SEDALCO CONSTRUCTION SERVICES

Proposed Change Request

CO - 30R

ISSUED TO:	Collin County

2300 Bloomdale Road, Suite 3160

McKinney, TX 75071

ATTENTION:

PROJECT:

Collin County Mental Health Expansion

PROJECT NUMBER:

24546.

DESCRIPTION:

Alternate 1 Finish Out

Cost to perform finish out of Alternate #1 space. Please refer to the SEDALCO narrative and Clarifications

& Assumptions and Exhibit E that have been provided with the PCO for further details.

	EXTENSION	NS		
	A	В	С	D
Work Description	Material	Labor	Equipment	Sub/Supplier
Subcontractor Pricing	3,456,107.00			
General Conditions/General Requirements	473,346.90			
Insurance & Builder's Risk	167,101.00			
Building Permit	20,672.00			
Payment & Performance Bond	65,515.00			
Change Order				
	4,182,741.90	0.00	0.00	0.00
	A	В	С	D

\$4,182,741.90 \$209,137.10
\$4,391,879.00
calendar days

SEDALC	0	

cossi	WELLION SERVE	ats	ALTERNATE #1			
PROJI	ECT:	Collin County Medical Mental Expansion - Tenant Finish Out Change Order	Bid Date	01/17/25	Liq Damages =	s -
OCA	TION:	McKinney		2:00:00 PM	Minority Goal =	N/A
RCH	ITECT:	BSW	Project Duration	10.00	Months	\$4,400,000
OWNE	R:	Collin County	Project Size	6,241	SF	\$4,400,000
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUB/MATL	TOTAL
8		52551II 11011	, AD3031	SCOPED	SUB/IMATE	TOTAL
9		Allowances - Per Specifications			-1-	
10		Temporary - Barriers and Enclosures w/Removal			n/a n/a	
11	No Spec	Temporary Access to Space and Logistics			75,000	75.00
12		Maintenance of Cast-In-Place Concrete			75,000 w/ conc	75,00
13		Cast-in-Place Concrete			160.833	400.00
14	033000		_		43,445	160,83
15	033501	Concrete Sealer (polyaspartic and sealed)		14/	polished concrete	43,44
16		Polished Concrete Finishings	+ +	W/	13,106	13,10
17		Unbonded Post-Tensioned Concrete	+		13,106 w/ conc	13,10
18		Concrete Unit Masonry (ADM 4)			472,571	472,57
19		Masonry Veneer	+		w/ mason	4/2,5/
20		Cast Stone Masonry			w/ mason	
21	050527	Security Screws and Fasteners			w/ thason	Extra contract to the second
22	051200	Structural Steel (TFO Misc. Fabrications)			10,000	10.00
23		Structural Steel Erection			w/ steel	10,00
24	053100	Steel Deck			w/ steel	
25		Metal Fabrications			w/ steel	
26	055113	Metal Pan Stairs			w/ steel	
27		Pipe and Tube Railings			w/ steel	
28		Bar Gratings			w/steel	
29		Rough Carpentry			w/ gyp/roof	
30		Sheathing			w/ gyp/roor	
31		Plastic-Laminate-Clad Architectural Cabinets (ADM 2)	 		49.896	49.896
32	071113	Bitunimous Dampproofing	 		w/ sealants	45,050
33		Self-Adhering Sheet Waterproofing			w/ sealants	
34	071800	Traffic Coatings			w/ sealants	
35		Water Repellents			w/ sealants	
36		Thermal Insulation			w/ sealarits w/ gyp	
37	No Spec	Sprayed Insulation - Closed Cell w/Ignition Barrier			m/ gyp	
38		Joint Sealants			92,950	92,950
39		Expansion Joint Cover Assemblies			w/ sealants	52,550
40		Door Hardware Schedule (non-detention) - Adm 4			19,155	19,155
41		Door Hardware Installation (non-detention)			3,000	3,000
42	081113	Hollow Metal Doors & Frames			w/ hardware	5,000
43	083113	Access Doors and Frames				
44	083495	Fire and Smoke Curtains (ADM 2)			n/a	
45	084113	Aluminum Framed Entrances and Storefronts			w/ glazing	
46		Glazing (Adm 4)			n/a	
47		Security Glazing			w/ detention	
48		Gypsum Board Shaft Wall Assemblies			w/ gyp	
49		Portland Cement Plaster (ADM 2)			w/ EIFS	

