



PCO #098

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 #098: Boiler Regulators & Solenoid

TO: Collin County
FROM: Ratcliff Constructors, LP
PCO NUMBER/REVISION: 098 / 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: 4/4 /2024
REFERENCE:
PRIME CONTRACT CHANGE ORDER:
FIELD CHANGE: No
ACCOUNTING METHOD: Amount Based
LOCATION:
PAID IN FULL: No
SCHEDULE IMPACT:
TOTAL AMOUNT: \$4,719.16

POTENTIAL CHANGE ORDER TITLE: Boiler Regulators & Solenoid

CHANGE REASON: Allowance

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

Provide for additional materials, labor, and equipment required to add regulators and a solenoid to the boilers. Existing regulator for gas boilers to be removed and transmitted to Collin County. Power for the solenoid shall be connected to LC-59 per Engineer. See backup.

ATTACHMENTS:

Table with 4 columns: #, Cost Code, Description, Type, Amount. Rows include plumbing alt, bonds, and fee, with a subtotal and grand total of \$4,719.16.

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 of Michael Woods, dated 4-5-2024

Signature line for Collin County representative

Signature of CJ Perry, dated 4/4/24

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 #
4/2/2024	10445

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

Project
22121 - Ratliff - Co...

Description	Qty	Total
Rework Gas to 2 - HVAC Boiler for Individual Regulators	1	1,171.50
4 - 2 x 1 1/4 Reg		
4 - 2 x Close Nipples		
4 - 1 1/4 x 6 Nipples		
4 - 1 1/4 x 3 Nipple		
Labor 6 Hours		
Labor - 900.00		
Materials - 165.00		
POH 106.50		
Rework Gas to Water Heaters for Individual Regulators	1	1,380.22
2 - 1" Regulators		
2 - 1 1/2 x 1 Bell Reducer		
2 - 1 1/2 x Close Nipples		
2 - 1 x 8 Nipples		
2 - 1 x 6 Nipples		
2 - 1 x 4 Nipples		
Labor 6 Hours		
Labor - 900.00		
Materials - 354.75		
POH 125.48		
Collin County Detention Center Phase I Addition	<b>Total</b>	

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 #
4/2/2024	10445

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
Supply and Install Solenoid Shut off for Gas System	1	1,685.47
Labor - 4 Hours		
Labor - 600.00		
Mateirals 932.25		
POH 153.22		
Collin County Detention Center Phase I Addition	<b>Total</b>	\$4,237.19

## Chris Perry, Jr.

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**From:** Jason Mansur <JMansur@md-eng.com>  
**Sent:** Thursday, April 4, 2024 9:58 AM  
**To:** Brad Harris; Michael Woods; Michael Smith; mdengca  
**Cc:** Bill Burke; BSW Tracy Wilson; Chris Perry, Jr.; Shane Worley; Jason Crawford  
**Subject:** RE: CCADF - Regulators/Solenoid PCO

The solenoid can be connected to LC-59. That is how we would normally circuit it. We would add it to the mixing valve and recirc pump.

Jason Mansur | **MD Engineering**  
Texas Registered Engineering Firm F-7489  
1255 W 15<sup>th</sup> Street, Suite 300  
Plano, Texas 75075

469.284.9678 Direct  
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**\*\*For Construction Administration items and questions please send all correspondence to [mdengca@md-eng.com](mailto:mdengca@md-eng.com).\*\***

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**From:** Brad Harris <bjharris@co.collin.tx.us>  
**Sent:** Thursday, April 4, 2024 9:24 AM  
**To:** Michael Woods <mwoods@bsw-architects.com>; Jason Mansur <JMansur@md-eng.com>; Michael Smith <msmith@md-eng.com>; mdengca <mdengca@md-eng.com>  
**Cc:** Bill Burke <bburke@co.collin.tx.us>; Brad Harris <bjharris@co.collin.tx.us>; BSW Tracy Wilson <twilson@bsw-architects.com>; Chris Perry, Jr. <cj.perry@ratcliffconstructors.com>; Shane Worley <Shane.Worley@ratcliffconstructors.com>; Jason Crawford <Jason.crawford@ratcliffconstructors.com>  
**Subject:** RE: CCADF - Regulators/Solenoid PCO  
**Importance:** High

Michael,

Can the electrician use an existing receptacle/circuit in the Boiler Room? This device appears to have a very low power draw. See attached spec sheet.

