



PCO #068

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 #068: PR #18 Additional Scope In Existing Facility

TO:	Collin County 4600 Community Avenue McKinney Texas, 75071	FROM:	Ratcliff Constructors, LP 4200 Beltway Drive Addison Texas, 75001
PCO NUMBER/REVISION:	068 / 1	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:	10/6 /2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	
FIELD CHANGE:	Yes	ACCOUNTING METHOD:	Amount Based
LOCATION:		PAID IN FULL:	No
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$32,932.91

POTENTIAL CHANGE ORDER TITLE: PR #18 Additional Scope In Existing Facility

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

PR #18 Additional Scope In Existing Facility

Provide for additional materials and labor to complete all work associated with PR #18. See backup.

10/23/23 - Rev.1 PCO includes revised fire alarm pricing.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	02-200 - Bldg Architectural Int Demo	Demo & Removal of CMU	Subcontractor	\$ 4,499.00
2	09-900 - Drywall/Acoustical	Additional Barrier and Repair Ceilings (Materials by Owner)	Subcontractor	\$ 3,385.93
3	09-970 - Resinous Flooring	Install VCT (Materials by Owner)	Subcontractor	\$ 300.00
4	08-800 - Doors/Frames & Hardware	Replacement Frame and Door	Materials	\$ 2,374.00
5	09-980 - Special Paint Coatings	Paint CMU, Door, Frame	Subcontractor	\$ 1,221.00
6	21-100 - Fire Sprinklr Sys/Standpipe Sy	ADD (2) FS Heads	Subcontractor	\$ 4,473.63
7	26-103 - Fiber Optic Cabling	Additional Conduit, Install Magnetic Hold Opens, Sleeves for Future	Subcontractor	\$ 2,754.11
8	28-120 - Fire Detection & Alarm System	ADD (2) FA Devices	Subcontractor	\$ 2,251.23
9	04-400 - Masonry	Additional CMU Work & New Frame Install	Subcontractor	\$ 8,310.50
10		Ratcliff Bonds (1.25%)		\$ 369.61
11		Ratcliff Fee (10.00%)		\$ 2,993.90
Subtotal:				\$32,932.91
Grand Total:				\$32,932.91



PCO #068

From: Michael Woods <mwoods@bsw-architects.com>
Sent: Tuesday, October 24, 2023 3:38 PM
To: Chris Perry, Jr.; Brad Harris; Bill Burke (bburke@co.collin.tx.us); Zachary Reynolds; Brian Odom
Subject: Fwd: CCADF - PCO #68R1 (PR #18)
Attachments: PCO 68R.pdf

Chris,
 Please see PCO # 68. Please add the comments in Brad's email below as approval comments to this PCO.

Get [Outlook for iOS](#)

From: Brad Harris <bjharris@co.collin.tx.us>
Sent: Monday, October 23, 2023 3:15 PM
To: Michael Woods <mwoods@bsw-architects.com>
Cc: Bill Burke <bburke@co.collin.tx.us>; Chris Perry, Jr. <cj.perry@ratcliffconstructors.com>; Brian Odom <Brian.Odom@ratcliffconstructors.com>; Shane Worley <Shane.Worley@ratcliffconstructors.com>; Zachary Reynolds <Zachary.reynolds@ratcliffconstructors.com>; Brad Harris <bjharris@co.collin.tx.us>
Subject: FW: CCADF - PCO #68R1 (PR #18)

Michael,
 Please sign PCO 68R at your first opportunity.

Please note our 10/19/23 meeting notes and agreement with Chris and Brian on PCO 68R signature page.

- 1.) PCO 68R cost is a "not to exceed cost".
- 2.) The proposed labor for demo and fire sprinkler scope of work to be monitored by county staff and actual hours noted for final payment.
- 3.) The proposed labor and materials for masonry scope of work to be monitored by county staff and actual hours noted for final payment.
- 4.) County to provide contractor with approximately 40 sf of VCT tile.
- 5.) County to provide contractor with wall, door and frame paint.
- 6.) County will materials and labor to wax flooring at repair.
- 7.) Contractor is responsible for ordering new door frame same as the existing in dimension and details to reuse existing door hardware.
- 8.) Contractor is responsible for protecting all other finishes and daily cleaning until work is complete.

