



4100 Fossil Creek Boulevard • Fort Worth, Texas 76137
817.831.2245 • Fax 817.831.2248
WWW.SEDALCO.COM

May 21, 2024

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

Re: Collin County Medical & Mental Health

Subject: CO #001 – City Civil Revisions (PR #01)

Michael,

Please find the pricing attached for SEDALCO Change Proposal #CO-001. This cost is associated with the installation of various changes made to the Civil scope of work through the permit process with the City of McKinney and the design team as outlined in PR #01. These changes included relocation of the fire riser room, sizing and quantity of utility piping, quantity of sidewalk & paving, and grading changes. Additionally, SEDALCO has included costs for extended general conditions associated with the changes noted in the Pricing Request. A CPM Update and Narrative have been provided with the backup to show additional 22 calendar days being requested.

The cost for this change is **\$309,452.78**. Upon acceptance of this proposal, please issue a Change Order to the Contract to reflect the added cost and time extension.

Please call or email should you have any questions.

Sincerely,

Will Burgess
Project Manager

Approved by: Michael Woods 5-28-2024
Architect – BSW Date

Approved by: _____
Owner – Collin County Date



Proposed Change Request

CO - 1

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

4/29/2024

ATTENTION:

PROJECT: Collin County Mental Health Expansion

PROJECT NUMBER: 24546.

DESCRIPTION: PR-01: City Civil Revisions
 Changes to various Civil items made through coordination with the design team and the City of McKinney to meet their codes.

Work Description

Utilities & Concrete
 Earthwork
 Electrical
 Fire Alarm
 Insurance & Builder's Risk
 General Conditions

EXTENSIONS			
A	B	C	D
Material	Labor	Equipment	Sub/Supplier
			111,137.00
			61,283.75
			5,862.44
			1,261.00
12,879.79			
27,644.36	56,424.68	4,827.68	
40,524.15	56,424.68	4,827.68	179,544.19
A	B	C	D

APPROVED TO PROCEED BY:

 SIGNATURE

 PRINTED NAME, TITLE

Line 1: Total of Columns A + B + C + D **\$281,320.70**

Line 2: Total From Markups & Add-Ons **\$28,132.08**

Line 3: Total Change Request Amount..... **\$309,452.78**

TIME EXTENSION.... **22 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

Daily Cost Analysis

Project: Collin County Medical & Mental Health
 Job #: 24546

Calendar Days

Total Days 1100

	Original Estimate	Daily Cost	Number of Days	Total Cost
SUPERVISION	\$ 2,812,204.00	\$ 2,556.55	22	\$ 56,244.08
OPS/GS/SFTY MGMT/EXPENSE	\$ 305,647.00	\$ 277.86	22	\$ 6,112.94
IT SERVICES	\$ 2,633.00	\$ 2.39	22	\$ 52.66
PROJECT CONTROL SOFTWARE	\$ 94,856.00	\$ 86.23	22	\$ 1,897.12
PRINTING	\$ 5,413.00	\$ 4.92	22	\$ 108.26
INTERNET	\$ 24,703.00	\$ 22.46	22	\$ 494.06
PHONES	\$ 29,153.00	\$ 26.50	22	\$ 583.06
TEMPORARY UTILITIES	\$ 73,692.00	\$ 66.99	22	\$ 1,473.84
OFFICE SUPPLIES	\$ 11,402.00	\$ 10.37	22	\$ 228.04
OFFICE EQUIPMENT	\$ 37,429.00	\$ 34.03	22	\$ 748.58
TEMPORARY TOILET	\$ 67,400.00	\$ 61.27	22	\$ 1,348.00
TEMPORARY FENCE	\$ 35,528.00	\$ 32.30	22	\$ 710.56
JOBSITE CLEANUP	\$ 38,619.00	\$ 35.11	22	\$ 772.38
FIELD OFFICE JANITORIAL	\$ 12,288.00	\$ 11.17	22	\$ 245.76
PROJECT PHOTOS	\$ 6,915.00	\$ 6.29	22	\$ 138.30
OFFICE TRAILER	\$ 241,384.00	\$ 219.44	22	\$ 4,827.68
DRINKING WATER & ICE	\$ 9,501.00	\$ 8.64	22	\$ 190.02
TRUCK EXPENSES	\$ 500,263.00	\$ 454.78	22	\$ 10,005.26
TRAVEL/LODGING/PER DIEM	\$ 135,806.00	\$ 123.46	22	\$ 2,716.12

Totals:

\$ 4,040.76

\$ 88,896.72

2411 - IFC CHANGES (ASI #01)
MCKINNEY CCADF MED & MENTAL (CIVIL CHANGES)

