



Turner Construction Company  
2001 N. Lamar, Suite 100  
Dallas, TX 75202  
Phone: (214) 721-8400  
Fax: (214) 721-8493

7/18/12

Mr. Bill Burke  
Collin County  
4600 Community Ave.  
McKinney, TX 75071

RE: **Collin County Courthouse Addition**  
Owner Project #R0508003.00  
Turner Project #1692600

SUBJ: PCO #243 – Corridor Modifications.

Dear Mr. Burke:

We have finalized the required quotations for PCO #243 – Corridor Modifications.

We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. Attached is a detailed itemization of the extra costs. Total amount of this request is ~~Thirty Six Thousand Nine Hundred Seventeen dollars (\$36,917).~~ **\$ 29,686.00 13B**

If you have any questions regarding this Change Order Request, please call me at your earliest convenience. This pricing is valid for (5) days, after which, we reserve the right to re-evaluate.

Please review and acknowledge your approval in the space below. Once approval is achieved, we will expect this PCO to be included in a forthcoming Change Order.

Best Regards,

*J. Leos*

John Leos

Approved by: \_\_\_\_\_  
Collin County

\_\_\_\_\_  
Date

Reviewed by: *[Signature]*  
PGAL

*7.23.12*  
\_\_\_\_\_  
Date

cc: Brad Harris & Sara Hoglund- Collin County  
Brian Nicodemus- PGAL  
Matt Nail & Kevin Karagias- TCCo

This PCO has not included credits for scheduled finishes.  
Coordination prices for "Day Two" Work cannot be invoiced as a Construction Change Order.  
Instead, it must be a Contract Amendment.  
Change Orders can only include overhead and profit, which is capped at 10% per Contract.





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8/1/12

Mr. Bill Burke  
Collin County  
4600 Community Ave.  
McKinney, TX 75071

RE: **Collin County Courthouse Addition**  
Owner Project #R0508003.00  
Turner Project #1692600

SUBJ: PCO #243R1 – Corridor Modifications.

Dear Mr. Burke:

We have finalized the required quotations for PCO #243R1 – Corridor Modifications.

We have reviewed the scope of work and have verified that all extra work items are in compliance with our contract agreement. Attached is a detailed itemization of the extra costs. Total amount of this request is **Twenty Nine Thousand Six Hundred and Eighty Six dollars (\$29,686)**.

If you have any questions regarding this Change Order Request, please call me at your earliest convenience. This pricing is valid for (5) days, after which, we reserve the right to re-evaluate.

Please review and acknowledge your approval in the space below. Once approval is achieved, we will expect this PCO to be included in a forthcoming Change Order.

Best Regards,

*J. Leos*

John Leos

Approved by: \_\_\_\_\_  
Collin County

\_\_\_\_\_ Date

Reviewed by: \_\_\_\_\_  
PGAL

\_\_\_\_\_ Date

cc: Brad Harris & Sara Hoglund- Collin County  
Brian Nicodemus- PGAL  
Matt Nail & Kevin Karagias- TCCo









P.O. Box 1100 Princeton, TX 75407  
 Phone: (972) 734-3375 Fax: (972) 734-3376

**Contact:** Michael Troolines  
 Director of Pre-Construction

Date: 7-31-12

**Builder:** Turner Construction  
 Attn: John Leos

**Job Site:** Collin County Courthouse  
 4600 Community Ave  
 McKinney, Texas

**MILLWORK CHANGE ORDER QUOTATION**

**General** Email Request  
**Notes:** per email

ROOM#	NOTE #	DESCRIPTION:	PRICE
(10) Courtrooms	per Direction	3/4" x 3/4" Red Oak Shoe Mould @ Wall Add: Talker	

This proposal pricing is valid for (30) days from date listed above.

**Bid Includes: Work as specified above** + \$ 3,271.00  
 Furnish & Install of work as described above only.

**Subtotal** + \$ 3,271.00

**Exclusions:**  
 Any work not specifically "Included" as outlined above.

**Total** + \$ 3,271.00

## Brad Harris

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**From:** Brian Nicodemus <BNicodemus@pgal.com>  
**Sent:** Thursday, August 02, 2012 4:33 PM  
**To:** Brad Harris  
**Cc:** Bill Burke; Sara Hoglund; David L. Andrews; Ted Blackerby  
**Subject:** RE: CCCR: PCO #243 R

Brad,  
Please find the attached PCO for your use.

