

SEDALCO

CONSTRUCTION SERVICES

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

September 11, 2024

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

Re: Collin County Medical & Mental Health

Subject: CO #025 – Freezing of Hose Bib Line for Demo

Michael,

Please find the pricing attached for SEDALCO Change Proposal CO#025. This cost is associated with the need to freeze an existing water line in order to cut and cap it so the Sally Port can be demolished. During the make safe for the demolition of the Sally Port, a line feeding a hose bib was discovered that did not have an existing valve to be able to close the flow of water and cap it.

The cost for this change is **\$2,161.39**. 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,

David Gameiro
Assistant Project Manager

Approved by:


Architect – BSW

9-11-2024

Date

Approved by:


Owner – Collin County

9/12/2024

Date



Proposed Change Request

CO - 25

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

9/11/2024

ATTENTION:

PROJECT: Collin County Mental Health Expansion

PROJECT NUMBER: 24546.

DESCRIPTION: Freezing of Hose Bib Line for Demo
During the make safe for the demolition of the Sally Port, a line feeding a hose bib was discovered that did not have an existing valve to be able to close the flow of water and cap it. This cost is to freeze that line in order to cut and cap.

Work Description

Plumbing

Insurance & Builder's Risk

Change Order

EXTENSIONS			
A Material	B Labor	C Equipment	D Sub/Supplier
			1,868.00
96.90			
96.90	0.00	0.00	1,868.00
A	B	C	D

APPROVED TO PROCEED BY:

SIGNATURE

PRINTED NAME, TITLE

Line 1: Total of Columns A + B + C + D \$1,964.90

Line 2: Total From Markups & Add-Ons \$196.49

Line 3: Total Change Request Amount..... \$2,161.39

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



LOCHRIDGE PRIEST

HVAC • PLUMBING • ELECTRICAL • BUILDING AUTOMATION • REFRIGERATION

TACLA28343C

M-41036

Price Change Order # **LPPCO-007**

Date: **August 30, 2024**

To: **SEDALCO**
4100 Fossil Creek Blvd.
Fort Worth, TX 76137

Job Name: **Collin County Mental Health**
Expansion

Attn: **Will Burgess**

Job Location: 4300 Community Dr.
McKinney, TX 75071

LP Job #: **FT240021**

Reference: **Additional Pipe Freeze in Sallyport**

Cost for additional freeze of unidentified 3/4" line servicing exterior hose bib in sallyport area that is being demolished for new construction.

Please (add/deduct) the amount below to (install/remove) the items listed in the breakout sheet (attached) as per comments from (GC, Architech, Engineer) to specifications listed. Please note: this changes will not take effect until Lochridge Priest receives a notice to proceed or a Contract Change Order.

Total: **\$1,868.00**

Number of Days Added to Schedule for this work: 1

Exclusions: **Bond, overtime and original contract exclusions.**

By:

Cody Striker
Project Manager

Please Note: Lochridge Priest has the right to reprice this change order in the event that the supplied information is incorrect or differs from the actual field situation.

