



PCO #025

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 #025: RFI #76 ADDED Irrigation

TO:	Collin County 4600 Community Avenue McKinney Texas, 75071	FROM:	Ratcliff Constructors, LP 4200 Beltway Drive Addison Texas, 75001
PCO NUMBER/REVISION:	025 / 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:	10/10 /2022
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$25,715.63

POTENTIAL CHANGE ORDER TITLE: RFI #76 ADDED Irrigation

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
RFI #76 ADDED Irrigation

Provide for additional materials, labor, and equipment to ADD permanent irrigation per RFI #76 sketch direction provided by BSW and Collin County. This pricing includes a CREDIT for temporary irrigation shown in the base bid contract documents that will now receive permanent irrigation. See attached back up.


ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	32-160 - Landscape & Irrigation Sys	Added Irrigation	Subcontractor	\$ 23,377.85
2		Ratcliff Fee (10.00%)		\$ 2,337.78
Subtotal:				\$25,715.63
Grand Total:				\$25,715.63

**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 1-25-2023

 SIGNATURE DATE


 SIGNATURE DATE 1/9/23

LET ME KNOW IF YOU HAVE ANY QUESTIONS!

REVISED
RFC No 02

Sandy Tingley
SandyT@ChoateUSA.com
 Cell# 512.786.1728

Date: 01-06-2023

To: Ratcliff

4200 Beltway Drive, Addison Tx 75001

Attention: Chris Perry Jr.

Email: cj.perry@ratcliffconstructors.com

Project Title & Location

Collin County Adult Detention Center
 4300 Community Ave.
 McKinney, Tx., 75071

Sheet Numbers

RFI #76

Date

N/A

Specifications: Per plan sheets listed above

Addendum: N/A

Estimator/Job ID: TH/#VID7549

Project Completion to be performed as Indicated for Sum(s) Described:

Scope of Work

Note: See Qualifications and Materials List below

Irrigation System:

Inclusions:

- Repair/ Re-do designated areas, (see snippets below).
- Irrigation parts list shown below.
- Includes 283 man-hours.
 - Project Manager 12 hrs @ \$92.202/ hr
 - Foreman 63 hrs @ \$47.832/ hr
 - Operator/ Piper 57 hrs @ \$40.108/ hr
 - Laborer 151 hrs @ \$24.270/ hr

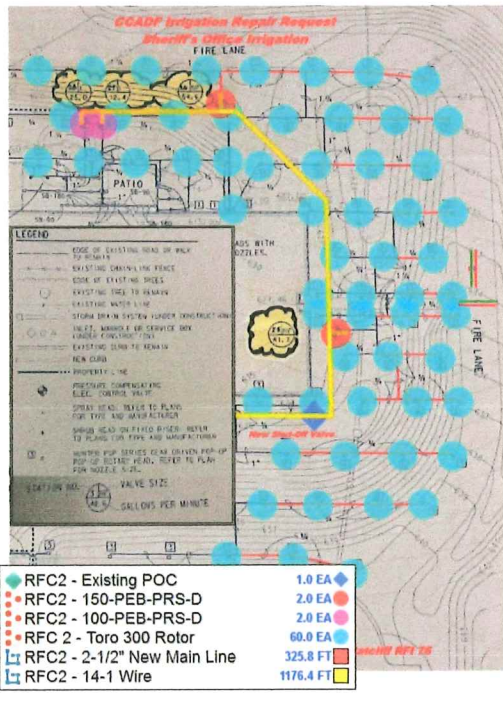
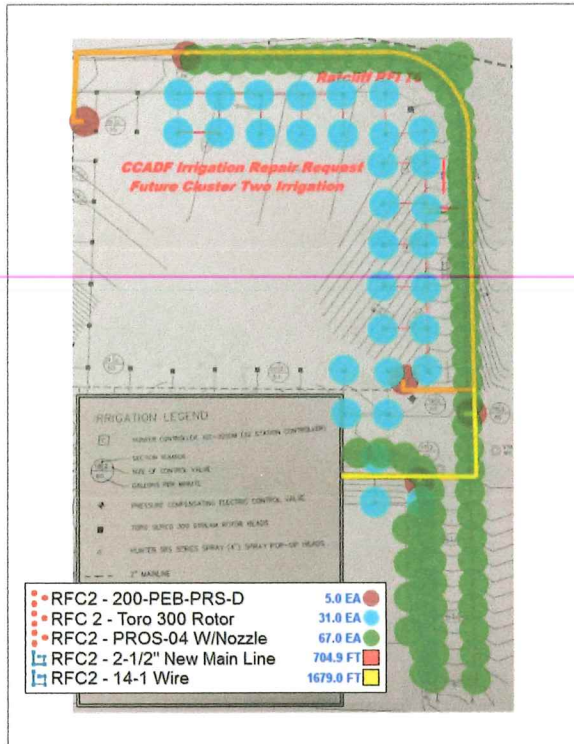
Exclusions:

- Sleeves for all pipe and wires
- Valve boxes for wire connections
- Diagnostics for existing system

Labor	\$ 10,070.77	Init. _____
Material/ Equipment	\$ 15,851.82	Init. _____
OH/ P (10%)	\$ <u>2,592.26</u>	Init. _____
Total Irrigation Change (ADD)	\$ 28,514.85	Init. _____

RFC No 2

Key	Item Description	Qty	U o m	Unit Hrs	Total Hrs	Total Labor (\$)	Unit Material (\$)	Total Material (\$)	Direct Cost (Labor + Material)	OH/ P (10%)	Unit Total (\$)	Unit Total (\$)
Controller/ Sensors												
	Existing controller to be utilized	1	ea	2.2500	2.25	\$79.97			\$79.97	\$8.00		
POC												
	Backflow Existing to be utilized, provide cost for testing		ea	1.5000								
Valves												
MV	Existing Master valve to be utilized	1	ea	0.1000	0.10	\$3.55			\$3.55	\$0.36		
Valve 1	Rain Bird 200-PEB	5	ea	0.7500	3.75	\$133.28	\$238.56	\$1,192.80	\$1,326.08	\$132.61	\$291.74	\$1,458.68
	Spears Schedule 80 PVC 2" (t x t)	5	ea	0.2110	1.06	\$37.49	\$46.52	\$232.60	\$270.09	\$27.01	\$59.42	\$297.10
	LP 12" Standard box w/ green lid (314BCBLK-LP)	5	ea	0.1963	0.98	\$34.88	\$27.01	\$135.05	\$169.93	\$16.99	\$37.39	\$186.93
Valve 2	Rain Bird 150-PEB	2	ea	0.5000	1.00	\$35.54	\$176.90	\$353.80	\$389.34	\$38.93	\$214.14	\$428.27
	Spears Schedule 80 PVC 1.5" (t x t)	2	ea	0.2330	0.47	\$16.56	\$36.62	\$73.24	\$89.80	\$8.98	\$49.39	\$98.78
	LP 12" Standard box w/ green lid (314BCBLK-LP)	2	ea	0.1963	0.39	\$13.95	\$27.01	\$54.02	\$67.97	\$6.80	\$37.39	\$74.77
Valve 3	Rain Bird 100-PEB	2	ea	0.3113	0.62	\$22.13	\$130.29	\$260.58	\$282.71	\$28.27	\$155.49	\$310.98
	Spears Schedule 80 PVC 1" (t x t)	2	ea	0.1180	0.24	\$8.39	\$16.69	\$33.38	\$41.77	\$4.18	\$22.97	\$45.94
	LP 12" Standard box w/ green lid (314BCBLK-LP)	2	ea	0.1963	0.39	\$13.95	\$27.01	\$54.02	\$67.97	\$6.80	\$37.39	\$74.77
Iso 1	Spears Schedule 80 PVC 2.5" (s x s)	3	ea	0.3160	0.95	\$33.69	\$173.10	\$519.30	\$552.99	\$55.30	\$202.76	\$608.29
	LP 10" RD box w/ green lid (111BC-LP)	3	ea	0.1750	0.53	\$18.66	\$14.01	\$42.03	\$60.69	\$6.07	\$22.25	\$66.76
	Rain Bird PRS Dial	10	ea	0.1390	1.39	\$49.40	\$107.83	\$1,078.30	\$1,127.70	\$112.77	\$124.05	\$1,240.47
Emission Devices												
	Rain Bird 1804	67	ea	0.0899	6.02	\$214.07	\$1.99	\$133.33	\$347.40	\$34.74	\$5.70	\$382.14
	Rain Bird Nozzle (HE VAN)	67	ea	0.0630	4.22	\$150.01	\$1.13	\$75.71	\$225.72	\$22.57	\$3.71	\$248.30
	Choate "Chicote" 0.50"	67	ea	0.0210	1.41	\$50.00	\$1.87	\$125.29	\$175.29	\$17.53	\$2.88	\$192.82
	Toro 300 series 4" pop-up rotor	91	ea	0.1670	15.20	\$540.10	\$31.30	\$2,848.30	\$3,388.40	\$338.84	\$40.96	\$3,727.24
	Lasco (0.75" x 12" MT x MT) T732-212	91	ea	0.0330	3.00	\$106.73	\$15.80	\$1,437.80	\$1,544.53	\$154.45	\$18.67	\$1,698.98
	312-00-00 Arc Plate	91	ea	0.0399	3.63	\$129.04	\$2.89	\$262.99	\$392.03	\$39.20	\$4.74	\$431.24
	300-15 ADJ Nozzle 16'-30' rad.	91	ea	0.0288	2.62	\$93.14	\$7.25	\$659.75	\$752.89	\$75.29	\$9.10	\$828.18
Pipe												
	Class 200 PVC 2.50"	1031	lf	0.0896	92.38	\$3,283.10	\$2.93	\$3,020.83	\$6,303.93	\$630.39	\$6.73	\$6,934.32
	Lateral/ fittings for Sprays Zones & Bubbler Zones	67	ea	0.6830	45.76	\$1,626.35	\$7.50	\$502.50	\$2,128.85	\$212.88	\$34.95	\$2,341.73
	Lateral/ fittings for Rotor Zones	91	ea	0.6830	62.15	\$2,208.92	\$11.60	\$1,055.60	\$3,264.52	\$326.45	\$39.46	\$3,590.97
Wire												
	14/1 AWG-UF Wire Red 2500ft	2855	ea	0.0031	8.85	\$314.55	\$0.08	\$228.40	\$542.95	\$54.29	\$0.21	\$597.24
	14/1 AWG-UF Wire White 2500ft	1134	ea	0.0031	3.52	\$124.94	\$0.08	\$90.72	\$215.66	\$21.57	\$0.21	\$237.22
	3M DBR/Y-600 (2-pack)	10	ea	0.0410	0.41	\$14.57	\$5.89	\$58.90	\$73.47	\$7.35	\$8.08	\$80.82
Accessories												
	Bricks (2) per rnd box and (4) per rect box	42	ea	0.0630	2.65	\$94.04	\$1.50	\$63.00	\$157.04	\$15.70	\$4.11	\$172.74
	Gravel (bulk)	0.216	tns	0.3222	0.07	\$2.47	\$160.07	\$34.58	\$37.05	\$3.70	\$188.67	\$40.75
	Mainline/ wire trench backfill and clean-up	1031	lf	0.0143	14.74	\$523.98			\$523.98	\$52.40	\$0.56	\$576.37
	Flushing of system, post valve installation	12	ea	0.0878	1.05	\$37.44			\$37.44	\$3.74	\$3.43	\$41.19
	System check/ QC prior to walking with the Owner (each zone/ manual valve)	12	ea	0.1310	1.57	\$55.87			\$55.87	\$5.59	\$5.12	\$61.46
Equipment												
	Trencher	2	days				\$425.00	\$850.00	\$850.00	\$85.00	\$467.50	\$1,700.00
	Skid Steer	1	days				\$375.00	\$375.00	\$375.00	\$37.50	\$412.50	\$375.00
					283.36	\$10,070.77		\$15,851.82	\$2,592.26		\$28,514.85	