	ITEM DESCRIPTION	ORIG				REVISED				QTY	ITEM	TOTAL
		QTY	UNIT	UNIT PRICE	TOTAL	QTY	UNIT	UNIT PRICE	TOTAL	DELTA	DELTA	
STORM	18" CL III RCP	639	LF	\$ 121.00	\$ 77,319.00	657	LF	\$ 121.00	\$ 79,497.00	18	\$ 2,178.00	
	8' STD CURB INLET	3	EA	\$ 7,529.00	\$ 22,587.00	4	EA	\$ 7,529.00	\$ 30,116.00	1	\$ 7,529.00	
	3' X 3' JUNCTION BOX	0	EA	\$ -	\$ -	1	EA	\$ 4,854.00	\$ 4,854.00	1	\$ 4,854.00	
	STORM TOTAL											\$ 14,561.00
WATER	12" DR-18 PVC	448	LF	\$ 184.00	\$ 82,432.00	363	LF	\$ 184.00	\$ 66,792.00	-85	\$ (15,640.00)	
	8" DR-14 PVC	30	LF	\$ 177.00	\$ 5,310.00	350	LF	\$ 177.00	\$ 61,950.00	320	\$ 56,640.00	
	6" DR-14 PVC	211	EA	\$ 156.00	\$ 32,916.00	138	EA	\$ 158.00	\$ 21,804.00	-73	\$ (11,112.00)	
	12" GATE VALVE	4	EA	\$ 5,013.00	\$ 20,052.00	3	EA	\$ 5,013.00	\$ 15,039.00	-1	\$ (5,013.00)	
	8" DCVA W/ VAULT	0	EA	\$ -	\$ -	1	EA	\$ 48,582.00	\$ 48,582.00	1	\$ 48,582.00	
	P.I.V	0	EA	\$ -	\$ -	1	EA	\$ 7,382.00	\$ 7,382.00	1	\$ 7,382.00	
	REMOVE EXIST FIRE HYDRANT	2	EA	1845	\$ 3,690.00	1	EA	1845	\$ 1,845.00	-1	\$ (1,845.00)	
	PRESSURE & CLORINATION	723	LF	7	\$ 5,061.00	884	LF	7	\$ 6,188.00	224	\$ 1,127.00	
	WATER TOTAL											\$ 80,121.00
SEWER	12" SDR-26 PVC	589	LF	\$ 128.00	\$ 75,392.00	0	LF	\$ 128.00	\$ -	-589	\$ (75,392.00)	
	10" SDR-26 PVC	90	LF	\$ 123.00	\$ 11,070.00	0	LF	\$ 123.00	\$ -	-90	\$ (11,070.00)	
	8" SDR-26 PVC	246	LF	\$ 119.00	\$ 29,274.00	693	LF	\$ 119.00	\$ 82,467.00	447	\$ 53,193.00	
	6" SDR-26 PVC	0	LF	\$ -	\$ -	241	LF	\$ 117.00	\$ 28,197.00	241	\$ 28,197.00	
	4" SDR-26 PVC	66	LF	\$ 102.00	\$ 6,732.00	27	LF	\$ 102.00	\$ -	-39	\$ (6,732.00)	
	24" STEEL CASING BOTOC	80	LF	\$ 1,131.00	\$ 90,480.00	0	LF	\$ 1,131.00	\$ -	-80	\$ (90,480.00)	
	16" STEEL CASING BOTOC	0	LF	\$ -	\$ -	80	LF	\$ 1,114.00	\$ 89,120.00	80	\$ 89,120.00	
	16" STEEL CASING BOC	36	LF	\$ 467.00	\$ 16,812.00	0	LF	\$ 467.00	\$ -	-36	\$ (16,812.00)	
	16" PVC CASING BOC	0	LF	\$ -	\$ -	50	LF	\$ 325.00	\$ 16,250.00	50	\$ 16,250.00	
	6' DIA DROP MANHOLE	3	EA	\$ 36,862.00	\$ 110,586.00	3	EA	\$ 36,862.00	\$ 110,586.00	0	\$ -	
	5' DIA STD MANHOLE	1	EA	\$ 23,048.00	\$ 23,048.00	1	EA	\$ 23,048.00	\$ 23,048.00	0	\$ -	
	10" DOUBLE CLEANOUT	1	EA	\$ 1,713.00	\$ 1,713.00	0	EA	\$ 1,713.00	\$ -	-1	\$ (1,713.00)	
	8" DOUBLE CLEANOUT	1	EA	\$ 1,720.00	\$ 1,720.00	1	EA	\$ 1,720.00	\$ 1,720.00	0	\$ -	
	8" SINGLE CLEANOUT	2	EA	\$ 1,302.00	\$ 2,604.00	0	EA	\$ 1,302.00	\$ -	-2	\$ (2,604.00)	
	6" SINGLE CLEANOUT	2	EA	\$ -	\$ -	3	EA	\$ -	\$ -	1	\$ -	
	4" DOUBLE CLEANOUT	1	EA	\$ 1,720.00	\$ 1,720.00	1	EA	\$ 1,720.00	\$ 1,720.00	0	\$ -	
	INTERIOR COATING (EXISTING MH)	0	VF	\$ -	\$ -	25	VF	\$ 425.00	\$ 10,625.00	25	\$ 10,625.00	
	TV, AIR, MANDREL & VACUUM	991	LF	\$ 1.00	\$ 991.00	961	LF	\$ 1.00	\$ 961.00	-30	\$ (30.00)	
	SEWER TOTAL											\$ (7,448.00)
SITE	9" 3,600 PSI PAVING (TURN LANE)	633	SY	\$ 218.00	\$ 137,994.00	672	SY	\$ 220.00	\$ 147,840.00	39	\$ 9,846.00	
	4" 3,000 PSI SIDEWALK	8,873	SF	\$ 16.00	\$ 141,968.00	8903	SF	\$ 17.00	\$ 151,351.00	30	\$ 1,610.00	
	SIDEWALK THICKENED EDGE	-	LF	\$ -	\$ -	259	LF	\$ 11.00	\$ 2,849.00	259	\$ 2,849.00	
	BARRIER FREE RAMPS	7	EA	\$ 968.00	\$ 6,776.00	8	EA	\$ 968.00	\$ 7,744.00	1	\$ 968.00	
	SITE TOTAL											\$ 15,273.00
MISC	FIRELINE (ENGINEERED DRAWINGS)	1	EA	\$ 4,500.00	\$ 4,500.00	2	EA	\$ 4,500.00	\$ 9,000.00	1	\$ 4,500.00	
	SURVEY / LAYOUT (UTILITIES)	0	LF	\$ 10.00	\$ -	208	LF	\$ 10.00	\$ 2,080.00	208	\$ 2,080.00	
	MAINTENANCE BOND (DELTA ONLY)			\$ -	\$ -	1	LS	\$ 2,050.14	\$ 2,050.14	1	\$ 2,050.00	
	MISC TOTAL											\$ 8,630.00
												\$ 111,137.00



