



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

April 18, 2025

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

Re: Collin County Medical & Mental Health

Subject: CO #070 – Stairwell Unit Heater (RFI #204)

Michael,

Please find the pricing attached for SEDALCO Change Proposal #CO-070.
This cost is associated with supplying and installing a heater in Stairwell 02 as per direction from RFI#201.

The cost of this change is **\$6,659.09**. 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: Michael Woods 5-1-2025
Architect – BSW Date

Approved by: David Parker 5-1-2025
Owner – Collin County Date



Proposed Change Request
CO - 70

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

4/21/2025

ATTENTION:

PROJECT: Collin County Mental Health Expansion

PROJECT NUMBER: 24546.

DESCRIPTION: RFI 204: Stairwell Unit Heater
As directed in RFI 204, with the stairwells housing the wet-pipe sprinkler piping, it was deemed necessary to add a heater to stairwell 02 matching the remaining stairwells.

Work Description

Mechanical

Electrical

Insurance & Builder's Risk

Change Order

EXTENSIONS			
A Material	B Labor	C Equipment	D Sub/Supplier
			2,762.00
			2,803.00
488.72			
488.72	0.00	0.00	5,565.00
A	B	C	D

APPROVED TO PROCEED BY:

SIGNATURE

PRINTED NAME, TITLE

Line 1: Total of Columns A + B + C + D \$6,053.72

Line 2: Total From Markups & Add-Ons \$605.37

Line 3: Total Change Request Amount..... \$6,659.09

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-038**

Date: **April 2, 2025**

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

Reference: **Added Unit Heater Per RFI-204**

LP Job #: **FT240021**

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: **\$2,762.00**

Number of Days Added to Schedule for this work: **2**

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

By:

Blake Mcdaniel
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.

Lochrider Priest

JOB NAME: Collin County Mental Health Expansion LOCATION: 4300 Community Dr., McKinney, TX 75071		HVAC & PLUMBING SHORT RECAP				PRINT TIME: 4/2/2025 12:46 BID DATE: 4/2/2025 EST. NO.: 38	
		LABOR RATE: \$ 60.00 MCA %: 100%	MAN HRS UNIT HRS EXT HRS		EQUIP \$	MAT'L \$	LABOR \$

P L U M B I N G	QUAN	DESCRIPTION						
	2	Unit Heater	2	4	\$ 1,325	\$ -	\$ 240	\$ -
	2	Control Wire	2	4	\$ -	\$ -	\$ 240	\$ -
	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 0.0%	-	0	\$ -	\$ -	\$ -	\$ -
	-	SUPERVISION	-	4	\$ -	\$ -	\$ 240	\$ -
PLUMBING TOTALS			12	\$ 1,325	\$ -	\$ 720	\$ -	

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	\$ -	\$ -	\$ -
SHEETMETAL TOTALS			0	\$ -	\$ -	\$ -	

HVAC TOTALS			0	\$ -	\$ -	\$ -	\$ -
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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%	\$ -	\$ -	\$ 14	\$ -
	8	EQUIPMENT RENTAL					\$ -
	9	SU; T & B ; G & A				\$ -	\$ 279
	-	SMALL TOOL/MISC MTL/WARRANTY			\$ -		\$ 53
	SUB & MISC. TOTALS			\$ -	\$ -	\$ 14	\$ 332

M I S C	STARTUP LABOR RATE:	\$ 90.00	SUMMARY				
	EQUIPMENT ADJUSTMENT:	\$ -		HVAC	SUB & MISC.	PLUMBING	TOTALS
	WARRANTY %:	4%	EQUIP	\$ -	\$ -	\$ 1,325	\$ 1,325
	MISC. MATERIAL %:	17%	MATL	\$ -	\$ -	\$ -	\$ -
	DESCRIPTION:		LABOR	\$ -	\$ 14	\$ 720	\$ 734
			S/M	\$ -	\$ 332	\$ -	\$ 332
			TAX	\$ -	\$ -	\$ -	\$ -
			COST	\$ -	\$ 346	\$ 2,045	\$ 2,391
			GEN. COND.	\$ -	\$ 17	\$ 102	\$ 120
			SUBTOTAL	\$ -	\$ 364	\$ 2,147	\$ 2,511
			FEE	\$ -	\$ 36	\$ 215	\$ 251
			BID W/O BOND	\$ -	\$ 400	\$ 2,362	\$ 2,762
	PERF. BOND				\$ -		
	JOB TOTAL BID				\$ 2,762		