-	1	-		
-				7
		-	_	

COASIN	RETION SERVI	CES STATE OF THE S	ALTERNATE #1			
PROJE	CT:	Collin County Medical Mental Expansion - Tenant Finish Out Change Order	Bid Date	01/17/25	Liq Damages =	s -
OCAT	ION:	McKinney	Bid Time		Minority Goal =	N/A
ARCHI	TECT:	BSW	Project Duration	10.00	Months	\$4,400,000
JWNE	R:	Collin County	Project Size	6,241	SF	\$4,400,000
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUB/MATL	TOTAL
50	092216	Non-Structural Metal Framing		000, 25	w/ gyp	TOTAL
51		Gypsum Board			92,927	92,927
52	092910	Barrier Mesh			w/ gyp/plaster	32,321
53		Ceramic Tiling			none found	
54		Epoxy Terrazzo			7,350	7,350
55		Acoustical Panel Ceilings (ADM 4)	-		w/ gyp	7,330
56		Security Ceiling Assemblies			w/ detention	
57		Vapor Testing Concrete Floor Slabs			12,000	12,000
58		Flooring Protection			11,000	11,000
59		Resilient Base and Accessories			9,000	9,000
60		Resilient Sheet Flooring (Adm 4)			w/ resilient	9,000
61		Resilient Tile Flooring			w/ resilient	
62		Static Control Resilient Flooring (Deleted per Adm 4)		-	eleted per Adm 4	
63		Resinous Flooring (Adm 4)	+		n/a	
64		Tile Carpeting	+		w/ resilient	
65		Wall Coverings				THE RESERVE THE PARTY OF THE PA
66		Acoustical Plaster Ceilings (Deleted per Adm 4)	<u> </u>	w/ paint deleted per Adm 4		Section 2012
67		Fabric Acoustical Wall System	_			
68		Painting			w/ gyp 64,946	64,946
69	101416	Plaques	+		w/ signage	04,940
70	101423	Signage			25,000	25,000
71		Post and Panel-Pylon Signage	 		w/ signage	25,000
72		Wall and Deer Protection (Doloted per Adm 4)			eleted per Adm 4	
73	102800	Toilet, Bath, and Laundry Accessories		0	w/ detention	
74		Detention Toilet Accessories			w/ detention	
75		Fire Protection Cabinets (Adm 4)			none shown	
76		Fire Extinguishers			w/ fire cabinets	
77		Equipment - EQ-1111-404 & 405L - Claridge Marker/Tackboard Combo (Adm 4)			none shown	
78		Equipment EQ 1541 C Larsen MP5 A Fire Extinguisher (Deleted per ADM 2)			deleted	
79		Equipment - EQ-1561 - Fire Hose Cabinet (see 104413 above)			w/ fire cabinets	
80		Equipment - EQ-315-2AB - Penco 6221 2-Tier 12x18 Locker			w/ lockers	
81		Equipment - EQ-345-4AB - Penco 6339V 4-Tier 12x18 Locker	 		w/2-Tier Locker	
82		Equipment - EQ-2432 - Aero Work Table w/ Sink	 		w/z-fier Locker w/ plumbing	
83		Equipment - EQ-501 - Kenmore Elite 51076 Refrigerator	 		none found	AND THE RESERVE
84		Equipment - EQ-502-32 - Summit FF6ADA Undercounter Refrigerator	 		5.000	5,000
85		Equipment - EQ-7111-12B - SPT12127 w/WF1212 Carr Pass Through Cabinet	 		w/ detention	3,000
86		Equipment - EQ-8661-2 - Maquet LUCEA 10 Exam Light	 		none shown	
87		Equipment - EQ-8921-70 - 70" Flat Panel TV (TBD) - OFCI			w/ D27	
88		Equipment - Nitterhouse Masonry Precast Concrete Splashblocks			none found	
89		Equipment - SS Swing Stool - Kane X-517-W (24) - Sheet A230			w/ detention	AND OF THE PARTY OF
90		Install OFCI Equipment- Sheet A230			10,000	10,000
91		Woven Rod Mesh Barrier	 		w/ detention	10,000

