



Turner Construction Company
10100 North Central Expressway
Suite 600
Dallas, TX 75231
Phone: (214) 721-8400
Fax: (214) 721-8493

August 25, 2015

Mr. Bill Burke
Collin County Building Projects Manager
4600 Community Avenue
McKinney, TX 75071

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

Subject: PCO-216 Fireproofing Holes Due to Removal of Piping

Dear Bill:

The notes issued on the demolition drawings state that holes in walls and floors as a result of demolition are to be patched. Note 13.4 says to "patch all openings in floors and ceilings that result from the installation, removal or relocation of structural, mechanical, plumbing or electrical equipment." Note #1 on Demolition Drawings D2-00, D2-20 and D2-30 says to "patch wall with same materials". There is nothing to indicate that holes from the removal of duct, piping and conduits should be patched. And there is nothing anywhere that states holes through the floors need to be filled and fire proofed with a UL rated assembly.

The Authority Having Jurisdiction (AHJ) for the City of McKinney instructed that fire proofing of all holes through the floors with a UL rated assembly would be required. If the holes were only patched or filled with concrete they would not pass inspection.

Based upon our conversations, there are 44 out of 81 penetrations not shown on the documents to be filled and capped. The total cost to fill and cap all 81 of the penetrations was Eighteen Thousand, Three Hundred Sixty Two Dollars (\$18,362). The cost to fill and fireproof holes not shown on the documents through the floors as a result of the demolition is $44/81 \times \$18,362 =$ Nine Thousand, **Nine Hundred Seventy Four Dollars (\$9,974)**.

Please let me know if you have any questions.

Sincerely,

Matt Nail

Matthew Nail

Project Executive

cc: Sara Hoglund
Greg Mersch



Turner Construction Company
10100 North Central Expressway
Suite 600
Dallas, TX 75231
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June 1, 2015

Mr. Bill Burke
Collin County Building Projects Manager
4600 Community Avenue
McKinney, TX 75071

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

Subject: PCO-216 Fireproofing Holes Due to Removal of Piping

Dear Bill:

The notes issued on the demolition drawings state that holes in walls and floors as a result of demolition are to be patched. Note 13.4 says to "patch all openings in floors and ceilings that result from the installation, removal or relocation of structural, mechanical, plumbing or electrical equipment." Note #1 on Demolition Drawings D2-00, D2-20 and D2-30 says to "patch wall with same materials". There is nothing to indicate that holes from the removal of duct, piping and conduits should be patched. And there is nothing anywhere that states holes through the floors need to be filled and fire proofed with a UL rated assembly.

The Authority Having Jurisdiction (AHJ) for the City of McKinney instructed that fire proofing of all holes through the floors with a UL rated assembly would be required. If the holes were only patched or filled with concrete they would not pass inspection.

The cost to fill and fireproof holes through the floors as a result of the demolition is ***Eighteen Thousand, Three Hundred Sixty Two Dollars (\$18,362)***.

Please let me know if you have any questions.

Sincerely,

Matt Nail

Matthew Nail

Project Executive

cc: Sara Hoglund

Greg Mersch



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

5/1/12

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 #216 – Unforeseen Core Patching per City of McKinney Standards.

Dear Mr. Burke:

We have finalized the required quotations for PCO #216 – Unforeseen Core Patching per City of McKinney Standards.

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 ***Eighteen Thousand Three Hundred Sixty Two dollars (\$18,362)***.

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

PCO No.: 216
 PCO Title: Unforeseen Core Patching per City of McKinney Standards.
 Project: Collin County Courthouse Addition
 Project No.: R0508003.00

Type	Company	Description	Subcontractor Base Price A	Subcontractor W/C & GL B	Subcontractor Total Price C = A+B
Subcontractor	Barber	UL Rated Fire Rating System for Core Patching.	9,263	316	9,579
Subcontractor	Potter	Concrete Patching of Cores.	6,879	235	7,114
-			-	-	-
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-			-	-	-
Subtotal			16,142	551	16,693

10% OH&P	1,669
Total Cost \$	18,362

Notes:



Thursday, March 22, 2012

Mr. John Leos
Turner Construction Company
2100 Bloomdale Road
McKinney, TX 75071

RE: Potential Change Order # 040
Document Number 053
129 - Collin County Courthouse- 17-05-129

Dear Mr. Leos,

This letter is to provide official pricing of a potential project change as follows:

PCO Number: 040
Date: 22-Mar-12
Description: Hole infill of existing building
Proposed Amt: \$6,879.00

This PCO is comprised of the following items:

Item Number	Description	Proposed Amount
001	Hole infill of existing building, approx 80 holes to be filled with hand mixed concrete. Please see attached for a detailed summary of cost.	\$6,879.00

Total: \$6,879.00

Per the terms and conditions of our contract, we request an official Notice to Proceed to start this extra work. We also need a Change Order for this extra work. If you have any questions, please contact the undersigned at 214-630-2191 as soon as possible.

