☐ Lump Sum increase of \$0.00

☐ Unit Price of \$ per

☐ Cost, as defined below, plus the following fee:

(Insert a definition of, or method for determining, cost)

☒ As follows: Cost and time shall be negotiated separately

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is .

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

PGAL, Inc.

ARCHITECT *(Firm name)*

City of Rockport

OWNER *(Firm name)*

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User Notes:

(3B9ADA51)



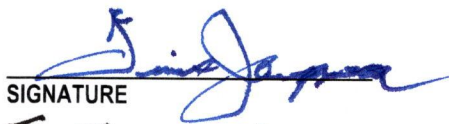
SIGNATURE

Paul Bonnette, Principal

PRINTED NAME AND TITLE

02/13/2025

DATE



SIGNATURE

Tim Jayroe, Mayor

PRINTED NAME AND TITLE

2/24/25

DATE

AIA® Document G714® – 2017

Construction Change Directive

PROJECT: (name and address) City of Rockport City Hall 212 N. Live Oak Rockport, TX 78382	CONTRACT INFORMATION: Contract For: General Construction Date: 05/11/2022	CCD INFORMATION: Directive Number: 007 Date: 03/07/2025
OWNER: (name and address) City of Rockport 2840 Highway 35N Bypass Rockport, TX 78382	ARCHITECT: (name and address) PGAL, Inc. 3131 Briarpark, Suite 200 Houston, TX 77042	CONTRACTOR: (name and address) Teal Construction 5110-B SH 35 Corpus Christi, TX 78407

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

Proceed with Change Request #98 to provide power to the irrigation controller.

PROPOSED ADJUSTMENTS

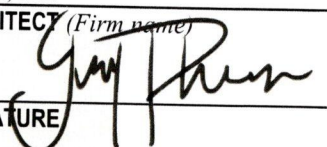
1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:
- ☐ Lump Sum decrease of \$0.00
 - ☐ Unit Price of \$ per
 - ☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

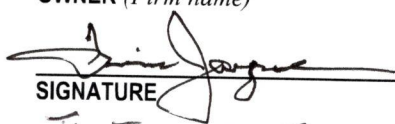
☒ As follows: Cost and time shall be negotiated separately

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

PGAL, Inc.
ARCHITECT (Firm name)

SIGNATURE
Giang Phan, Senior Associate
PRINTED NAME AND TITLE
03/07/2025
DATE

City of Rockport
OWNER (Firm name)

SIGNATURE
Tim Jayroe, Mayor
PRINTED NAME AND TITLE
04/01/2025
DATE

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User Notes:

(3B9ADA4F)



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: October 24, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Change Order #11 with Teal Construction related to the new City Hall project for a decrease of \$4,569.66.

SUMMARY:

Change Order #11 is composed of two items. The first being a combined total of additional steel added at various times throughout the project that were not caught during the Change Directive or other Change Orders. Change Request 102 has a total increase is \$7,930.34. The second item was Change Request #103 for storm drains on the South side of the building that were not installed as designed and therefore were a deduct of \$12,500.

BACKGROUND:

FUNDING SOURCE:

City Hall Project Funding

FUNDING IMPACT:

There are sufficient Funds

STAFF RECOMMENDATION:

Staff recommends approval of Change Order #11 with Teal Construction related to the new City Hall project for a decrease of \$4,569.66.

STRATEGIC INITIATIVES:

CIPAction Item

ATTACHMENTS:

1. 2025-10-20 Overview of Teal Contract - City Hall
2. G701-2017 Change Order #11
3. CR 102 misc steel w backup 6.19.25 dsct (002)
4. CR103 Credit Storm Drains City Hall (002)

APPROVAL/REVIEW:



Kimberly Henry, Assistant to the City Manager

Date: October 20, 2025



Shelley Goodwin, City Secretary

Date: October 20, 2025

Vanessa Shrauner, City Manager

Date: October 20, 2025

TEAL

2/8/2022 Contract	\$16,380,000.00		Resolution 2022-06	
Change Order 1	-\$900,000.00		4/8/2022	
Change Order 2	-\$32,175.87		7/14/2022	
Change Order 3	-\$25,477.96		2/24/2023	
Change Order 4	\$11,648.00		4/28/2023	
Change Order 5	\$81,856.24		6/27/2023	
Change Order 6	\$10,196.34		8/8/2023	
Change Order 7	\$787.73		10/24/2023	
Change Order 8	\$5,584.00		1/23/2024	
Change Order 9	\$205,481.56		4/15/2024	
Change Directive 1	120,773.01		5/28/2024	
Change Directive 2	-\$1,561.10		7/12/2024	
Change Directive 2.1	\$0.00		8/6/2024	
Change Directive 3	\$10,327.91		9/10/2024	
Change Directive 4	\$7,590.00		10/22/2024	
Change Directive 5	\$44,611.63		11/12/2024	
Change Directive 6	-\$3,691.57		2/24/2025	
Change Directive 7	\$6,063.20		3/25/2025	
Change Ord 10 (CCD 1-7)	\$0.00	zero out due to totals above with CD1-7		
Change Order 11	-\$4,569.66	pending		
Change Order 12	\$486,000.00	pending		
				\$923,443.46
Total:		\$16,403,443.46	100.14%	% of Original Construction Contract