Thanks,



Brad Harris | Building and Projects Coordinator
 Collin County Construction and Projects
 4600 Community Ave. McKinney, TX 75071
 (o) 972-547-5492 bjharris@co.collin.tx.us

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

SIGNATURE DATE
 October 24, 2023

Collin County
 4600 Community Avenue
 McKinney Texas 75071

SIGNATURE DATE

Ratcliff Constructors, LP
 4200 Beltway Drive
 Addison Texas 75001

SIGNATURE DATE



August 21, 2023

CCADF PR#18

Thank you for the opportunity to propose on the project. Please see below for a list of our project scope inclusions and exclusions.

Drawings Dated:

Addendum:

Work Included in our Scope:

Demo existing Door Jam and CMU on both sides of Jamb all the way to deck

- Demo Door Jamb and CMU per PR#18 Response
- Removal and Haul Off
- Dumpsters Included
- This pricing Excludes installing Lintels

Base Bid Price.....^{\$ 4,499⁰⁰}~~\$ 4,500.00~~

Please feel free to call with any questions.

Sincerely,

Justin Hilton
The Demo Company
469.497.7708

Handwritten breakdown:

- Labor
- (3) laborers @ \$45/hr = \$1,080/day
- (3) days of demo work = \$3,240.00
- Haul off = \$1,850.00
- 10% OHHP = \$409.00
- Grand Total = \$4,499



T&D SYSTEMS, INC.

Change Request

Subcontractor Name T & D Systems

Job No. 8002
Collin County Detention
Pricing Breakdown

Date 8/21/23

PC Description PR #18
Install temporary plywood wall with plywood doors. Demo when work complete
Install plywood @ ceiling where opened @ (2) areas
Re-install grid and Tectum panels @ when complet. One area under contract.
Materials for put back of ceiling by others.

Labor Cost

Description	Quantity	Unit	Cost / Unit	Amount	Burden Rate %	Burden Cost	Total
Labor for wall with door	16.00	MH	32.000	\$ 512.00	32.00%	\$ 163.84	\$ 675.84
Labor for ceiling	24.00	MH	32.000	\$ 768.00	32.00%	\$ 245.76	\$ 1,013.76
Clean	3.00	MH	32.000	\$ 96.00	32.00%	\$ 30.72	\$ 126.72
Supervision	4.00	MH	35.000	\$ 140.00	32.00%	\$ 44.80	\$ 184.80
				\$ -		\$ -	\$ -

Labor Total \$ 2,001.12

\$ 2,001.12 ✓

Material Cost

Description	Quantity	Unit	Cost / Unit	Amount	Sales Tax %	Sales Tax Cost	Total
plywood & wood studs	1.00	Total	1077.000	\$ 1,077.00		\$ -	\$ 1,077.00
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -
				\$ -		\$ -	\$ -

Material Total \$ 1,077.00

\$ 1,077.00 ✓

Equipment / Vendor Cost

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

Equipment / Vender Total \$ -

\$ - ✓

PC Subtotal \$ 3,078.12 ✓

Overhead & Profit 10% \$ 307.81 ✓

Total \$ 3,385.93 ✓

312 Bentwood Drive
Pottsboro, TX 75076
214/676-2245

DATE: AUGUST 29, 2023

CCADF TRIP CHARGE

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
40 SF	Install Owner-provided VCT <i>↳ no wax included Contractor <u>does not</u> have machine</i>	MINIMUM TRIP CHARGE	\$300.00
		SUBTOTAL	\$ 300.00
		SALES TAX	N/A
		LOCAL DELIVERY AND FUEL CHARGE	Included
		TOTAL	\$300.00

TEX-OMA BUILDERS SUPPLY COMPANY

2701 Commerce Street
Wichita Falls, Tx. 76301
Ph (940) 766-4269 Fax (940) 766-4030

To: Ratcliff Constructors Inc. Date: 8/21/23
From: Tex-Oma Builder Supply Project: D22028 Collin CO Adult Detention Facility