Temp Irrigation System: (DEDUCT)

Inclusions:

- Deduct of (41,814) sf of temp irrigation in areas shown below in dark blue.

Exclusions:

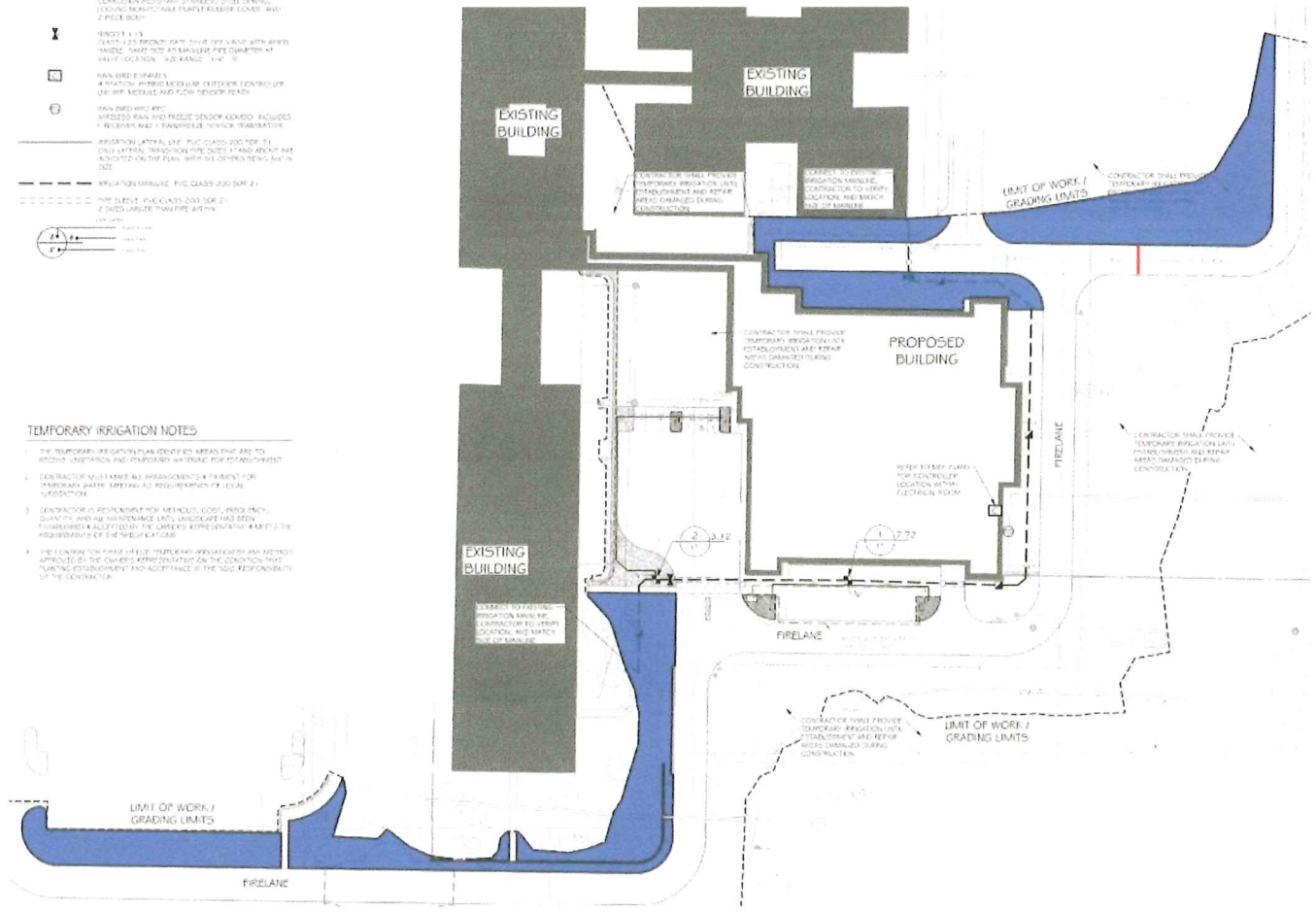
- Restoration of existing system.

Labor	\$	(2,484.00)	Init. _____
Material/ Equipment	\$	(2,186.00)	Init. _____
OH/ P (10%)	\$	(467.00)	Init. _____
Total Irrigation Change (DEDUCT)	\$	(5,137.00)	Init. _____



TEMPORARY IRRIGATION NOTES

1. THE TEMPORARY IRRIGATION PLAN IDENTIFIES AREAS THAT ARE TO RECEIVE IRRIGATION AND TEMPORARY WATERING FOR ESTABLISHMENT.
2. CONTRACTOR MUST MAKE ALL ARRANGEMENTS FOR PAYMENT FOR TEMPORARY WATER SERVICES AND REQUIREMENTS OF LOCAL JURISDICTION.
3. CONTRACTOR IS RESPONSIBLE FOR METHODS, COST, PROTECTION, QUANTITY, AND MAINTENANCE OF ALL IRRIGATION HAS BEEN ESTABLISHED AS INDICATED BY THE DRAWINGS. CONTRACTOR ACCEPTS THE RESPONSIBILITY OF THE SPECIFICATIONS.
4. THE CONTRACTOR SHALL OBTAIN APPROVAL OF ALL IRRIGATION SYSTEMS APPROVED BY THE OWNER'S REPRESENTATIVE ON THE CONDITION THAT PLANTING ESTABLISHMENT AND ACCEPTANCE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.





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RFI #76: Existing Irrigation Repairs

Status	Open		
To	Michael Woods (Brinkley Sargent Wiginton Architects)	From	CJ Perry (Ratcliff Constructors, LP) 4200 Beltway Drive Addison, Texas 75001
Date Initiated	Jul 28, 2022	Due Date	Aug 4, 2022
Location		Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From			
Copies To	Chris Botto (Ratcliff Constructors, LP), Bill Burke (Collin County), Brad Harris (Collin County), Brian Odom (Ratcliff Constructors, LP), Ryan Pechacek (Ratcliff Constructors, LP), CJ Perry (Ratcliff Constructors, LP), Scott Trcka (Ratcliff Constructors, LP), Max Young (Ratcliff Constructors, LP)		

Activity

Question

Question from CJ Perry Ratcliff Constructors, LP on Thursday, Jul 28, 2022 at 03:30 PM CDT

Sheet L3.00, shows to run mainline with little permanent irrigation. We are using temp irrigation for the sod. During construction, some areas of the existing irrigation was damaged due to mass grading and site utility installation per contract documents. Per our last OAC meeting (7/27/22), Collin County requested Ratcliff to price irrigation repairs. Please provide direction on where repairs are needed and how repairs are to be made.