**AIA**[®]**Document G701[®] – 2017****Change Order****PROJECT:** *(Name and address)*Aransas County DTA - Rockport City Hall
Rockport, TX 78382**CONTRACT INFORMATION:**Contract For: General Construction
Date: 05-11-2022**CHANGE ORDER INFORMATION:**Change Order Number: 011
Date: 10-17-2025**OWNER:** *(Name and address)*City of Rockport, Texas
2751 Hwy 35 Byp.
Rockport, TX 78382**ARCHITECT:** *(Name and address)*PGAL
3131 Briarpark Drive Suite 200
Houston, TX 77042**CONTRACTOR:** *(Name and address)*Teal Construction
5110-B IH 37
Corpus Christi, TX 78407**THE CONTRACT IS CHANGED AS FOLLOWS:***(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

This Change Order incorporates two (2) Contractor Change Proposals(CPR)/Change Request (CR) included within seven (2) RFIs.

CPR 102/RFI 150 - Due to a discrepancy between the Architectural drawings and the Structural drawings at the edge of the second floor loggia. The structural drawings indicate edge of slab set back from face of columns. Architectural drawings show edge of slab and CMU aligning with face of slab. The problem lies with the inability of the 8" CMU not able to bear fully on slab. The Architects response is to provide an angle similar to RFI 47 response. with the following notes: Angle to be L6x4x3/8 LLV Hot dip galvanized expansion anchors to be zinc plated and spaced 3'-0" OC max and no more than 1'-0" from the end of the angle. Everything else stays the same as RFI 47. **ADD \$7,930.34 AND ZERO (0) DAYS.****CPR 103** - Contract Drawings sheet number CR2.04 HORIZONTAL CONTROL PLAN shows underground piping to be tied into the roof downspouts. This was not installed, therefore, this is a credit for not installing Storm Drains to Inlet Boxes. **DEDUCT \$-12,500.00 AND ZERO (0) DAYS**

The original Guaranteed Maximum Price was

\$ 16,380,000.00

The net change by previously authorized Change Orders

\$ (457,986.58)

The Guaranteed Maximum Price prior to this Change Order was

\$ 15,922,013.42

The Guaranteed Maximum Price will be decreased by this Change Order in the amount of

\$ (4,569.66)

The new Guaranteed Maximum Price including this Change Order will be

\$ 15,917,443.76

The Contract Time will be unchanged by (0) days.

The new date of Substantial Completion will be 06-15-2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.****ARCHITECT** *(Signature)*

BY: Paul Bonnette, PGAL

*(Printed name, title, and license number if required)***CONTRACTOR** *(Signature)*

BY: John Murray, Teal Construction Co.

*(Printed name and title)***OWNER** *(Signature)*

BY: Timothy Jayroe, Mayor, City of Rockport

*(Printed name and title)**Date**Date**Date*



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request

To: PGAL
3131 Briarpark, Suite 200
Houston, TX 77042
Ph: (713)622-1444 Fax: (713)968-9333

Number: 102
Date: 4/28/25
Job: 22-1649 Rockport City Hall
Phone:

Description: Additional Miscl. Steel

We are pleased to offer the following specifications and pricing to make the following changes:
Per RFI Responses by the Architect.

The total amount to provide this work is \$7,930.34

Submitted by:

Approved by: _____

Date: _____



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request 102 Price Breakdown
Continuation Sheet

Description: Additional Miscl. Steel

Description	Labor	Material	Equipment	Subcontract	Other	Price
Miscellaneous Steel				\$11,671.00		\$11,671.00
Teal Contribution						\$-4,461.60
					Subtotal:	\$7,209.40
			Oh/Profit	\$7,209.40	10.00%	\$720.94
					Total:	\$7,930.34

M S ~~7~~ *Miscellaneous Specialties, Inc.*

P.O. BOX 2401 | SPRING, TX 77383
(281)351-1177 | FAX (281)351-1144

Teal Construction

DATE: 2-26-24

RE: Angle - P.O. 22-1649 RFI150

PROJECT: Rockport City Hall

Attn: Jamie

ARCHITECT:

ADDENDA:

We Propose To Furnish Material Only Outlined As Follows:

