



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

January 16, 2025

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

Re: Collin County Medical & Mental Health

Subject: CO #038 PR#05

Michael,

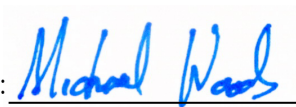
Please find the pricing attached for SEDALCO Change Proposal #CO-038 PR#05. This cost is associated with the revised mechanical louvers and the addition gas piping to tie into the system at the existing facility on the roof.

The cost of this change is **\$51,028.79**. 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:  1-20-2025
Architect – BSW Date

Approved by: _____
Owner – Collin County Date



Proposed Change Request
CO - 38

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

1/16/2025

ATTENTION:

PROJECT: Collin County Mental Health Expansion

PROJECT NUMBER: 24546.

DESCRIPTION: PR#05
Pricing request includes revised mechanical louvers and addition of gas piping to tie into system at the existing roof of facility.

Work Description

Painting

Mechanical/Plumbing

Insurance & Builder's Risk

Change Order

EXTENSIONS			
A	B	C	D
Material	Labor	Equipment	Sub/Supplier
			2,340.80
			41,761.00
2,288.01			
2,288.01	0.00	0.00	44,101.80
A	B	C	D

APPROVED TO PROCEED BY:

SIGNATURE

PRINTED NAME, TITLE

Line 1: Total of Columns A + B + C + D \$46,389.81

Line 2: Total From Markups & Add-Ons \$4,638.98

Line 3: Total Change Request Amount..... \$51,028.79

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



TACLA28343C

M-41036

Price Change Order # **LPPCO-026**

Date: **December 18, 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: **PR-05**

Cost to route NG piping across the roof from the existing building and adjust the height of three (3) louvers +8in.

Please (add/deduct) the amount below to (install/remove) the items listed in the breakout sheet (attached) as per comments from (GC, Architect, 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: **\$41,761.00**

Number of Days Added to Schedule for this work: **7**

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: 12/18/2024 13:31				
JOB NAME:		Collin County Mental Health Expansion						BID DATE:		12/18/2024				
LOCATION:		4300 Community Dr., McKinney, TX 75071						EST. NO.:		26				
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	20% ADD FOR MED. GAS. PIP		0		0		\$ -		\$ -		\$ -		
	1	10% ADD FOR DOM. WTR. PI		0		0		\$ -		\$ -		\$ -		
	-	TAG & ID		-		0		\$ -		\$ -		\$ -		
	-	TESTING		10.0%		-		0		\$ -		\$ -		
-	SUPERVISION		-		-		0		\$ -		\$ -			
PLUMBING TOTALS				0		\$ -		\$ -		\$ -		\$ -		
P I P I N G	QUAN	DESCRIPTION												
	4	Roof Gas Piping		56		224		\$ -		\$ 12,868		\$ 13,440		
	1	-		0		0		\$ -		\$ -		\$ -		
	1	-		0		0		\$ -		\$ -		\$ -		
	1	-		0		0		\$ -		\$ -		\$ -		
	1	-		0		0		\$ -		\$ -		\$ -		
	1	-		0		0		\$ -		\$ -		\$ -		
	1	Testing		5		5		\$ -		\$ 300		\$ -		
	1	10% ADD FOR 1" & DOWN PI		0		0		\$ -		\$ -		\$ -		
	-	TAG & ID		-		0		\$ -		\$ -		\$ -		
-	SUPERVISION		24		24		\$ -		\$ 1,440		\$ -			
PIPING TOTALS				253		0		12,868		15,180		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												
		Sheetmetal Shop Expense										\$ -		
	1	20% FIELD CORR. FACTOR		0		0		\$ -		\$ -		\$ -		
	1	Revised Louver Sizes		0		0		\$ 911		\$ -		\$ -		
	1	-		0		0		\$ -		\$ -		\$ -		
1	-		0		0		\$ -		\$ -		\$ -			
1	-		0		0		\$ -		\$ -		\$ -			
1	-		0		0		\$ -		\$ -		\$ -			
-	SUPERVISION		0		0		\$ -		\$ -		\$ -			
SHEETMETAL TOTALS				0		\$ 911		\$ -		\$ -		\$ -		
HVAC TOTALS				253		\$ 911		\$ 12,868		\$ 15,180		\$ -		
S U B & M I S C	LINE	DESCRIPTION		VENDOR								SUBCONTRACTOR		
	1	INSULATION						\$ -		\$ -		\$ -		
	2	TEMP CONTROLS						\$ -		\$ -		\$ -		
	3							\$ -		\$ -		\$ -		
	4							\$ -		\$ -		\$ -		
	5	-						\$ -		\$ -		\$ -		
	6	-						\$ -		\$ -		\$ -		
	7	CLEAN UP CREW		2.0%				\$ -		\$ -		\$ 304		
	8	EQUIPMENT RENTAL										\$ 3,726		
	9	SU; T & B ; G & A								\$ -		\$ 945		
-	SMALL TOOL/MISC MTL/WARRANTY						\$ 2,188				\$ 36			
SUB & MISC. TOTALS						\$ -		\$ 2,188		\$ 304		\$ 4,707		
M I S C	STARTUP LABOR RATE:	\$ 90.00		SUMMARY										
	EQUIPMENT ADJUSTMENT:	\$ -				HVAC		SUB & MISC.		PLUMBING		TOTALS		
	WARRANTY %:	4%		EQUIP		\$ 911		\$ -		\$ -		\$ 911		
	MISC. MATERIAL %:	17%		MATL		\$ 12,868		\$ 2,188		\$ -		\$ 15,056		
	DESCRIPTION:				LABOR		\$ 15,180		\$ 304		\$ -		\$ 15,484	
					S/M		\$ -		\$ 4,707		\$ -		\$ 4,707	
					TAX		\$ -		\$ -		\$ -		\$ -	
					COST		\$ 28,959		\$ 7,198		\$ -		\$ 36,157	
					GEN. COND.		\$ 1,448		\$ 360		\$ -		\$ 1,808	
					SUBTOTAL		\$ 30,407		\$ 7,558		\$ -		\$ 37,965	
				FEE		\$ 3,041		\$ 756		\$ -		\$ 3,796		
				BID W/O BOND		\$ 33,448		\$ 8,313		\$ -		\$ 41,761		
				PERF. BOND								\$ -		
				JOB TOTAL BID								\$ 41,761		

