



CONSTRUCTION SERVICES

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April 22, 2024

Mr. Michael Woods
BSW Architects
5000 Quorum Drive
Suite 600
Dallas, TX 75254

Re: Collin County Medical & Mental Health

Subject: CO #003 – Conduit Relocation for Alt 9 (RFI #008)

Michael,

Please find the pricing attached for SEDALCO Change Proposal #CO-003. This cost is associated with the installation of conduit and wiring for power to the existing jail. The original Contract Documents called for 300' of conduit to be installed for both power and data with the existing wiring to be reused under Alternate 9. It is SEDALCO's understanding based on conversations with the MEP Engineer and the County, that the intent of the scope was to install the 300' of conduit adjacent to the existing conduit, tap into the existing conduit, disconnect the existing medium voltage cable, and repull it through the new conduit and terminate. SEDALCO and their subcontractors conducted an investigation into the existing conduit and cabling and have found that the work outlined in Alternate 9 would have to be modified due to several risks.

The first risk that was assessed was the possibility of damaging the existing wire due to the age of the wire and scope of disconnecting and reconnecting it. The medium voltage cabling powering the existing jail typically has a life span of 25-30 years if undisturbed, but this life span can be diminished if the cable is worked on. From the research done it appears this wiring was installed sometime around 1997 which would put it in that 25-30 year window. If the cable was disconnected, pulled back to the new conduit relocation, repulled, and terminated per the scope noted in Alternate 9 there is a high likelihood that it would be damaged and would leave the jail without permanent power indefinitely until new wire could be installed which according to the electrician could be multiple weeks. This would cause the County to have an additional cost in fuel for their generators to power the jail.

A second risk in performing the original scope of work would be the safety and constructability aspects. Working against a live 25 KVA line would be extremely dangerous, and at some point, would lead to a shutdown of at least 7 days to turn off the power, tap into the existing duct bank, repull the wire, and then terminate. Once again leading to extended costs for the County on fuel for the generators. The Contract Documents also show the wires to be pulled into a room which is designed as an electrical vault; however, this room cannot be constructed until the foundations are poured which will be well after the power is restored. This would lead to live 25 KVA power being exposed throughout the construction process until the room could be built.

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The final risk assessed for the original option to reuse existing conduit is the proximity of the conduit to the new foundations for the existing Sally Port area. SEDALCO has performed an overlay of the as-builts provided by the County of the routing of the existing conduits, and they fall very close to the new piers shown in this area. Since demolishing the slab of the existing Sally Port to confirm the exact location of the conduits is not an option, there is no guarantee that they will fall outside of the footprint of the piers. If the conduit were to be in line with one or multiple piers once drilling began, the need to reroute conduit and pull wire will still be present. This would stop the project and lead to an extended delay and all the costs associated with that delay.

The removal of this conduit is essential to the project schedule as the excavation for the foundation of the building cannot be completed until a solution is reached. In our opinion, the cost noted below to reroute the conduit and pull new wire is not only a safer option, but ultimately would be more cost effective due to the material, labor, and extended general conditions items that would have to be factored in should SEDALCO encounter any of the risk mentioned above.

The cost for this change is **\$226,563.16**. Upon acceptance of this proposal, please issue a Change Order to the Contract to reflect the added cost.

Please call or email should you have any questions.

Sincerely,

Will Burgess
Project Manager

Approved by:



Architect – BSW

4-26-2024

Date

Approved by:



Owner – Collin County

4/30/24

Date



Proposed Change Request
CO - 3

ISSUED TO: Collin County
2300 Bloomdale Road, Suite 3160
McKinney, TX 75071

4/19/2024

ATTENTION:

PROJECT: Collin County Mental Health Expansion

PROJECT NUMBER: 24546.

DESCRIPTION: RFI-008: Conduit Relocation for Alt 9
The bid documents called to include 300 of conduit for the power and fiber relocation for Alternate 9 if the duct bank interfered with the digging and forming of the building foundations. SEDALCO and their subcontractors have confirmed this will occur, but the electrical subcontractor is unable to reuse the existing wire and noted in the Contract Documents due to the safety risk and the concern that reusing the existing wire may not be feasible due to the age of the wire. The risk of hitting existing conduit and damaging the wire, and the possibility of damaging the wire as it is disconnected and repulled is high and would cause long term use of the facility generator until new wire is purchased and installed.

