



PCO #045

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 #045: Changed Floor Drain in Room 1327 From FD-1 to DWC-5 & Associated Plumbing Modifications

TO:	Collin County 4600 Community Avenue McKinney Texas, 75071	FROM:	Ratcliff Constructors, LP 4200 Beltway Drive Addison Texas, 75001
PCO NUMBER/REVISION:	045 / 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:	3/2 /2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	3 days	PAID IN FULL:	No
		TOTAL AMOUNT:	\$4,827.31

POTENTIAL CHANGE ORDER TITLE: Changed Floor Drain in Room 1327 From FD-1 to DWC-5 & Associated Plumbing Modifications

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
 Changed Floor Drain in Room 1327 From FD-1 to DWC-5 & Associated Plumbing Modifications

-
 Provide for additional materials and manpower to remove floor drain FD-1 in room 1327 and replace with DWC-5 floor drain.

Additionally, cap plumbing in chase wall for DWC-3 fixtures in rooms 1119 and 1327 as these rooms are not supposed to have DWC-3 sink/toilet combination and SS partitions per Collin County although noted in the contract documents. DWC-3 and SS partition materials cannot be returned so no credit provided. Materials to be turned over to Collin County. Refer to RFI #108 Plumbing Revisions Needed at Violent Cells 1327 and 1119 for additional information.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	22-100 - Plumbing	Change Floor Drain in 1327& Cap Plumbing in 1119	Subcontractor	\$ 4,388.47
2		Ratcliff Fee (10.00%)		\$ 438.84
Subtotal:				\$4,827.31
Grand Total:				\$4,827.31



PCO #045

**Michael Woods (Brinkley Sargent
Wiginton Architects)**

5000 Quorum Drive, Suite 600
Dallas Texas 75254

A handwritten signature in blue ink that reads 'Michael Woods'.

4-12-23

SIGNATURE

DATE

Collin County

4600 Community Avenue
McKinney Texas 75071

SIGNATURE

DATE

Ratcliff Constructors, LP

4200 Beltway Drive
Addison Texas 75001

A handwritten signature in blue ink, appearing to be 'W. By'.

3/2/23

SIGNATURE

DATE

Daum Plumbing Co. Inc

972-241-7000 Fax 972-241-7074

TSBPE 512-458-2145 S Daum#M14182

11695 Airway Blvd

Roanoke, TX 76262

CHANGE ORDER

Date	Estimate #
2/7/2023	10043

Name / Address
Ratcliff Construction LP 14901 Quorum Drive #715 Dallas, TX 75254 972-432-9969 972-432-9943 Fax

Project
22121 - Ratcliff - Co...

Description	Qty	Total
Change Order 1119	1	4,388.47
No credit allowed on DWC3 for Room 1119 - Vendor will not accept back		
No credit allowed on DWC3 for Room 1327 - Vendor will not accept back		
To replace FD in Room 1327 to a DWC5 as required by TCJS.		
Saw Cut, Removal and Pour Back by OTHERS - DPC will layout the location for this sawcut		
Remove P Trap and FD From Concrete and Replace with Materials for Installation of the New DWC5		
Additional Water Line will be required to take to New Location		
The FD is Already Installed there Labor will Apply to Remove the Existing FD and Replace with the DWC5 Unit.		
Labor - 12 Hours 1 Plumber/1 Apprentice - 1800.00		
Materials -		
DWC-5 1739.94		
Soft Copper/Male Adapter/ - 333.00		
3 x 2 SV Reducer/SV 90/HD NH Bands - 116.58		
10% Profit/OH 398.95		
Collin County Detention Center Phase 1 Addition	Total	\$4,388.47





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RFI #108: Plumbing Revisions Needed at Violent Cells 1327 and 1119

Status	Open		
To	Jason Mansur (MD Engineering, LLP - MEP Engineer) Michael Woods (Brinkley Sargent Wiginton Architects)	From	Zach Reynolds (Ratcliff Constructors, LP) 4200 Beltway Drive Addison, Texas 75001
Date Initiated	Dec 5, 2022	Due Date	Dec 12, 2022
Location		Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
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), Shane Worley (Ratcliff Constructors, LP)		

Activity

Question

Question from Zach Reynolds Ratcliff Constructors, LP on Monday, Dec 5, 2022 at 11:34 AM CST

During our last 2 OAC meetings, it was discussed that the 2 violent cells were not supposed to have toilets, and both cells are supposed to have the throw up toilet drain in the center of the rooms. Violent cell #1119 has the throw up toilet in the cell per the plumbing plan on sheet P201 (fixture type DWC -5). However on sheet P202, cell #1327 is called out to have a regular floor drain (fixture type FD-1). It is our understanding that the FD-1 floor drain needs to be replaced with the throw up toilet fixture DWC-5. Please advise if we can Sawcut the concrete as little as possible to remove the existing floor drain and install the throw up toilet fixture in cell #1327. We will need to replace concrete as needed to remove the floor drain and hook up the plumbing to the new DWC-5.

It was also discussed that these 2 cells are not to have plumbing fixtures in these cells. Please advise if it is acceptable to cap the the toilet pipe rough in behind the chase wall. Additionally, advise if we are to give these 2 toilet fixtures to Collin County as attic stock, or return them to the manufacturer and give Collin County a credit back with associated restocking fee TBD.

Official Response

Response from Michael Woods Brinkley Sargent Wiginton Architects on Tuesday, Dec 6, 2022 at 11:04 AM CST

The Owner has accepted the current conditions (no recesses in the slab) for both of these rooms. The padded flooring can be installed per the approved shop drawings. Plumbing can be capped in the chase walls.

Room 1119 - Remove DWC 3 and the SS partition in this room. Comply with the 8/A273. If possible, provide credit back for fixtures that are being removed form this room.

Room1327 - Remove DWC 3 and the SS partition in this room. Comply with the 9/A273. If possible, provide credit back for fixtures that are being removed form this room. The floor drain in this room needs to be changed to a DWC 5 (flushable floor sink) as required by TCJS. This work cannot be proceeded with until Level 1 re-shores have been removed and Level 1 has cured.

Since the floor recesses were not installed per the A201, please submit pricing for the new DWC 5 (material only). The labor cost to install the new drain should be by the contractor.