



**PCO #099**

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 #099: RFI #281 Cores Needed for Airflow in Pods A & C**

<b>TO:</b>	Collin County 4600 Community Avenue McKinney Texas, 75071	<b>FROM:</b>	Ratcliff Constructors, LP 4200 Beltway Drive Addison Texas, 75001
<b>PCO NUMBER/REVISION:</b>	099 / 0	<b>CONTRACT:</b>	1 - Collin County Adult Detention Facility, Phase 1 Addition Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	CJ Perry (Ratcliff Constructors, LP)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	4/15 /2024
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	
<b>FIELD CHANGE:</b>	No	<b>ACCOUNTING METHOD:</b>	Amount Based
<b>LOCATION:</b>		<b>PAID IN FULL:</b>	No
<b>SCHEDULE IMPACT:</b>		<b>TOTAL AMOUNT:</b>	\$15,314.05

**POTENTIAL CHANGE ORDER TITLE:** RFI #281 Cores Needed for Airflow in Pods A & C

**CHANGE REASON:** Design Development

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

**RFI #281 Cores Needed for HVAC Airflow in Pods A & C**

Provide for additional materials, labor, and equipment required to core holes in the soffit area of the dormitories in Pods "A & C" to allow for airflow not detailed in the contract documents as discussed at the coordination meeting and site walk on 4/1/24 with Collin County and MEP Engineer. See backup.

**ATTACHMENTS:**

#	Cost Code	Description	Type	Amount
1	23-100 - HVAC	HVAC Cores	Subcontractor	\$ 13,750.00
2		Ratcliff Bonds (1.25%)		\$ 171.87
3		Ratcliff Fee (10.00%)		\$ 1,392.18
<b>Subtotal:</b>				\$15,314.05
<b>Grand Total:</b>				\$15,314.05

**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

*Michael Woods* 4-15-2024  
 \_\_\_\_\_  
 SIGNATURE DATE

*Ch Perry* 4/15/24  
 \_\_\_\_\_  
 SIGNATURE DATE



**CLIMATE PROS**

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**April 5, 2024**

**Quote #:** 1302506

**Bill To:** Ratcliff Constructors, LP  
4200 Beltway Drive  
Addison, TX 75001

**Servicing:** Collin County Adult Detention  
Facility

**Dear Ratcliff Constructors, LP**

We are pleased to provide the following proposal. We appreciate the opportunity to provide you with a quote.

**SCOPE:**

Core Drill holes for Pod A and C

Labor-Core drill 20 holes 8" clean up slurry and power wash walls	<b>\$9,900.00</b>
Material-Scissor lift/scaffold. Core rig. Core bits. Power Washer. Misc bolts.	<b>\$3,850.00</b>
Tax	<b>\$0.00</b>

Thirteen Thousand Seven Hundred Fifty Dollars

**\$13,750.00**

If you have any questions, please do not hesitate to call me.

Sincerely,

**Tod McElduff**  
**HVAC Manager - Texas**  
**903-736-5623**

Please Sign for Acceptance

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Standard Terms, Conditions of Sale, and Warranty**

**Payment Terms:**

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Climate Pros • 55 N Brandon Dr • Glendale Heights, IL 60139  
Phone: (888) 463-8159 Fax: (888) 463-5605  
[www.climateprosinc.com](http://www.climateprosinc.com)



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 Facility, Phase 1 Addition**  
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## RFI #281: Furdawn Grills in Level 1 Pod A and Pod C .

**Status** Open

**To** Michael Woods (Brinkley Sargent Wiginton Architects)  
 Jason Mansur (MD Engineering, LLP - MEP Engineer)

**From** Zach Reynolds (Ratcliff Constructors, LP)  
 4200 Beltway Drive  
 Addison, Texas 75001

**Date Initiated** Mar 7, 2024 **Due Date** Mar 14, 2024

**Location** **Project Stage**

**Cost Impact** **Schedule Impact**

**Spec Section** **Cost Code**

**Drawing Number** **Reference**

**Linked Drawings**

**Received From** Frank Arriaga (Climate Pros)

**Copies To** Jason Crawford (Ratcliff Constructors, LP), CJ Perry (Ratcliff Constructors, LP), Shane Worley (Ratcliff Constructors, LP)

### Activity

**Question** **Question from Zach Reynolds Ratcliff Constructors, LP on Thursday, Mar 7, 2024 at 11:31 AM CST**  
 Page M211 shows SR1 type gills to be installed in a fur down along the back wall of the dormitories. The contract documents don't show any ductwork to be attached, plans do not show detail.