Lochridge Priest

**GENERAL ADMININSTRATIVE &
MISCELLANEOUS SUMMARY**

PRINT TIME: #####

JOB NAME: Collin County Mental Health Expansion
LOCATION: 4300 Community Dr., McKinney, TX 75071

BID DATE: 12/18/2024
EST. NO.: 26

	GEN & ADMIN				UNIT	UNIT		TOTAL
	DESCRIPTION				COST	MEASURE	QUANTITY	COST
1	PROJECT MANAGER				\$ 17,200	Month	0.04	\$ 624
2	ASSISTANT PROJECT MANAGER				\$ 10,700	Month	0.03	\$ 321
3	SUPERINTENDENT				\$ 15,500	Month	0.00	\$ -
4	SECRETARIES				\$ 3,500	Month	0.00	\$ -
5	PROJECT OFFICE				\$ 2,062	Month	0.00	\$ -
6	ENGINEERING				\$ 99	Hour	0.00	\$ -
7	TELEPHONE/FAX/OFFICE SUPPLIES				\$ 1,000	Month	0.00	\$ -
8	SHEET METAL CARTAGE				\$ 700	Trip	0.00	\$ -
9	PICK-UP & DELIVERIES				\$ 375	Each	0.00	\$ -
10	NEW HIRE COSTS/SAFETY TRAINING				\$ 500	Each	0.00	\$ -
11	ESTIMATING				\$ 80	Hour	0.00	\$ -
12	SHOP & RECORD DRAWINGS - 8% OF LABOR				\$ 60	Hour	0.00	\$ -

GENERAL ADMINISTRATIVE SUMMARY TOTAL → **\$ 945**

EQUIPMENT RENTAL

	DESCRIPTION	UNIT	UNIT		TOTAL
		COST	MEASURE	QUAN.	COST
185 CFM AIR COMP W/HOSES		\$ 2,174.00	MONTH	0	\$ -
SCISSOR LIFT -- 15 FT ELEC		\$ 350.00	MONTH	0	\$ -
GENERATOR - 4000 WATT		\$ 457.00	MONTH	0	\$ -
FORK LIFT -- WAREHOUSE 5000LB		\$ 1,716.00	MONTH	0	\$ -
SKYTRACK		\$ 3,457.00	MONTH	0.75	\$ 2,593
WELDING MACHINE - GASOLINE		\$ 1,132.00	MONTH	0.75	\$ 849
BACKHOE -- 12 FT		\$ 3,082.00	MONTH	0	\$ -
TRACKHOE -- 13-15 FT		\$ 5,102.00	MONTH	0	\$ -
ROLLER COMPACTOR		\$ 863.00	MONTH	0	\$ -
DUMP TRUCK -- 6 YDS		\$ 4,363.00	MONTH	0	\$ -
LIGHT TOWER		\$ 982.00	MONTH	0	\$ -
JACKHAMMER		\$ 215.00	MONTH	0	\$ -
RENTAL EQUIPMENT INSURANCE		\$ -		0	\$ -
RENTAL EQUIPMENT TAX					\$ 284
TOTAL EQUIP RENTAL					\$ 3,726

**BALANCE -- STARTUP
AIR & WATER**

QUAN	DESCRIPTION	PIPING		SHEETMETAL		PIPING		SHEETMETAL	
		STRTUP UNIT	BAL UNIT	STRTUP UNIT	BAL UNIT	STRTUP EXT	BAL EXT	STRTUP EXT	BAL EXT
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	-	0.00	0.00	0.00	0.00	0	0	0	0
0	G/R/D	0.00	0.00	0.00	0.50	0	0	0	0
SUB-TOTALS						0	0	0	0
						PIPING		SHT MTL	
START UP TOTALS						0 MANHRS		0 MANHRS	
BALANCE TOTALS						0 MANHRS		0 MANHRS	
		MNHR				COST			
STARTUP - PIPING		0				\$ -			
STARTUP - SHEETMETAL		0				\$ -			
BALANCE - PIPING		0				\$ -			
BALANCE - SHEETMETAL		0				\$ -			
TOTAL		0				\$ -			

QUOTATION

Date: 12/18/24

To: Lochridge-Priest

Attn: **Cody Striker**

By: Monica Fink



Project: **Collin County ADF Phase 2 – PR#5**

Engineer:

PRICING ADD SUMMARY – PR#5

DESCRIPTION	QTY	TAGGING	TOTAL NET PRICE
Pottorff Louvers Tags L-M-08 & L-M-09 Height of each louver adjusted by +8"	2	L-M-08, L-M-09	Add \$911