Reference: RFI 150 dated 2/21/24

4 ea 6 x 4 x 3/8 angle x 10'-0 w/ Holes

2 ea 6 x 4 x 3/8 angle x 11'-0 w/ Holes

Material listed will be hot dipped galvanized

Total Lump Sum Material.....\$2340.00 (freight included)

EXCLUSIONS AS FOLLOWS:

- | | | |
|---|---|-----------------------------|
| ☒ a. ERECTION | ☒ e. ANCHORS | ☐ i. |
| ☒ b. SALES TAX | ☒ f. FINISH PAINT/COATING | ☐ j. |
| ☒ c. P/E STAMPED DRAWINGS | ☐ g. | ☐ k. |
| ☒ d. TESTING OF ANY KIND | ☐ h. | ☐ l. |

RCVD BY

05/20/2024

ACCOUNTING

INVOICE

MISCELLANEOUS SPECIALTIES

P.O. BOX 2401 SPRING, TEXAS 77383
(281) 351-1177

Job 22-1649
CC 2-05-100
Commitment

SOLD TO: Teal Construction Company
1335 Brittmore
Houston, TX 77043

SHIP TO: Same
c/o Rockport City Hall
212 North Live Oak Street
Rockport, TX 78382

1ST. ORDER NO. 22-1649 RFI 92	PREPAID COLLECT	SHIP VIA Truck	F.O.B. Tomball, TX	PRODUCT	INVOICE NO. 24-18038
ORDER DATE 4/4/2024	SHIPPING POINT Tomball, TX	A X	B	C	D
ITEM	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENSION	
1.	2	8 x 6 x 7/16 Angle x 14'-0 Galvanized		\$2,107.00	
		24-3864C	TOTAL	\$2,107.00	

TERMS: Net: 30 Days

This Shipping Order

must be legibly filled in, in Ink, Indelible Pencil, or in Carbon, and retained by the Ager.

SHIPPER NO. 2114

CARRIER: J&J Trucking

CARRIER NO. 24-3884

DATE: 4/24/2024

TO:
CONSIGNEE

Teal Construction
C/O Rockport City Hall
212 N Live Oak St
Attn: Larry 210-414-8440
Rockport TX 78382

FROM:
SHIPPER

MISCELLANEOUS SPECIALTIES, INC.
P.O. Box 2401
SPRING, TEXAS 77383

EMERGENCY
RESPONSE PHONE NO.

VEHICLE
NUMBER

NO. SHIPPING UNITS	HM*	KIND OF PACKAGING, DESCRIPTION OF ARTICLES, SPECIAL MARKS AND EXCEPTIONS	WEIGHT (subject to correction)	RATE	CHARGES
2		8 X 6 X 7/16 Angle X 14-0 Galv Change Order To Original Purchase Per Larry 4/4/24 Ref: P.O. 22-1649 RFI 92 <i>[Signature]</i> 4/24/24			

When transporting hazardous materials include the technical or chemical name for n.o.s. (not otherwise specified) or generic description of material with appropriate UN or NA number as defined in US DOT Emergency Communication Standard (HM-126C). Provide emergency response phone number in case of incident or accident in box above.

REMIT C.O.D. TO ADDRESS:

COD

AMT: \$

C.O.D. FEE: \$

PREPAID COLLECT

NOTE - Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property.

The Agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding

\$ per

This is to certify that the above named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

Signature

Subject to Section 7 of conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement:

The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

(Signature of Consignor)

TOTAL
CHARGES: \$

FREIGHT CHARGES

PREPAID COLLECT

RECEIVED, subject to the classifications and lawfully filed tariffs in effect on the date of the issue of this Bill of Lading, the property described above in apparent good order, except as noted (contents and conditions of contents of packages unknown), marked, consigned, and destined as indicated above which said carrier (the word carrier being understood throughout the contract as meaning any person or corporation in possession of property under the contract) agrees to carry to its usual place of delivery at said destination if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said property, over all or any portion of said route to destination and as to each party at any time interested in all or any said property, that every service to be performed hereunder shall be subject to all the Bill of Lading terms and conditions in the governing classification on the date of shipment.

Shipper hereby certifies that he is familiar with all the Bill of Lading terms and conditions in the governing classification and the said terms and conditions are hereby agreed to by the shipper and accepted for himself and his assigns.

NOTICE: Freight moving under this Bill of Lading is subject to the classifications and lawfully filed tariffs in effect on the date of this Bill of Lading. This notice supersedes and negates any claimed, alleged or asserted oral or written contract, promise, representation or understanding between the parties with respect to this freight, except to the extent of any written contract which establishes lawful contract carriage and is signed by authorized representatives of both parties to the contract.

SHIPPER MISCELLANEOUS SPECIALTIES, INC.

