



May 16, 2025

Rodney Mitchell
Broadus & Associates
2330 Bloomdale Rd
McKinney, TX 75071

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
PCO No. 048; RFI #170 ME UG Chilled Water Piping Relocation

Dear Rodney:

Please find the attached Request for Change (PCO) No. 048. This proposal is submitted for an Add of Eight Thousand Four Hundred and Fifty-Nine Dollars (\$8,459.00), reflective of the following items:

- **Additional mechanical piping, excavation, and backfill scope of work to reroute the chilled water piping outside of the fire riser room boundaries per RFI #170.**
- **Includes material and labor all provided by our Mechanical Contractor, including excavation scope of work.**
- **Please note the conflict was first discovered inadvertently by the city inspector when inspecting other scheduled ME Building inspections. Prior to, this scope of work was installed as per the latest Contract Documents (ASI 03 – 11.22.24).**
- ***This PCO will be an add in the amount of \$8,459.***

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

Sincerely,

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

Issue No. 048 - RFI#170 ME UG Chilled Water Piping Relocation
Amount
Item: I Medical Examiners

Phase	Description	Abbreviation	Amount
27 -	Plumbing	SUBS	7,563.00
41 -4110	Payment and Performance Bonds	OTHER	64.00
41 -4120	Builder's Risk Insurance	OTHER	6.00
60 -	Overhead & Profit	OTHER	769.00
99 -	General Liability Insurance	OTHER	57.00

Subtotal Item I 8,459.00

0.00

Request for Change Total:
\$8,459.00
Qualifications:

- This Issue is ☒ Original ☐ Revised ☐ Budget Only ☐ Firm Quotation.
- Contract time will be ☐ Increased by ☐ Decreased by () work days; ☒ Other: None
- The Christman Company ☐ has ☒ has not proceeded with the work, and this Issue must be accepted within () work days.
- 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 I., 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 I., 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

Accepted By Architect

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

Submitted By Contractor:

The Christman Company

By: _____
By: _____
By: _____
Date: _____
Date: _____
Date: _____



1275 Valley View Lane, Irving Texas, 75061
TECL #30320 - TACLA#15355E - TSBPE#37799

Rquest For Change

Date:	<u>4/24/2025</u>	RFC#:	<u>16</u>
To:	<u>The Christman Company</u>		
Address:	<u>130 E. John Carpenter Freway, Ste 200</u> <u>Irving, TX 75062</u>		
Attn:	<u>Jim Terhune</u>		
Project Name:	<u>Collin County Medical Campus-RFI #170</u>		
Subject:	<u>RFI #170 MEB CHW Pipe Entry Relocation</u>	CEC Proj. #	<u>ME24-20</u>

Scope of Change: Relocate CHW pipe entry on MEB building per
RFI-170 if we can come into building where CEC suggested
MEB only

RFC Total: \$7,563 **Time Extension:** Days
Exclusions: Overtime

See Page 2 for Qualifications.
See attached RFC Recap for Cost breakdown.



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.
- 5) The cost of this change includes only those direct cost that can be 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. It 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