*FOB Factory, Full Freight Allowed, Tax Not Included

-This quotation is subject to change without notice and void after 15 days.
-Add to the prices quoted any sales tax payable on the transaction under any effective Federal or State statute.
-F.O.B. Factory, FFA, per mutually agreed schedule. No material to be returned without written authorization.
-Payment terms: Net 30 Days, Upon Receipt of Satisfactory Credit Information.
-Texas AirSystems equipment will be supplied based upon approved submittal data.
-Retainage is not allowed. Texas AirSystems is a material supplier, and will be supplying the entire purchase order value upon delivery of equipment.
-Payment to Texas AirSystems cannot be conditioned on receipt of payment from the owner by a contractor, construction manager, or customer.
-Texas AirSystems standard warranty, parts only, is for 12 months from start-up date, not to exceed 18 months from ship date.
-Texas AirSystems is responsible and accountable only for the acts and omissions of Texas AirSystems.
-Insurance certificates and bonds can/will be provided upon request.

ALL-TEX PIPE & SUPPLY

Since 1973



Quotation

682 ALL-TEX PIPE & SUPPLY
5205 ELLIOTT REEDER RD
FORT WORTH TX 76117-5989
817-831-3821 Fax 817-831-2173

QUOTE DATE	QUOTE NUMBER
10/14/24	S173110917
QUOTED BY: 682 ALL-TEX PIPE & SUPPLY 5205 ELLIOTT REEDER RD FORT WORTH TX 76117-5989 817-831-3821 Fax 817-831-2173	PAGE NO. 1 of 1

Printed : 16:08:10 14 OCT 2024

QUOTE TO:

LOCHRIDGE-PRIEST INC
PO BOX 154187
WACO, TX 76715-4187

SHIP TO:

682 LOCPRI COLLIN CO MENTAL HEALTH*
4300 COMMUNITY AVE
(C/O LOCKRIDGE-PRIEST)
MCKINNEY, TX 75071-2535
817-876-7064

QUOTED FOR	CUSTOMER PURCHASE ORDER NUMBER	CUSTOMER RELEASE NUMBER	SALESPERSON	
Cody	CHANGE ORDER		Preston Hamilton	
WRITER	SHIP VIA	TERMS	EXPIRATION DATE	FREIGHT ALLOWED
Elaina Smith	OT OUR-TRUCK	2% 10TH NET 25TH LESS S/C	11/28/24	Yes
QUOTE QTY	OUR PART#	DESCRIPTION	Net Pric	Ext Pric
420ft	3485235	4 STD BLK A53 PE STEEL PIPE DOM	10.723/ft	4503.60
64ea	3864663	MS-4 MAPA ADJ ROLLER PIPE SUPPORT MS-4RA10-P	42.857/ea	2742.86
4ea	1936785	4 STD CS LR WELD 90DEG ELBOW DOM	40.124/ea	160.50
1ea	1937279	4 STD CS WELD TEE DOM	85.887/ea	85.89
4ea	1940072	4 150# CS RF WELDNECK FLG W/ STD BORE DOM	40.861/ea	163.45
4ea	1355586	4NBK 4" ZINC PLATED 150LB NUT & BOLT KIT	19.532/ea	78.13
4ea	3127059	4 150# RED RUBBER 1/16 FF GSKT	3.520/ea	14.08
1ea	4608746	WATTS 9944-732 LFM115-SA 4" PRV	4819.100/ea	4819.10
1ea	3498730	^JOSAM 26444 4" STACK FLASHING FITTING	71.900/ea	71.90
6ea	230480	ANVIL 261 4 GALV STEEL RISER CLAMP	8.379/ea	50.27
60in	3865162	5 GALV PE PIPE - (CUT PER INCH)	2.971/in	178.29
TAXES NOT INCLUDED				
Prices contained in this quote are the prices in effect at the time of quotation, and are subject to change at any time. We are not responsible for inaccurate quantity descriptions. Quantities should be checked against plans and specifications for accuracy. Special order material is non-cancellable. We are not responsible for delays not within our control.			Subtotal	12868.07
			Bid Total	12868.07

Mustang Series

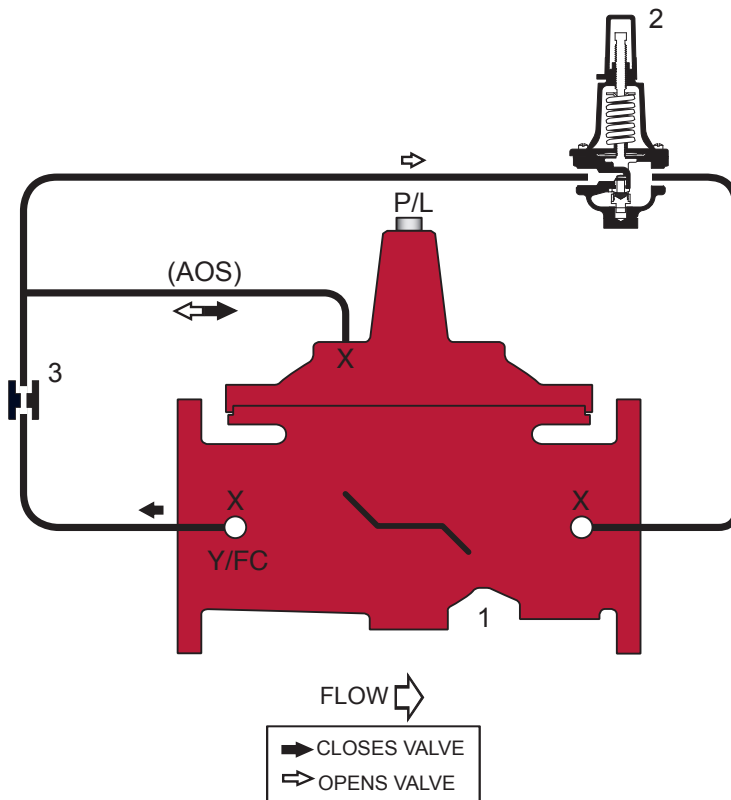
LEAD FREE*

LFM115 (Globe) LFM1115 (Angle)