Official Response

Response from Michael Woods Brinkley Sargent Wiginton Architects on Friday, Aug 12, 2022 at 09:51 AM CDT

Updated Response: Please refer to revised Irrigation drawing, an additional location is shown.

Attachments

[CCADF Irrigation Repairs Ratcliff RFI 76 R.pdf](#)

All Replies

Response from Michael Woods Brinkley Sargent Wiginton Architects on Friday, Aug 12, 2022 at 09:51 AM CDT

Updated Response: Please refer to revised Irrigation drawing, an additional location is shown.

Attachments

[CCADF Irrigation Repairs Ratcliff RFI 76 R.pdf](#)

Response from Michael Woods Brinkley Sargent Wiginton Architects on Friday, Aug 5, 2022 at 10:23 AM CDT

Refer to L3.00 General Note # 3, "IRRIGATION CONTRACTOR IS RESPONSIBLE TO EXAMINE THE PLANS IN THEIR ENTIRETY TO DETERMINE THE APPROXIMATE LOCATION OF EXISTING AND PROPOSED UTILITIES. HE SHALL ALSO CONTACT THE APPROPRIATE AUTHORITY TO MARK UTILITIES ON THE SITE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UTILITIES ON THE SITE CAUSED BY HIS WORK."

Also attached is a plan from the County indicating existing locations and As-Built information and proposed lines for the repairs.

Attachments

[CCADF Irrigation Repairs Ratcliff RFI 76.pdf](#)