CEC Facilities Group

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

SUMMARY SHEET

Est No: 16

Job: Collin County Medical Campus-RFI #170

		Plumbing		HVAC		Total
Equipment/Fixtures		\$0		\$2,822		\$2,822
Materials		\$0		\$0		\$0
Labor Hours		0 Hrs		25 Hrs		25
Labor Cost		\$0		\$1,559		\$1,559
Subcontractors		\$0		\$2,400		\$2,400
Rental Equipment		\$0		\$0		\$0
ODJC		\$0		\$85		\$85
BIM		\$0		\$0		\$0
Sales Tax		\$0		\$0		\$0
Subtotal		0		6,866		6,866
		Time		Time		
Office / mo.	\$500	0	\$0	0	\$0	\$0
Job Veh / wk	\$350	0	\$0	0	\$0	\$0
Trash / mo	\$200	0	\$0	0	\$0	\$0
FUEL	\$300	0	\$0	0	\$0	\$0
Reprographics	\$75	0	\$0	0	\$0	\$0
Detailing /Hr	\$75	0	\$0	0	\$0	\$0
Estimating /hr	\$75	0	\$0	0	\$0	\$0
Proj Mgr / hr	\$75	0	\$0	0	\$0	\$0
Trav/trips			\$0		\$0	\$0
TOTAL COST		\$0		\$6,866		\$6,866
CEC Cost (No subcontractors)		\$0		\$4,466		\$4,466
Overhead	5.0%	\$0	5.0%	\$223		\$223
SUB TOTALS		\$0		\$4,689		\$4,689
Profit	5.0%	\$0	5.0%	\$234		\$234
CEC Total (No subcontractors)		\$0		\$4,923		\$4,923
SubContractor		\$0		\$2,400		\$2,400
Subcontractor M/U	10.0%	\$0	10.0%	\$240		\$240
Subcontractor Total		\$0		\$2,640		\$2,640
TOTALS	(NO BOND REQ)	\$0		\$7,563		\$7,563
Perf Bond Prem	n	<u>NO BOND REQ</u>		<u>NO BOND REQ</u>		0
		\$0 Plumb		\$7,563 HVAC		\$7,563

RFC TOTAL--> \$7,563

04/24/25

02:33 PM

RFC # 16

Job: Collin County Medical Campus-RFI #170

HEATING, VENT & AIR COND:		Mtl & Sub		Labor	Notes
HVAC Equipment			\$0	0	
HVAC Misc Items 1			\$2,822	18	
Ref Piping			\$0	0	
Ch Wtr Bel			\$0	0	
Ch Wtr Abv			\$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	
Duct Labor Credit			\$0	0	
Misc			\$0	0	
Excavation			\$0	0	
Demolition			\$0	0	

Rental Equipment			\$0	***	
Small Tools	0.0%	794	\$0	***	
Consumables	0.0%	794	\$0	***	

Sales Tax	0.00%	\$2,822	\$0	***	Material / Equip
Sales Tax	0		\$0	***	Rentals, Cons.Tools

Subcontractors 2			\$2,400	***	
Matl Hand.			\$0	1	
Safety			\$0	0	
QA/QC			\$0	0	
Clean-up			\$0	0	
Warranty/hrs		\$2,822	\$85	0	
Permits			\$0	***	***
W'house/trip	\$125	0	\$0	***	***
Overtime Prod Loss			***	0	
SUBTOTALS			\$5,307	19 hrs	
Labor:	(Rate)	(Hrs)			
HVAC	\$42.00	19	\$794		
Prem Time	\$21.00	0	\$0		
Superintendent	\$55.00	0	\$26		
Crew FMN	\$45.00	6	\$255		
P/R Burden	45.0%	\$1,075	\$484		
TOTAL HVAC LABOR			\$1,559		
TOTAL HVAC COST			\$6,866		



Gajeske Incorporated
1314 W Oakdale Rd
Grand Prairie, TX 75050
US
972-314-8100

1

QUOTATION

Order Number	
1084086	
Order Date	Page
04/22/2025 11:13:34	1 of 2

Quote Expires On: 04/29/2025

Bill To: 35528

CEC FACILITIES GROUP, LLC
1275 Valley View Ln
Irving, TX 75061-3609
US

210-995-7804

Attn: ACCOUNTS PAYABLE

Ship To:

CEC FACILITIES GROUP, LLC
2330 Bloomdale Rd
Mckinney, TX 75071
US

Requested By: JOSH BUMP

PO Number	Terms	Carrier	Taker
	Net 30	WILL CALL	ABE.SALDIVAR

Quantities					Item ID	Pricing	Unit	Extended
Ordered	Allocated	Remaining	UOM	Disp.	Item Description	UOM	Price	Price
			Unit Size			Unit Size		