CARRIER

DATE 4/24/2024

PER

PER

RCVD BY

05/20/2024

ACCOUNTING

INVOICE

MISCELLANEOUS SPECIALTIES

P.O. BOX 2401 SPRING, TEXAS 77383

(281) 351-1177

SOLD TO: Teal Construction Company

1335 Brittmore

Houston, TX 77043

SHIP TO: Same

c/o Rockport City Hall

212 North Live Oak Street

Rockport, TX 78382

CUST. ORDER NO. 22-1649 RFI 92		PREPAID COLLECT	SHIP VIA Truck	F.O.B. Tomball, TX	PRODUCT				INVOICE NO. 24-18038
ORDER DATE 4/4/2024		SHIPPING POINT Tomball, TX			A X	B	C	D	INVOICE DATE 5/17/24
ITEM	QUANTITY	DESCRIPTION				UNIT PRICE			EXTENSION
1.	2	8 x 6 x 7/16 Angle x 14'-0 Galvanized							\$2,107.00
		24-3864C				TOTAL			\$2,107.00

TERMS: Net 30 Days

This Shipping Order must be legibly filled in, in Ink, Indelible Pencil, or in Carbon, and retained by the Ager.

SHIPPER NO. 2114

CARRIER: J&J Trucking

CARRIER NO. 24-3884

DATE: 4/24/2024

TO:
CONSIGNEE

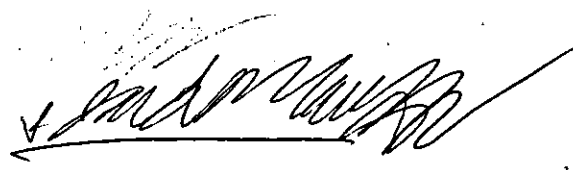
Teal Construction
C/O Rockport City Hall
212 N Live Oak St
Attn: Larry 210-414-8440
Rockport TX 78382

FROM:
SHIPPER

MISCELLANEOUS SPECIALTIES, INC.
P.O. Box 2401
SPRING, TEXAS 77383

EMERGENCY
RESPONSE PHONE NO.

VEHICLE
NUMBER

NO. SHIPPING UNITS	HM*	KIND OF PACKAGING, DESCRIPTION OF ARTICLES, SPECIAL MARKS AND EXCEPTIONS	WEIGHT (subject to correction)	RATE	CHARGES
2		8 X 6 X 7/16 Angle X 14-0 Galv Change Order To Original Purchase Per Larry 4/4/24 Ref: P.O. 22-1649 RFI 92  4/24/24			

When transporting hazardous materials include the technical or chemical name for n.o.s. (not otherwise specified) or generic description of material with appropriate UN or NA number as defined in US DOT Emergency Communication Standard (HM-126C). Provide emergency response phone number in case of incident or accident in box above.

REMIT C.O.D. TO ADDRESS:

COD

AMT: \$

C.O.D. FEE: \$

PREPAID COLLECT

NOTE - Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property.

The Agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding

\$ per

This is to certify that the above named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

Signature

Subject to Section 7 of conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement:

The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

(Signature of Consignor)

TOTAL
CHARGES: \$

FREIGHT CHARGES

PREPAID COLLECT

RECEIVED, subject to the classifications and lawfully filed tariffs in effect on the date of the issue of this Bill of Lading, the property described above in apparent good order, except as noted (contents and conditions of contents of packages unknown), marked, consigned, and destined as indicated above which said carrier (the word carrier being understood throughout the contract as meaning any person or corporation in possession of property under the contract) agrees to carry to its usual place of delivery at said destination if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said property, over all or any portion of said route to destination and as to each party at any time interested in all or any said property, that every service to be performed hereunder shall be subject to all the Bill of Lading terms and conditions in the governing classification on the date of shipment.

Shipper hereby certifies that he is familiar with all the Bill of Lading terms and conditions in the governing classification and the said terms and conditions are hereby agreed to by the shipper and accepted for himself and his assigns.

NOTICE: Freight moving under this Bill of Lading is subject to the classifications and lawfully filed tariffs in effect on the date of this Bill of Lading. This notice supersedes and negates any claimed, alleged or asserted oral or written contract, promise, representation or understanding between the parties with respect to this freight, except to the extent of any written contract which establishes lawful contract carriage and is signed by authorized representatives of both parties to the contract.

SHIPPER MISCELLANEOUS SPECIALTIES, INC.

CARRIER

DATE 4/24/2024

PER

PER

* HAZARDOUS MATERIALS MARK WITH "X" TO DESIGNATE HAZARDOUS MATERIAL AS REFERENCED IN 49CFR § 172.202.

Agent must detach and retain this Shipping Order and must sign the Original Bill of Lading.