Lochridge Priest

**GENERAL ADMINISTRATIVE &
MISCELLANEOUS SUMMARY**

PRINT TIME: 4/2/2025 12:46

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

BID DATE: 4/2/2025
EST. NO.: 38

GEN & ADMIN	UNIT	UNIT	QUANTITY	TOTAL
DESCRIPTION	COST	MEASURE		COST
1 PROJECT MANAGER	\$ 17,200	Month	0.01	\$ 172
2 ASSISTANT PROJECT MANAGER	\$ 10,700	Month	0.01	\$ 107
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 ➔ **\$ 279**

EQUIPMENT RENTAL

DESCRIPTION	UNIT	UNIT	QUAN.	TOTAL
	COST	MEASURE		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	\$ -
WELDING MACHINE - GASOLINE	\$ 692.00	MONTH	0	\$ -
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				\$ -
TOTAL EQUIP RENTAL				\$ -

**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	-	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
BALANCE TOTALS						0	MANHRS		0
MNHRS						COST			
STARTUP - PIPING		0	\$	-					
STARTUP - SHEETMETAL		0	\$	-					
BALANCE - PIPING		0	\$	-					
BALANCE - SHEETMETAL		0	\$	-					
TOTAL		0	\$	-					

From: Chad Hastings <Chad.Hastings@texasairsystems.com>
Sent: Friday, March 28, 2025 3:58 PM
To: Blake McDoniel; monica.fink@texasairsystems.com;
dalton.harman@texasairsystems.com
Cc: Matthew Morrow; Melissa Meissner
Subject: RE: Updated Sheets per RFI 204 - CCMHE
Attachments: M004 - SCHEDULES - MECHANICAL.pdf

Blake,

For adding UH-M-71 – Add \$1,325

Let me know if you need us to send formal quote.

Thank You,

Chad Hastings

Project Manager/Estimator



8081 Royal Ridge Pkwy | Irving, TX 75063
Main: 972.570.4700 | Cell: 214-766-0986

FOR STOCK ORDERS / WILL CALL PICK-UP LOCATION:

Price Industries Distribution Center
1640 Wallace Drive, Suite 106
Carrollton, TX 75006

Hours of Operation: 7:30am – 4:30pm

From: Blake McDoniel <bmcdoniel@lochridgepriest.com>
Sent: Friday, March 28, 2025 10:24 AM
To: Monica Fink <Monica.Fink@texasairsystems.com>; Chad Hastings
<Chad.Hastings@texasairsystems.com>; Dalton Harman <Dalton.Harman@texasairsystems.com>
Cc: Matthew Morrow <mmorrow@lochridgepriest.com>; Melissa Meissner
<mmeissner@lochridgepriest.com>
Subject: FW: Updated Sheets per RFI 204 - CCMHE

TAS Team,

The engineer has added a Unit Heater to the schedule. UH-M-71 per the attached schedule. Can you please send us pricing on getting this heater added

**Blake McDoniel**

Assistant Project Manager | Lochridge-Priest, Inc.

Email: bmcdoniel@lochridgepriest.com

Cell: 817.233.0681 | Office: 254.772.0670

Fort Worth: 2960 Wesley Way, Fort Worth, TX 76118

Waco: 2901 E. Industrial Blvd., Waco, TX 76705

www.lochridgepriest.com**From:** James Hinch <jhinch@sedalco.com>**Sent:** Friday, March 28, 2025 7:21 AM**To:** rodneyw@teamhumphrey.com; grantb@teamhumphrey.com; Matthew Morrow <mmorrow@lochridgepriest.com>; Melissa Meissner <mmeissner@lochridgepriest.com>; Blake McDoniel <bmcdoniel@lochridgepriest.com>**Cc:** David Gameiro <dgameiro@sedalco.com>; Will Burgess <wburgess@sedalco.com>; Bradley Huber <bhuber@sedalco.com>; Keith Hindt <khindt@sedalco.com>; Daniel McCallum <dMcCallum@sedalco.com>**Subject:** Updated Sheets per RFI 204 - CCMHE

Hello All,

Please see attached sheets in response to RFI 204 Stairwell Unit Heater Additions.