Pressure Reducing Control Valve

Schematic

- Throttles to reduce high upstream pressure to constant lower downstream pressure
- Reducing setpoint is adjustable



Standard Components

- 1 – Main Valve (Single Chamber)
- 2 – Pressure Reducing Control
- 3 – Fixed Orifice

Options & Accessories

- X – Isolation Cocks (2)
- FC – Flo-Clean Strainer (1)
- Y – Y-Strainer (Replaces Flo-Clean) (2)
- ACS – Adjustable Closing Speed (3)
(Replaces Fixed Orifice)
- AOS – Adjustable Opening Speed (1)
- P – Position Indicator (3)
- L – Limit Switch (3)

(1) Standard 3" & Smaller

(2) Standard 4" & Larger

(3) Optional All Sizes

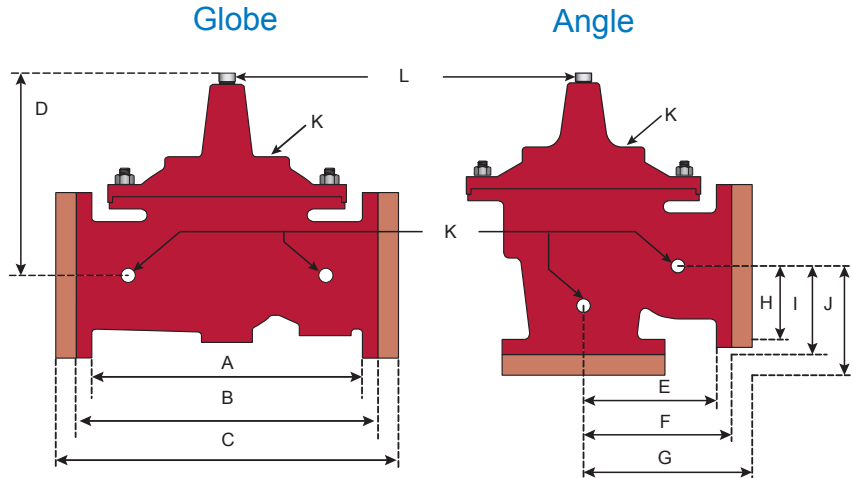
Operations

The Watts ACV Pressure Reducing Control Valve is designed to automatically reduce a fluctuating higher upstream pressure to a constant lower downstream pressure regardless of varying flow rates. It is controlled by a normally open, pressure reducing pilot designed to: 1) Open (allowing fluid out of the main valve cover chamber) when downstream pressure is below the adjustable setpoint, and 2) Close (allowing fluid to fill the main valve cover chamber) when downstream pressure is above the adjustable setpoint. A decrease in downstream pressure causes the valve to modulate toward an open position, raising downstream pressure. An increase in downstream pressure causes the valve to modulate toward a closed position, lowering downstream pressure.

*The wetted surface of this product contacted by consumable water contains less than 0.25% of lead by weight.

Materials

Body & Cover: Ductile Iron ASTM A536
Coating: NSF Listed Fusion Bonded Epoxy Lined and Coated
Trim: 316 Stainless Steel
Elastomers: Buna-N (standard)
 EPDM
 Viton
Stem, Nut & Spring: Stainless Steel



Operating Pressure

Threaded = 400 psi
 150 Flanged = 250 psi
 300 Flanged = 400 psi

Operating Temperature

Buna-N: 160 °F Maximum
 EPDM: 300 °F Maximum
 Viton: 250 °F Maximum

Pilot System

Reducing Control
 30-300 psi (Standard)
 0-30 psi (Optional)

Tubing & Fittings

Copper / Brass (Standard)
 Stainless Steel (Optional)

Dimensions

	A	B	C	D	E	F	G	H	I	J	K	L	
VALVE SIZE	GLOBE THRD.	GLOBE 150#	GLOBE 300#	COVER TO CENTER	ANGLE THRD.	ANGLE 150#	ANGLE 300#	ANGLE THRD.	ANGLE 150#	ANGLE 300#	PORT SIZE	PORT SIZE	SHIPPING WEIGHTS*
1-1/4	7-1/4	-	-	5-1/2	3-1/4	-	-	1-7/8	-	-	3/8	1/4	20
1-1/2	7-1/4	8-1/2	9	5-1/2	3-1/4	4	4-1/4	1-7/8	4	4-1/4	3/8	1/4	25
2	9-3/8	9-3/8	10	6-1/2	4-3/4	4-3/4	5	3-1/4	3-1/4	3-1/2	3/8	1/2	40
2-1/2	11	11	11-5/8	7-1/2	5-1/2	5-1/2	5-7/8	4	4	4-5/16	1/2	1/2	65
3	12-1/2	12	13-1/4	8-1/4	6-1/4	6	6-3/8	4-1/2	4	4-3/8	1/2	1/2	95
4	-	15	15-5/8	10-5/8	-	7-1/2	7-7/8	-	5	5-5/16	3/4	3/4	190
6	-	20	21	13-3/8	-	10	10-1/2	-	6	6-1/2	3/4	3/4	320
8	-	25-3/8	26-3/8	16	-	12-3/4	13-1/4	-	8	8-1/2	1	1	650
10	-	29-3/4	31-1/8	17-1/8	-	14-7/8	15-9/16	-	8-5/8	9-5/16	1	1	940
12	-	34	35-1/2	20-7/8	-	17	17-3/4	-	13-3/4	14-1/2	1	1-1/4	1500
14	-	39	40-1/2	24-1/4	-	19-1/2	20-1/4	-	14-7/8	15-5/8	1	1-1/2	1675
16	-	41-3/8	43-1/2	25	-	20-13/16	21-5/8	-	15-11/16	16-1/2	1	2	3100

*Estimated in lbs.