CHANGE ORDER PROPOSAL # 6 Revised

We respectfully submit our proposal to provide the following materials which were omitted/alterd from the specifications:

Add: Replacement Frame and Doors for D4001A - 2 Hr Rated, Door and Frame ONLY. (HW to be reused)

Scheduled as 8'0"x7'0", 5 7/8" jamb w/ masonry T anchors. Doors to be 4'0"x7'0" with hinge preps and preps for exit device and lever. Will need location of preps confirmed before order can be placed.

Total: \$2,374.00

***** Change orders will not be processed without written authorization from the general contractor. *****

All materials FOB point of shipment with full freight allowed to jobsite.

This quotation is based upon our company acting as a material supplier, not a subcontractor, and thus is not subject to retainage. This quotation does not include any sales, use or excise tax unless specifically noted. If same is assessed against us, the amount shall be added to the contract agreement.

Terms: Net 30 days; No discount allowed. The full amount due hereunder on demand at the office of Tex-Oma Builders Supply Co., Wichita Falls, Texas.

Your purchase order or signed acceptance of this proposal is necessary before any material can be ordered or shipped.

Accepted:

By: _____

Date: _____

Respectfully Submitted:

Tex-Oma Builders Supply Co.

By: Dylan Gooch

PROJECT NAME: Collin County ADF PROJECT NO: 23006 WE DATE: WORK PERFORMED: PHASE CODE:

DESCRIPTION OF WORK: 1. Run conduit for P/A each side of new door opening 2. Install conduit for magnetic holds opens 3. Install magnetic holds opens 4. Install low voltage for magnetic holds opens.
 5. Add (2) - 1" PVC sleeves in situ for future expansion. 6. Add (2) 1" sleeves for existing tv & camera lines.

FOR: Chris Parry Jr

EVA NO.

AUTHORIZED BY:

EMPLOYEE NAME	EMP CLASS	HOURS	STRAIGHT TIME			PREMIUM TIME			PER-DIEM			OVERTIME			QUANTITY	DESCRIPTION	UNIT PRICE	M	U	EXTENDED AMOUNT	DESCRIPTION	EQUIP TYPE	NO	HRY RATE	AMOUNT								
			RATE	AMOUNT	HOURS	RATE	AMOUNT	DAYS	RATE	AMOUNT	HOURS	RATE	AMOUNT																				
Site Project Manager	PM	4	\$55.10	\$220.40																													
Journeyman	JM	18	\$51.21	\$921.78																													
Helper	HP	18	\$38.04	\$684.72																													
Straight Time Labor - Sheet Sub-Total				\$1,826.90																													
Premium Time Labor - Sheet Sub-Total																																	
Overtime Time Labor - Sheet Sub-Total																																	
Per-Diem - Sheet Sub-Total																																	
TOTAL LABOR (This Sheet)																																	
Material																																	
Material GreenSheets																																	
Sheet Sub-Total																																	
Freight																																	
Markup																																	
Sales Tax																																	
TOTAL MATERIAL (This Sheet)																																	
EQUIPMENT																																	
Mini Excavator																																	
Sklidsteer																																	
Jackhammer																																	
Packer																																	
Concrete Saw																																	
Air Compressor																																	
Company Truck																																	
4x7 Aerial Lift																																	
Freight for 3rd Party																																	
Fuel, Oil & Lube for 3rd Party																																	
3rd Party Equip - Sheet Sub-Total																																	
3rd Party Equip - 3rd Party Only																																	
Equipment Tax - 3rd Party																																	
Company Owned - Sheet Sub-Total																																	
TOTAL EQUIPMENT (This Sheet)																																	
OH																																	
Markup																																	
GRAND TOTAL																																	

IN LIEU OF SIGNATURE PLEASE ADVISE IMMEDIATELY IF ANY OF THE ABOVE DOES NOT AGREE WITH YOUR RECORDS.