RCVD BY

02/07/2024

ACCOUNTING

INVOICE

MISCELLANEOUS SPECIALTIES

P.O. BOX 2401 SPRING, TEXAS 77383
(281) 351-1177

SOLD TO: Teal Construction Company
1335 Brittmore
Houston, TX 77043

SHIP TO: Same
c/o Rockport City Hall
212 North Live Oak Street
Rockport, TX 78382

CUST. ORDER NO. Taylor		PREPAID COLLECT	SHIP VIA Truck	F.O.B. Tomball, TX	PRODUCT				INVOICE NO. 24-17867
ORDER DATE 1/17/2023		SHIPPING POINT Tomball, TX			A X	B	C	D	INVOICE DATE 2/6/24
ITEM	QUANTITY	DESCRIPTION				UNIT PRICE			EXTENSION
1.	One	10 x 4 x 1/4 Tube x 31'-0 Mk: 7M2							
2.	One	5 x 3 x 1/4 Angle x 0'-9 Mk: 38M1							
3.	One	3/4 x 2" Bolts w/Nuts & Washers							
4.	4	1/2" Hilti HAS Rods x 0'-6 1/2							\$3,106.00
		Extra to Original Purchase Order Per Taylor							
		22-3338 Extra				TOTAL			\$3,106.00

TERMS: Net 30 Days

STRAIGHT BILL OF LADING

ORIGINAL - NOT NEGOTIABLE

SHIPPER NO. 111

CARRIER: F2E

CARRIER NO. 22-3338

DATE: 1/25/2023

TO:
CONSIGNEE

Teal Construction
C/o Rockport City Hall
212 North Live Oak Street
Rockport TX 78382

FROM:
SHIPPER

MISCELLANEOUS SPECIALTIES, INC.
P.O. Box 2401
SPRING, TEXAS 77383

EMERGENCY
RESPONSE PHONE NO.VEHICLE
NUMBER

NO. SHIPPING UNITS	HM*	KIND OF PACKAGING, DESCRIPTION OF ARTICLES, SPECIAL MARKS AND EXCEPTIONS	WEIGHT (subject to correction)	RATE	CHARGES
One One One 4		10x4x1/4 Tube X 31'-0 MK: 7M2 5x3x1/4 Angle X 0-9" MK: 38M1 3/4 x 2" Bolts W/ Nuts & Washers 1/2" Hilti Has Rods X 0-6 1/2 All Materials Extra To Original PO. Attn: Blue 631-442--5194 <i>3 1/2 x 3 1/2 x 5/16 Galv. Rolled Angle</i>			
2					

When transporting hazardous materials include the technical or chemical name for n.o.s. (not otherwise specified) or generic description of material with appropriate UN or NA number as defined in US DOT Emergency Communication Standard (HM-126C). Provide emergency response phone number in case of incident or accident in box above.

REMIT C.O.D. TO ADDRESS:

COD

AMT: \$

C.O.D. FEE: \$

____ PREPAID ____ COLLECT

NOTE - Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property.

The Agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding

\$ _____ per _____

This is to certify that the above named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

Signature

Subject to Section 7 of conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement:

The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

(Signature of Consignor)TOTAL
CHARGES: \$

FREIGHT CHARGES

____ PREPAID ____ COLLECT

RECEIVED, subject to the classifications and lawfully filed tariffs in effect on the date of the issue of this Bill of Lading, the property described above in apparent good order, except as noted (contents and conditions of contents of packages unknown), marked, consigned, and destined as indicated above which said carrier (the word carrier being understood throughout the contract as meaning any person or corporation in possession of property under the contract) agrees to carry to its usual place of delivery at said destination if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said property, over all or any portion of said route to destination and as to each party at any time interested in all or any said property, that every service to be performed hereunder shall be subject to all the Bill of Lading terms and conditions in the governing classification on the date of shipment.

Shipper hereby certifies that he is familiar with all the Bill of Lading terms and conditions in the governing classification and the said terms and conditions are hereby agreed to by the shipper and accepted for himself and his assigns.

NOTICE: Freight moving under this Bill of Lading is subject to the classifications and lawfully filed tariffs in effect on the date of this Bill of Lading. This notice supersedes and negates any claimed, alleged or asserted oral or written contract, promise, representation or understanding between the parties with respect to this freight, except to the extent of any written contract which establishes lawful contract carriage and is signed by authorized representatives of both parties to the contract.

SHIPPER

MISCELLANEOUS SPECIALTIES, INC.