JOB # and NAME	4599 Collin County Health and Mental Facilities				
LOCATION:	McKinney				
DATE:	May 6, 2024				
PCO #	PCO 2 Grading Revisions				

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
10	Survey and Layout	LS	1	\$ 1,600.00	\$ 1,600.00
20	Dirt Excavation	CY	487	\$ 3.00	\$ 1,461.00
30	Rock Excavation	CY	1,271	\$ 8.50	\$ 10,803.50
40	Export Excess Material	CY	2,303	\$ 16.00	\$ 36,848.00
50	Street Sweeping	LS	1	\$ 1,500.00	\$ 1,500.00
60	Mobilization	LS	1	\$ 3,500.00	\$ 3,500.00
	Subtotal				\$ 55,712.50
	OH&P				\$ 5,571.25
	TOTAL				\$ 61,283.75

CLARIFICATIONS: \$ -

SUBMITTED BY: Jonathan Gutierrez APPROVED BY: _____
 Estimator Owner Info

Exclusions:



HUMPHREY & ASSOCIATES INC.

Putting our Brand of Excellence on Projects Since 1977

Fixed Price Proposal

Job date: May. 20, 2024
Quote #: Q15-231143 R3
Page number: 1

Billing address:

Sedalco, Inc.
Attn: Mr. Mark Meil
2554 East Long Ave.
Fort Worth, Texas 76137

Site address:

Attn: Will Burgess
4300 Community Avenue
McKinney, Texas 75071

Work Description

Will Burgess,

Reference - H&A Quote No. - Q15-231143

Job Name - Collin County Mental Health Expansion Rev.#3, PR#1 PIV Valve per City of McKinney Directive

Buy Board Member - Contract # 733-24

We are pleased to submit our proposal for the following scope of work for a sum of:

Labor	\$ 3,734.74
Material	\$ 2,127.70
Subtotal	\$ 5,862.44
Tax	\$.00
Total	\$ 5,862.44

Included:

Our proposal is based on the following scope:

- Furnish and install (200') 3/4" PVC underground conduit, minimum 24" deep with pull string for conductors to be installed by fire alarm contractor.
- Furnish and install Plastic coated GRC bends for above listed conduit per spec.
- Furnish and install Plastic coated GRC stub ups at each end of conduit to tie into fire alarm system enclosures.