SEDALCO

costle	THE TION SERVI	cās	Al	LTERNATE	#1	
PROJE	CT:	Collin County Medical Mental Expansion - Tenant Finish Out Change Order	Bid Date	01/17/25	Liq Damages =	\$
OCAT	ION:	McKinney	Bid Time		Minority Goal =	N/A
RCHI	TECT:	BSW	Project Duration	10.00	Months	\$4,400,00
OWNE	R:	Collin County	Project Size		SF	\$4,400,00
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUB/MATL	TOTAL
92	111950	Detention Surface Padding	ADJUGI	SCOPED		TOTAL
93		Patient Care Equipment (Removed per RFI #108)			w/ detention	
94	119812	Detention Doors, Windows, and Frames				
95		Detention Door Hardware			w/ detention	
96		Horizontal Louver Blinds (ADM 4)			w/ detention	
97		Roller Window Shades			n/a	
98		Metal Countertops (Stainless Steel)			w/blinds	100000000000000000000000000000000000000
99	123661	Solid Surfacing Countertops			w/detention	
100		Detention Furniture - USE THIS LINE FOR ALL DEC & Sec. Elec.			w/ cabinets	
101	125500	Stainless Steel Privacy Panel Upgrade (Includes Embeds)			907,170	907,
102	210010	Fire Suppression Submittal Process			12,000	12,0
103		Manual Standpipe - Automatic Fire Sprinkler System			w/ sprinklers	07.0
104	213113	Electric-Drive Centrifugal Fire Pumps (Adm 4)			27,880	27,8
105		Plumbing (Adm 5)	 		w/ sprinklers	
106		HVAC (Adm & 5)			w/ HVAC	700
107	230593	Testing-Adjusting-Balancing for HVAC			799,065	799,0
108		Electrical			n/a	
109		Temporary Lighting & Power			176,511	176,5
110	270000	Communications			15,000	15,0
111	270000	Patch Cables			13,430	13,4
112		Common Work Results for Electronic Security System (Adm 4)		-	8,000	8,0
113		Cabinets and Enclosures			w/ detention	
114		Access Control System			w/ detention	
115		Video Management and Recording Systems			w/ detention	
116	283110	Fire Detection and Smoke Alarms (Adm 5)			w/ detention	400.5
117		Aspirating Smoke Detection System			122,593	122,5
118		Electronic Security Control System			w/ fire alarm w/ detention	
119	284623	Touch Screen Control and Management System			w/ detention	
120	285045	Uninterruptible Power Systems			w/ detention w/ detention	
121	285123	Digital Intercom and Paging System	 		w/ detention	
122	No Spec	BIM (Optional per RFI #60)			w/ detention w/ trades	
123		Temporary Elevator Protection (TFO)			2,426	2,4
124		Elevator Construction Use & Re-balance (TFO)			5.000	5,0
125		Shift Work			5,000 n/a	5,0
126	No Spec	Floor Protection - Initial Concrete Sealer			4,681	4,6
127		Moisture Mitigation Control - CIP Structure			18,412	
128		GPRS / X-Ray Scanning			5,000	18,4 5,0
129		Indoor Air Quality Control - Renovations	 		5,000 n/a	5,0
30		Media Filter Maintenance (Occupied Renovations)			n/a n/a	
131		Radio Frequency Survey	 		n/a n/a	
132		Acceleration and Procurement of Materials	 			460.0
133		Strip and Wax Floors			160,000	160,0

S	-	D	A	L	C	0
-			-			

	ETION SERV		A	LTERNATE #	#1	
PROJE		Collin County Medical Mental Expansion - Tenant Finish Out Change Order	Bid Date	01/17/25	Liq Damages =	\$ -
LOCAT		McKinney	Bid Time	2:00:00 PM	Minority Goal =	N/A
ARCHI		BSW	Project Duration	10.00	Months	\$4,400,000
OWNE	₹:	Collin County	Project Size	6,241	SF	
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUB/MATL	TOTAL
134						THE REAL PROPERTY.
135		TOTAL DIRECT COST	0	0	3,455,629	3,455,629
136		GENERAL CONDITIONS	206,300	97,679		303,979
137		GENERAL REQUIREMENTS	55,875	113,491		169,366
138		SUBTOTAL	262,175	211,171	3,455,629	3,928,975
139	01910	SUBCONTRACTOR BONDS				49,480
140	01001	OPS / SAFETY MANAGEMENT SERVICES				12,736
141	01002	PROJECT CONTROLS SOFTWARE - 2024				3,953
142	01920	GENERAL/EXCESS LIABILITY INSURANCE				17,128
143	01930	BUILDER'S RISK INSURANCE				77,300
144	01850	TEXO / AGC FEE			•	6,785
145	01810	BUILDING PERMIT -Based on City of	McKinney		REMODEL	20,720
		TRANSPORTATION OR OTHER IMPACT FEES	•			0
147	01900	CONTRACTOR'S PMT/PERF BONDS	CMAR			65,664
149		CONTRACTORS CONTINGENCY			0.00%	0
150		SUBTOTAL				4,182,742
151		OVERHEAD & PROFIT (FEE)		Percentage >	5.00%	209,137
152		TOTAL ESTIMATED COST				4,391,879



