



PCO #116

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 #116: Add 3-Way Control Valves & AHU Dehumidification

TO:	Collin County 4600 Community Avenue McKinney Texas, 75071	FROM:	Ratcliff Constructors, LP 4200 Beltway Drive Addison Texas, 75001
PCO NUMBER/REVISION:	116 / 1	CONTRACT:	1 - Collin County Adult Detention Facility, Phase 1 Addition Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	CJ Perry (Ratcliff Constructors, LP)
STATUS:	Pending - In Review	CREATED DATE:	9/18 /2024
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	
FIELD CHANGE:	Yes		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	10 days	PAID IN FULL:	No
		TOTAL AMOUNT:	\$25,836.14

POTENTIAL CHANGE ORDER TITLE: Add 3-Way Control Valves & AHU Dehumidification

CHANGE REASON: Allowance

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

Add 3-Way Control Valves & AHU Dehumidification

Provide for additional materials, labor, and equipment required to install 3-way valves per RFI #316 and AHU dehumidification per EAB T&B report item 200. See backup.

10/3/24 - PCO revised to remove remobilization for additional work.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	23-100 - HVAC		Subcontractor	\$ 23,197.44
2		Ratcliff Bonds (1.25%)		\$ 289.96
3		Ratcliff Fee (10.00%)		\$ 2,348.74
Subtotal:				\$25,836.14
Grand Total:				\$25,836.14

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



10-3-2024

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



CLIMATE PROS

September 6, 2024

Quote #: 1327955

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

WO #:

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:

Change Order 1: AHU Dehumidification:

Implement and test the dehumidification sequence for the following units:

- AHU-L-4
- AHU-L-6
- AHU-L-7
- AHU-L-8
- AHU-L-9

Four Thousand Seven Hundred Nineteen Dollars

**\$4,719.00**

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

Sincerely,

Tod McElduff  
HVAC Manager - Texas  
903-736-5623

↓ \$4,290<sup>00</sup> (QBS later)  
\$429<sup>00</sup> (10% OHP)

Please Sign for Acceptance

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

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

Standard Terms, Conditions of Sale, and Warranty

Payment Terms:

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



Quantum Building Solutions, Inc.  
3100 Research Dr. Ste. 200  
Richardson TX 75082  
469-498-8110

License:

## Change Order

Order#: 2

Order Date: 08/15/2024

To: Climate Pros LLC  
55 N. Brandon Drive  
Glendale Heights IL 60139

Project: 230024  
CC ADF Ph1  
4300 Community Ave  
McKinney TX 75071

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By:

Customer Order:

Specifications Attached ☐

### Description of Work

### Amount

AHU Dehumidification

4,290.00

### Notes

Implement and test the dehumidification sequence for the following units:

- AHU-L-4
- AHU-L-6
- AHU-L-7
- AHU-L-8
- AHU-L-9

Full AHU sequence with dehumidification is on attached page.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change

4,290.00

The original Contract Sum was .....

Net change by previous Change Orders .....

The Contract Sum prior to this Change Order .....

The Contract Sum will be changed by this Change Order .....

The new Contract Sum including this Change Order will be .....

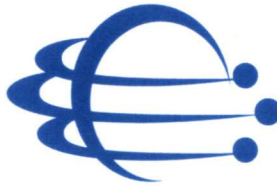
The Contract Time will be changed by .....

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

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







## CLIMATE PROS

September 11, 2024

Quote #: 1328614

WO #:

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

Servicing: Collin County Adult Detention  
Facility

Dear Chris Perry,

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

Scope:

- Per the valve schedule there was not a 3-way valve listed.
- The three-way valve was discussed in EAB meeting and listed on 02/07/2024.
- Please see attached SI to leave the 3-way valve out on Feb 13, 2024.
- We now need to ~~re-mobilize~~ and add in the valve, wiring, and insulation per RFI 316 please see attached email.