Lochridge Priest

HVAC & PLUMBING SHORT RECAP				PRINT TIME: 8/30/2024 9:10				
JOB NAME:		Collin County Mental Health Expansion				BID DATE: 8/30/2024		
LOCATION:		4300 Community Dr., McKinney, TX 75071				EST. NO.: 7		
LABOR RATE: \$ 60.00		MAN HRS		EQUIP \$	MAT'L \$	LABOR \$	SUB- MISC	
MCA %: 100%		UNIT HRS	EXT HRS					
P L U M B I N G	QUAN	DESCRIPTION						
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1	20% ADD FOR MED. GAS. PIP	0	0	\$ -	\$ -	\$ -	
	1	10% ADD FOR DOM. WTR. PI	0	0	\$ -	\$ -	\$ -	
	-	TAG & ID	-	0	\$ -	\$ -	\$ -	
	-	TESTING	-	0	\$ -	\$ -	\$ -	
	-	SUPERVISION	-	2	\$ -	\$ 120	\$ -	
	PLUMBING TOTALS			2	\$ -	\$ -	\$ 120	\$ -
P I P I N G	QUAN	DESCRIPTION						
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1		0	0	\$ -	\$ -	\$ -	
	1	10% ADD FOR 1" & DOWN PI	0	0	\$ -	\$ -	\$ -	
	-	TAG & ID	-	0	\$ -	\$ -	\$ -	
	-	SUPERVISION	-	0	\$ -	\$ -	\$ -	
	PIPING TOTALS			0	\$ 0	\$ 0	\$ 0	\$ 0
	S H E E T M E T A L	#'S OF DUCT: 0				\$ -		
LABOR RATES				\$ -				
\$ 60.00		SHOP	-	0	\$ -	\$ -	\$ -	
\$ 60.00		HANDLING	-	0	\$ -	\$ -	\$ -	
\$ 60.00		FIELD	-	0	\$ -	\$ -	\$ -	
QUAN		DESCRIPTION						
1		Sheetmetal Shop Expense					\$ -	
1		20% FIELD CORR. FACTOR	0	0	\$ -	\$ -	\$ -	
1			0	0	\$ -	\$ -	\$ -	
1			0	0	\$ -	\$ -	\$ -	
1			0	0	\$ -	\$ -	\$ -	
1			0	0	\$ -	\$ -	\$ -	
-		SUPERVISION	-	0	\$ -	\$ -	\$ -	
SHEETMETAL TOTALS			0	\$ -	\$ -	\$ -	\$ -	
HVAC TOTALS			0	\$ -	\$ -	\$ -	\$ -	
S U B & M I S C	LINE	DESCRIPTION	VENDOR				SUBCONTRACTOR	
	1	INSULATION			\$ -	\$ -	\$ -	
	2	TEMP CONTROLS			\$ -	\$ -	\$ -	
	3	PIPE FREEZE	AFT		\$ -	\$ -	\$ 1,495	
	4				\$ -	\$ -	\$ -	
	5				\$ -	\$ -	\$ -	
	6				\$ -	\$ -	\$ -	
	7	CLEAN UP CREW	2.0%		\$ -	\$ -	\$ 2	
	8	EQUIPMENT RENTAL					\$ -	
	9	SU; T & B ; G & A				\$ -	\$ -	
	-	SMALL TOOL/MISC MTL/WARRANTY			\$ -	\$ -	\$ -	
	SUB & MISC. TOTALS				\$ -	\$ -	\$ 2	\$ 1,495
	M I S C	STARTUP LABOR RATE: \$ 90.00		SUMMARY				
EQUIPMENT ADJUSTMENT: \$ -			HVAC	SUB & MISC.	PLUMBING	TOTALS		
WARRANTY %: 4%		EQUIP	\$ -	\$ -	\$ -	\$ -		
MISC. MATERIAL %: 17%		MATL	\$ -	\$ -	\$ -	\$ -		
		LABOR	\$ -	\$ 2	\$ 120	\$ 122		
		S/M	\$ -	\$ 1,495	\$ -	\$ 1,495		
		TAX	\$ -	\$ -	\$ -	\$ -		
		COST	\$ -	\$ 1,497	\$ 120	\$ 1,617		
		GEN. COND.	\$ -	\$ 75	\$ 6	\$ 81		
		SUBTOTAL	\$ -	\$ 1,572	\$ 126	\$ 1,698		
		FEE	\$ -	\$ 157	\$ 13	\$ 170		
		BID W/O BOND	\$ -	\$ 1,729	\$ 139	\$ 1,868		
		PERF. BOND			\$ -	\$ -		
		JOB TOTAL BID			\$ -	\$ 1,868		

**AUSTIN
SAN ANTONIO
210-599-8831**



**DALLAS
FORT WORTH
972-723-5381**

AGREEMENT

Aug 29, 2024

CUSTOMER NAME:	Lochridge Priest Inc
ATTENTION:	Blake McDoniel
PHONE:	817.233.0681
EMAIL:	bmcdoniel@lochridgepriest.com
PROJECT LOCATION:	Collin County MHE - McKinney, TX
APPLICATION:	DCW Freeze Seal

Application Summary:

The on-site attendance of skilled pipefreezing technicians and all the necessary specialized equipment to complete the above referenced freeze seal will be provided by AFT. Upon achieving the freeze seal, AFT will hold the freeze until work is complete and has been tested for leaks. Work will be performed during **normal** business hours.

Safety Requirements:

Customer agrees it will notify its staff and all personnel working in the immediate area of the project that a Liquid Nitrogen pipefreezing application is being carried out and will ensure that all necessary safety precautions are observed.

