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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