Future CL 2

CCADF Irrigation Repairs

City Jail

TouchPay Kiosk for Child Support Payments

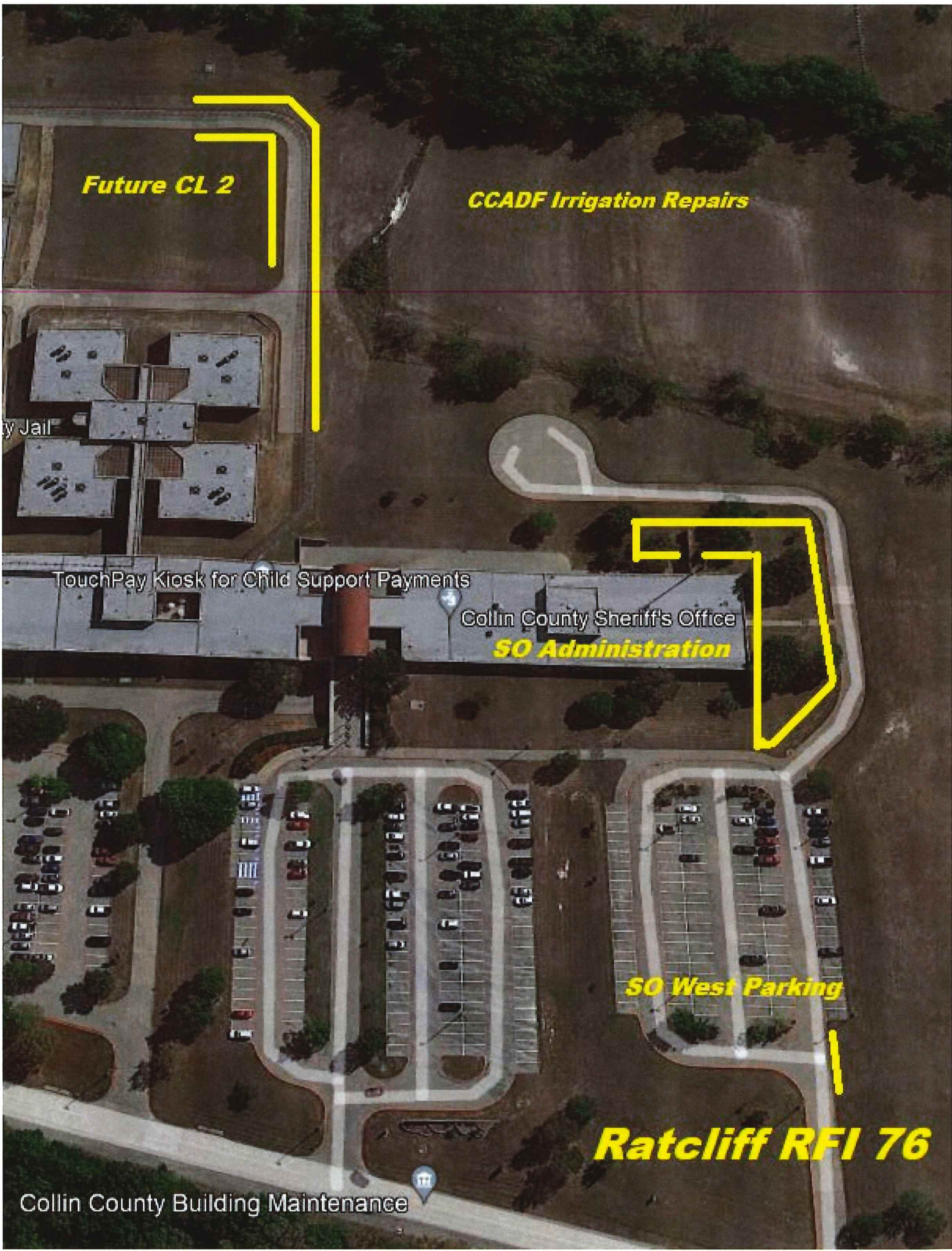
Collin County Sheriff's Office

SO Administration

SO West Parking

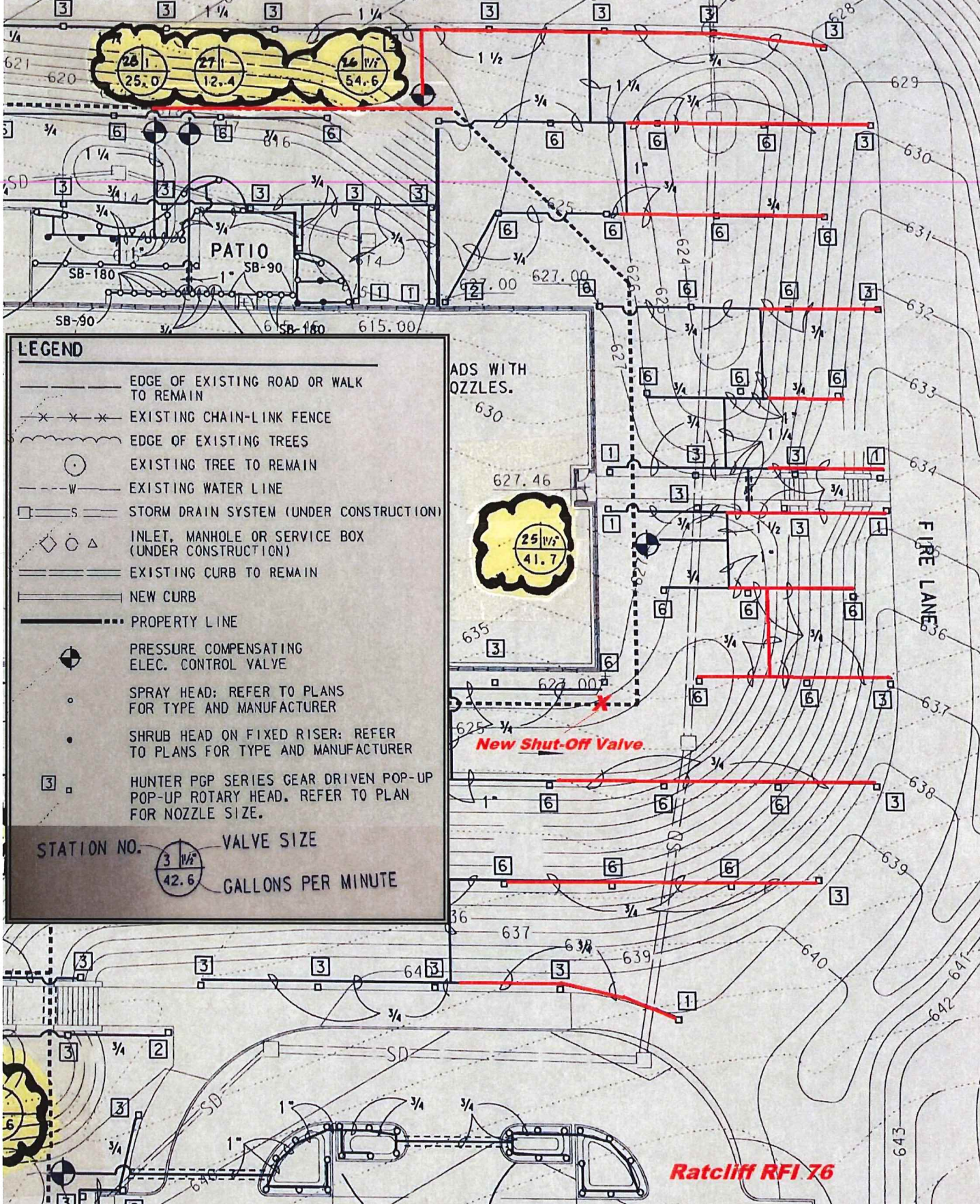
Ratcliff RFI 76

Collin County Building Maintenance



GCADF Irrigation Repair Request Sheriff's Office Irrigation

FIRE LANE