AGS Mini Merlin – AGSCH4CO  
Power Supply 100-120VAC, 50-60Hz  
Current Consumption **3W Max**

PLUMBING EQUIPMENT SCHEDULE



PLUMBING EQUIPMENT SCHEDULE						
ITEM	DESCRIPTION	PH	HP (A)	CIRCUIT	CB	W
B-1	BOILER	120.1	150	11-13	20.1	24
B-2	BOILER	120.1	150	11-13	20.1	24
B-3	BOILER	120.1	150	11-13	20.1	24
B-4	BOILER	120.1	150	11-13	20.1	24
SP-1	SUMP PUMP	120.1	1.2	1A-17	20.1	24
TM-1	THERMOSTAT MIXING VALVE	120.1	10	11-14	20.1	24
RP-1	REFILL PUMP	120.1	1.2	11-14	20.1	24
WS-1	WATER SOFTENER	120.1	2.5	1B-11	20.1	24
FP-1	FIRE PUMP	480.3	50	POWERED FROM UTILITY TRANSFORMER (DIAGRAM)		
JP-1	JURKEY PUMP	480.3	1	POWERED FROM UTILITY TRANSFORMER (DIAGRAM)		
BP-1	BOOSTER PUMP	208.3	5	1B-14/15	30.1	24
OI-1	OIL INTERCEPTOR ALARM	120.1	10	1A-15	15.1	24

PART 2 - PRODUCTS

2.1 CONDENSING GAS FIRED STORAGE WATER HEATER

COMMERCIAL GAS DOMESTIC WATER HEATER 22 34 36 - 3

**R. For units exceeding 200,000 BTU per hour or nominal water capacity exceeding 120 gallons, A CO detector with manual reset must be interlocked to the burner controls of the unit and monitored by the fire control panel.**

1. The carbon monoxide detector and boilers shall be interlocked to disable the burners when the measured level of CO rises above 50ppm.
2. The CO detector shall disable the burners upon loss of power to the detector.
3. The CO detector shall be calibrated in accordance with the manufacturer's recommendations or every eighteen months after installation of the detector. A record of calibration shall be posted at or near the boiler or be readily accessible to an inspector.
4. Approved Carbon Monoxide Detector.
  - a. AGS Mini Merlin – AGSCH4CO

This PCO response is critical for the boiler inspection.

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](mailto:bjharris@co.collin.tx.us)

From: Chris Perry, Jr. <[cj.perry@ratcliffconstructors.com](mailto:cj.perry@ratcliffconstructors.com)>

Sent: Wednesday, April 3, 2024 8:40 AM

To: Jason Mansur <[JMansur@md-eng.com](mailto:JMansur@md-eng.com)>; Michael Smith <[msmith@md-eng.com](mailto:msmith@md-eng.com)>; [mwoods@bsw-architects.com](mailto:mwoods@bsw-architects.com)

Cc: Bill Burke <[bburke@co.collin.tx.us](mailto:bburke@co.collin.tx.us)>; Brad Harris <[bjharris@co.collin.tx.us](mailto:bjharris@co.collin.tx.us)>

Subject: CCADF - Regulators/Solenoid PCO

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Jason,

Per our call, attached is the pricing we reviewed with the plumber. Please confirm the solenoid for the gas shut off should be in the off position. Additionally, please confirm power requirements and circuitry for the solenoid for electrical pricing. We are trying to get this PCO included in the next Owner Change Order package.

Thank you,

**Christopher Perry Jr.**

Project Manager | Ratcliff Constructors, L.P.



4200 Beltway Drive, Addison Tx 75001

972-432-9969 Office | 469-855-7192 Cell

[cj.perry@ratcliffconstructors.com](mailto:cj.perry@ratcliffconstructors.com)