



December 30, 2024

Kristina Jones
Broaddus & Associates
2330 Bloomdale Rd
McKinney, TX 75071

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
Request for Change No. 014; RFI #80 Louver Resized

Dear Kristina:

Please find the attached Request for Change No. 014. This proposal is submitted for a Add of Nine Hundred and Nine Dollars (\$909.00), reflective of the following items:

- **Per RFI #80 response.**
- **Added costs associated to resize Louvers L3-A and L4-A/B from 78"x48" to 108"x36" at the Parking Garage.**
- ***This PCO will be an add to our contract in the amount of \$909.***

We have not proceeded with this change pending approval of this PCO. Please sign the attached request for change recap indicating approval of this change.

Sincerely,


Jim Terhune
Jim Terhune
Sr. Project Manager

CC: Bryan Smith , PGAL

☐ Collin County

☐ PGAL - Dallas (Addison)

☐ Project Manager

☐ Accounting

Project:

224057- Collin County Medical Campus
2300 Bloomdale Rd
McKinney, TX 75071

Owner :

Collin County
2300 Bloomdale Rd; Suite 3160
McKinney, TX 75071

From:

The Christman Company
130 E. John W. Carpenter Fwy. Suite 200
Irving, TX 75062

Issue No. 014 - RFI #80 PG Louver Resized

Amount

Item: I Parking Garage

Phase	Description	Abbreviation	Amount
27A-	HVAC	SUBS	812.00
41 -4110	Payment and Performance Bonds	OTHER	7.00
41 -4120	Builder's Risk Insurance	OTHER	1.00
60 -	Overhead & Profit	OTHER	83.00
99 -	General Liability Insurance	OTHER	6.00
Subtotal Item I			909.00
			0.00
Request for Change Total:			\$909.00

Qualifications:

1. This Issue is

☒ Original ☐ Revised ☐ Budget Only ☐ Firm Quotation.

2. Contract time will be

☐ Increased by ☒ Decreased by () work days; ☒ Other: _____

3. The Christman Company

☐ has ☒ has not proceeded with the work, and this Issue must be accepted within () work days.

4. Funded by

☒ Contract change ☐ Allowance ☐ Contingency ☐ Other: _____

Owner and/or Architect Action:

☐ Approved ☐ Proceed as described above (cost and schedule changes to be finalized under a revised Issue)

☐ Rejected ☐ Other: _____

Authorization:

The Owner and/or Architect hereby direct The Christman Company to proceed with the performance of the work as described above and/or in any additional documents referenced herein. It is understood that the amount of this Request for Change, if noted as "Budget Only" under Qualification 1., will be revised as necessary upon determination of final costs and included in the next Owner Change Order accordingly. If noted as "Firm Quotation" under Qualification 1., the amount of this Request will be included in the next Owner Change Order. In addition, all costs included herein may be included in the next payment application as if they had been included in an Owner Change Order or Construction Change Directive.

Authorized By Owner:

Collin County
2300 Bloomdale Rd; Suite 3160
McKinney, TX 75071

By: _____

Date: _____

Accepted By Architect

PGAL - Dallas (Addison)
14135 Midway Road, Suite G-200
Addison TX 75001

By: Tim Konganda

Date: _____

Submitted By Contractor:

The Christman Company
130 E. John W. Carpenter Fwy. Suite 200
Irving, TX 75062

By: Jim Terhune

Date: _____



The Christman Company
130 E John W. Carpenter Freeway, Suite 200
Irving, Texas 75062
P: (469) 501-5534

Project: 224057 Collin County - Medical Campus
2330 Bloomdale Rd.
McKinney, Texas 75071

RFI #80: PG - Louvers L4-A/B and L3-A/B Clash

Status	Closed on 12/11/24		
To	Bryan Smith (PGAL)	From	Josh Bump (CEC Facilities Group)
Date Initiated	Dec 10, 2024	Due Date	Dec 17, 2024
Location	Parking Garage	Project Stage	Pre-Construction/Planning
Cost Impact	TBD	Schedule Impact	No
Spec Section	23 33 00 - AIR DUCT ACCESSORIES	Cost Code	
Drawing Number	PG-M0.01, PG-M2.01	Reference	12/5/24
Linked Drawings			
Received From	Josh Bump (CEC Facilities Group)		
Copies To	Paul Bonnette (PGAL), Aaron Capetillo (The Christman Company (DFW)), Cale Caruthers (The Christman Company (DFW)), Ruthwik Chepuri (Walter P Moore - Dallas, TX), Kyle Dunning (Walter P Moore - Dallas, TX), Anthony Ferraro (The Broaddus Companies), Andrew Hanson (Walter P Moore - Dallas, TX), Brad Harris (Collin County), Carolina Haylow (The Christman Company (DFW)), Peter Hernandez (PGAL), Jim Hobbs (PGAL), Jeff Jansing (Walter P Moore - Dallas, TX), Kristina Jones (The Broaddus Companies), Tim Konganda (PGAL), Cooper Martindale (Summit Consultants, Inc.), Rodney Mitchell (The Broaddus Companies), Rick Monk (Collin County), Andrew Murphy (Summit Consultants, Inc.), Leo Romero (The Christman Company (DFW)), Jim Russell (The Christman Company (DFW)), Damon Scheer (Summit Consultants, Inc.), Bryan Smith (PGAL), Jim Terhune (The Christman Company (DFW)), Pierre Zougrana (PGAL)		