CARRIER F2E

PER

DATE 1/25/2023

PER

RCVD BY
02/07/2024
ACCOUNTING

INVOICE

MISCELLANEOUS SPECIALTIES

P.O. BOX 2401 SPRING, TEXAS 77383
(281) 351-1177

SOLD TO: Teal Construction Company
1335 Brittmore
Houston, TX 77043

SHIP TO: Same
c/o Rockport City Hall
212 North Live Oak Street
Rockport, TX 78382

CUST. ORDER NO. RFI #0080		PREPAID COLLECT	SHIP VIA Truck	F.O.B. Tomball, TX	PRODUCT				INVOICE NO. 24-17868
ORDER DATE 2/21/2023		SHIPPING POINT Tomball, TX			A X	B	C	D	INVOICE DATE 2/6/24
ITEM	QUANTITY	DESCRIPTION				UNIT PRICE			EXTENSION
1.	4	3 x 3 x 3/8 Angle x 2'-0 w/Holes							
2.	4	3 x 3 x 3/8 Angle x 6'-3 w/Holes							
3.	6	Composite Deck x 35 1/2"							
4.	28	1/2 x 4 1/4 Kwik Bolts							\$2,355.00
		RFI #0080 Change Request Per Larry 02/21/23							
		22-3338 Extra				TOTAL			\$2,355.00

TERMS: Net 30 Days

STRAIGHT BILL OF LADING

ORIGINAL - NOT NEGOTIABLE

SHIPPER NO. 151

CARRIER NO. 22-3338

DATE: 2/22/2023

TO:
CONSIGNEE

Teal Construction
C/o Rockport City Hall
212 North Live Oak Street
Attn: Larry 210-414-8440
Rockport TX 78382

FROM:
SHIPPER

MISCELLANEOUS SPECIALTIES, INC.
P.O. Box 2401
SPRING, TEXAS 77383

EMERGENCY
RESPONSE PHONE NO.

VEHICLE
NUMBER

NO. SHIPPING UNITS	HM*	KIND OF PACKAGING, DESCRIPTION OF ARTICLES, SPECIAL MARKS AND EXCEPTIONS	WEIGHT (subject to correction)	RATE	CHARGES
4		3 x 3 x 3/8 Angle X 2'-0 W/ Holes			
4		3 x 3 x 3/8 Angle X 6'-3 W/ Holes			
6		Composite Deck X 35 1/2"			
28		1/2x1 1/4 Kwik Bolts			
		RFI #0080 Change Request Per Larry 2/21/23			

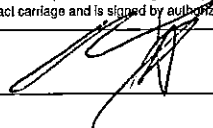
When transporting hazardous materials include the technical or chemical name for n.o.s. (not otherwise specified) or generic description of material with appropriate UN or NA number as defined in US DOT Emergency Communication Standard (HM-126C). Provide emergency response phone number in case of incident or accident in box above.

REMIT C.O.D. TO ADDRESS:		COD	AMT: \$	C.O.D. FEE: \$	
				____ PREPAID ____ COLLECT	
NOTE - Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property. The Agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding \$ _____ per _____	This is to certify that the above named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation. _____ Signature	Subject to Section 7 of conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement: The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges. _____ (Signature of Consignor)		TOTAL CHARGES: \$ FREIGHT CHARGES ____ PREPAID ____ COLLECT	

RECEIVED, subject to the classifications and lawfully filed tariffs in effect on the date of the issue of this Bill of Lading, the properly described above in apparent good order, except as noted (contents and conditions of contents of packages unknown), marked, consigned, and destined as indicated above which said carrier (the word carrier being understood throughout the contract as meaning any person or corporation in possession of property under the contract) agrees to carry to its usual place of delivery at said destination if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said property, over all or any portion of said route to destination and as to each party at any time interested in all or any said property, that every service to be performed hereunder shall be subject to all the Bill of Lading terms and conditions in the governing classification on the date of shipment.

Shipper hereby certifies that he is familiar with all the Bill of Lading terms and conditions in the governing classification and the said terms and conditions are hereby agreed to by the shipper and accepted for himself and his assigns.

NOTICE: Freight moving under this Bill of Lading is subject to the classifications and lawfully filed tariffs in effect on the date of this Bill of Lading. This notice supersedes and negates any claimed, alleged or asserted oral or written contract, promise, representation or understanding between the parties with respect to this freight, except to the extent of any written contract which establishes lawful contract carriage and is signed by authorized representatives of both parties to the contract.