Work Description

Electrical
Saw Cutting & Concrete Replacement
Insurance & Builder's Risk
Change Order

EXTENSIONS			
A	B	C	D
Material	Labor	Equipment	Sub/Supplier
			191,108.00
4,700.00			
10,158.51			
14,858.51	0.00	0.00	191,108.00
A	B	C	D

APPROVED TO PROCEED BY:

SIGNATURE

PRINTED NAME, TITLE

Line 1: Total of Columns A + B + C + D **\$205,966.51**

Line 2: Total From Markups & Add-Ons **\$20,596.65**

Line 3: Total Change Request Amount..... \$226,563.16

TIME EXTENSION.... 0 calendar days

SEDALCO RESERVES THE RIGHT TO REQUEST A COMPENSABLE TIME EXTENSION SHOULD IT BECOME NECESSARY TO EXTEND THE SCHEDULED COMPLETION DATE AS A RESULT OF THIS CHANGE

Collin County Mental Health Expansion (24546)

4300 Community Avenue
McKinney, Texas 75071

008 - Electrical & Fiber Rerouting - Ref. Alternate 9

Subject

Electrical & Fiber Rerouting - Ref. Alternate 9

Status

Open ●

Discipline

Electrical

Importance

Normal

Location

Created On

3/19/2024

Due Date

3/26/2024

Date Resolved

Author

David Gameiro
Sedalco, Inc

Resolved By

QUESTION David Gameiro on 3/19/2024 01:46 PM

Per Alternate 9, we are required to relocate the electrical and fiber service to the existing building would interfere with the basement. While coordinating routing with the subcontractor, we abandoned the initial approach to go under the basement and tie to existing conduit located under the sallyport. That has been assessed to be too risky for a 24-hour facility.

So, we are proposing the routing as per the attached drawing. If that routing is acceptable, we will proceed with developing shop drawings to detail it out further.



File

00120240313_1355.
David Gameiro

ASSIGNMENTS

Jason Mansur (MD Engineering) Due On 3/26/2024

David Gameiro (Sedalco, Inc) Done On 3/19/2024

william hall (Sedalco, Inc) Done On 3/19/2024

Michael Woods (Brinkley Sargent Wiginton Architects, Inc.) Due On 3/26/2024

COLLIN COUNTY ADF - PHASE II, MEDICAL/MENTAL

PROJECT INFORMATION

PROJECT NO: 2019-001
 PROJECT NAME: COLLIN COUNTY ADF - PHASE II, MEDICAL/MENTAL
 PROJECT LOCATION: 4300 COMMUNITY AVE, MCKINNEY, TX 75071
 PROJECT OWNER: COLLIN COUNTY
 PROJECT ARCHITECT: BRINKLEY SARGENT WIGINTON ARCHITECTS
 PROJECT ENGINEER: BRINKLEY SARGENT WIGINTON ARCHITECTS
 PROJECT DATE: 08/2019

CODE INFORMATION

APPLICABLE CODES:
 INTERNATIONAL BUILDING CODE (IBC) 2015
 INTERNATIONAL FIRE CODE (IFC) 2015
 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) 2015
 INTERNATIONAL ELECTRICAL CODE (IEC) 2014

ADDITIONAL CODES:
 COLLIN COUNTY ORDINANCES
 TEXAS STATE CODES

ENERGY CODE

APPLICABLE ENERGY CODES:
 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

ENERGY RATING SYSTEM:
 ENERGY STAR
 LEED

FIRE DEPARTMENT ELEVATOR COMMENTS

1. ELEVATOR SHAFTS SHALL BE PROTECTED BY 2-HOUR FIRE RESISTANT WALLS AND DOORS.
 2. ELEVATOR LANDING DOORS SHALL BE PROTECTED BY 1-HOUR FIRE RESISTANT WALLS AND DOORS.
 3. ELEVATOR HOISTWAYS SHALL BE PROTECTED BY 2-HOUR FIRE RESISTANT WALLS AND DOORS.
 4. ELEVATOR MACHINE ROOMS SHALL BE PROTECTED BY 2-HOUR FIRE RESISTANT WALLS AND DOORS.
 5. ELEVATOR COUNTERWEIGHTS SHALL BE PROTECTED BY 2-HOUR FIRE RESISTANT WALLS AND DOORS.
 6. ELEVATOR CARS SHALL BE PROTECTED BY 1-HOUR FIRE RESISTANT WALLS AND DOORS.
 7. ELEVATOR CARS SHALL BE PROTECTED BY 1-HOUR FIRE RESISTANT WALLS AND DOORS.
 8. ELEVATOR CARS SHALL BE PROTECTED BY 1-HOUR FIRE RESISTANT WALLS AND DOORS.
 9. ELEVATOR CARS SHALL BE PROTECTED BY 1-HOUR FIRE RESISTANT WALLS AND DOORS.
 10. ELEVATOR CARS SHALL BE PROTECTED BY 1-HOUR FIRE RESISTANT WALLS AND DOORS.