Activity

Question

Question from Josh Bump CEC Facilities Group on Thursday, Dec 5, 2024 at 01:27 PM CST

Please reference attached documents. The documents show a clash with the louvers and structural beams. The proposed solution is to reduce the louver height and increase the width so that the louver can fit in the given space, the suggested louver size is 94" x40". Please advise if this is acceptable and provide a specification section for submittals to be submitted.

Attachments

[CCM_Parking Garage_CEC_RFI-001.pdf](#)

Awaiting an Official Response

All Replies

Response from Bryan Smith PGAL on Wednesday, Dec 11, 2024 at 04:01 PM CST

It is assumed that there is no cost impact with this direction as we are changing from one standard size louver to another. If Christman believes there is, please inform design team and ownership prior to ordering anything or proceeding with any work.

Response from Cooper Martindale Summit Consultants, Inc. on Wednesday, Dec 11, 2024 at 03:48 PM CST

Per conversation with Architect this afternoon, louvers to be sized at 108"x36" (WxH) each in order to align across the distance of 2 openings on the facade of the parking garage (refer to attached picture for reference). Louvers to be mounted below these openings. Route and transition exhaust ductwork as required.

Attachments

[PG Plan View.png](#), [PG Exterior Elevation.png](#)

Response from Cooper Martindale Summit Consultants, Inc. on Wednesday, Dec 11, 2024 at 10:00 AM CST

The suggested louver size of 94"x40" is not available in standard louver sizes. Louvers L-3A, L-3B, L-4A, and L-4B may be either of the sizes listed below (WxH):

96"x42" (Preferred)
102"x36"

There is not a louver specification section. Provide basis of design or an equal (as stated in the Louver Schedule) that meets the requirements listed in aforementioned schedule:

- Provide extruded aluminum, 6" drainable stationary wall louver with insect screen.
- Provide louver with anodized finish, coordinate color with Architect.
- For installation: provide transition or adaptor where required to adapt ductwork to neck size.



1275 Valley View Lane, Irving Texas, 75061
TECL #30320 - TACLA#42022C - TSBPE#37799

Qualifications:

- 1) This Proposal is valid for 15 days. Should approval be received after such time, or work is covered up by other trades prior to approval being received, CEC reserves the right to re-price and address any schedule
- 2) This Proposal includes any appropriate credits.
- 3) This proposal excludes any electrical, fire protection, fire alarm, drywall, roofing, or architectural finishes of any type.
- 4) This Proposal excludes any sawcutting, removal of concrete work or demo of any kind that is not specifically included in the proposal. The cost of this change includes only those direct cost that can be
- 5) identified at this time. There are no impact or ripple costs and no delay cost included in this proposal, unless stated otherwise. Should it be determined at a later date that we are experiencing impact cost because of multiple changes, delays, or other causes beyond our control, we will submit those cost at that time. Therefore, CEC, expressly reserves all rights to additional compensation for schedule changes, performance cost increases, other direct cost, indirect cost, ripple effects, and/or impacts not presently known and or determined directly or indirectly arising out of or related to the subject of this modification, to include appropriate overhead costs, general, managerial and administrative costs and profit
- 6) This proposal is an estimate of the costs to perform the work covered by the change order. The actual cost of the work and related changes could be higher or lower than our current estimate. It should be noted that the above amount is a lump sum price.
- 7) This proposal is fair and equitable for the work requested and a change order should be issued immediately so as not to delay the project. If the proposal does not result in a formal change order to our contract within 15 days, we reserve the right to revise our price.
- 8) This proposal excludes any work not specifically described with-in.
- 9) This proposal includes pricing based on data from MCAA, CEC's previous experience, and from the CEC SOP.
- 10) This proposal accounts for one (1) mobilization / pass of work to accomplish defined scope.
- 11) This proposal is based on working normal business hours and excludes overtime or shift work unless specifically included above. If OT is required the impacts from cumulative OT will be calculated per the MCAA / NECA Tables.