Delivery Instructions: TECHNICIAN: 6 DAYS FOR AVAILABILITY
FREIGHT INCLUDED TO MCKINNEY

40.00	0.00	40.00	FT		PBI060010	FT	6.8000	272.00
			1.0		6IN IPS DR11 X 40FT FM200B PE4710	1.0		
					6IN IPS DR11 X 40FT FM200B PE4710 AWWA			
					C906 ASTM F714 NSF BLK			
4.00	0.00	4.00	EA		BB9061120	EA	39.0000	156.00
			1.0		6IN IPS SDR11 FM200 BF 90 DEG	1.0		
					6IN IPS SDR11 FM200 BF 90 DEG ELL			
					PE4710			
2.00	0.00	2.00	EA		FLG060015	EA	30.0000	60.00
			1.0		6IN IPS SDR11 BVLD FLANGE ADAP	1.0		
					6IN IPS SDR11 BVLD FLANGE ADAPTER			
					PE4710			
4.00	0.00	4.00	EA		EFC060060	EA	72.0000	288.00
			1.0		6IN IPS SDR11 CEN 4.7 EF COUPL	1.0		
					6IN IPS SDR11 CEN 4.7 EF COUPLING			
					PE4710 BLK			
2.00	0.00	2.00	EA		BRI060020	EA	22.8000	45.60
			1.0		6IN IPS DR11/DR17 D.I. BACK UP RING	1.0		
					6IN IPS DR11/DR17 D.I. CONVOLUTED			
					BACK UP RING			
1.00	0.00	1.00	EA		OCI-SERVICE	EA	1,450.0000	1,450.00
			1.0		DESCRIPTION	1.0		
					DAY RATE: TECHNICIAN & PB26 FUSING			
					MACHINE, EF PROCESSOR			
					SCRAPER AND GENERATOR			
2.00	0.00	2.00	EA		OCI-SERVICE	EA	100.0000	200.00
			1.0		DESCRIPTION	1.0		
					MOBILIZATION & DEMOBILIZATION			

This sale may contain products that are non-cancelable, non-returnable, and non-re-schedulable. These and all other Gajeske Terms and Conditions of Sale are a part of this sale and any terms of a purchase order submitted. You can view them online by clicking [HERE](#).



Gajeske Incorporated
1314 W Oakdale Rd
Grand Prairie, TX 75050
US
972-314-8100

QUOTATION

Order Number	
1084086	
Order Date	Page
04/22/2025 11:13:34	2 of 2

Quote Expires On: 04/29/2025

Quantities					Item ID	Pricing		
Ordered	Allocated	Remaining	UOM	Unit Size	Item Description	UOM	Unit Price	Extended Price
				Disp.		Unit Size		

Total Lines: 7

SUB-TOTAL: 2,471.60

~~**TAX:** 96.66~~

Total Freight In: 0.00

Total Freight Out: 350.00

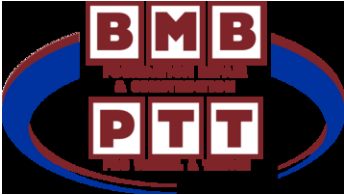
TOTAL FREIGHT: 350.00

~~**AMOUNT DUE:** 2,918.26~~

U.S. Dollars

\$2,822.00

This sale may contain products that are non-cancelable, non-returnable, and non-re-schedulable. These and all other Gajeske Terms and Conditions of Sale are a part of this sale and any terms of a purchase order submitted. You can view them online by clicking [HERE](#).



BMB Construction

P.O. Box 164517 | Fort Worth, Texas 76161
8178879014 | info@bmbdfw.com | https://bmbdfw.com/

RECIPIENT:

2

CEC- Josh Bump
2320 Bloomdale Road
McKinney, Texas 75071

Quote #1236	
Sent on	Apr 23, 2025
Total	\$2,400.00

Product/Service	Description	Qty.	Unit Price	Total
Pit and trench	5' x5' x5' depth	1	\$2,400.00	\$2,400.00*
	2' x 15' trench			
	2 yards of sand			

Thank you for entrusting us with your project.