Valve Cover Chamber Capacity

Valve Size (in)	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	14	16
fl.oz.	4	4	4	10	10	22	70	-	-	-	-	-
U.S. Gal	-	-	-	-	-	-	-	1-1/4	2-1/2	4	6-1/2	9-1/2

Valve Travel

Valve Size (in)	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	14	16
Travel (in)	3/8	3/8	1/2	5/8	3/4	1	1-1/2	2	2-1/2	3	3-1/2	4

Sizing

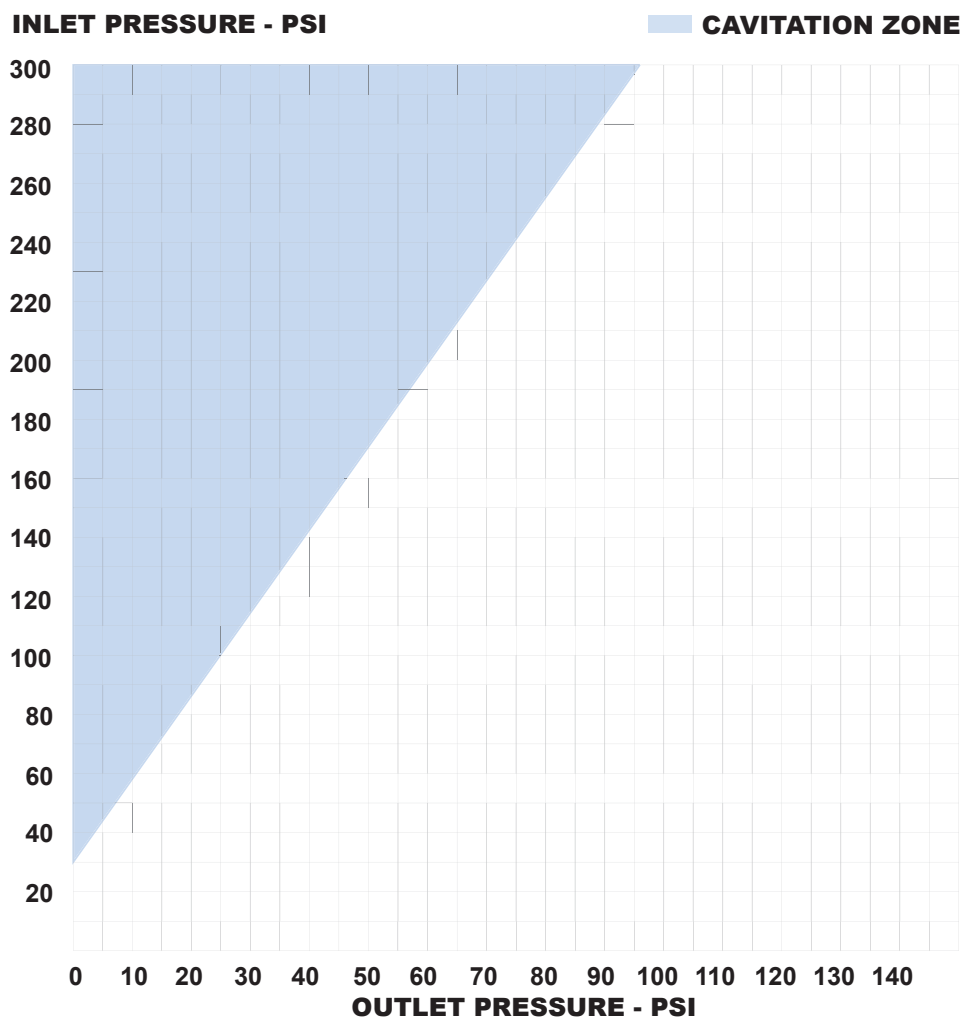
Size (in)	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10	12	14	16
Maximum Continuous (GPM)	95	130	210	300	485	800	1850	3100	5000	7000	8500	11100
Maximum Intermittent (GPM)	119	161	265	390	590	1000	2300	4000	6250	8900	10800	14100
Minimum Continuous (GPM)												

Maximum continuous flow based on velocity of 20 ft. per second.
Maximum intermittent flow based on velocity of 25 ft. per second.
Minimum continuous flow based on velocity of 1 ft. per second.

NOTE: The above chart is a suggested guide. Inlet pressure, outlet pressure, minimum, normal and maximum flow rates should be considered for specific valve sizing. Contact Watts ACV for details.