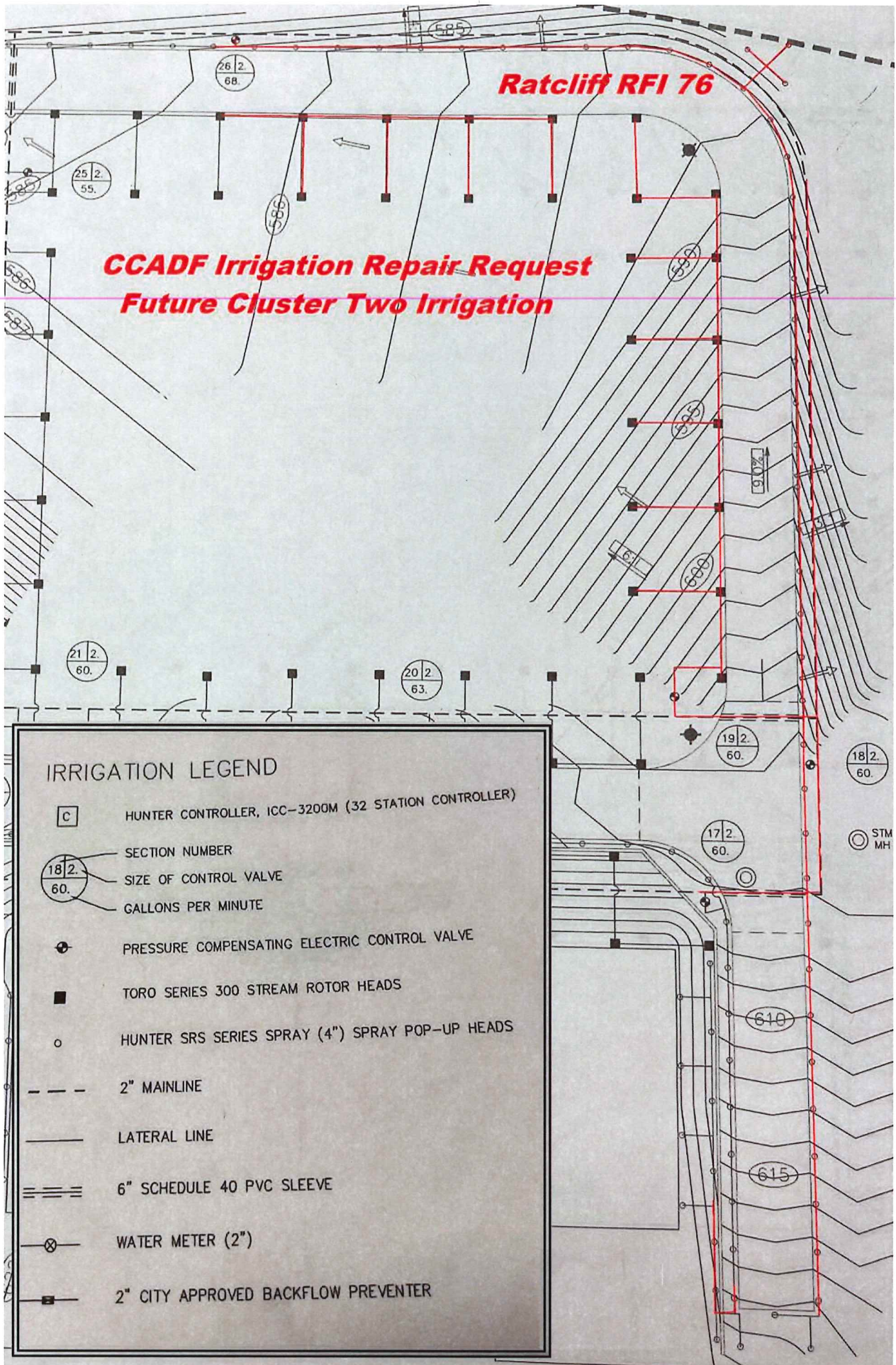
LEGEND

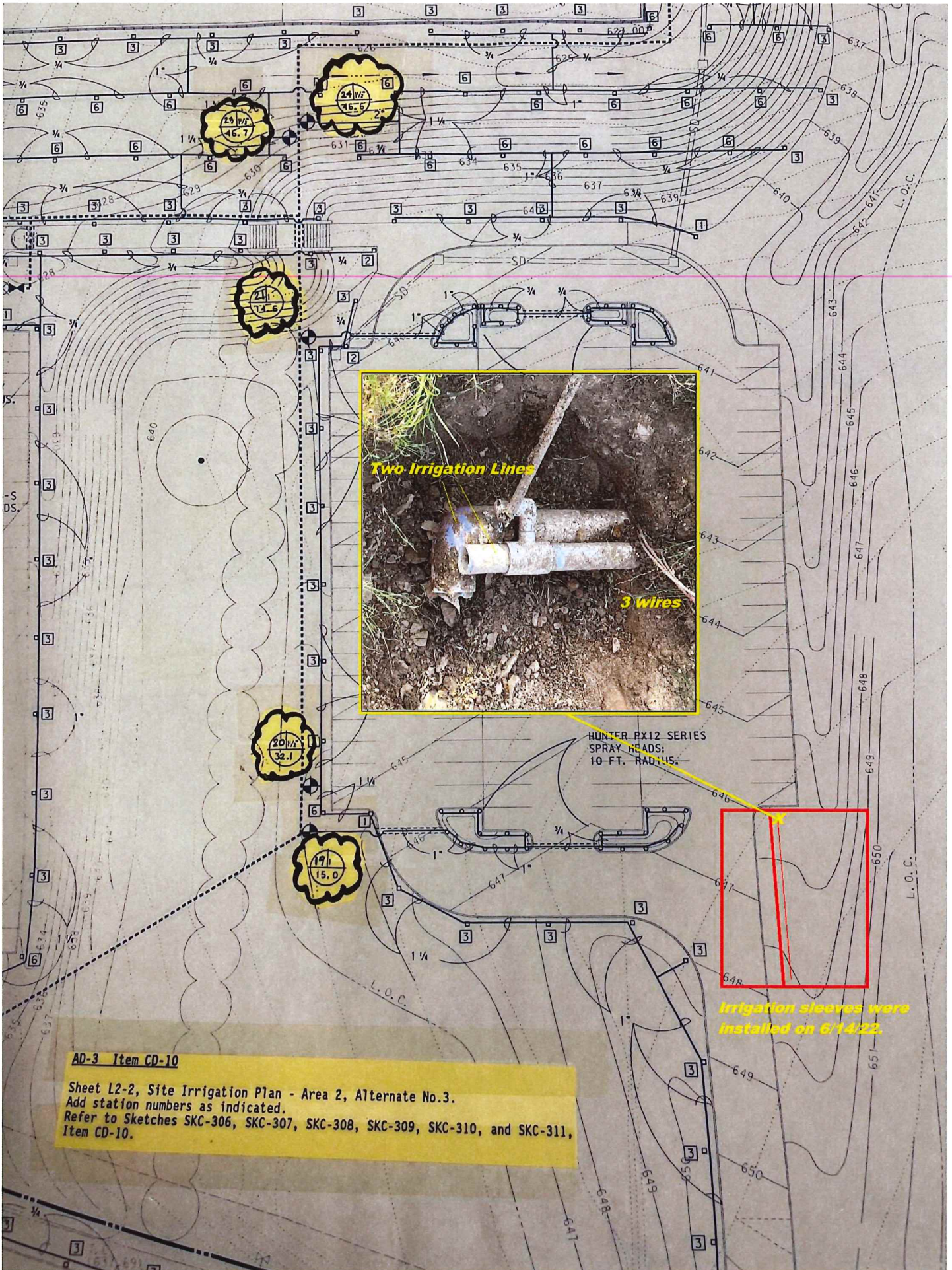
- EDGE OF EXISTING ROAD OR WALK TO REMAIN
- x — x — x — EXISTING CHAIN-LINK FENCE
- w — w — w — EDGE OF EXISTING TREES
- EXISTING TREE TO REMAIN
- w — EXISTING WATER LINE
- s — STORM DRAIN SYSTEM (UNDER CONSTRUCTION)
- ◇ ○ △ INLET, MANHOLE OR SERVICE BOX (UNDER CONSTRUCTION)
- EXISTING CURB TO REMAIN
- NEW CURB
- PROPERTY LINE
- ⊕ PRESSURE COMPENSATING ELEC. CONTROL VALVE
- SPRAY HEAD; REFER TO PLANS FOR TYPE AND MANUFACTURER
- SHRUB HEAD ON FIXED RISER; REFER TO PLANS FOR TYPE AND MANUFACTURER
- 3 □ HUNTER PGP SERIES GEAR DRIVEN POP-UP POP-UP ROTARY HEAD. REFER TO PLAN FOR NOZZLE SIZE.

STATION NO. VALVE SIZE GALLONS PER MINUTE

3 1/2" 42.6

Ratcliff RFI 76





Two Irrigation Lines

3 Wires

HUNTER PX12 SERIES
 SPRAY HEADS;
 10 FT. RADIUS.

Irrigation sleeves were
 installed on 6/14/22.

AD-3 Item CD-10
 Sheet L2-2, Site Irrigation Plan - Area 2, Alternate No.3.
 Add station numbers as indicated.
 Refer to Sketches SKC-306, SKC-307, SKC-308, SKC-309, SKC-310, and SKC-311,
 Item CD-10.