



PCO #037

Ratcliff Constructors, LP
 4200 Beltway Drive
 Addison, Texas 75001
 Phone: (972) 432-9969
 Fax: (972) 432-9943

Project: 21-501 - Collin County Adult Detention Facility, Phase 1 Addition
 4300 Community Avenue
 McKinney, Texas 75071

Prime Contract Potential Change Order #037: RFI #110 Window Infill In Existing Building

TO:	Collin County 4600 Community Avenue McKinney Texas, 75071	FROM:	Ratcliff Constructors, LP 4200 Beltway Drive Addison Texas, 75001
PCO NUMBER/REVISION:	037 / 0	CONTRACT:	1 - Collin County Adult Detention Facility, Phase 1 Addition Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	CJ Perry (Ratcliff Constructors, LP)
STATUS:	Pending - In Review	CREATED DATE:	1/28 /2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$4,042.22

POTENTIAL CHANGE ORDER TITLE: RFI #110 Window Infill In Existing Building

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
 RFI #110 Window Infill In Existing Building

Provide for additional work required to frame and finish (5) windows in the existing facility as noted in RFI #110.

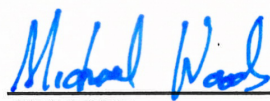
ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	09-900 - Drywall/Acoustical	Framing & Sheetrock	Subcontractor	\$ 1,874.75
2	09-990 - Painting	Tape, Bed, Texture, Paint	Subcontractor	\$ 1,800.00
3		Ratcliff Fee (10.00%)		\$ 367.47
Subtotal:				\$4,042.22
Grand Total:				\$4,042.22


Michael Woods (Brinkley Sargent Wiginton Architects)
 5000 Quorum Drive, Suite 600
 Dallas Texas 75254

Collin County
 4600 Community Avenue
 McKinney Texas 75071

Ratcliff Constructors, LP
 4200 Beltway Drive
 Addison Texas 75001


 SIGNATURE DATE 2-7-2023

 SIGNATURE DATE

 1/28/22
 SIGNATURE DATE



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 McKinney, Texas 75071

RFI #110: Clarification on Window Infills In Existing Building

Status	Open		
To	Michael Woods (Brinkley Sargent Wiginton Architects)	From	Zach Reynolds (Ratcliff Constructors, LP) 4200 Beltway Drive Addison, Texas 75001
Date Initiated	Dec 6, 2022	Due Date	Dec 13, 2022
Location		Project Stage	Course of Construction
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To	Bill Burke (Collin County), Brad Harris (Collin County), Brian Odom (Ratcliff Constructors, LP), CJ Perry (Ratcliff Constructors, LP), Scott Trcka (Ratcliff Constructors, LP), Michael Woods (Brinkley Sargent Wiginton Architects), Shane Worley (Ratcliff Constructors, LP)		

Activity

Question

Question from Zach Reynolds Ratcliff Constructors, LP on Tuesday, Dec 6, 2022 at 09:07 AM CST

On sheet A513, detail 8, and sheet A111, detail 7 shows to remove the 5 existing windows against the existing building and infill the window openings with CMU on the interior, with only metal studs on the exterior with no exterior sheathing or insulation. The existing interior does not have exposed CMU, it has painted drywall in the 3 Security offices. The other 2 windows at the visitation area has carpet on the wall. Please see pictures attached. We propose to install the CMU on the exterior of the building, and then drywall on the interior. Please advise if we are to do the following:

- 1) Install building insulation at the infilled windows?
- 2) Tape, bed, texture, and paint the entire wall to match existing?
- 3) Are we to install wall carpet at the area we are removing the windows at the visitation area, or tape, bed, texture, and paint from the closest joint in the carpet to the corner of the room?
- 4) Can you furnish the paint color for these 2 locations?

Attachments

[Existing window infill 2.jpg](#), [Existing window infill 1.jpg](#), [Existing window infill 4.jpg](#), [Existing window infill 3.jpg](#)

Official Response

Response from Michael Woods Brinkley Sargent Wiginton Architects on Thursday, Dec 8, 2022 at 08:34 AM CST

1. Yes.
2. Patch the windows with furring and drywall to align with existing finish. Texture and paint to match the existing room finish. Coordinate with Owner when this work is to take place as this is an occupied space.
3. No wall carpet. Texture and paint to match the existing room finish.
4. Paint colors can be provided, but would suggest a color match.

