



PCO #061

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 #061: RFI #182 Added Flashing & Spray Foam Insulation at Exterior Window Types DA and DB

TO:	Collin County 4600 Community Avenue McKinney Texas, 75071	FROM:	Ratcliff Constructors, LP 4200 Beltway Drive Addison Texas, 75001
PCO NUMBER/REVISION:	061 / 2	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:	8/31 /2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	
FIELD CHANGE:	Yes	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:	5 days	TOTAL AMOUNT:	\$84,418.45

POTENTIAL CHANGE ORDER TITLE: RFI #182 Added Flashing & Spray Foam Insulation at Exterior Window Types DA and DB

CHANGE REASON:

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
 RFI #182 Added Flashing & Spray Foam Insulation at Exterior Window Types DA and DB

9/12/23 - PCO updated to reduce added flashing to 112 DA and 6 DB windows types at masonry conditions. TOTAL 118 windows receive added flashing. ALL windows (both DA and DB in masonry/precast conditions) will receive spray foam insulation.

Provide for additional labor and materials to add stainless steel flashing (similar profile to head flashing) at jambs and sills of all DA and DB window openings. A termination bar will be added in lieu of additional transition membrane as discussed at the site walk with the Architect on 8/23/23.

Additionally, included is pricing to provide and install spray foam insulation at heads, jambs, and sills of all DA and DB window types. See backup.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	04-400 - Masonry	Added Flashing Jambs & Sills DA & DB Windows	Subcontractor	\$ 67,513.60
2	07-800 - Spray Poly Foam Roof	Add Spray Foam Insulation DA & DB Windows	Subcontractor	\$ 8,283.00
3		Ratcliff Bonds (1.25%)		\$ 947.45
4		Ratcliff Fee (10.00%)		\$ 7,674.40
Subtotal:				\$84,418.45
Grand Total:				\$84,418.45



PCO #061

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

Michael Woods 9-12-2023
SIGNATURE DATE

SIGNATURE DATE

Ch Ry 9/12/23
SIGNATURE DATE



3501 Roy Orr Blvd
Grand Prairie, TX 75050
Office 817.686.3220
Fax 817.686.3222

Request For Change Order

Attn: Chris Perry Jr. To: Ratcliff Constructors, LP	From: Jason Nissen E-Mail: jasonn@je-co.com
Project: Collin County Adult Detention Facility Location: McKinney, TX	

RFCO #: 012

RFCO Date: September 12, 2023

DESCRIPTION	AMOUNT
<i>Provide SS metal flashing, term bar and transition membrane at jambs & sills of 112 DA & 6 DB exterior windows set in CMU per RFI 182.</i>	
	Material: \$ 20,935.00
	Labor: \$ 37,681.00
	Equipment: \$ 2,760.00
	Subtotal: \$ 61,376.00
	OH & P: \$ 6,138.00
TOTAL	\$67,514

J&E Companies reserves the right for additional time to be added to the schedule for any work that is added to our contract as related to this proposal. Such information will be provided upon written request.

Should you have any question regarding this proposal, please feel free to contact me.

Sincerely,

Jason Nissen
Senior Project Manager

↓
\$67,513.60

Texas Insulation - Houston
403 Century Plaza Dr.
Suite 420
Houston, TX 77073
Phone: : 713-804-3626



Salesperson Contact:
John Kish
843-499-3272
Date: 9/7/2023

Change Order

Customer: Ratcliff Constructors Inc.
Address: 4200 Beltway Dr. , Addison, TX 75001
Contact: o: (972) 432-9969 c: Lisa Feldman
Job Location: 4300 Community Ave. McKinney, TX 75071
Bid # & Name: 1666884 - Collin County Adult Detention Facility Phase 1 Addition r2 CO A r1
Project Address: 4300 Community Ave., McKinney, TX 75071

Texas Insulation - Commercial is pleased to provide you with a quotation based on the requirements determined at the project address listed above.

WE PROPOSE TO SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS TO THE FOLLOWING SPECIFICATIONS:

\$18,283.00
Closed Cell Spray Foam Total: \$8,285.00

Install 1.5" Closed Cell Spray Foam to the Following Areas

- *Spray 1 1/2 inches of closed cell spray foam around the head, jambs, and sills/ perimeter steel framing of the Detention Exterior Windows (138 window units) around the entire structure per D702 and Elevation pages A401-A404. Each window is 18" x 48" perimeter (DA Window Type). The perimeter area is to be 5-6 inches in width per the provided details from Brian Odom of Ratcliff Construction.