I do not agree that all corridor woodwork has been credited prior to this PCO.

I've listed the following 4 credits not reflected in this PCO:

1. All corridors are scheduled to have crown molding and associated blocking.  
This is an error, but was clearly understood as in scope with the Contractor as it showed up in their shop drawings.  
I estimate that roughly 1,500 linear feet of these materials were bid as base price.  
Current price for finished crown molding, trim and blocking is \$15.75/LF which would yield a credit of \$23,625.00.
2. The existing lower level corridor is scheduled to have approximately 210 lf of vinyl wallcovering.  
This material is priced at \$22.00/LY.  
This should yield a credit value of \$1,540.00.
3. The existing lower level corridor is also scheduled to have wood base installed.  
This material currently prices at \$5.75/LF  
This would yield a credit of \$1,150.00
4. In each of these areas, finishes such as painted walls and rubber base are scheduled which are not credited.  
This value is estimated to be \$7,200.00

I believe the total outstanding savings to the Contractor that have not been passed along to Collin County are:

\$23,625.00  
\$ 1,540.00  
\$ 1,150.00  
\$ 7,200.00  
\$33,515.00

I don't believe review of unscheduled finishes would be complete or even handed without considering Owner savings due to scheduled finishes.

It is clear that these finishes are scheduled and have not been formally removed from the project via RFI or document change.

The project would be best served by spending time and effort completing the project on time rather than trying to negotiate additional costs.

If this were presented in an even handed manner, this should be a savings to the Contractor of more than \$7,000.00.

Thanks,  
Brian Nicodemus  
Senior Associate



Alexandria                      Atlanta  
[T] 703 836 0588 [F] 703 836    [T] 404 602 3800 [F] 404 602  
8027                                      3810

## Brad Harris

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**From:** Brian Nicodemus <BNicodemus@pgal.com>  
**Sent:** Monday, July 23, 2012 2:30 PM  
**To:** Brad Harris  
**Cc:** Bill Burke; Sara Hogle; David L. Andrews  
**Subject:** RE: CCCA - PCO #243.  
**Attachments:** DC-252291.pdf

Brad,  
Please find the attached PCO for your use.

I had hoped that this PCO for added finishes would include credits for deleted finishes. Between the almost \$15,000.00 of vinyl wallcovering in the lower level, wood base in the lower level of \$1,500.00 and the deletion of crown molding in both atriums valued at \$20,000.00 to \$22,000.00 – this should be a wash.

PCO 243 is missing credits for P1 paint and rubber base in 20001 lobby, 20324 service corridor and 20410 service corridor.  
If PCO 243 approval is time sensitive, then it may be possible to ask Turner Construction for a separate PCO for these missing credits.

Thanks,  
Brian Nicodemus  
Senior Associate



Alexandria [T] 703 836 0588 [F] 703 836 8027	Atlanta [T] 404 602 3800 [F] 404 602 3810
Austin [T] 512 236 1005 [F] 512 853 6126	Boca Raton [T] 561 988 4002 [F] 561 988 3002
Boston [T] 617 350 8667 [F] 617 350 8669	Dallas [T] 972 871 2225 [F] 972 871 2228
Houston [T] 713 622 1444 [F] 713 968 9333	Las Vegas [T] 702 435 4448 [F] 702 435 4468
Los Angeles [T] 310 645 3276 [F] 310 645 3026	New Orleans [T] 504 522-3133 [F] 504 941-0113
<a href="http://www.PGAL.com">http://www.PGAL.com</a>	

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**From:** Brad Harris [<mailto:brharris@co.collin.tx.us>]  
**Sent:** Wednesday, July 18, 2012 2:56 PM  
**To:** Brian Nicodemus  
**Cc:** Bill Burke; Sara Hogle; David L. Andrews  
**Subject:** FW: CCCA - PCO #243.

Brian,  
Please review and send comments for PCO #243.

This was a directive from Collin County to add finishes in areas where finishes were not provided or finishes in public areas didn't match the original building design.

Thanks,