Exclusions:

- **We have specifically Excluded the following items (unless listed in scope of work above):**
- Performance and payment bond.
- Waiver of subrogation.
- "All Risk" builders risk insurance fee.
- Utility company charges- permanent or temporary.
- Toilet Facilities
- Jobsite security services.
- Painting or priming of any kind except touch-up.
- Rock excavation unless indicated in test boring logs provided in the bid documents.
- Site survey or compaction testing.
- The furnishing or installation of access doors.
- Cutting or patching of masonry.
- Patching of sheetrock, plaster, ceramic tile, carpeting, etc. We will perform necessary cutting.
- Cutting of millwork, paneling, and other architectural finishes for electrical device rough-in.
- Motor starters for equipment provided by others.
- Temperature control wiring of any kind.
- Any inspection fees.

- All light fixtures shown as existing.
- Concrete installation of any kind.
- Fire alarm system.
- Overtime premium of wages.
- All work is calculated during normal business hours, Monday through Friday 7:00 AM to 3:30 PM.
- Provide and install of all special systems including communications, Safety and security, Access control, intrusion detection, video surveillance, nurse call, intercom, and fire alarm.
- All Permit Required Energized Electrical Work has been excluded from this proposal.

Warranty:

- Warranty on labor shall extend for one year from final electrical inspection.
- Warranty on material varies with manufactures but will not be less than one year.
- No warranty on lamps after final inspection.
- No warranty shall extend to fixtures and equipment furnished by others.
- Warranty does not apply to any portion of the electrical system that is modified by anyone other than Humphrey & Associates, Inc. nor to existing electrical components shown to remain.

Note: Without addressing the validity of a mandatory Covid-19 Vaccination requirements, this note shall serve as notice for cost impact and delay on the project. Covid-19 Vaccination demands (or similar Covid-19 protocol) on Humphrey & Associates, our employees, and our subcontractors and their effect have not been contemplated in the course and scope of this project. If your organization chooses to mandate Covid-19 Vaccines for this project - Please clarify the nature and extent of the mandatory vaccinations required by you so we may advise our employees and our separate contractors, suppliers, or vendors who are required to be present at the jobsite. Please advise if your directives will permit employees with religious, medical exemptions, or previously having contracted the virus to be physically present at the jobsite. Please also provide the manner and detail in which you are requesting that we and each employee provide such disclosures to you so we may be compliant with applicable laws and privacy.

Delay in Delivery: H&A is not to be accountable for the delays in delivery occasioned by act of God, failure of its suppliers to ship or deliver on time, or other circumstances beyond H&A's reasonable control. Factory shipments or delivery dates are the best estimates of our supplier, and in no case shall H&A be liable for consequential or special damage arising from any delay in shipment or delivery.

Qualifications:

All metallic products included in this price are valued (based on current Commodity Pricing) at the time of the bid. An increase in the price of metals between the estimate time and time of official award of the project will require a change in the final price to complete the project.

Price firm for 7 days and based on a mutually acceptable contract.

We sincerely appreciate this opportunity to be of service and hope we are favored with this proposal.

Sincerely,
Humphrey & Associates, Inc.

Approved By: _____

Rodney Wells
Rodney Wells
Project Manager, Denton Branch
Office: 940-387-7137 Ext 4107
Mobile: 940-231-0712
Fax: 940-243-9902
RodneyW@teamhumphrey.com

Date: _____

“Regulated by the Department of Licensing and Regulation”, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov <<http://www.tdlr.texas.gov>> TELC 17692

Net Bid: Humphrey & Associates has considered the cost of our health related insurances, workers' compensation, and general liability insurances, along with any Owner Controlled or Contractor Controlled Insurance Programs in our pricing presented on this project. Whether “fixed price”, “time and material” or “cost plus” - our insurances are considered in our cost offered. Humphrey & Associates excludes any audit and or reconciliation of insurance cost for insurances or labor burden. This exclusion applies to our cost and any subcontractor costs.

2017 H&A SAGE 300 Company

2650 Handley Ederville
Fort Worth, Texas 76118

Job Number #

File #

6092

liability insurances, along with any Owner Controlled or Contractor Controlled Insurance Programs in our pricing presented on this project. Whether "fixed price", "time and material" or "cost plus" - our insurances are considered in our cost offered. Humphrey & Associates excludes any audit and or reconciliation of insurance cost for insurances or labor burden. This exclusion applies to our cost and any subcontractor costs.