Install 1.5" Closed Cell Spray Foam to the Following Areas

- *Spray 1 1/2 inches of closed cell spray foam around the head, jambs, and sills/ perimeter steel framing of the Detention Exterior Windows (6 window units) around the entire structure per D702 and Elevation pages A401-A404. Each window is 36" x 72" perimeter (DB Window Type). The perimeter area is to be 5-6 inches in width per the provided details from Brian Odom of Ratcliff Construction.

Cover and Protection

Provide boom lift rental for one month - 60 foot

Multiple Mobilizations

Misc. Notes

- *Exclusions:
 - Exclude any spray foam insulation at any other locations than those noted.
 - Exclude any rigid/ batt insulation.
 - Exclude any Ignition/ Thermal Barrier material coating the spray foam insulation.

Misc

- General Notes:

- Based on access to a clear area for uninterrupted scaffold or lift movement. No bulk materials (sheetrock, studs, ductwork, etc.) shall be stocked in the work area.
- Spray insulation must be applied prior to MEP overhead work that would prevent access to spray areas.
- Based on all attachments to the deck (hangers, clips, junction boxes etc.) to be installed prior to application of material. Ensure material thickness is accounted for to prevent being buried by spray insulation.
- Assumes that a staging area will be provided for our equipment and material, with access for material deliveries.
- Includes the removal of our debris from the building and into an on-site trash dumpster provided by the GC.
- Bid excludes patching of our material due to damage by others, unless specified in our pricing breakdown.
- Bid excludes Inspections & Testing of completed work.
- Bid excludes payment and performance bond, unless specified in our pricing breakdown.

Misc

- Price Break Down Per Request:

Labor: \$2,030

Material: \$4,100

Lift: \$1,400

10% OHP: ~~\$755~~ 753

Total: ~~\$8,285~~ 8,283

Fee for above:

~~\$8,285.00~~
8,283⁰⁰



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 4300 Community Avenue
 McKinney, Texas 75071

RFI #182: Exterior Windows Additional Flashing and Transition Membrane

Status	Open		
To	Michael Woods (Brinkley Sargent Wiginton Architects)	From	CJ Perry (Ratcliff Constructors, LP) 4200 Beltway Drive Addison, Texas 75001
Date Initiated	Aug 16, 2023	Due Date	Aug 23, 2023
Location		Project Stage	Course of Construction
Cost Impact	Yes (Unknown)	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Brian Odom (Ratcliff Constructors, LP)		
Copies To	Bill Burke (Collin County), Brad Harris (Collin County), CJ Perry (Ratcliff Constructors, LP), Zach Reynolds (Ratcliff Constructors, LP), Shane Worley (Ratcliff Constructors, LP)		

Activity

Question **Question from CJ Perry Ratcliff Constructors, LP on Wednesday, Aug 16, 2023 at 07:51 AM CDT**
 Submitting an RFI to document the email exchange (initiated on 8/14/23) concerning additional flashing and transition membrane (peel and stick) needed on the sill and sides of the exterior windows. We cannot find details in the contract documents noting to do this at these locations (only at the head per A515/12).

 See manufacture report and email correspondance for reference.

Attachments
[081023 CHM Collin County AWB Job Site Observation.pdf](#), [RE_ CCADF- no water proofing in contract drawings for jambs and sills of windows.msg](#)

Official Response

Response from Michael Woods Brinkley Sargent Wiginton Architects on Wednesday, Aug 16, 2023 at 09:39 AM CDT
 There will need to be jamb flashing installed at the windows (SS material same gauge as head). There should be a hemmed edge at the jamb of the window so there is not a sharp edge at the face. There will need to be transition membrane installed on the SS that is installed against the face of the building, with fluid applied installed over the transition membrane. A mock-up is required per spec.

All Replies

Response from Michael Woods Brinkley Sargent Wiginton Architects on Wednesday, Aug 16, 2023 at 09:39 AM CDT
 There will need to be jamb flashing installed at the windows (SS material same gauge as head). There should be a hemmed edge at the jamb of the window so there is not a sharp edge at the face. There will need to be transition membrane installed on the SS that is installed against the face of the building, with fluid applied installed over the transition membrane. A mock-up is required per spec.