APPROVED _____ DATE _____

BY _____

COMPANY _____

CLIENT AUTHORIZED EXTRA WORK APPROVER _____

REMARKS: _____

12/03/2013 10:05 AM

ESTIMATOR

35.85

\$279.34

Project Name

ELECTRICAL

Proposal No. CCADF PR#18

MATERIAL/DESCRIPTION	QUANTITY	U/M	LABOR EXTENSION	MATERIAL PRICE	U/M	MATERIAL EXTENSION
3/4" Emt Conduit	120	FT	5.40	\$1.45	FT	\$174
3/4" Emt Connectors	30	EA	1.80	\$0.34	EA	\$10
3/4" Emt Couplings	15	EA	0.45	\$0.42	EA	\$6
3/4" Emt Support	30	EA	3.00	\$0.40	EA	\$12
1" Pvc Schl40 Conduit (Concealed)	10	FT	0.70	\$0.40	FT	\$4
1-1/2" pvc sch40 conduit (concealed)	10	FT	1.00	\$6.15	FT	\$62
4" Square Box 2-1/8" Deep	10	EA	4.50	\$0.90	EA	\$9
4" Square Blank Cover	10	EA	1.00	\$0.23	EA	\$2
Existing Building - Working Conditions	1	EA	18.00		EA	



Security Operations Group International

428 Havasu Point
Spring Branch, TX 78070
(800) 462-0041

October 20, 2023

Project: Collin County Adult Detention Center – PR18 Breakdown Rev

Company Information:

At Security Operations Group International (SOG-I), we design, install, monitor and service integrated access control, video surveillance, intrusion detection, fire detection and mass notification systems for commercial, government and institutional clients. Our goal is simple, with every action SOG-I strives to be the "Go To, Get It Done Provider" of choice for domestic and international clients. Our vision is to provide are a lean, value added firm that our clients can rely on for years to come.

SCOPE OF WORK

SOG-I will provide the fire system as per the scope of work contained within. We have reviewed the base drawings and developed a plan for the fire system needs based on occupancy expectations. The scope, as per the documents in our possession, is as follows:

PR18 is adding a smoke detector at each side of a new doorway. SOG-I shall install in conduit furnished by others – smoke detector on each side of the new door. These devices shall be tied into the existing circuit in that area.

Signaling Line Circuits (SLC) shall be wired as Class-B, notification appliance circuits (NAC) shall be wired as Class-B, and initiating circuits (IDC) shall be wired as Class-B.

INCLUSIONS

1. Wire/Cable (FPLP) installation on J-Hooks.
2. Panel (headend) terminations.
3. Field device mounting and termination.
4. Engineering/Drafting/Coordination.
5. One fire Alarm Permit.
6. Material and equipment required.
7. Testing.
8. One Final Inspection/Certification
9. Operation/Maintenance Manuals and As-Built Drawings.

EXCLUSIONS

1. All supply voltages above 30 volts AC/DC including 120VAC supply circuits.
2. Voice Evac type system.
3. Installation of SOG-I provided Duct Detectors. Installation will be by Mechanical Contractor.
4. Phone lines to Fire Panel, two necessary, if monitoring required.
5. Knox Box, provision/installation.
6. Attendance to Daily or Weekly Job Site Meetings unless crews are on site and are required to attend.
7. Conduit/raceway system: including, but not limited to; junction boxes, pull boxes, ladder tray,

wire-ways, stub-ups, sleeves, ceiling grid backboxes, fire caulking, conduit layout, mounting of special back-boxes or enclosures (speaker boxes, Hoffman boxes, etc.), design as defined by NEC and project specifications. SOG-I will, however, assist electrician by detailing proper device rough-in, placement, and wiring requirements for all SOG-I supplied material.

8. Two hour rated cable.
9. Cost of random Drug Testing or Screening.
10. Full time Project Management or Field Superintendent on Job Site.
11. Temporary power, lighting, site water, trash removal.
12. Security caulking, grouting, fire wall penetration patching.