Item Description	Qty	Trade	U	Disc	Cost	Adj	Markup	Adj %	Net	Mat \$	Tot. Hrs
3/4" LOCKNUT - STEEL	4	30.03	C	0.00	0.000	0.00	0.000	0.000	30.03	1.20	0.14
3/4" CONDUIT - RMC - GALV PVC CTD	2	627.40	C	0.00	0.000	0.00	0.000	0.000	627.40	12.55	0.18
3/4" ELBOW 90 DEG - RMC - GALV PVC CTD	4	2,078.19	C	0.00	0.000	0.00	0.000	0.000	2,078.19	83.13	2.76
3/4" CONDUIT - PVC40	200	175.86	C	0.00	0.000	0.00	0.000	0.000	175.86	351.72	10.80
3/4" ADAPTER FEM - PVC	6	79.64	C	0.00	0.000	0.00	0.000	0.000	79.64	4.78	0.90
3/4" JET LINE PULL KIT	1	10.00	E	0.00	0.000	0.00	0.000	0.000	10.00	10.00	0.15
TRENCH (6"x 3' DEEP)	200	0.00	E	0.00	0.000	0.00	0.000	0.000	0.00	0.00	12.00
COMPACTION (LINEAR FOOT)	200	0.00	E	0.00	0.000	0.00	0.000	0.000	0.00	0.00	16.00
trencher rental	1	1,185.00	E	0.00	0.000	0.00	0.000	0.000	1,185.00	1,185.00	0.04
Safety Fencing	1	172.00	E	0.00	0.000	0.00	0.000	0.000	172.00	172.00	8.00
Caution Tape Marker	1	29.79	E	0.00	0.000	0.00	0.000	0.000	29.79	29.79	4.00

Totals

\$1,850.17 54.97

Summary

		Total (\$)
Subtotal Material		1,850.17
Material Markup	(@ 15.000 %)	277.53
Crew ST	(54.97 Hrs @ \$32.00)	1,759.04
Foreman	(5.50 Hrs @ \$96.00)	528.00
Labor Burden	(@ 42.000 %)	960.56
Labor Markup	(@ 15.000 %)	487.14
Labor Subtotal		3,734.74

Total

\$5,862.44

Cost Breakdown

	Total (%)	Total (\$)
Material Cost	31.560 %	1,850.17
Labor Cost	55.397 %	3,247.60
General Expenses Cost	0.000 %	0.00
Subcontractors Cost	0.000 %	0.00
Total Cost	86.956 %	5,097.77
Tax Cost	0.000 %	0.00



Submitted: **May 21, 2024**

PROJECT: Collin County / 24546-2.SOGe05.20.24-PR #01
Proposal Scope: FIRE ALARM
Presented to: Sedalco Construction Services / Attn: Will Burgess, Project Manager
817.831.2245 (O) | 817.271.6059 (C) wburgess@sedalco.com

Company Information:

At SOG, 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 Mission is to build customer relationships for life by exceeding expectations today, with the flexibility to enhance their solutions tomorrow.

SCOPE OF WORK as described by & from Will Burgess

Following up on the voicemail I just left you regarding some pricing for fire alarm cabling associated with PR #01. The documents in PR #01 did not show anything for your scope, but after additional conversation with the Architect and Civil Engineer, there is the possibility of a PIV valve being installed outside of the building and I want to make sure we have ourselves covered if it ends up happening. I need a price for 200' of wire and whatever relays or additional accessories you guys will need to be able to tie it into a panel in the riser room. I have the electricians providing a 3/4" conduits for you guys so no need to provide that in your number.

FIRE ALARM

This proposal is based on the information provided, and code minimum requirements. SOG will install a Fire Alarm CT Monitor for PIV requested based on Scope shown above.

INCLUSIONS

1. Wire/Cable and wire/cable installation.
2. Panel (headend) terminations.
3. Field device mounting and termination.
4. Engineering/Drafting/Coordination.
5. Permits.
6. Material and equipment as listed.
7. Testing.
8. Final Inspection/Certification.
9. Operation/Maintenance Manuals and As-Built Drawings.

EXCLUSIONS

1. Conduit/raceway system, including, but not limited to, junction boxes, pull boxes, ladder tray, wire-ways, J hooks, D hooks, conduit layout, mounting of special back-boxes or enclosures (speaker boxes, Hoffman boxes, etc.), design as defined by NEC and project specifications. SOG will, although, assist electrician by detailing proper device rough-in, placement, and wiring requirements for all SOG supplied material.
2. All supply voltages above 30 volts AC/DC including 120VAC supply circuits.
3. Attendance to Daily or Weekly Job Site Meetings unless crews are on site and are required to attend.
4. Two hour rated cable.
5. Flow/Pressure Switches for airflow monitoring.
6. Cost of random Drug Testing or Screening.
7. Full time Project Management or Field Superintendent on Job Site.
8. Temporary power, lighting, site water, trash removal.
9. Security caulking, grouting, fire wall penetration patching.