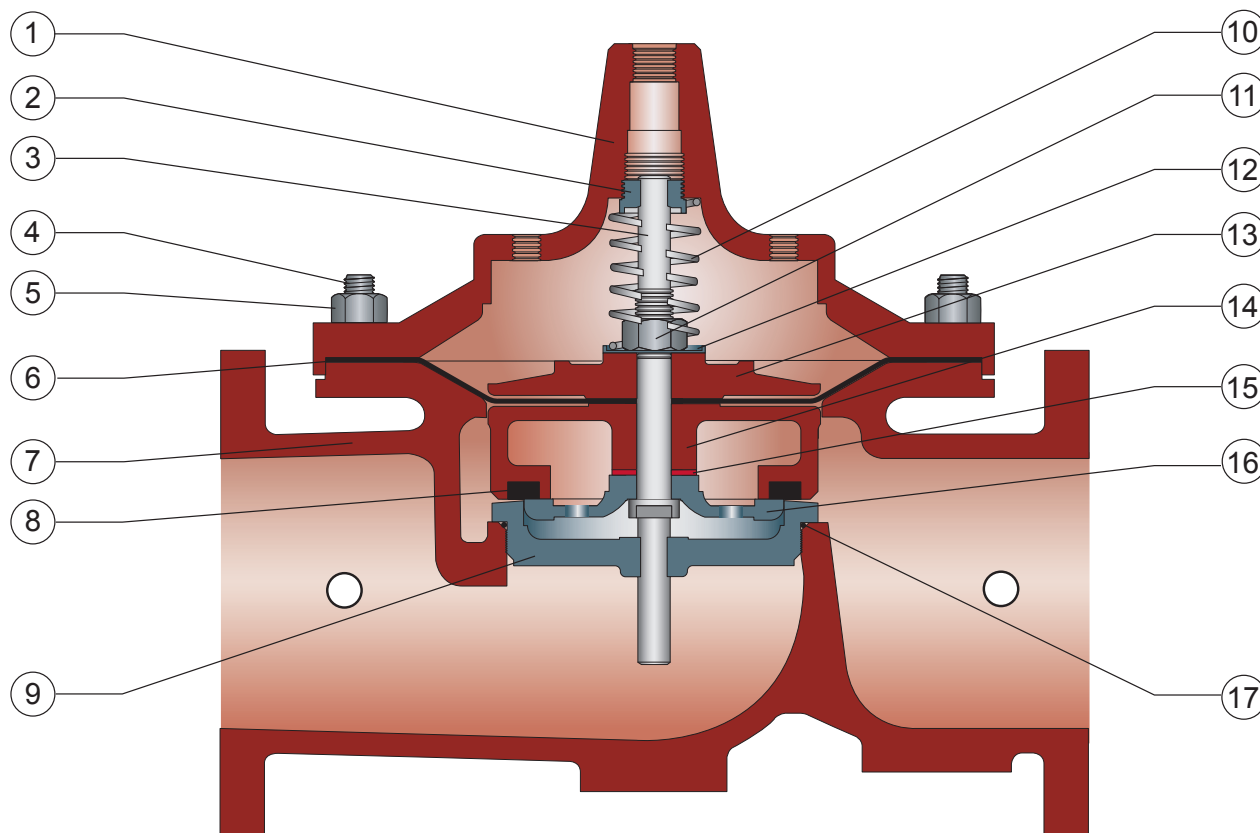
Cavitation Chart

After selecting the valve size, locate inlet and outlet pressures on this chart. If the intersection point falls in the shaded area, cavitation can occur. Operation of valves continually in the cavitation zone should be avoided. Consult Watts ACV for alternatives.