**Official Response** **Response from Jason Mansur MD Engineering, LLP - MEP Engineer on Thursday, Mar 14, 2024 at 09:17 AM CDT**  
 These areas are being utilized as a plenum.  
 - In 2124 Janitor there is a 8x8 duct tapping into the soffit to pull air from the space.  
 - In 2110 Storage there is a 6x8 duct tapped into the soffit to pull air from that space.

**All Replies** **Response from Jason Mansur MD Engineering, LLP - MEP Engineer on Thursday, Mar 14, 2024 at 09:17 AM CDT**  
 These areas are being utilized as a plenum.  
 - In 2124 Janitor there is a 8x8 duct tapping into the soffit to pull air from the space.  
 - In 2110 Storage there is a 6x8 duct tapped into the soffit to pull air from that space.

Job No. 1210677  
 Job Name Collin County – Adult Detention Facility Ph1  
 Location Collin County

## DEFICIENCY RESOLUTION LOG

### LOG #8

Updated as of: March 22, 2024

Engineered Air Balance Co., Inc.  
 3309 Matrix Dr.  
 Richardson, Tx 75082  
 Office : 972-818-9000

Item #	Date	Initiator	Equipment Tag	Description	Responsible Party (R.P.)	R.P. Date Complete	R.P. Response / Resolution Status	EAB Date Back Checked
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63	2-28-24	ZV	Level 1 Dormitory	<p>The following rooms located in 2101-Bayroom / Dining / TV have a grille installed at the fur down and are marked SR1'-6" x 6" with an arrow that indicates exhaust or return airflow. There is no design CFM associated with this grille. Due to the Dormitory walls being flush with the exterior wall there is no means of airflow to exit the room. Need clarification from MD Engineering on the design intent for these grilles.</p> <ul style="list-style-type: none"> <li>• Dormitory-2111 (EF-6)</li> <li>• Dormitory-2113 (EF-6)</li> <li>• Dormitory-2117 (EF-6)</li> <li>• Dormitory-2118 (EF-6)</li> <li>• Dormitory-2119 (EF-6)</li> <li>• Dormitory-2121 (EF-6)</li> <li>• Dormitory-2122 (EF-6)</li> <li>• Dormitory-2123 (EF-6)</li> <li>• Dormitory-2125 (EF-6)</li> <li>• Dormitory-2311 (EF-7)</li> <li>• Dormitory-2312 (EF-7)</li> <li>• Dormitory-2313 (EF-7)</li> </ul> <p>Note: Dormitory-2111, 2113 and 2117 are served by EF-6 and Note 12 states to balance exhaust damper to 120 CFM. Given that each dorm room doesn't have an individual damper to balance each room to 40 CFM nor an open chase for flow to each dorm. We will be limited to balancing flow to 120 CFM utilizing the damper in Dormitory-3102 before the drop down to level 1</p> <p>Note: Dormitory-2118, 2119, 2121, 2122, 2123 and 2125 are served by EF-6 and Note 13 states to balance exhaust damper to 240 CFM. Given that each dorm room doesn't have an individual damper to balance each room to 40 CFM nor an open chase for flow to each dorm. We will be limited to balancing flow to 240 CFM utilizing the damper in Janitor-3115 before the drop down to level 1</p> <p>Note: Dormitory-2111, 2112 and 2113 are served by EF-7 and Note 14 states to balance exhaust damper to 120 CFM. Given that each dorm room doesn't have an individual damper to balance each room to 40 CFM nor an open chase for flow to each dorm. We will be limited to balancing flow to 120 CFM utilizing the damper in IT-2017 before the drop down to level 1</p>	MD Engineering		<p>Jason Mansur            Response –            Balance each to (60            CFM) Reference            NBS 12 on M221            3-11-24</p> <p>Need clarification            from Jason Mansur            if 60 CFM is            required per dorm            or to use the            required CFM at            each drop divided            by the number of            Dorms associated            to Exhaust Fan.</p>	