PROJECT TIMING AND DELIVERY

SOG will provide the submittal package within 10 weeks ARO unless delayed by lack of provided information necessary to complete a proper submittal.

WARRANTY

One-year Parts and Labor

COST ANALYSIS

Material:	\$519.30	
Labor:	\$741.80	
	<i>Fire System Total</i>	<i>\$ 1,261.10</i>

BONDS/TAXES/FREIGHT: This price does not include a bond or bond premium. SOG can provide a bond if required for an extra fee. **Tax is not included.** 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 (45) days from the date above. Terms of payment are net thirty **(30) days** from invoice.

Respectfully,

Tom Taylor

Tom Taylor

BD / Project Support

Cell: 214.534.2002

Email: Tom@SOG-I.net



4100 Fossil Creek Boulevard ▪ Fort Worth, Texas 76137
817.831.2245 ▪ Fax 817.831.2248
WWW.SEDALCO.COM

May 20, 2024

Collin County, Texas
Collin County Commissioners Court
2600 Bloomdale Dr.
McKinney, Texas 75071

VIA: EMAIL

Reference: CCADF Phase II Medical / Mental Health Expansion

SUBJECT: Mid-May – PR#1 2024 CPM Schedule Update

Mr. Dooley,

This report reflects the Critical Path Method (CPM) schedule established after issuance of a Notice-to-Proceed on March 19, 2024. The following narrative details the updates made to our schedule as of May 17, 2024.

Please do not hesitate to contact me if there are any questions regarding the above information.

On Behalf of,
SEDALCO, INC.

Keith Hindt,
Sr. Project Superintendent

Enclosures: CCADF- Mid-May – PR#1 2024 Update - Detailed Bar Chart

cc: Collin County, Texas – David Dooley, Hunter Alley, Sandeep Kathuria
BSW Architects – Micheal Woods
SEDALCO – Will Burgess, Jeremy Smith, Kim Vaughn

File No. 24546.1.13

I. SUMMARY

A. Design Phase

Not Applicable

B. Construction Phase A & B – Medical Mental Health Additions

SEDALCO received a NTP on March 19, 2024, upon completion of the City of McKinney required Pre-Construction meeting held on March 18, 2024. The NTP indicated all work to be completed in 1100 calendar days plus 10 days for Mobilization and requires Phase A & B to have a Substantial Completion date of April 30, 2026, or 772 calendar days. The Building Permit has not been approved by the City of McKinney due to some outstanding issues with the Fire Marshall’s Office. This permit must be approved and issued no later than June 13, 2024, to not delay the schedule.

C. Construction Phase C – Infirmery Renovation

Substantial Completion of Phase A & B allows the commencement of Alternate 4A to take place. Alternate 4A includes the connecting corridor for access to the new Medical/Mental Health Addition. Upon completion of the corridor the County can move into the new addition and Alternate 4 will commence. This portion of work has a required Substantial Completion date of April 3, 2027, per the received NTP or 328 calendar days.

II. MILESTONE ANALYSIS

Act. ID	Milestone	Completion As-Planned	Completion Update #1	Completion Update #2	Completion Update #3
M1000	Notice to Proceed	03/19/24	03/19/24	3/19/24	
M1050	County Move out of Existing Sallyport & Booking	07/31/24	07/31/24	7/31/24	
M1060	Start Phase B	08/01/24	08/01/24	8/1/24	
IN1100	Fire Lane Certification Complete & Approved	08/28/24	08/20/24	9/20/24	
M1100	Permanent Power	11/04/25	12/09/25	12/8/25	
M1130	Full Building Dry-in	11/18/25	12/19/25	12/18/25	
M1120	HVAC Start-up	12/02/25	01/02/26	12/31/25	
IN1020	TCJS Final Occupancy Inspections	04/30/26	6/05/26	6/4/26	

M1020	Substantial Completion Phase A & B	04/30/26	06/05/26	6/4/26	
M1150	Add Alternate 4A (Corridor) Substantial Completion	07/23/26	08/27/26	8/26/26	
M1160	County Move out of Existing Infirmary	08/20/26	09/25/26	9/24/26	
M1070	Start Add Alternate 4 (Infirmary Renovation)	08/21/26	09/28/26	9/25/26	
M1080	Add Alternate 4 Substantial Completion	04/02/27	05/07/27	5/6/27	

III. PROGRESS THIS UPDATE PERIOD

The attached detailed bar chart indicates all activities progressed for the current update period.