Total	\$2,400.00
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RFI #170: ME - CRITICAL UG Chilled Water Piping Relocation

Status	Closed on 04/24/25		
To	Bryan Smith (PGAL) Damon Scheer (Summit Consultants, Inc.)	From	Josh Bump (CEC Facilities Group)
Date Initiated	Apr 22, 2025	Due Date	May 1, 2025
Location	MEB and Site	Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	Yes (Unknown)
Spec Section	23 21 13 - HYDRONIC PIPING	Cost Code	27 - Mechanical Systems
Drawing Number	ME-M3.01	Reference	4/22/25
Linked Drawings			
Received From	Josh Bump (CEC Facilities Group)		
Copies To	Kim Arnold (The Broaddus Companies), Paul Bonnette (PGAL), Aaron Capetillo (The Christman Company (DFW)), Anthony Ferraro (The Broaddus Companies), Brad Harris (Collin County), Carolina Haylow (The Christman Company (DFW)), Peter Hernandez (PGAL), Jim Hobbs (PGAL), Tim Konganda (PGAL), Cooper Martindale (Summit Consultants, Inc.), Rodney Mitchell (The Broaddus Companies), Rick Monk (Collin County), Andrew Murphy (Summit Consultants, Inc.), 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	<p>Question from Josh Bump CEC Facilities Group on Tuesday, Apr 22, 2025 at 09:13 AM CDT</p> <p>Per Fire Marshall and City of McKinney requirements, there are to be no other piping routed through the fire riser rooms other than the fire protection piping. This requirement has been previously noted and clearly communicated in past preconstruction meetings with the City.</p> <p>Please provide a revised mechanical piping plan that is in conformance with this City of McKinney requirement. Ideally, a riser diagram to coordinate this issue would be beneficial. Lastly, please note this is not a Civil drawing issue since it pertains to pipe routing within the structure.</p> <p>This issue is CRITICAL as we are looking to finalize the underground plumbing soon. If a coordination call is needed or is beneficial please reach out, so that this can be coordinated quickly.</p> <p>Attachments RFI 170 - ME - CRITICAL UG Chilled Water Piping Relocation Attachment.pdf</p>
Official Response	<p>Response from Bryan Smith PGAL on Thursday, Apr 24, 2025 at 01:17 PM CDT</p> <p>Please see consultant's response for design guidance.</p> <p>If PCO is provided for this change, please indicate how schedule is impacted with backup, along with cost.</p>