SHIPPER MISCELLANEOUS SPECIALTIES, INC.	CARRIER 	DATE 2/22/2023
PER	PER	

RCVD BY
02/07/2024
ACCOUNTING

INVOICE

MISCELLANEOUS SPECIALTIES
P.O. BOX 2401 SPRING, TEXAS 77383
(281) 351-1177

SOLD TO: Teal Construction Company
1335 Brittmore
Houston, TX 77043

SHIP TO: Same
c/o Rockport City Hall
212 North Live Oak Street
Rockport, TX 78382

CUST. ORDER NO. RFI #0081		PREPAID COLLECT	SHIP VIA Truck	F.O.B. Tomball, TX	PRODUCT				INVOICE NO. 24-17869
ORDER DATE 2/21/2023	SHIPPING POINT Tomball, TX				A X	B	C	D	INVOICE DATE 2/6/24
ITEM	QUANTITY	DESCRIPTION				UNIT PRICE		EXTENSION	
1.	2	C6 x 13 x 20'-0							
2.	10	Plate 12 x 3/4 x 1'-2 w/Holes							
3.	40	3/4 x 6 1/4 Kwik Bolts						\$1,763.00	
		RFI #0081 Change Request Per Larry 02/21/23							
		22-3338 Extra				TOTAL		\$1,763.00	

TERMS: Net 30 Days

STRAIGHT BILL OF LADING

ORIGINAL – NOT NEGOTIABLE

SHIPPER NO. 151

CARRIER:

CARRIER NO. 22-3338

DATE: 2/22/2023

TO:
CONSIGNEE

Teal Construction
C/o Rockport City Hall
212 North Live Oak Street
Attn: Larry 210-414-8440
Rockport TX 78382

FROM:
SHIPPER

MISCELLANEOUS SPECIALTIES, INC.
P.O. Box 2401
SPRING, TEXAS 77383

EMERGENCY
RESPONSE PHONE NO.

VEHICLE
NUMBER

NO. SHIPPING UNITS	HM*	KIND OF PACKAGING, DESCRIPTION OF ARTICLES, SPECIAL MARKS AND EXCEPTIONS	WEIGHT (subject to correction)	RATE	CHARGES
2 10 40		C6 x 13 X 20'-0 Plate 12 X 3/4 X 1'-2 W/ Holes 3/4 x 6 1/4 Kwik Bolts RFI #0081 Change Request Per Larry 2/21/23			

When transporting hazardous materials include the technical or chemical name for n.o.s. (not otherwise specified) or generic description of material with appropriate UN or NA number as defined in US DOT Emergency Communication Standard (HM-126C). Provide emergency response phone number in case of incident or accident in box above.

REMIT C.O.D. TO ADDRESS:

COD

AMT: \$

C.O.D. FEE: \$

____PREPAID ____COLLECT

NOTE – Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property.

The Agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding

\$ _____ per _____

This is to certify that the above named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

Signature

Subject to Section 7 of conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement:

The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

(Signature of Consignor)

TOTAL
CHARGES: \$

FREIGHT CHARGES

____PREPAID ____COLLECT

RECEIVED, subject to the classifications and lawfully filed tariffs in effect on the date of the issue of this Bill of Lading, the property described above in apparent good order, except as noted (contents and conditions of contents of packages unknown), marked, consigned, and destined as indicated above which said carrier (the word carrier being understood throughout the contract as meaning any person or corporation in possession of property under the contract) agrees to carry to its usual place of delivery at said destination if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said property, over all or any portion of said route to destination and as to each party at any time interested in all or any said property, that every service to be performed hereunder shall be subject to all the Bill of Lading terms and conditions in the governing classification on the date of shipment.

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SHIPPER

MISCELLANEOUS SPECIALTIES, INC.

CARRIER

DATE 2/22/2023

PER

PER



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request

To: PGAL
3131 Briarpark, Suite 200
Houston, TX 77042
Ph: (713)622-1444 Fax: (713)968-9333

Number: 103
Date: 4/28/25
Job: 22-1649 Rockport City Hall
Phone:

Description: Credit Storm Drains

We are pleased to offer the following specifications and pricing to make the following changes:

Credit for not installing Storm Drains to Inlet Boxes.

The total amount to provide this work is \$-12,500.00

Submitted by:

Approved by: _____

Date: _____



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request 103 Price Breakdown
Continuation Sheet

Description: Credit Storm Drains

Description	Labor	Material	Equipment	Subcontract	Other	Price
Site Utilities				\$-12,500.00		\$-12,500.00

Subtotal: **\$-12,500.00**

Total: **\$-12,500.00**



AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor and City Council

FROM: Kimberly Henry, Assistant to the City Manager

MEETING DATE: October 24, 2025

CATEGORY: Action Item

CAPTION:

Consider the approval of Change Order #12 with Teal Construction related to the City Hall project pursuant to the Settlement Agreement.

SUMMARY:

The City Hall project began in May 2022 and was scheduled to be completed in September 2023. Due to various reasons and delays, the project didn't reach Substantial Completion until April 2025. Although this is 19 months longer than expected for completion, the cost for construction is only 0.14% above the original construction proposed for this project.