Collin County Medical Mental Expansion Alternate #1 Tenant Finish Out – Change Order #30R

Clarifications and Assumptions

Our Change Order Proposal is based on the plans and specifications itemized in the List of Contract Documents, and the following clarifications:

- 1.01 This Change Order Proposal coordinates the work associated with our current Base Bid contract dated 2/23/24 .
- 1.02 Pricing is based upon drawings in the attached Exhibit E (Alternate 1 Only), and the specifications associated with the Base Bid. SEDALCO intends to incorporate all material as listed in specifications.
- 1.03 Pricing is based upon the provided Exhibit F, Alternate 1 CPM Schedule.
- 1.04 Pricing is based on approval of the Change Order in the Commissioner's Court on February 3rd, 2025. SEDALCO has also notified the Owner in writing that there is a day-for-day impact on the schedule if we do not receive written release for the shop drawings associated with the Detention Doors, Hardware, and Frames ahead of formal approval.
- 1.05 SEDALCO has included 1 month of acceleration for subcontractors and procurement of materials. Should approval not be received per the above date, further evaluation of cost would be refigured.
- 1.06 We have excluded the following items, based on our understanding that the Owner has obtained appropriate exemptions:
 - a. Material and Remodel Tax, as the Owner has tax-exempt status.
 - b. Construction material testing and inspections and geotechnical lab services.
 - c. Abatement or disposal of lead, asbestos, or other hazardous materials.
 - d. All temporary utility costs by Owner, excluding water.
 - e. All Owner's Fixtures, Furniture and Equipment (FF&E).
- 1.07 Excludes BIM coordination.
- 1.08 Pricing does not include in-wall and slab MEP rough-in that was previously approved in County Change Order #017.
- 8.01 Type AU & AH door hardware will follow along with approved SEDALCO PCO #037 (Approved in County Change Order #17).



- 11.01 Includes EQ-502-32 Summit FF6ADA Undercounter Refrigerator.
- 12.01 SEDALCO has included the upcharge for stainless steel embeds and privacy panels in Alternate 1.
- 21.01 Excludes fire pump(s) for fire sprinkler system and assumes adequate water pressure is available for the project.
- 23.01 Testing & Balancing is by Owner.
- 26.01 Excludes radio frequency testing and/or distributed antenna / Emergency Radio Responder Systems. Sleeving for the D.A.S system in this area will be provided as part of previously approved Change Order.
- 27.01 SEDALCO has included cost to terminate patch panels.
- 27.02 All items deemed OFCI in Base Bid work are assumed to carry the same designation in this scope of work.

Add Alternate #1 Data Date: 02-Dec-24

Actual Level of Effort

Actual Work

Remaining Work

Critical Remaining Work

♦ Milestone

summary

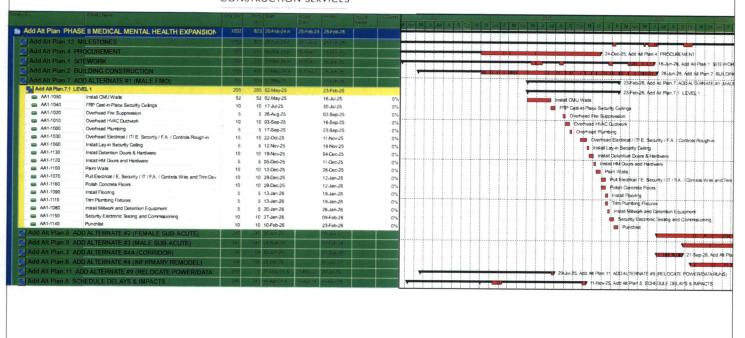
SEDALCO
CONSTRUCTION SERVICES

Exhibit "F"