Attachments

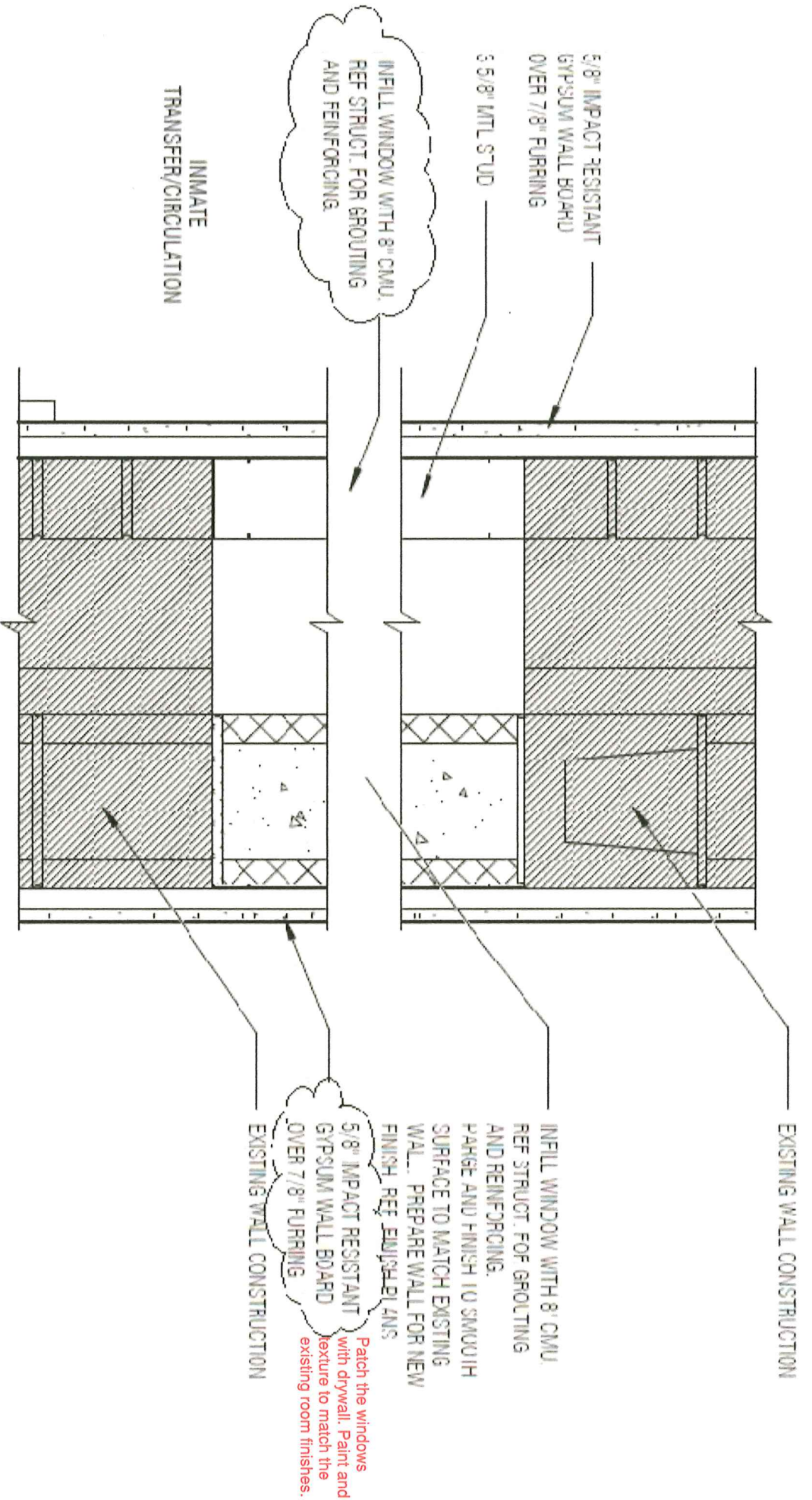
[RFI # 110 - Sketch.pdf](#)









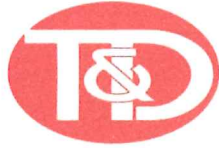


WINDOW INFILL DETAIL

7

SCALE: 1 1/2" = 1'-0"





T&D SYSTEMS, INC.

Change Request

Subcontractor Name T & D Systems

Job No. 8002
Collin County Detention
Pricing Breakdown

Date 12/21/22 RFI #110

PC Description Modify framing and sheetrock at window infill in existing facility

Labor Cost

Description	Quantity	Unit	Cost / Unit	Amount	Burden Rate %	Burden Cost	Total
Labor to frame walls	24.00	MH	32.000	\$ 768.00	32.00%	\$ 245.76	\$ 1,013.76
Clean	4.00	MH	32.000	\$ 128.00	32.00%	\$ 40.96	\$ 168.96
Supervision	3.00	MH	35.000	\$ 105.00	32.00%	\$ 33.60	\$ 138.60
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
Labor Total							\$ 1,321.32

\$ 1,321.32

Material Cost

Description	Quantity	Unit	Cost / Unit	Amount	Sales Tax %	Sales Tax Cost	Total
Fastener	1.00	Total	13.000	\$ 13.00		\$ -	\$ 13.00
Metal Framing	1.00	Total	230.000	\$ 230.00		\$ -	\$ 230.00
Wall Board	1.00	Total	140.000	\$ 140.00		\$ -	\$ 140.00
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
Material Total							\$ 383.00

\$ 383.00

Equipment / Vendor Cost

Description	Quantity	Unit	Cost / Unit	Amount	Sales Tax %	Sales Tax Cost	Total
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
Equipment / Vender Total							\$ -

\$ -

PC Subtotal \$ 1,704.32

Overhead & Profit 10% \$ 170.43

Total \$ 1,874.75

ALL BUILDERS CONSTRUCTION LLC

750 North Saint Paul Street Ste 250, Dallas, Texas 75201 - Phone: 682-334-3382

CHANGE ORDER PREPARED FOR: Arrowmont Contractors

PROJECT NAME/DESCRIPTION: Walk Ons

CHANGE ORDER DATE: 01/17/23

SCOPE OF WORK:

MISC

Provide labor material and equipment/tools to:

- ~~Frame out 3 - 4' X 4' windows in one room~~
 - ~~Tape bed, texture and paint the area~~
- ~~Frame out 1 - 4' x 4' window in another room~~
 - ~~Tape bed, texture and paint the area~~
- Paint and texture one wall in one room that is approximately 26 ft in length by 9 ft high.
- Paint and texture the 4' x 4' window area in one room.

PRICE - \$1,800.00

Please sign below or submit back to us a change order from your firm.

NOTE: IT IS A GENREAL POLICY TO NOT BEGIN ANY WORK NOT WITHIN THE CONTRACT UNTIL AFTER THIS DOCUMENT IS RECEIVED SIGNED AND/OR THERE IS A CHANGE ORDER FROM YOU

ACCEPTED BY:

Signature

Printed Name

Date