Cross-Sectional Detail

Main Valve



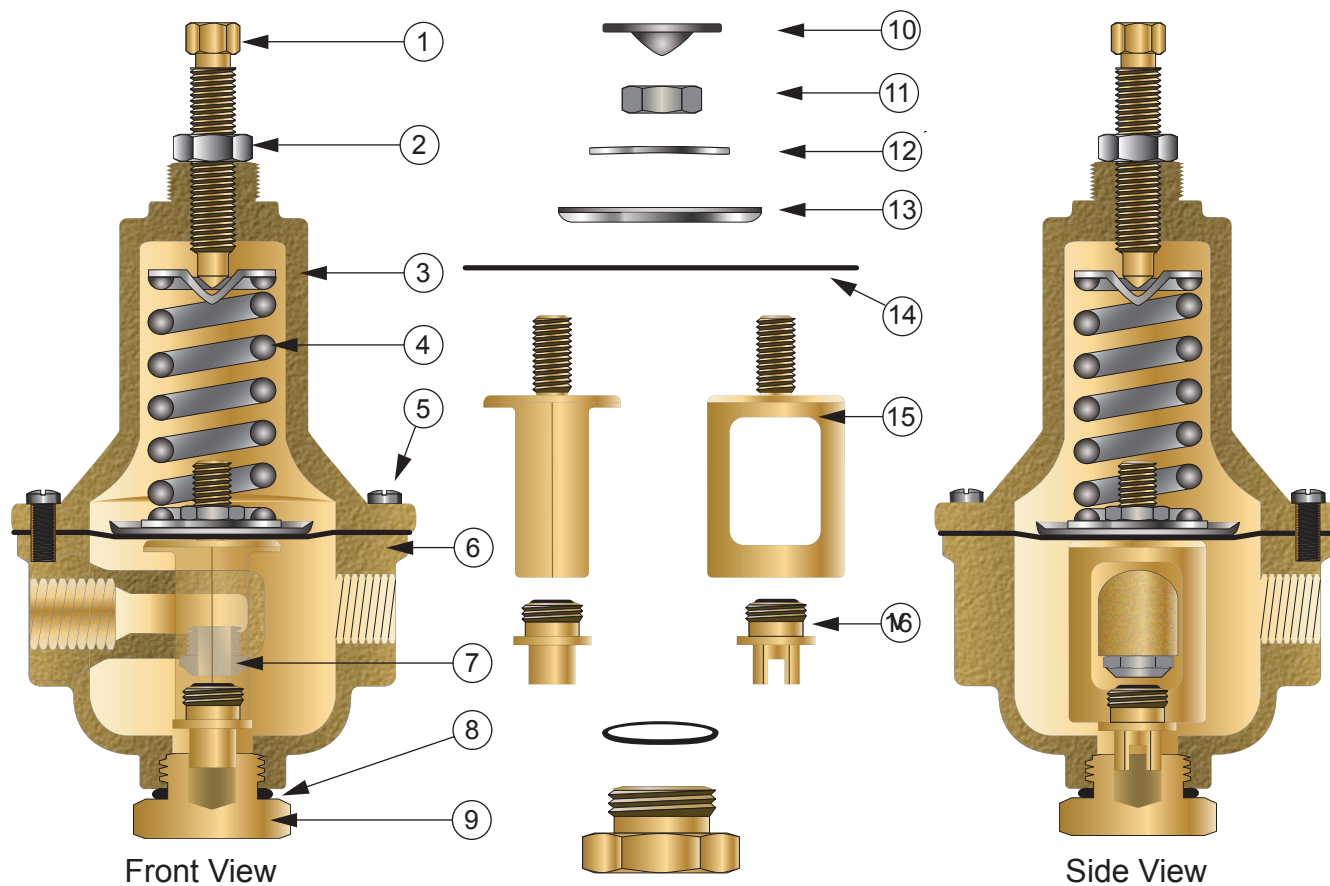
ITEM	DESCRIPTION	MATERIAL
1	Cover	ASTM A536 65-45-12 Epoxy Coated Ductile Iron
2	Cover Bearing	ASTM A276 304 Stainless Steel
3	Shaft / Stem	ASTM A276 304 Stainless Steel
4	Stud	ASTM A570 Gr.33 Zinc Plated Steel
5	Cover Nut	ASTM A570 Gr.33 Zinc Plated Steel
6	Diaphragm*	Buna-N (Nitrile)
7	Body	ASTM A536 65-45-12 Epoxy Coated Ductile Iron
8	Seat Disc*	Buna-N (Nitrile)
9	Seat Ring	ASTM A743 CF8M (316) Stainless Steel
10	Spring	ASTM A276 302 Stainless Steel
11	Stem Nut	ASTM A276 304 Stainless Steel
12	Spring Washer	ASTM A276 304 Stainless Steel
13	Diaphragm Washer	ASTM A536 65-45-12 Epoxy Coated Ductile Iron
14	Disc Retainer	ASTM A536 65-45-12 Epoxy Coated Ductile Iron
15	Spacer Washer*	Fiber*
16	Disc Guide	ASTM A743 CF8M (316) Stainless Steel
17	Seat Gasket*	Buna-N (Nitrile)

* Contained in Main Valve Repair Kit

Controls and Accessories

Model LFCP-15

Pressure Reducing Pilot



ITEM NUMBER	DESCRIPTION
1	Adjusting Screw
2	Jam Nut
3	Spring Housing
4	Spring
5	Cap Screw
6	Body
7	Seat
8	O-Ring*
9	Bottom Cap
10	Spring Guide

ITEM NUMBER	DESCRIPTION
11	Nut
12	Belleville Washer
13	Diaphragm Washer
14	Diaphragm *
15	Yoke
16	Disc and Retainer Assembly*

* Included in Repair Kit

Installations

- Prior to installation, flush line to remove debris.
- Install valve horizontally “in line” (cover facing up), so flow arrow matches flow through the line. **Avoid installing valves 6" and larger vertically.** Consult factory **prior** to ordering if installation is other than described.
- Install inlet and outlet isolation valves.

NOTICE

When using butterfly valves, insure disc does not contact control valve. Damage or improper valve seating may occur.

- Provide adequate clearance for valve servicing and maintenance.
- Install pressure gauges to monitor valve inlet and outlet pressure.
- If installation is subjected to very low flow or potentially static conditions, it is recommended a pressure relief valve (1/2" minimum) be installed downstream of the Pressure Reducing Valve for additional system protection.

Start-Up

Proper Automatic Control Valve startup requires bringing the valve into service in a controlled manner. All adjustments to control pilots and speed controls should be made slowly, allowing the valve to respond and the system to stabilize.

NOTICE

Control Valves should be set-up in a dynamic (flowing) condition for proper start-up. Provisions for flow must be made to insure proper settings.

1. Close upstream and downstream valves to isolate the valve from line pressure. Release spring tension on Pressure Reducing Control by turning adjustment screw out (counterclockwise), decreasing setpoint. Open all Isolation Ball Valves, if so equipped. If valve is fitted with adjustable speed controls, turn needle(s) in (clockwise) until seated, and return out (counterclockwise) 11/2 to 21/2 turns. These are approximate settings, and should be fine tuned to suit system requirements after pressure adjustments have been made.
2. Slowly open upstream isolation valve to allow controlled filling of the valve. Vent entrapped air by carefully loosening control tubing or pipe plug at the highest point possible. If valve is equipped with a Position Indicator, open Air Bleed Petcock to vent air. Water will be milky in appearance and will begin to clear as air is vented. Carefully loosen enough cover screws on control pilot(s) to vent entrapped air. Retighten when water vents clearly.
3. **Setting Reducing Control:** Slowly open downstream isolation valve. Gradually turn adjustment screw on the Pressure Reducing Control in (clockwise) to raise downstream pressure. Allow valve and system to stabilize. Observe inlet and outlet pressure gauges. Continue to adjust as needed, pausing approximately every 11/2 turns, allowing valve and system to stabilize. Turning adjustment screw clockwise raises outlet pressure. Turning adjustment screw counterclockwise lowers outlet pressure. When desired downstream pressure is reached, tighten locknut on adjustment screw.
4. Fine tune Speed Controls to suit system requirements. Adjust Closing Speed Control (if equipped) clockwise for slower closure, and counterclockwise for faster closure. Adjust Opening Speed Control (if equipped) clockwise for slower opening, and counterclockwise for faster opening.