17-Jan-25 09:26

© Oracle Corporation

PHASE II MEDICAL MENTAL HEALTH EXPANSION PROJECT # 24546



Page 1 of 1

Exhibit E Drawing Log

Sheet No.	Drawing Log Used to Price CCADF Alternate Work Sheet Name	Stamped Date
A021	Level 1 - Code Plan	12/1/2023
A022	Level 2 - Code Plan	12/1/2023
A218	Level 1 - Attic Plan	10/2/2023
A219	Level 2 - Attic Floor Plan	12/1/2023
A233	Level 1 - Alternate MFMO Floor Plan	10/2/2023
A238	Level 2 - Alternate Female Sub-Acute Floor Plan	10/12/2023
A240	Level 2 - Alternate Male Sub-Acute A Floor Plan	10/2/2023
A242	Level 2 - Alternate Male Sub-Acute B Floor Plan	10/12/2023
A290	Roof Plan	10/2/2023
A313	Level 1 - Alternate #1 MFMO Reflected Ceiling Plan	10/2/2023
A318	Level 2 - Alternate #2 Female Sub-Acute Reflected Ceiling Plan	10/2/2023
A320	Level 2 - Alternae #3 Male Sub-Acute A Reflected Ceiling Plan	10/2/2023
A322	Level 2 Alternate Male Sub-Acute B Reflected Ceiling Plan	10/2/2023
A401	Building Elevations	2/20/2024
A702	Door Schedule and Door Types	12/1/2023
A812	Level 1 - MFMO Finish Plan	12/1/2023
A815	Level 2 - Female Sub-Acute Finish Plan	12/1/2023
A816	Level 2 - Male Sub-Acute A Finish Plan	12/1/2023
A817	Level 2 - Male sub-Acute B Finish Plan	12/1/2023
A903	Interior Elevations	11/9/2023
D215	Detention Floor Plans	10/2/2023
D216	Detention Floor Plans	10/2/2023
D218	Level 1 - Detention Attic Plans	10/2/2023
D219	Level 2 - Detention Attic Plans	2/28/2024
D703	Detention Door Schedule - Alternates	11/9/2023
P502	Risers - Plumbing	10/2/2023
P503	Risers - Plumbing	11/9/2023
P504	Risers - Plumbing	10/2/2023
P711	Level 1 - MFMO Floor Plan - Waste and Vent - Alt. #1	10/2/2023
P712	Level 1 - MFMO Floor Plan - Pressure Pipe - Alt. #1	10/2/2023
P721	Level 2 - Female Sub-Acute Floor Plan - Waste and Vent - Alt. #2	10/2/2023
P722	Level 2 - Female Sub-Acute Floor Plan - Pressure Pipe - Alt. #2	10/2/2023
P731	Level 2 - Male sub-Acute A Floor Plan - Waste and Vent - Alt. #3	10/2/2023
P732	Level 2 - Male Sub-Acute B Floor Plan - Waste and Vent - Alt. #3	10/2/2023
P733	Level 2 - Male Sub-Acute A Floor Plan - Pressure Pipe - Alt. #3	10/2/2023
P734	Level 2 - Male Sub-Acute B Floor Plan - Pressure Pipe - Alt. #3	10/2/2023
FP711	Level 1 - MFMO Floor Plan - Fire Protection - Alt. #1	11/9/2023
FP721	Level 2 - Female Sub-Acute Floor Plan - Fire Protection - Alt. #2	11/9/2023