IV. ANALYSIS OF CRITICAL PATH/SECONDARY CRITICAL PATH(S), TIME LOST/GAINED, LOGIC CHANGES

A. Critical Path

1. Construction

The critical path is identified in the detailed bar chart as red bars and currently has a float of (-24) working days which equals (-35) calendar days. The critical path runs through the relocation of the existing power and fiber (Alt #9) into foundation of the building, through the structure of the 1300 wing and then transfers to the construction of the CMU in the 1300 wing. From here it moves into the overhead rough-in through all wings into the start-up of HVAC equipment and into finishes in the 1600 wing and TCJS Inspections. Upon approval of the TCJS inspections the critical path moves into Phase C construction (Alt #4).

2. Punch List & Closeout

To be addressed at a later date.

B. Secondary Critical Path

- The secondary critical path has been affected by the release of PR#1 which includes all the City of McKinney comments that were adjusted to allow the release of the Civil Package Permit. This critical path runs through the North side of the project with the installation of the Private and Public Utilities as well as paving the Fire Lane leading to the loading dock. The Secondary Critical Path continues through the demo of the existing fire lane leading to the loading dock and into the utilities and paving of the West Fire Lane running parallel with Community Ave. This work will need to be completed to get approval from the Fire Marshal's Office to go vertical with the building. The Secondary Path currently has a float of (-16) working days or (-22) calendar days.

C. Time Lost/Gained

- The overall schedule has been affected with the added material and work for PR #1 by a total of 22 calendar days. SEDALCO will request these days along with the cost for the extended General Conditions within the pricing for PR#1.

D. Major Logic Changes

- Addition of a new WBS under "SCHEDULE DELAYS & IMPACTS" titled PR #1 (CITY CIVIL COMMENTS).
 - Addition of a new activity SI1000 Receipt of PR #1
 1. This activity was added as a Finish Milestone to indicate the start of the change process.
 2. Added a Successor SI1100 Design Meeting to Confirm Design of Fire Water Line / FDC
 - Addition of a new activity SI1100 Design Meeting to Confirm Design of Fire Water Line / FDC
 1. Added Duration of 1 working day
 2. Added a Successor SI1070 Pricing & Approval by County
 - Addition of a new activity SI1070 Pricing & Approval by County
 1. Added Duration of 21 working days
 2. Added a Successor SI1080 Receipt of Change Order
 - Addition of a new activity SI1080 Receipt of Change Order
 1. Added Duration of 5 working days
 2. Added a Successor SI1090 Order & Deliver New Junction Box and Curb Inlet
 - Addition of a new activity SI1090 Order & Deliver New Junction Box and Curb Inlet
 1. Added Duration of 20 working days
 2. Added a Successor SPH1-1120 Private Underground Utility City Sign-off



