



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

May 27, 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 #072 – Missing Lighting Controls

Dear Bill:

Documents given to bidders to price and bid this project included the specifications and drawings. These represent the work that is expected by the Owner and ultimately the Work that becomes a part of the Contract. This is all the information that bidders have to bid from. These documents are attached to the Contract to represent the scope of work included. For the scope of work involving lighting controls, the information given to bidders by these documents left a hole in the scope of work or "scope gap".

The note on drawing E7.01 states that all building lighting shall be controlled via the building lighting control system type Douglas Controls. Contact Brad Stevenson (949-644-8889). It also states to reference lighting building control riser diagrams sheet E7.03 for lighting control details. There is no drawing E7.03.

The note on drawing E7.02 states that for further information to contact Douglas Lighting Controls and provides contact information for Douglas. So both drawings E7.01 and E7.02 refer to Douglas Lighting Controls to set the scope of work. Therefor Douglas Lighting Controls sets part of the scope of work since these notes both refer to them to obtain information needed for bidding and performing the work. No other vendor is listed.

During the submittal process it was discovered that Douglas Lighting Controls had not included any of the renovation work in the information given out at bid time. Therefore the costs for lighting controls for the renovation part of the project were not included in the bid.

We therefore ask for reimbursement I the amount of **Twenty Two Thousand, Eight Hundred Sixty Four dollars (\$22,864)** to cover costs for the lighting controls that were not included in the work. The scope of work set in the documents did not include this.

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

4/23/13

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 #072 R1 – Missing Lighting Controls for Renovation.

Dear Mr. Burke:

We have finalized the required quotations for PCO #072 R1 – Missing Lighting Controls for Renovation.

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 Two Thousand Eight Hundred Sixty Four dollars (\$22,864)***.

As noted in the renovation Electrical Drawings, note 1, it shows that bidders are to contact Douglas Lighting Controls for accurate counts of controls. This process was followed as there were no other alternate vendors allowed per specification. Only Douglas was shown and they were shown as to providing equipment counts. During the base bid, these items were left off and subsequently added after contract award during the submittal process. No alternates were provided for this scope, so Turner was forced to only get numbers from the missing scope for Douglas only. This took away any negotiation ability that Turner may have had. This PCO is seeking reimbursement to cover costs for these lighting controls that were not included in the base bid and not allowed to provide as an alternate.

If you have any questions regarding this Change Order Request, please call me at your earliest convenience.

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

\_\_\_\_\_  
PGAL

\_\_\_\_\_  
Date

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

PCO No.: 072 R1  
 PCO Title: Missing Lighting Controls for Renovation.  
 Project: Collin County Courthouse Addition  
 Project No.: R0508003.00

[illegible]

10% OH&P	2,079
<b>Total Cost \$</b>	<b>22,864</b>

**Notes:**



FREEMAN SALES, LLC

PLO # 072

April 13, 2011

John Leos  
Turner Construction Company  
2100 Bloomdale Road  
McKinney, Texas 75071

**Reference: Collin County Courthouse Addition / Renovation  
Request for Consideration – Douglas Lighting Control for Renovation**

Dear John:

Freeman Sales requests consideration for a hole in the original bid regarding Douglas Lighting Control for the Renovation part of the project.

This hole did not present itself until we received Douglas Lighting Control shop drawings. The Douglas Lighting Control shop drawings originally received only provided for the Addition and nothing for the Renovation part of the project. This started a barrage of emails and phone calls to determine why there was no lighting control included for the Renovation part of the project. The end result was Freeman Sales writing a Change Order for Douglas to provide lighting control for the Renovation part of the project as interpreted by Douglas from Note 1 of the Renovation Electrical drawings. This was done in an effort to provide Turner as well as Collin County a complete lighting and lighting controls package.

Therefore, if you would please make the above consideration, we respectfully request an add to our purchase contract in the amount of \$20,100.00. This price does not include any overhead or profit mark-ups.

Should you have any questions or require additional information to make this consideration, please let us know.