TDR - Material	\$392.99
TDR - Labor - \$90 x 52 Hours (2 men)	\$4,680.00
QBS - Material	\$2,300.00
QBS - Labor - \$ 86.57 X 80 hours (2 men)	\$6,925.60
Insulation - Labor - \$90 X 24 hours(3 men)	\$2,160.00
Insulation -Material	\$840.00
Removal of Re-mobilization	-\$500.00

Sub Total \$16,798.59

Markup 10% - \$1,679.85

Eighteen Thousand Four Hundred Seventy Eight Dollars and Forty Four Cents

**\$18,478.44**

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: \_\_\_\_\_

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Facility, Phase 1 Addition  
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McKinney, Texas 75071

## RFI #316: DRL Item #192

<b>Status</b>	Open		
<b>To</b>	Michael Woods (Brinkley Sargent Wiginton Architects) Jason Mansur (MD Engineering, LLP - MEP Engineer)	<b>From</b>	CJ Perry (Ratcliff Constructors, LP) 4200 Beltway Drive Addison, Texas 75001
<b>Date Initiated</b>	Jul 31, 2024	<b>Due Date</b>	Aug 2, 2024
<b>Location</b>	<b>Project Stage</b>		
<b>Cost Impact</b>	<b>Schedule Impact</b>		
<b>Spec Section</b>	<b>Cost Code</b>		
<b>Drawing Number</b>	<b>Reference</b>		
<b>Linked Drawings</b>			
<b>Received From</b>	George Teasdale (Engineered Air Balance Co., Inc.)		
<b>Copies To</b>	Brad Harris (Collin County), CJ Perry (Ratcliff Constructors, LP), Shane Worley (Ratcliff Constructors, LP)		

### Activity

#### Question

**Question from CJ Perry Ratcliff Constructors, LP on Wednesday, Jul 31, 2024 at 07:55 PM CDT**

See RFI below as requested by EAB

The HW boilers are tripping off on low flow when all the two way valves at the AHU's modulate closed when there is a low heating demand in the building. There is currently no bypass installed in the HW system to allow minimum flowrate through the boilers. We suggest consideration be given to:

1. Confirm the minimum flowrate through one boiler from the manufacturer. (Submittal indicates 25 GPM)
2. Two options to achieve minimum flowrate:
  1. Install three way control valves at the AHU-6 and AHU-10. (AHU-6 is equipped with a 21 GPM autoflow and AHU-10 is equipped with a 13 GPM autoflow. Total available bypass flow = 34 GPM)
  2. Install a two way control valve and balancing valve in the 2" piping (contractors to confirm size) that is currently capped at the end of the main header. The balancing valve would need to be sized for 30 GPM. Additionally, direction would need to be provided for a control sequence that would indicate when the control valve would open. A system flowmeter may be considered to determine when the control valve should be opened.

It is also noted that the CHW valves are all two way control valves at the AHU's. During periods of low cooling demand, there is no bypass installed in the system to keep the pumps from dead-heading. We suggest consideration be given to installing a three way control valve at AHU-6 (AHU-6 is equipped with a 45 GPM autoflow) to prevent the pumps from dead-heading during low demand and always keeping a low volume of CHW supply water circulating through the piping.



**Official Response****Response from Jason Mansur MD Engineering, LLP - MEP Engineer on Monday, Aug 12, 2024 at 02:15 PM CDT**

See attached drawing for 3 way valve add.

Chill side:

Install Honeywell VBN3BK.

Fail open

22.2 GPM

3/4 valve size

1-1/2" line size

Close off pressure 50

ACT.CV 8

For hot water side flow rate shall be 25 GPM

**Attachments**[M321 - TIER LEVEL EAST FLOOR PLAN - HVAC PIPING.pdf](#)**Official Response****Response from Jason Mansur MD Engineering, LLP - MEP Engineer on Monday, Aug 5, 2024 at 02:47 PM CDT**

MD recommends installing the 3-way valve as indicated in the recommendation.

Install on both the boiler and chilled water lines.