Activity ID	Activity Name	Orig Dur.	Rem. Dur.	Start	Actual Start	Finish	Actual Finish	% Comp.	2024												2025												2026												2027											
									Jan	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F	Mar	Apr	M	Jun	Jul	A	S	Oct	N	D	Jan	F												
CCADF-3 PHASE II MEDICAL MENTAL HEALTH EXPANSION		812	769	20-Feb-24 A	20-Feb-24	27-May-27																																																		
CCADF-3.12.2 MILESTONES		812	769	20-Feb-24 A	20-Feb-2	27-May-27																																																		
CCADF-3.12.2 PHASE A & B		603	528	20-Feb-24 A	20-Feb-2	31-Jul-26																																																		
M1140	Issue and Execute Critical Subcontracts	10	0	20-Feb-24 A	20-Feb-2	12-Apr-24 A	12-Apr-2	100%	<ul style="list-style-type: none"> Issue and Execute Critical Subcontracts 																																															
M1010	City of McKinney Permit Approval & Developer Precon	0	0			18-Mar-24 A	18-Mar-2	100%	<ul style="list-style-type: none"> City of McKinney Permit Approval & Developer Precon 																																															
M1000	NTP	0	0	19-Mar-24 A	19-Mar-2			100%	<ul style="list-style-type: none"> NTP, 19-Mar-24 A 																																															
M1070	New Booking / Sallyport Complete	0	0			02-Jul-24*		0%	<ul style="list-style-type: none"> New Booking / Sallyport Complete 																																															
M1050	County Move-out of Existing Booking / Sallyport	20	20	03-Jul-24		31-Jul-24		0%	<ul style="list-style-type: none"> County Move-out of Existing Booking / Sallyport 																																															
M1060	Start Phase B (Admin Clinic Build)	0	0	01-Aug-24				0%	<ul style="list-style-type: none"> Start Phase B (Admin Clinic Build), 01-Aug-24 																																															
M1110	Permanent Power	0	0			08-Dec-25		0%	<ul style="list-style-type: none"> Permanent Power 																																															
M1130	Full Building Dry In	0	0			18-Dec-25		0%	<ul style="list-style-type: none"> Full Building Dry In 																																															
M1120	HVAC Start Up	8	8	19-Dec-25		31-Dec-25		0%	<ul style="list-style-type: none"> HVAC Start Up 																																															
M1020	Substantial Completion Phase A & B	0	0			04-Jun-26*		0%	<ul style="list-style-type: none"> Substantial Completion Phase A & B 																																															
M1030	Administrative Closeout Phase A & B	40	40	05-Jun-26		31-Jul-26		0%	<ul style="list-style-type: none"> Administrative Closeout Phase A & B 																																															
M1040	Final Completion Phase A & B	0	0			31-Jul-26		0%	<ul style="list-style-type: none"> Final Completion Phase A & B 																																															
CCADF-3.12.3 ADD ALTERNATE 4 & 4A		191	191	26-Aug-26		27-May-27																																																		
M1150	Add Alternate 4A (Corridor) Substantial Completion	0	0			26-Aug-26		0%	<ul style="list-style-type: none"> Add Alternate 4A (Corridor) S 																																															
M1160	County Move-out of Existing Infirmary	20	20	27-Aug-26		24-Sep-26		0%	<ul style="list-style-type: none"> County Move-out of Exi 																																															
M1170	Start Add Alternate 4 (Infirmary Renovation)	0	0	25-Sep-26				0%	<ul style="list-style-type: none"> Start Add Alternate 4 (r 																																															
M1080	Add Alternate 4 Substantial Completion	0	0			06-May-27		0%																																																
M1090	Add Alternate 4 Administrative Closeout	15	15	07-May-27		27-May-27		0%																																																
M1100	Add Alternate 4 Final Completion	0	0			27-May-27		0%																																																
CCADF-3.12.1 FINAL TESTING & INSPECTIONS		777	676	28-Mar-24 A	28-Mar-2	06-May-27																																																		
IN1090	City SWPPP Installation Inspection and Approval	0	0			28-Mar-24 A	28-Mar-2	100%	<ul style="list-style-type: none"> City SWPPP Installation Inspection and Approval 																																															
IN1100	Fire Lane Certification Complete and Approved	10	10	09-Sep-24		20-Sep-24		0%	<ul style="list-style-type: none"> Fire Lane Certification Complete and Approved 																																															
IN1050	Final State Elevator Inspection	5	5	03-Apr-26		09-Apr-26		0%	<ul style="list-style-type: none"> Final State Elevator Inspection 																																															
IN1030	Final TAB/Commissioning Report	20	20	10-Apr-26		07-May-26		0%	<ul style="list-style-type: none"> Final TAB/Commissioning Report 																																															
IN1060	Internal TCJS Pre Test	20	20	10-Apr-26		07-May-26		0%	<ul style="list-style-type: none"> Internal TCJS Pre Test 																																															
IN1070	Final Security Electronics Testing	20	20	23-Apr-26		20-May-26		0%	<ul style="list-style-type: none"> Final Security Electronics Testing 																																															
IN1010	Fire Life Safety Inspection	5	5	14-May-26		20-May-26		0%	<ul style="list-style-type: none"> Fire Life Safety Inspection 																																															
IN1040	Final Building Inspection	5	5	21-May-26		28-May-26		0%	<ul style="list-style-type: none"> Final Building Inspection 																																															
IN1110	TAS Inspection	5	5	21-May-26		28-May-26		0%	<ul style="list-style-type: none"> TAS Inspection 																																															
IN1020	TCJS Final Occupancy Inspections	5	5	29-May-26		04-Jun-26		0%	<ul style="list-style-type: none"> TCJS Final Occupancy Inspections 																																															
IN1080	Health Department Inspection	5	5	30-Apr-27		06-May-27		0%																																																
CCADF-3.12.4 PRECONSTRUCTION MEETINGS		450	450	17-May-24		25-Feb-26																																																		
PM1000	Structural Concrete Pre-Con	0	0			17-May-24		0%	<ul style="list-style-type: none"> Structural Concrete Pre-Con 																																															
PM1010	Security & Access Control Pre-Con	0	0			07-Jun-24		0%	<ul style="list-style-type: none"> Security & Access Control Pre-Con 																																															
PM1030	IT/Data Pre-Con	0	0			21-Jun-24		0%	<ul style="list-style-type: none"> IT/Data Pre-Con 																																															
PM1020	Structural Steel & Masonry Pre-Con	0	0			21-Jun-24		0%	<ul style="list-style-type: none"> Structural Steel & Masonry Pre-Con 																																															

█ Actual Level of Effort █ Critical Remaining Work
█ Actual Work ◆ Milestone
█ Remaining Work ▶ summary