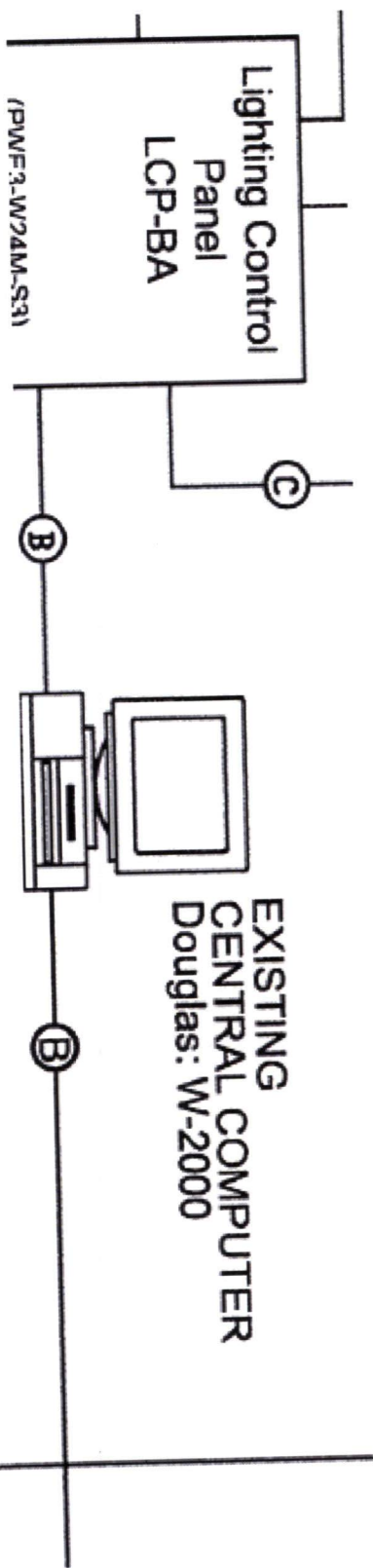
Sincerely,

Jim Stewart  
Freeman Sales



# LIGHTING SEQUENCE OF OPERATION

- A. ALL BUILDING LIGHTING SHALL BE CONTROLLED VIA THE BUILDING LIGHTING CONTROL SYSTEM TYPE DOUGLAS CONTROLS. CONTACT BRAD STEVENSON (949-644-8889).
- B. EACH QUADRANT SHALL HAVE A LIGHTING CONTROL PANEL LOCATED IN THE QUADRANT'S ELECTRICAL ROOM (16 PANELS TOTAL). ALL LIGHTING CONTROL PANELS SHALL BE DAISY-CHAINED TOGETHER VIA LOW VOLTAGE COMMUNICATIONS CABLE.
- C. THE LIGHTING CONTROL PANEL LOCATED IN THE BUILDING'S MAIN ELECTRICAL ROOM SHALL BE CONSIDERED THE MASTER LIGHTING CONTROL PANEL. THE MASTER LIGHTING CONTROL PANEL SHALL HAVE AN INPUT DATA LINE FROM THE BUILDING'S ENERGY MANAGEMENT SYSTEM (HONEYWELL). THE BUILDING MANAGEMENT SYSTEM SHALL HAVE THE ABILITY TO REMOTELY MONITOR AND CONTROL ALL OF THE LIGHTING CONTROL PANELS USING A DOUGLAS CONTROLS INTERACTIVE DISPLAY.
- D. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL ON AND TIMECLOCK OFF. EXTERIOR LIGHTING CONTROL PANEL SHALL HAVE A PHOTOCELL INPUT WITH A PHOTOCELL LOCATED ON THE BUILDING'S ROOF.
- E. ALL OFFICE AREAS SHALL BE CONTROLLED VIA OVERRIDE SWITCH ON AND LIGHTING CONTROL PANEL TIMECLOCK OFF. SUCH AREAS SHALL HAVE LOCAL OVERRIDE SWITCHES WITH TWO-HOUR OVERRIDE CAPABILITY.
- F. ALL INDIVIDUAL OFFICES SHALL BE CONTROLLED VIA OCCUPANCY SENSORS AS SHOWN ON DRAWINGS.
- G. CONTACT LIGHTING CONTROLS MANUFACTURER FOR SATELLITE PANEL QUANTITIES AND LOCATIONS. CONTRACTOR SHALL PROVIDE ALL SATELLITE PANELS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS.
- H. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LIGHTING CONTROL EQUIPMENT AND COORDINATE ALL LIGHTING CONTROL EQUIPMENT QUANTITIES AND REQUIREMENTS WITH LIGHTING CONTROLS MANUFACTURER.
- I. REFERENCE LIGHTING CONTROL RISER DIAGRAMS SHEET E7.03 FOR LIGHTING CONTROL DETAILS.



COLLIN COUNTY JUSTICE CENTER  
McKINNEY, TX

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McKINNEY, TX

For Further Information Contact:  
Douglas Lighting Controls  
(604) 873-2797 - Phone  
(604) 873-6939 - Fax  
lighting@DouglasWest.com - email  
DouglasLightingControls.com - website