CEC Facilities Group, Mechanical

(sign)

PM Name and Title here

12/19/2024

11:02 AM

CEC Facilities Group

1275 Valley View Lane
Irving, Texas 75061
Tel: 817-734-0040

SUMMARY SHEET

Est No: 10

Job: Collin County Medical Campus

		Plumbing		HVAC		Total	
Equipment/Fixtures		\$0		\$715		\$715	
Materials		\$0		\$0		\$0	
Labor Hours		0 Hrs		0 Hrs		0	
Labor Cost		\$0		\$0		\$0	
Subcontractors		\$0		\$0		\$0	
Rental Equipment		\$0		\$0		\$0	
ODJC		\$0		\$21		\$21	
BIM		\$0		\$0		\$0	
Sales Tax		\$0		\$0		\$0	
		Time		Time			
Office / mo.	\$500	0	\$0	0	\$0	0	\$0
Job Veh / wk	\$350	0	\$0	0	\$0	0	\$0
Trash / mo	\$200	0	\$0	0	\$0	0	\$0
FUEL	\$300	0	\$0	0	\$0	0	\$0
Reprographics	\$75	0	\$0	0	\$0	0	\$0
Detailing /Hr	\$75	0	\$0	0	\$0	0	\$0
Estimating /hr	\$75	0	\$0	0	\$0	0	\$0
Proj Mgr / hr	\$75	0	\$0	0	\$0	0	\$0
Trav/trips			\$0		\$0	0	\$0
TOTAL COST		\$0		\$736		\$736	
CEC Cost (No subcontractors)		\$0		\$736		\$736	
Overhead	5.0%	\$0	5.0%	\$37			\$37
SUB TOTALS		\$0		\$773		\$773	
Profit	5.0%	\$0	5.0%	\$39			\$39
CEC Total (No subcontractors)		\$0		\$812		\$812	
SubContractor		\$0		\$0		\$0	
Subcontractor M/U	10.0%	\$0	10.0%	\$0			\$0
Subcontractor Total		\$0		\$0		\$0	
TOTALS		\$0		\$812		\$812	
Perf Bond Prem	(NO BOND REQ) n	NO BOND REQ		NO BOND REQ		0	
		\$0 Plumb		\$812 HVAC		\$812	

RFC TOTAL--> \$812

12/19/24

11:02 AM

RFC # 10

Job: Collin County Medical Campus

HEATING, VENT & AIR COND:		Mtl & Sub		Labor	Notes
HVAC Equipment		\$0		0	
HVAC Misc Items		\$715		0	
Ref Piping		\$0		0	
Ch Wtr Bel		\$0		0	
Ch Wtr Bel Return		\$0		0	
Htng Wtr Bel		\$0		0	
Htng Wtr Ab		\$0		0	
Cond Wtr Bel		\$0		0	
Cond Wtr Ab		\$0		0	
Chem Feed		\$0		0	
Steam Piping		\$0		0	
Cond Return		\$0		0	
Equip Drain		\$0		0	
Ductwork & Accessories		\$0		0	
Misc		\$0		0	
Misc		\$0		0	
Excavation		\$0		0	
Demolition		\$0		0	

Rental Equipment		\$0		***	
Small Tools	0.0%	0	\$0	***	
Consumables	0.0%	0	\$0	***	

Sales Tax	0.00%	\$715	\$0	***	Material / Equip
Sales Tax	0		\$0	***	Rentals, Cons.Tools

Subcontractors		\$0		***	
Matl Hand.		\$0		0	
Safety		\$0		0	
QA/QC		\$0		0	
Clean-up		\$0		0	
Warranty/hrs		\$715	\$21	0	
Permits			\$0	***	
W'house/trip	\$125	0	\$0	***	
Overtime Prod Loss			***	0	
SUBTOTALS			\$736	0 hrs	
Labor:	(Rate)	(Hrs)			
HVAC	\$42.00	0	\$0		
Prem Time	\$21.00	0	\$0		
Superintendent	\$55.00	0	\$0		
Crew FMN	\$45.00	0	\$0		
P/R Burden	45.0%	\$0	\$0		
TOTAL HVAC LABOR			\$0		
TOTAL HVAC COST			\$736		



HTS Texas

Dallas

Fort Worth

T 866.544.1487
F 469.263.1000

1625 Wallace Drive, Suite 120
Carrollton, Texas 75006
7415 Whitehall, Suite 109
Richland Hills, Texas 76118
TACLA533390C
texas.htseng.com

TERMS AND CONDITIONS OF SALE

COMPANY: The Company as used herein shall mean HTS Texas.

PRICE POLICY: Prices of the good may be increased depending on the date of release and/or shipment of the order, announced increases in the Company's list prices, or increases in labor and material cost.