Specifications

The Lead Free* Pressure Reducing Control Valve shall be a pilot operated diaphragm valve designed to automatically reduce a fluctuating higher upstream pressure to a constant lower downstream pressure regardless of varying flow rates.

The main valve shall be a hydraulically operated, single diaphragm actuated, globe or angle pattern valve. Y-pattern valves shall not be permitted. The valve shall contain a disc and diaphragm assembly that forms a sealed chamber below the valve cover, separating operating pressure from line pressure. The diaphragm shall be constructed of nylon reinforced Buna-N, and shall not seal directly against the valve seat and shall be fully supported by the valve body and cover. Rolling diaphragm construction will not be allowed and there shall be no pistons operating the main valve or any pilot controls.

The main valve body and cover shall be Ductile Iron ASTM A536, and all internal cast components shall be Ductile Iron or CF8M (316) Stainless Steel. All Ductile Iron components, including the body and cover, shall be lined and coated with an NSF 61 Certified Epoxy Coating applied by the electrostatic heat fusion process. All main valve trim and throttling components (cover bearing, valve seat and disc guide) shall be Stainless Steel. The valve body and cover must be machined with a 360-degree locating lip to assure proper alignment.

The disc and diaphragm assembly shall contain a Buna-N synthetic rubber disc with a rectangular cross-section that is securely retained on 3-1/2 sides by a disc retainer and disc guide. Diaphragm assemblies utilizing bolts or cap screws for component retention will not be permitted.

The exposed portion of the seat disc shall contact the valve seat and seal drip-tight. The disc and diaphragm assembly must be guided by two separate bearings, one installed in the valve cover and one concentrically located within the valve seat, to avoid deflection and assure positive disc-to-seat contact. Center guided valves will not be permitted. All necessary repairs shall be made from the top of the valve while the body remains in line.

Pilot control systems for valves 3" and smaller shall contain a Flow Clean Strainer, Fixed Orifice Closing Speed, Adjustable Opening Speed Control and Pressure Reducing Pilot. Pilot control systems for valves 4" and larger shall contain an external Y-Strainer, Fixed Orifice Closing Speed, Pressure Reducing Pilot and Isolation Ball Valves on all body connections. All pilot control systems shall utilize copper tubing and brass fittings regardless of valve size. The adjustment range of the pressure reducing pilot shall be 30-300 psi.

The valve shall be Watts ACV Model LFM115 (Globe) or LFM1115 (Angle) pattern Pressure Reducing Control Valve.

Other Watts ACV Pressure Reducing Control Valves

LFM115-3 / LFM1115-3	Pressure Reducing Valve with Hydraulic Check Feature
LFM115-7 / LFM1115-7	Pressure Reducing Valve with Downstream Surge Control Feature
LFM115-74 / LFM1115-74	Pressure Reducing Valve with Low Flow By-Pass

*The wetted surface of this product contacted by consumable water contains less than 0.25% of lead by weight.



A Watts Water Technologies Company



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ROYAL PAINTING INC
2445 McIver Lane
Ste 110
Carrollton TX 75006
royalpaintinginc.com
972-664-1818
972-664-1895



Change Order Request

COR Number: 002

Date: 1/13/2025

Project Number: 240042MM

Contract Date: 4/11/2024

To:	Project:
Sedalco 2554 East Long Avenue Fort Worth TX 76137	Collin County Mental Health Expansion 4300 Community Avenue McKinney TX 75071

Description of Change:

PR05 Pricing
Paint Roof Gas Lines (New Expansion Side Only)

Project Original Contract Sum	725,392.00
Total of Previously Approved Change Orders	29,754.00
Contract Amount Prior to this Change Order	755,146.00
Proposed Contract Amount of this Change Order	2,340.80
Proposed Contract Amount Including this Change Order	757,486.80

Accepted By:

_____ Contractor <i>(Company Name)</i>	_____ Owner <i>(Company Name)</i>	_____ Other <i>(Company Name)</i>
_____ By <i>(Signature)</i>	_____ By <i>(Signature)</i>	_____ By <i>(Signature)</i>
_____ Printed Name	_____ Printed Name	_____ Printed Name
_____ Date	_____ Date	_____ Date
	_____ Owner's Change Order Number	

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Change Order Request

COR Number: 002

Date: 1/13/2025

To: Sedalco	Project: Collin County Mental Health Expansion
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Item	Description	Quantity	UOM	Unit Price	Extended Price
C002 - CO#2					
Labor	Labor	36.00	HR	48.00	1,728.00
Material	Material	1.00	\$	400.00	400.00
OH&P	OH&P	0.10	Percent	2,128.00	212.80
CO#2 Total:					2,340.80
Change Order Total:					2,340.80