Respectfully,


Alan Dugger
Project Manager



Subcontractor: Potter Structures
 Job: CC Court House
 Location: Collin County
 Date: 3.22.12
 ASI/RFI #: Hole infill

Scope of Work Description:

Infill approx 80 holes in the existing building. PLEASE NOTE WE HAVE EXCLUDED THE DECK PREP. WE ASSUMED THIS WORK TO BE PERFORMED BY OTHERS. WE HAVE NOT INCLUDED ANY COST TO SHORE THE METAL PLATES THAT SERVE AS A FIRE STOP BELOW THE DECK. WE HAVE NOT INCLUDED ANY COST ASSICATED WITH INSTALLING REBAR OR DOWELS IN THE OPENING. THE ONLY SCOPE WE HAVE IS TO MIX THE CONCRETE BAGS, FILL THE HOLE WITH CONCRETE AND SLICK OFF THE TOP. PLEASE ALSO NOTE THAT THIS IS A HOLE PATCH AND THE FINISH PRDOUT WE BE DIFFICULT TO INSTALL THE TILE OVER THIS FLOOR PATCH. WE HAVE NOT INCLUDED ANY MONEYS TO GRIND ANY BULGES OR LIPS IN THE EXSISTING SLAB. OUR SCOPE IS TO FILL THE HOLE ONLY. Turner will need to provide water to mix concrete.

Item Description *	Material				Labor				Equipment			Total Cost
	Qty	Unit	Cost/Unit	Total	MH/Unit	Hrs Ext	Rate	Total	Hrs	Rate	Total	
Patch material, bags	76	bgs	\$28.45	\$2,162.96								\$2,162.96
Labor to mix and install, 2 men 1 hour per hole					\$150.00	\$27.27	\$4,090.50					\$4,090.50
												\$0.00
												\$0.00
												\$0.00
												\$0.00
												\$0.00
Subtotals												\$6,253.46
											10% Overhead	\$625.35
											Total Cost	\$6,878.81

BARBER SPECIALTIES, INC.

PCO # 216

2412 Elizabeth Lane Seagoville, Texas 75159 Ph. 972-287-5100 / Fax 972-287-5111

COLLIN COUNTY COURTHOUSE ADDITION & RENOVATIONS

1. PCO TITLE: Fire Rating @ Floor Penetrations	2. Number	T-040
3. Change Order Requested By: Turner	4. Date	6-Mar-12
5. Owner and/or Architect-Engineer Change Order Request Number		
6. Material		\$ 5,205.50
7. Equipment		\$ -
8. Sub-contractor		
9. Material and Equipment Sub-Total		\$ 5,205.50
10. Sales Tax @ 0.00%		\$ -
11. Labor 99.00 Manhours @ \$19.75 / Hour		\$ 1,955.25
12. Labor Insurance & Taxes 35.00%		\$ 684.34
13. Estimation/Planning 1 Manhours @ \$ 55.00 / Hour		\$ 55.00
14. Tool Replacement 7.00% of Labor		\$ 136.87
15. Overtime Inefficiency 0.00% of Labor		\$ -
16. Labor Sub-Total		\$ 2,831.46
17. Equipment Rental		
Scissor Lift 81.00 Hours @ 4.50 / Hour		\$ 364.50
Lull 0.00 Hours @ 25.13 / Hour		\$ -
Trash 0.00 Hours @ 15.00 / Hour		\$ -
Hoisting 0.00 Hours @ 100.00 / Hour		\$ -
18. Equipment Rental Sub-Total		\$ 364.50
19. CHANGE ORDER SUB-TOTAL COSTS		\$ 8,401.46
20. Overhead 5.00%		\$ 420.07
21. Sub-Total		\$ 8,821.53
22. Margin 5.00%		\$ 441.08
23. Sub-Total		\$ 9,262.60
24. (Credits)		\$ -
25. Sub-Total		\$ 9,262.60
26. Special Insurance		\$ -
27. Bond Premium 0.0%		\$ -
28. TOTAL PRICE OF CHANGE		\$ 9,262.60
28. TOTAL PRICE OF CHANGE		\$ 9,263.00
30. This Proposal May Be Withdrawn By us If Not Accepted Within 30 Days	29. Cost if this change Order is not accepted	\$ -
31. Time Extension Required of 1 Days		
32. Submitted By Brandon Barber		
33. Approved By		

Narrative: Furnish Labor and materials required to rate existing floor penetrations utilizing Specified Technologies Inc. products as shown on UL System #C-AJ-0116. All fill materials are excluded.