General Conditions for Pipefreezing:

1. Customer agrees that the pipe to be frozen is in good condition and suitable for pipefreezing applications.
2. The **absence of flow/air** and various conditions of a like nature are necessary to achieve successful isolation.
3. **Additional charges** will apply if **flow/air** are found to be present and additional nitrogen/labor are needed to achieve freeze seals.
4. The temperature of the lines to be frozen is approximately **+/- 70°F DCW**.
5. Ladders / Scaffolding / Lifts, or any other special equipment needed to access the area of work shall be provided by the customer.
6. Removal & re-insulation of pipe shall be provided by the customer.
7. Floor / Wall / Equipment protection shall be provided by the customer.
8. All normal requirements of pipefreezing apply.

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LIVE VALVE INSERTION • ON-LINE LEAK SEALING • BACKFLOW**

9. A lead time of 5-7 days is required to ensure timely delivery of nitrogen and necessary equipment to achieve freeze seals.
10. All jobs will be performed on a best effort basis and prices will apply regardless of success!

The cost for the work is as follows:

One (1) 3/4" DCW Freeze Seal:

1. AFT will perform one (1) 3/4" DCW freeze seal, with **one (1) hour** or less of total hold time.
2. If additional hold time is required, there will be an additional charge of **\$235.00** per hour for additional labor and liquid nitrogen.
3. Price includes mobilization.
4. Work will be performed during **normal** business hours.

Total = \$1,495.00 (plus tax if applicable)

*****STANDBY NOT CAUSED BY AFT, INCLUDING SAFETY MEETINGS, ACCESS TO WORK AREA, ORIENTATIONS, ETC. WILL BE BILLED AT \$115/HR PER TECHNICIAN FOR STRAIGHT TIME & \$175/HR PER TECHNICIAN FOR PREMIUM TIME*****

*****IF JOB IS CANCELED / POSTPONED LESS THAN (48) HOURS OF JOB BEING SCHEDULED, A CANCELLATION FEE FOR LABOR & LIQUID NITROGEN WILL BE APPLIED*****

Terms & Conditions:

1. Net thirty (30) days. (***Only if credit has been established with AFT, otherwise the quoted amount will be due upon completion of work**)
2. 0% retainage.
3. 18% per annum interest will be assessed on invoices not paid within thirty (30) days.
4. The above prices are based upon acceptance within thirty (30) days.
5. Customer executes this Agreement without reliance upon any warranties, promises, guarantees, statements or representations by AFT or its agents, but is expressly relying on Customer's own judgment. This Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between Customer and AFT. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. The terms of this Agreement cannot be modified or altered orally. In the event of breach of this Agreement by Customer, AFT shall be entitled to recover its reasonable attorneys' fees and expenses incurred in enforcing the Agreement.
6. AFT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WHETHER OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. IN THE EVENT OF BREACH OF CONTRACT, TORT, OR BREACH OF CONTRACT BY AFT, RETURN OF THE AMOUNTS PAID UNDER THIS AGREEMENT SHALL BE THE CUSTOMER'S SOLE REMEDY. IN NO EVENT AND UNDER NO CIRCUMSTANCES SHALL AFT BE LIABLE FOR INCIDENTAL, INDIRECT, SPECIAL, CONTINGENT OR CONSEQUENTIAL DAMAGES, WHETHER THE THEORY BE BREACH OF THIS OR OTHER WARRANTY, NEGLIGENCE OR STRICT LIABILITY IN TORT.

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AFT is non-signatory to union trades. Please make arrangements with unions to allow our work to be performed if necessary.

AFT does not include bonds in its bid.

AFT does not sign contracts after work is complete.

AFT does not accept retention withholding.

Prices are based on AFT standard insurance - any additional or modified insurance needs, OCIP requirements, 30-day notification of cancellation are priced per request. ****Price based on simple form contracts** - Additional Admin Fees will apply for additional paperwork processing. All work is carried out with the terms as per attached. Agreement is good for 30 days.

*****WITHOUT CUSTOMER PROVIDING SIGNATURE BELOW CONFIRMING THE ACCEPTANCE OF OUR TERMS, AFT CANNOT PREPARE OR MOBILIZE TO THE SITE*****

Authorized AFT Representative:

Signature: Kenny Wilson

Date: Aug 29, 2024

Authorized Customer Representative:

Agreed to and
Accepted by:

Date:

PO#:

(*Net 30 Days & 0% Retainage)

A Service Fee of 3.5% will be added to all Credit Card Charges.

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