TERMS OF PAYMENT: Terms of payment are subject at all times to prior approval of the company's credit department. Terms of payment are net 30 days of date of invoice unless previously otherwise agreed in writing. If at any time the financial condition of the Purchaser or other circumstance affecting the credit decision, in the Company's opinion, does not justify continuance of production of products or shipment of products on the terms of payment specified, the Company may require full or partial payment in advance, or may at its sole discretion stop or delay production or shipment of products. In the event of default in payment, Purchaser agrees to pay all costs of collection incurred by the Company including but not limited to collection agency fees, attorney fees and court costs. All past due amounts shall bear interest at highest rate allowed by law.

SHIPPING TERMS: All shipments will be made to FOB with freight as quoted. All shipments will be made via a low cost common carrier and charges for special carrier services requested by the Purchaser shall be paid by the Purchaser. The Company may ship the goods in one or more lots.

CLAIMS: The responsibility of the Company for all shipments ceases upon delivery of goods in good order to the carrier. Since all goods are shipped at Purchaser's risk, damage or shortage in transit must be filed by Purchaser against the carrier. Claims for factory shortages will not be considered unless made in writing to the Company within ten (10) days after receipt of the goods and accompanied by reference to the Company's bill of lading and factory order numbers.

TAXES: The amount of any present or future taxes applicable to the product shall be added to the price contained herein and paid by the Purchaser in the same manner and with the same effects as if originally added thereto.

CANCELLATIONS: Accepted orders are not subject to cancellation without the Company being reimbursed for any and all expenses, and being indemnified by Purchaser against any and all loss.

SHIPMENT DATES: Shipment dates are only estimates. No contract has been made to ship in a specified time unless in writing, and signed by two officers of the Company.

PRODUCT CHANGES: In the interest of continuous product improvements, the Company reserves the right to change specifications and/or design without incurring obligation.

RETURNED GOODS: Goods may not be returned except by permission of an authorized Company official, and when so returned will be subject to handling and transportation charges. Authorized return goods must be shipped prepaid to the location designated by the authorization.

LIMITED WARRANTY: Free replacement parts will be provided by the manufacturer the Company represents in the event any product supplied by the Company and used in the United States proves defective in material or workmanship for a period of twelve (12) months from the initial start-up or eighteen (18) months from date of shipment, whichever expires sooner. Goods sold under this agreement are warranted only to the extent that the manufacturer warranted them to the Company or directly to the Purchaser. The Company's liability to the Purchaser shall not exceed the lesser of the cost of correcting defects in the goods sold or the original purchase price of the goods, and the Company shall not in any event be liable to buyer or third parties for any delays of special, indirect, or consequential damages. The Company's warrant does not apply to any goods which have been opened, disassembled, repaired, or altered by anyone other than the Company or its authorized service representative or which have been subjected to misuse, misapplication, or abuse. The Company is not obligated to pay any labor or service costs for removing or replacing parts, or any shipping charges. Refrigerants, fluids, oils, and expendable items such as filters are not covered by this warranty. This parts warranty and any optional extended warranties are granted only to the original user. Company's duty to perform under any warranty may be delayed, at Company's sole option, until Company has been paid in full for all goods purchased by Purchaser. No such delay shall extend the warranty period. For additional consideration the Company will provide an extended warrant(ies) on certain goods or components thereof. To obtain assistance under this limited warranty please contact Heat Transfer Solutions 3350 Yale Street, Houston, TX 77018; (832) 328-1010. This warranty constitutes the purchaser's sole remedy. It is given in lieu of all other warranties; express or implied. There is no implied warranty of merchantability or fitness for a particular purpose. In no event and under no circumstances shall Heat Transfer Solutions Inc. be liable for incidental or consequential damages, whether the theory be breach of this or any other warranty, negligence, or strict tort. The company must receive a start-up information report for goods containing motor-compressors and/or furnaces. The registration/start-up form must be completed and returned to the Company within ten (10) days of original equipment start-up or start-up date and ship date will be deemed the same for warranty determination. No person has the authority to expand the Company's obligation beyond the terms of this express warranty.

TERMS OF SALE: Sale of goods covered hereby to Purchaser is made solely on the terms and conditions set forth herein, notwithstanding any additional or conflicting terms and conditions that may be contained in any purchase order or other form or purchase, all of which additional or conflicting terms and conditions are hereby rejected by the Company unless agreed upon in writing and signed by an officer of the Company. Specifically, the Company does not accept any holdbacks from its billings (see TERMS OF PAYMENT above). The Company is a supplier (not a contractor as defined in the Construction Lien Act) and is NOT subject to the holdback rules contained in the Construction Lien Act. No waiver, alteration or modification of the foregoing terms and conditions shall be valid unless made in writing and signed by an authorized official of Heat Transfer Solutions Inc. In particular and without limiting the foregoing, notwithstanding anything to the contrary in Purchaser's purchase order or any other documents, the Company does not accept any order subject to project design and specifications. Purchaser agrees to accept full and sole responsibility to determine whether the product ordered by Purchaser meets the design and specification requirements of any project.