Acoustical Ceilings · Drywall · Metal Stud Framing · Fire Rated Ceiling Systems ·
Integrated Ceiling systems ·
Metal Lath · Plaster & Stucco · Insulation Work · Structural Metal Framing



COLLIN COUNTY COURTHOUSE ADDITION & RENOVATIONS

Description	c o d e	Quantity	Unit of measure	Material	Material	Sub- Contractors
Materials:					-	-
Foil Faced Metal Sheets (12"x12")	m	81.00	ea	58.00	4,698.00	-
Fasteners & Misc.	m	81.00	ea	3.50	283.50	-
Firecaulking	m	14.00	tubes	16.00	224.00	-
	m				-	-
					-	-
				-	-	-
					-	-
Labor:		-			-	-
Install Fire Rated System	l	85.00	mn hrs		-	-
	l				-	-
	l				-	-
					-	-
		-			-	-
		-			-	-
		-			-	-
Supervision (17% of Labor)	l	14.00	mn hrs		-	-
		-			-	-
TOTALS					5,205.50	-

Labor Hrs
-
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-
85
-
-
-
-
-
-
14
-
99.00

RFI No. 517

23-Apr-2015 05:05 PM CT

Collin County Courthouse Addition

2100 Bloomdale Road McKinney, TX 75071

Project Number: R0508003.00

Subject	Concrete UL floor assembly
Question	The AHJ has conveyed to us that any pour back into existing holes will need to have a UL assembly accompanying it or it will not pass inspection. We have contacted STI concerning this matter and they sent over a detail that is typically used in these situations. Please review the detail and confirm that this detail will be acceptable to use in these situations.

General

Reason Code	Clarification Required
Section	3 - Concrete
Days Elapsed	1138

Additional Info

Proposed Solution Impact	Critical Path ? No Cost Change Yes, may be Discipline Code N/A Drawing Number	Time Change Increase of 0 days Needs Drawing Change No
Attachments	Attachments: RFI 517- 01 PDF.pdf Open	
	From Kevin Karagias First Recipient Brian Nicodemus Copy To Walter Bateman Bill Burke Walt Comis Brad Harris Sara Hoglund Michael Keeling	Originated 11-Mar-2012 09:34 AM CT Requested By 26-Mar-2012 09:33 AM CT John Leos Brian Nicodemus Evan Rausch Matt Wagner Quincy Wright

Routing

Billable	No			
Memo	Has this been approved by the City of McKinney?			
	From	Brad Harris	Sent	12-Mar-2012 02:02 PM CT
	To	Kevin Karagias	Requested By	26-Mar-2012 09:33 AM CT
	Copy To	David Andrews	Michael Keeling	

	Walter Bateman	John Leos
	Ted Blackerby	Facilities Management
	Bill Burke	Matthew Nail
	Alan Dugger, Jr.	Brian Nicodemus
	Brad Harris	CCCA Project
	Sara Hoglund	Evan Rausch
	Kevin Karagias	Matt Wagner
	Kevin Karagias	

Billable	No		
Memo	Yes, we have an email confirming this detail is acceptable, but the City will not provide any back up but a green/red tag. Let me know if you need anything else.		
	From	Kevin Karagias	Sent 13-Mar-2012 06:15 AM CT
	To	Brad Harris	Requested By 26-Mar-2012 09:33 AM CT
	Copy To	David Andrews	Brad Harris
		Walter Bateman	Sara Hoglund
		Bill Burke	Michael Keeling
		Walt Comis	John Leos
		Alan Dugger, Jr.	Evan Rausch
		Brad Harris	Matt Wagner

Billable	No		
Memo	Brad, We believe this is a question to be coordinated with the AHJ. PGAL cannot render decisions on Code Official required means and methods. Thanks, Brian		
	From	Brian Nicodemus	Sent 13-Mar-2012 08:58 AM CT
	To	Brad Harris	Requested By 26-Mar-2012 09:33 AM CT
	Copy To	David Andrews	Bill Burke
		Walter Bateman	Brad Harris
		Ted Blackerby	Sara Hoglund

Final Response

Response	This is not an RFI. This product may be submitted for the project records.		
Billable	No		
	From	Brad Harris	Sent 13-Mar-2012 10:55 AM CT
	To	Kevin Karagias	Requested By 26-Mar-2012 09:33 AM CT
	Copy To	David Andrews	John Leos
		Walter Bateman	Facilities Management
		Ted Blackerby	Matthew Nail
		Bill Burke	Brian Nicodemus
		Alan Dugger, Jr.	CCCA Project
		Brad Harris	Evan Rausch
		Sara Hoglund	Systemates Support
		Kevin Karagias	Information Tech
		Kevin Karagias	Matt Wagner
		Michael Keeling	

Comments

No comment to display

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