Thanks,

James HinchIntern-Project Engineer | 817-831-2245 (O) | (DD) | [Web](#)

Corporate Office: 4100 Fossil Creek Blvd., Fort Worth, Texas 76137

Houston Division: 9400 Grogans Mill Road Suite 320, The Woodlands, Texas 77380

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Success built on performance.**Disclaimer**

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Fixed Price Proposal

Job date: Mar. 28, 2025
Quote #: Q15-231143R21
Page number: 1

Billing address:

Sedalco, Inc.
Attn: Mr. Mark Meil
2554 East Long Ave.
Fort Worth, Texas 76137

Site address:

Attn: Will Burgess
4300 Community Avenue
McKinney, Texas 75071

Work Description

Will Burgess,

Reference - H&A Quote No. - Q15-231143 R21

Job Name - Collin County Mental Health Expansion Rev #21 RFI 204 Unit Heater

Buy Board Member - Contract # 733-24

We are pleased to submit our proposal for the following scope of work for a sum of:

Labor	\$1,517.92
Material	\$1,285.36
Subtotal	\$2,803.28
Tax	\$ 0.00
Total	\$2,803.00

Included: Provide and Install (1) 15-amp 2-Pole breaker Panel HLBM, with conduit and cable to (1) Unit Heater via disconnect Stairwell 02. *Note Unit Heater to be provided and installed by others.**

Exclusions:

- **We have specifically Excluded the following items (unless listed in scope of work above):**
- Performance and payment bond.
- Waiver of subrogation.
- "All Risk" builders risk insurance fee.
- Utility company charges- permanent or temporary.
- Toilet Facilities
- Jobsite security services.
- Painting or priming of any kind except touch-up.
- Rock excavation unless indicated in test boring logs provided in the bid documents.
- Site survey or compaction testing.
- The furnishing or installation of access doors.
- Cutting or patching of masonry.
- Patching of sheetrock, plaster, ceramic tile, carpeting, etc. We will perform necessary cutting.
- Cutting of millwork, paneling, and other architectural finishes for electrical device rough-in.
- Motor starters for equipment provided by others.
- Temperature control wiring of any kind.
- Any inspection fees.
- All light fixtures shown as existing.
- Concrete installation of any kind.

- Fire alarm system.
- Overtime premium of wages.
- All work is calculated during normal business hours, Monday through Friday 7:00 AM to 3:30 PM.
- Provide and install of all special systems including communications, Safety and security, Access control, intrusion detection, video surveillance, nurse call, intercom, and fire alarm.
- All Permit Required Energized Electrical Work has been excluded from this proposal.

Warranty:

- Warranty on labor shall extend for one year from final electrical inspection.
- Warranty on material varies with manufactures but will not be less than one year.
- No warranty on lamps after final inspection.
- No warranty shall extend to fixtures and equipment furnished by others.
- Warranty does not apply to any portion of the electrical system that is modified by anyone other than Humphrey & Associates, Inc. nor to existing electrical components shown to remain.

Note: Without addressing the validity of a mandatory Covid-19 Vaccination requirements, this note shall serve as notice for cost impact and delay on the project. Covid-19 Vaccination demands (or similar Covid-19 protocol) on Humphrey & Associates, our employees, and our subcontractors and their effect have not been contemplated in the course and scope of this project. If your organization chooses to mandate Covid-19 Vaccines for this project - Please clarify the nature and extent of the mandatory vaccinations required by you so we may advise our employees and our separate contractors, suppliers, or vendors who are required to be present at the jobsite. Please advise if your directives will permit employees with religious, medical exemptions, or previously having contracted the virus to be physically present at the jobsite. Please also provide the manner and detail in which you are requesting that we and each employee provide such disclosures to you so we may be compliant with applicable laws and privacy.

Delay in Delivery: H&A is not to be accountable for the delays in delivery occasioned by act of God, failure of its suppliers to ship or deliver on time, or other circumstances beyond H&A's reasonable control. Factory shipments or delivery dates are the best estimates of our supplier, and in no case shall H&A be liable for consequential or special damage arising from any delay in shipment or delivery.