FP731	Level 2 - Male Sub-Acute A Floor Plan - Fire Protection - Alt. #3	11/9/2023
FP732	Level 2 - Male Sub-Acute B Floor Plan - Fire Protection - Alt. #3	11/9/2023
M002	Schedules - Mechanical	10/2/2023
M005	Schedules - Mechanical	9/9/2024
M122	Level 1 - Partial B - Mechanical Smoke Zones	10/2/2023
M123	Level 1 - Partial C - Mechanical Smoke Zones	10/2/2023
M124	Level 2 - Partial A - Mechanical Smoke Zones	10/2/2023
M125	Level 2 - Partial B - Mechanical Smoke Zones	10/2/2023
M201	Level 0 - Mechanical Room - Ductwork	9/9/2024
M201R	Level 0 - Mechanical Room - Ductworl - Exhaust - OSA	10/2/2023
M201S	Level 0 - Mechanical Room - Ductwork - Supply	9/9/2024
M231	Roof Plan - Mechanical	10/2/2023
M301	Level 0 - HVAC Piping	8/9/2024
M603	Section - Large Scale Plans - Mechanical	10/2/2023
M605	Section - Large Scale Plans - Mechanical	10/2/2023
M811	Level 1 - MFMO Floor Plan - Mechanical - Alt. #1	10/12/2023
M812	Roof Plan - Mechanical - Alt. #1	10/2/2023
M820	Schedules - Mechancial - Alt. #2	10/2/2023
M821	Level 0 - Mechanical - Alt. #2	10/2/2023
M822	Level 2 - Female Sub-Acute Floor Plan - Mechanical - Alt. #2	10/2/2023
M823	Roof Plan - Mechanical - Alt. #2	10/2/2023
M824	AHU - M - 10 Plan View & Sections - Mechanical	10/2/2024
M830	Schedules - Mechanical - Alt. #3	10/2/2023
M831	Level 0 - Mechanical - Alt. #3	10/2/2023
M832	Level 2 - Male Sub-Acute A Floor Plan - Mechanical - Alt. #3	10/2/2023
M833	Level 2 - Male Sub-Acute B Floor Plan - Mechanical - Alt. #3	10/2/2023
M834	Roof Plan - Mechancial - Alt. #3	10/2/2023
M835	AHU - M - 07 & AHU - M - 09 Plan View & Section - Mechanical	10/2/2023
E015	Panelboards	10/2/2023
E017	Panelboards	11/9/2023
E018	Panelboards	10/2/2023
E019	Panelboards	12/1/2023
E021	Panelboards	10/2/2023
E710	Schedules - Electrical - Alt. #1	10/2/2023
E711	Level 1 - MFMO Floor Plan - Electrical - Alt. #1	10/2/2023
E712	Roof Plan - Power to Mechancial - Alt. #1	10/2/2023
E720	Schedules - Electrical - Alt. #2	10/2/2023
E721	Level 2 - Female Sub-Acute Floor Plan - Lighting Alt. #2	10/2/2023
E722	Level 2 - Female Sub-Acute Floor Plan - Power - Alt. #2	10/2/2023
E723	Level 0 - Floor Plan - Power to Mechanical - Alt. #2	10/2/2023
E724	Roof Plan - Power to Mechanical - Alt. #2	10/2/2023
E730	Schedules - Electrical - Alt. #3	10/2/2023
E731	Level 2 - Male Sub-Acute A Floor Plan - Lighting - Alt. #3	10/2/2023
E732	Level 2 - Male Sub-Acute B Floor Plan - Lighting - Alt. #3	10/2/2023

E733	Level 2 - Male Sub-Acute A Floor Plan - Power - Alt. #3	10/2/2023
E734	Level 2 - Male Sub-Acute B Floor Plan - Power - Alt. #3	10/2/2023
E735	Level 0 - Floor Plan - Power to Mechanical - Alt. #3	10/2/2023
E736	Roof Plan - Power to Mechancial - Alt. #3	10/2/2023
IT711	Level 1 - Male FMO Floor Plan - IT - Alt. #1	10/2/2023
IT721	Level 2 - Female Sub-Acute floor Plan - IT - Alt. #2	10/2/2023
IT731	Level 2 - Male Sub-Acute A Floor Plan - IT - Alt. #3	10/2/2023
IT732	Level 2 - Male Sub-Acute B Floor Plan - IT - Alt. #3	10/2/2023
ES233	Level 1 - Alternate #1 MFMO Floor Plan	10/2/2023
ES238	Level 2 - Alternate #2 Female Sub-Acute Floor Plan	10/2/2023
ES240	Level 2 - Alternate #3 Male Sub-Acute A Floor Plan	10/2/2023
ES242	Level 2 - Alternate Male Sub-Acute B Floor Plan	10/2/2023
ES305	Enlarged Plans	10/2/2023
ES309	Enlarged Plans (Alternate #2)	10/2/2023
ES310	Enlarged Plans (Alternate #3)	10/2/2023
ES312	Enlarged Plans (Alternate #3)	10/2/2023
ES313	Enlarged Plans (Alternate #3)	10/2/2023
ES501	Electronic Security System Diagram	10/2/2023
ES503	Intercom System Diagram	10/2/2023
ES504	Video Management and Recording System Diagram	10/2/2023
ES601	Camera Schedule	10/2/2023
ES602	Camera Schedule	10/2/2023