PROJECT TIMING AND DELIVERY

SOG-I will provide the submittal package within 6 weeks after receiving authorization, unless delayed by lack of provided information necessary to complete a proper submittal.

WARRANTY

Warranty - Parts and Labor, One Year.

COST ANALYSIS

2 SIGA-OSD	\$	120.22	\$	240.44
2 SIGA-SB4	\$	19.62	\$	39.24
2 SIGA-GRD	\$	70.95	\$	141.90
1 Shipping	\$	35.00	\$	35.00
1 Cable - Lot	\$	125.00	\$	125.00
1 Misc- GC	\$	25.00	\$	25.00
4 Hours - Programming Labor	\$	85.00	\$	340.00
8 Hours - Installation (2 techs- 4hrs)	\$	75.00	\$	600.00
2 Hours - Engineering Mods (Min)	\$	250.00	\$	500.00

OH - 10% 5%		\$ 2,046.58	✓
Profit - 10% 5%		\$ 204.66	
	<i>Grand Total</i>	\$ 2,251.23	
	<i>\$ 2,251.23</i>	\$ <u>225.12</u>	
		\$ <u>2,476.36</u>	

BONDS/TAXES/FREIGHT: This price does not include a bond or bond premium. SOG-I can provide a bond if required for an extra fee. Tax on Material included, if applicable. Freight is included in the price above. All prices are in US dollars.

PRICING GUARANTEE: Because of conditions beyond our control, this quotation is effective for period of (30) days from the date above. Terms of payment are net thirty (30) days from invoice.



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 #: 011

RFCO Date: August 21, 2023

DESCRIPTION	AMOUNT
<i>PR 18 - Install CMU at Door D4001A including fur outs on both doors. Tooth in walls at existing door once door, wall and fur outs are removed. Includes CMU, mortar, grout, rebar, wire, HMF installation (frame provided by others), rub walls, clean up of masonry debris. Excludes any demo, temporary seal/dust barrier at either side of the corridor, anything not mentioned in inclusions.</i>	
Material:	\$ 1,818.00
Labor:	\$ 4,547.00
Equipment:	\$ 1,190.00
Subtotal:	\$ 7,555.00
OH & P:	\$ 756.00
TOTAL	\$8,311

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

8,310.50



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

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

RFI #166: Existing Building Scope Clarifications

Status	Open		
To	Michael Woods (Brinkley Sargent Wiginton Architects)	From	CJ Perry (Ratcliff Constructors, LP) 4200 Beltway Drive Addison, Texas 75001
Date Initiated	Jun 26, 2023	Due Date	Jul 3, 2023
Location		Project Stage	
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), Zach Reynolds (Ratcliff Constructors, LP), Shane Worley (Ratcliff Constructors, LP)		

Activity

Question **Question from CJ Perry Ratcliff Constructors, LP on Monday, Jun 26, 2023 at 10:52 AM CDT**
 See attached photos, sketch, and narrative concerning additional scope needed in the existing building. It is our understanding that additional scope will be detailed in forthcoming PR.

Attachments
[CCADF -RFI - work needed at existing building .msg](#), [CCADF - RFI - work needed in existing building .msg](#)

Official Response **Response from Michael Woods Brinkley Sargent Wiginton Architects on Monday, Jul 10, 2023 at 02:09 PM CDT**
 We take no exception to this work outlined in this RFI. If the doors and hardware can be salvaged, then do so, otherwise replace as needed. Coordinate and schedule this work closely with Owner/Operations.

All Replies **Response from CJ Perry Ratcliff Constructors, LP on Tuesday, Jul 11, 2023 at 02:58 PM CDT**
 Per email correspondence on 7/10/23 with Michael Woods and Chris Perry, BSW will issue a formal PR to detail added scope in the existing building for pricing exercise.

Response from Michael Woods Brinkley Sargent Wiginton Architects on Monday, Jul 10, 2023 at 02:09 PM CDT
 We take no exception to this work outlined in this RFI. If the doors and hardware can be salvaged, then do so, otherwise replace as needed. Coordinate and schedule this work closely with Owner/Operations.