FD FIRE PROTECTION STANDARD COMMENTS

1. ALL FIRE PROTECTION SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 70, 72, 101, 136, 137, 138, 139, 140, 142, 143, 144, 145, 146, 147, 148, 149, 150, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



1 LEVEL 0 - CODE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

NOTE: PRINT THIS SHEET IN COLOR



HUMPHREY & ASSOCIATES INC.

Putting our Brand of Excellence on Projects Since 1977

4/19/24

Will Burgess
Sedalco Construction Services
4100 Fossil Creek Blvd.
Fort Worth Tx. 76037

Reference: **Collin County Jail Medical / Mental Expansion**

Subject: **Electrical Proposal – MV & Tele/Data conduit relocation for basement**

Inclusions and Assumptions

We have included the following:

1. Credited Alt #9 (Allowance held to lower the MV and Tele/Data conduits)
2. Credited MV cable that was going to be pulled between MH #1815 and Sub B.
3. Added Mabak subcontractor to install ductbank in new route.
4. Added MV cable for new length of ductbank.
5. Added cores for MV & Tele/Data ductbanks in manholes since entry direction changed.

Exclusions

The following are excluded:

1. Any work outside listed scope.
2. Warranty of any kind on existing equipment, materials, and installations.
3. Overtime or premium time. All work to be performed during normal working hours (7:00am - 3:30pm, Monday thru Friday).
4. Cutting and patching for electrical rough-in
 - Rooftop material – we have assumed there will be adequate space in the mechanical roof top equipment pitch pockets to install electrical conduit.
 - Existing streets, walkways, curbs, pole bases and building structures.
 - Brick, millwork, paneling, sheetrock, plaster, ceramic tile, carpeting, or any other architectural finishes.



1501 Luna Rd • Carrollton, Texas 75006
(972) 620-1075 Phone • (972) 620-1194 Fax • TECL17692 • TACLA110611C
LonnieM@teamhumphrey.com • www.teamhumphrey.com

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FORT WORTH

YANTIS – EAST TEXAS



Total Price \$191,108.

Pricing Assumptions:

- **Pricing has been based on current copper pricing of \$4.48/lb. Due to the volatility of the construction products market, we reserve the right to revisit final pricing prior to acceptance of a subcontract.**
- Escalation costs have not been included in this proposal. Price valid for (30) days.

We appreciate this opportunity to be of service and look forward to working with you. Call if you have any questions regarding this proposal.

Respectfully submitted,
HUMPHREY & ASSOCIATES, INC.

David Marquez

972-408-6316
Electrical Estimating

Regulated by The Texas Department of Licensing and Regulation
P. O. Box 12157, Austin, Texas 78711
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FORT WORTH

YANTIS – EAST TEXAS

Deduct Items		MATERIAL	LABOR	TOTAL
MH #1815 > MH JAIL SUB B	549.32	49,449.32	208.02	
		\$ 60,300	\$ 8,858	\$ 69,158
ALT #9		\$ 163,849	\$ 32,567	\$ 196,416
TOTAL DEDUCT		\$ 224,149	\$ 41,425	\$ 265,574

New buildout	QUOTED	MATERIAL	LABOR	TOTAL
Mabak (Sub)	\$ 363,225			\$ 363,225
		FEE	10%	\$ 36,323
350 MCM EPR	1950	\$ 40,740	\$ 5,971	\$ 46,710
		FEE	15%	\$ 7,007
Cores	10	\$ 704	\$ 2,268	\$ 2,972
		FEE	15%	\$ 446
TOTAL CHANGE				\$ 456,682

CO ADDER **\$ 191,108**