Qualifications:

All metallic products included in this price are valued (based on current Commodity Pricing) at the time of the bid. An increase in the price of metals between the estimate time and time of official award of the project will require a change in the final price to complete the project.

Price firm for 7 days and based on a mutually acceptable contract.

We sincerely appreciate this opportunity to be of service and hope we are favored with this proposal.

Sincerely,

Humphrey & Associates, Inc.

Approved By: _____

Rodney Wells

Rodney Wells

Date: _____

Project Manager, Denton Branch

Office: 940-387-7137 Ext 4107

Mobile: 940-231-0712

Fax: 940-243-9902

RodneyW@teamhumphrey.com

"Regulated by the Department of Licensing and Regulation", P.O. Box 12157, Austin, Texas 78711,
1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov <<http://www.tdlr.texas.gov>> TELC 17692

Net Bid: Humphrey & Associates has considered the cost of our health related insurances, workers' compensation, and general liability insurances, along with any Owner Controlled or Contractor Controlled Insurance Programs in our pricing presented on this project. Whether "fixed price", "time and material" or "cost plus" - our insurances are considered in our cost offered. Humphrey & Associates excludes any audit and or reconciliation of insurance cost for insurances or labor burden. This exclusion applies to our cost and any subcontractor costs.

2017 H&A SAGE 300 Company2650 Handley Ederville
Fort Worth, Texas 76118

Job Number #

File #

6726

Associates excludes any audit and or reconciliation of insurance cost for insurances or labor burden. This exclusion applies to our cost and any subcontractor costs.

Item Description	Qty	Trade	U	Disc	Net	Mat \$	Tot. Hrs
3/4" CONDUIT - EMT	140	76.44	C	0.00	76.44	107.02	7.39
3/4" CONN COMP STL - EMT	6	267.58	C	0.00	267.58	16.05	1.13
3/4" COUPLING COMP STL - EMT	13	314.00	C	0.00	314.00	40.82	1.04
3/4" 2-PC CONDUIT STRUT CLAMP	18	108.35	C	0.00	108.35	19.50	1.38
3/4" FLEX - LIQUIDTIGHT METALLIC - GRAY	6	372.00	C	0.00	372.00	22.32	0.45
3/4" CONN STRAIGHT - LIQUIDTIGHT DIECAST	1	594.38	C	0.00	594.38	5.94	0.26
3/4" CONN 90 DEG - LIQUIDTIGHT DIECAST	1	988.55	C	0.00	988.55	9.89	0.26
#12 THHN BROWN	160	213.50	M	0.00	213.50	34.16	1.24
#12 THHN GRAY	160	213.50	M	0.00	213.50	34.16	1.24
#12 THHN GREEN	160	213.50	M	0.00	213.50	34.16	1.24
WIRE CONN RED	12	16.16	C	0.00	16.16	1.94	1.08
4x 2 1/8" SQ BOX COMB KO	3	134.31	C	0.00	134.31	4.03	1.03
4" SQ 1G PLSTR RING 3/4" RISE	1	146.13	C	0.00	146.13	1.46	0.04
4" SQ BLANK COVER	2	71.71	C	0.00	71.71	1.43	0.07
GROUND SCREW W/ INSUL #12 LEAD	3	55.00	C	0.00	55.00	1.65	0.14
1 5/8x 1 5/8x 12G STRUT SLOTTED HOLE GALV	18	1,277.00	C	0.00	1,277.00	229.86	2.70
15A 2P BREAKER - NEMA 1	1	473.45	E	0.00	473.45	473.45	1.35
30A 600V DSN SW FUSIBLE - NEMA 1	1	130.66	E	0.00	130.66	130.66	1.35

Totals**\$1,168.51****23.36****Summary****Total (\$)**

Subtotal Material		1,168.51
Material Markup	(@ 10.000 %)	116.85
Crew ST	(23.36 Hrs @ \$41.60)	971.78
Labor Burden	(@ 42.000 %)	408.15
Labor Markup	(@ 10.000 %)	137.99
Labor Subtotal		1,517.92

Total**\$2,803.28**