BACKGROUND:

FUNDING SOURCE:

City Hall Project Funding

FUNDING IMPACT:

There are sufficient Funds

STAFF RECOMMENDATION:

STRATEGIC INITIATIVES:

CIP Action Item

ATTACHMENTS:

1. 2025-10-20 Overview of Teal Contract - City Hall
2. G701-2017_Change Order #12
3. Change Request 100 - R2 General Conditions Reimbursement

APPROVAL/REVIEW:

Date: October 20, 2025

Kimberly Henry, Assistant to the City Manager

A handwritten signature in blue ink, appearing to read "Shelley Goodwin", is positioned above a horizontal line.

Shelley Goodwin, City Secretary

Date: October 20, 2025

Vanessa Shrauner, City Manager

Date: October 20, 2025

TEAL

2/8/2022 Contract	\$16,380,000.00		Resolution 2022-06	
Change Order 1	-\$900,000.00		4/8/2022	
Change Order 2	-\$32,175.87		7/14/2022	
Change Order 3	-\$25,477.96		2/24/2023	
Change Order 4	\$11,648.00		4/28/2023	
Change Order 5	\$81,856.24		6/27/2023	
Change Order 6	\$10,196.34		8/8/2023	
Change Order 7	\$787.73		10/24/2023	
Change Order 8	\$5,584.00		1/23/2024	
Change Order 9	\$205,481.56		4/15/2024	
Change Directive 1	120,773.01		5/28/2024	
Change Directive 2	-\$1,561.10		7/12/2024	
Change Directive 2.1	\$0.00		8/6/2024	
Change Directive 3	\$10,327.91		9/10/2024	
Change Directive 4	\$7,590.00		10/22/2024	
Change Directive 5	\$44,611.63		11/12/2024	
Change Directive 6	-\$3,691.57		2/24/2025	
Change Directive 7	\$6,063.20		3/25/2025	
Change Ord 10 (CCD 1-7)	\$0.00	zero out due to totals above with CD1-7		
Change Order 11	-\$4,569.66	pending		
Change Order 12	\$486,000.00	pending		
				\$923,443.46
Total:		\$16,403,443.46	100.14%	% of Original Construction Contract



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Aransas County DTA - Rockport City Hall
Rockport, TX 78382

CONTRACT INFORMATION:
Contract For: General Construction
Date: 05-11-2022

CHANGE ORDER INFORMATION:
Change Order Number: 012
Date: 10-17-2025

OWNER: *(Name and address)*
City of Rockport, Texas
2751 Hwy 35 Byp.
Rockport, TX 78382

ARCHITECT: *(Name and address)*
PGAL
3131 Briarpark Drive Suite 200
Houston, TX 77042

CONTRACTOR: *(Name and address)*
Teal Construction
5110-B IH 37
Corpus Christi, TX 78407

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This Change Order incorporates one (1) Contractor Change Proposals(CPR)/Change Request (CR).

CPR #100 - General Conditions Reimbursement. ADD \$486,000.00 AND ADD 320 DAYS

The original Guaranteed Maximum Price was	\$ 16,380,000.00
The net change by previously authorized Change Orders	\$ (462,556.24)
The Guaranteed Maximum Price prior to this Change Order was	\$ 15,917,443.76
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ 486,000.00
The new Guaranteed Maximum Price including this Change Order will be	\$ 16,403,443.76

The Contract Time will be increased by Three Hundred Nineteen (319) days.

The new date of Substantial Completion will be April 30, 2025

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*

BY: Paul Bonnette, PGAL

(Printed name, title, and license number if required)

Date

CONTRACTOR *(Signature)*

BY: John Murray, Teal Construction Co.

(Printed name and title)

Date

OWNER *(Signature)*

BY: Timothy Jayroe, Mayor, City of Rockport, TX

(Printed name and title)

Date



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request

To: PGAL
3131 Briarpark, Suite 200
Houston, TX 77042
Ph: (713)622-1444 Fax: (713)968-9333

Number: 100 - R2
Date: 4/8/25
Job: 22-1649 Rockport City Hall
Phone:

Description: General Conditions Reimbursement

We are pleased to offer the following specifications and pricing to make the following changes:

This Change request is an extensions of the Settlement agreement between the City of Rockport and Teal Construction that adjusts the final contract date for substantial completion to April 30, 2025 and adjust the total contract value to \$16,403,443.76

The total amount to provide this work is \$486,000.00

Submitted by: McComb, Justin
Teal Construction

Approved by: _____

Date: _____



1335 Brittmoore Rd.
Houston, TX 77043-4093
Ph : (713)465-8306

Change Request 100 - R2 Price Breakdown
Continuation Sheet

Description: General Conditions Reimbursement

Description	Labor	Material	Equipment	Subcontract	Other	Price
General Overhead				\$486,000.00		\$486,000.00

Subtotal: \$486,000.00

Fee \$486,000.00 \$0.00

Total: \$486,000.00