Official Response

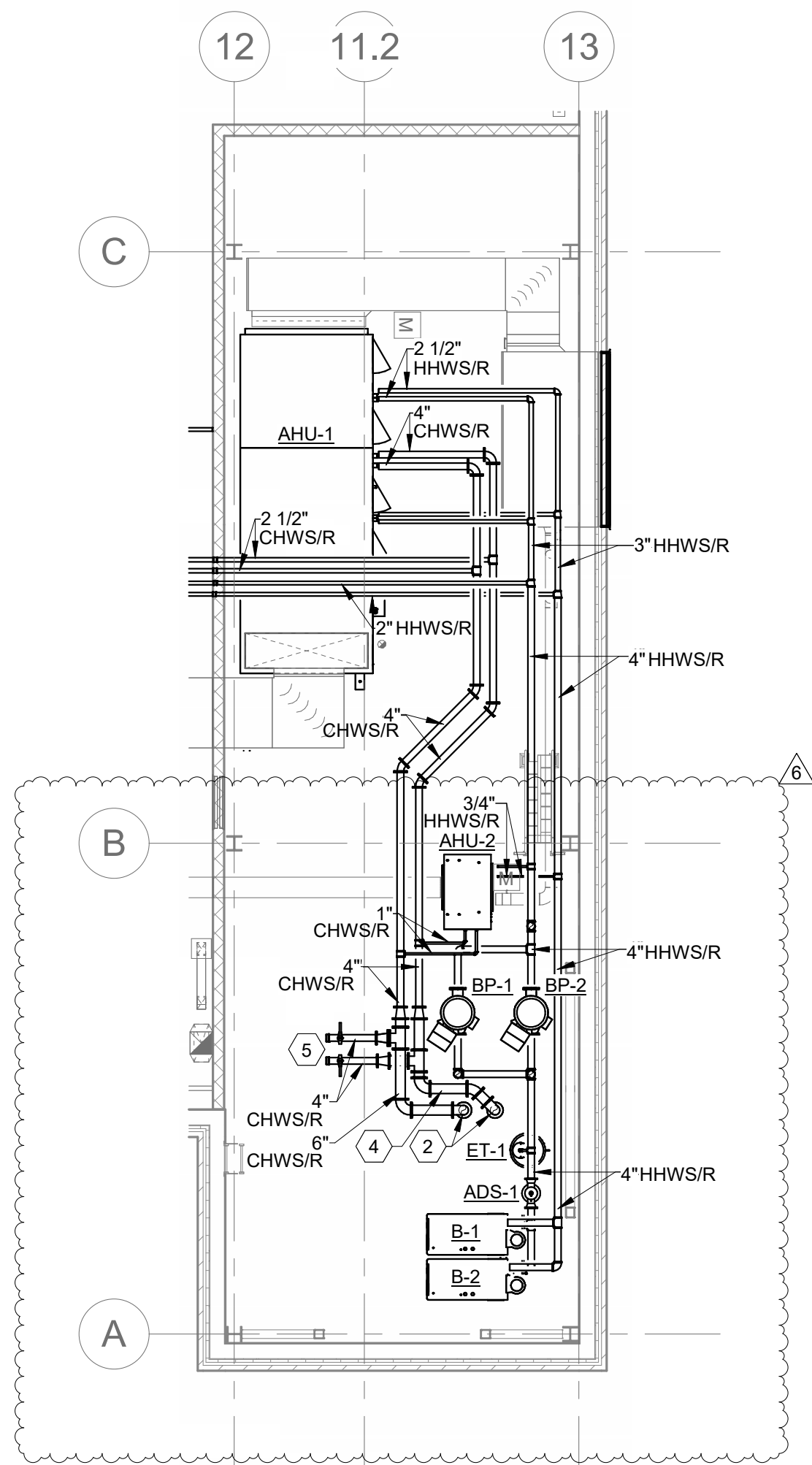
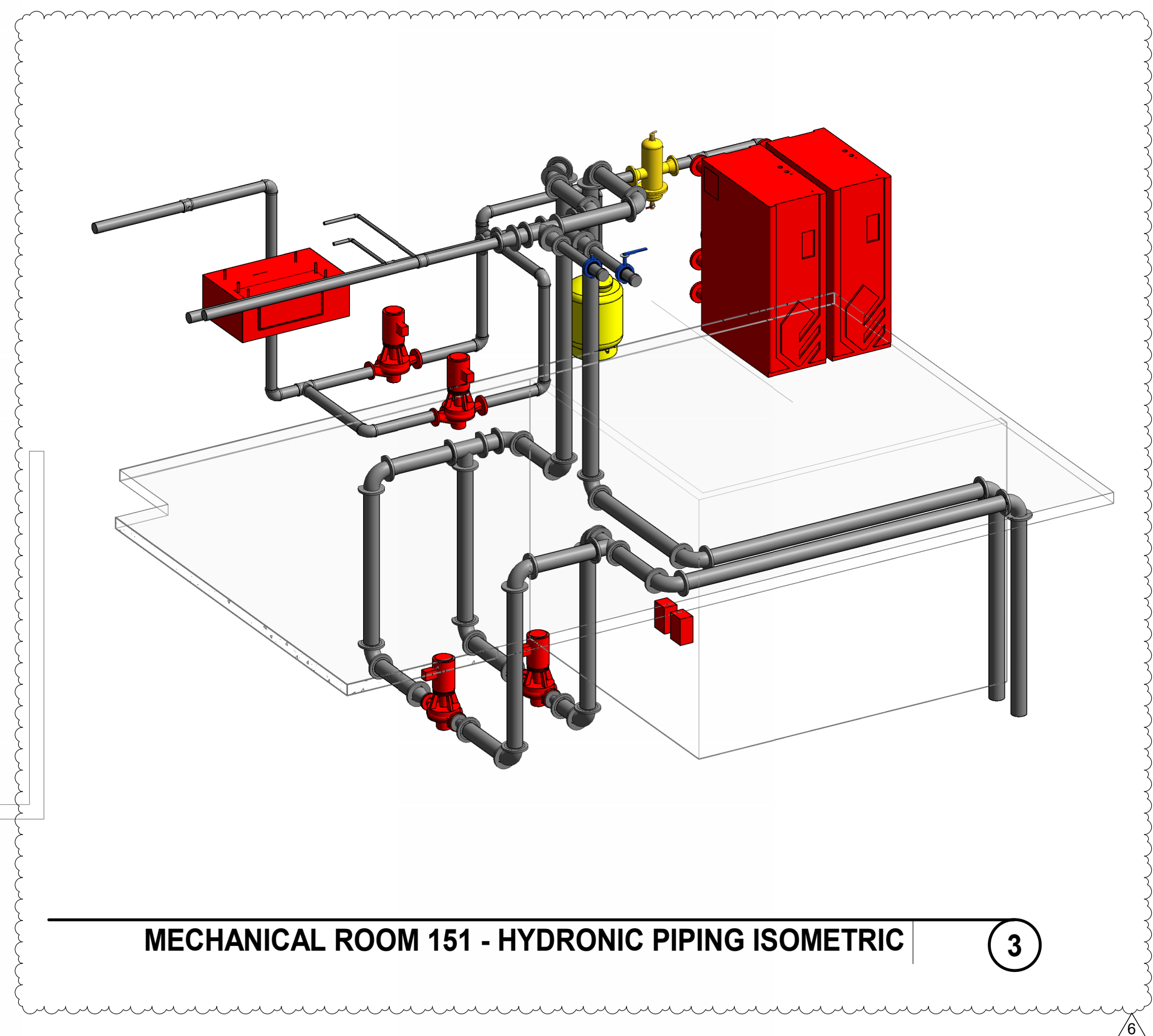
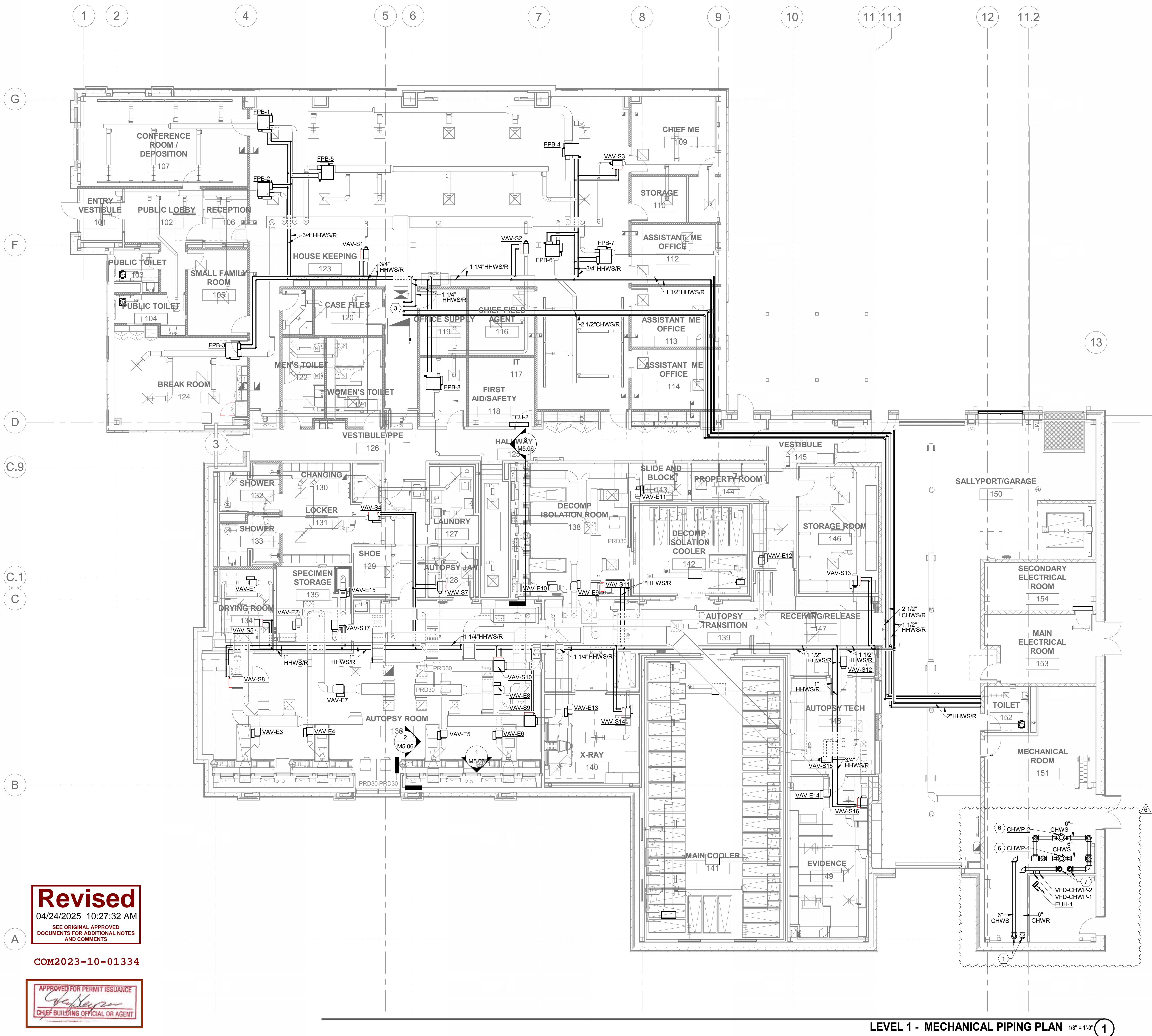
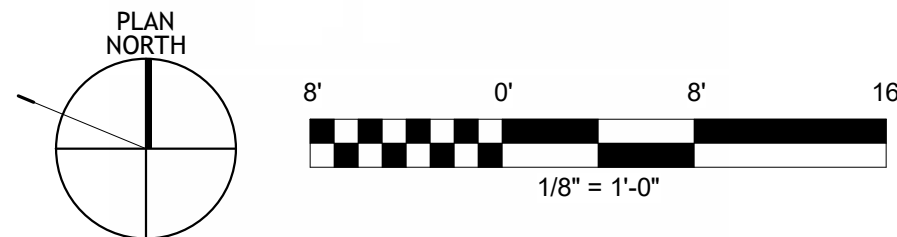
Response from Cooper Martindale Summit Consultants, Inc. on Thursday, Apr 24, 2025 at 01:15 PM CDT

Please refer to the attached, permitted Sheet ME-M3.01 for revised CHW pipe routing for the Medical Examiner's Office.

Attachments

[ME-M3.01.pdf](#)

M3.01 GENERAL NOTES	
1	ROUTE ALL HYDRONIC PIPING TIGHT TO STRUCTURE ABOVE.
2	ALL BRANCH OFF PIPING TO VAV AND FAN POWERED BOXES SHALL BE A MINIMUM OF 3/4" PIPE.

MEZZANINE - MECHANICAL PIPING PLAN $1/8" = 1'-0"$ 2

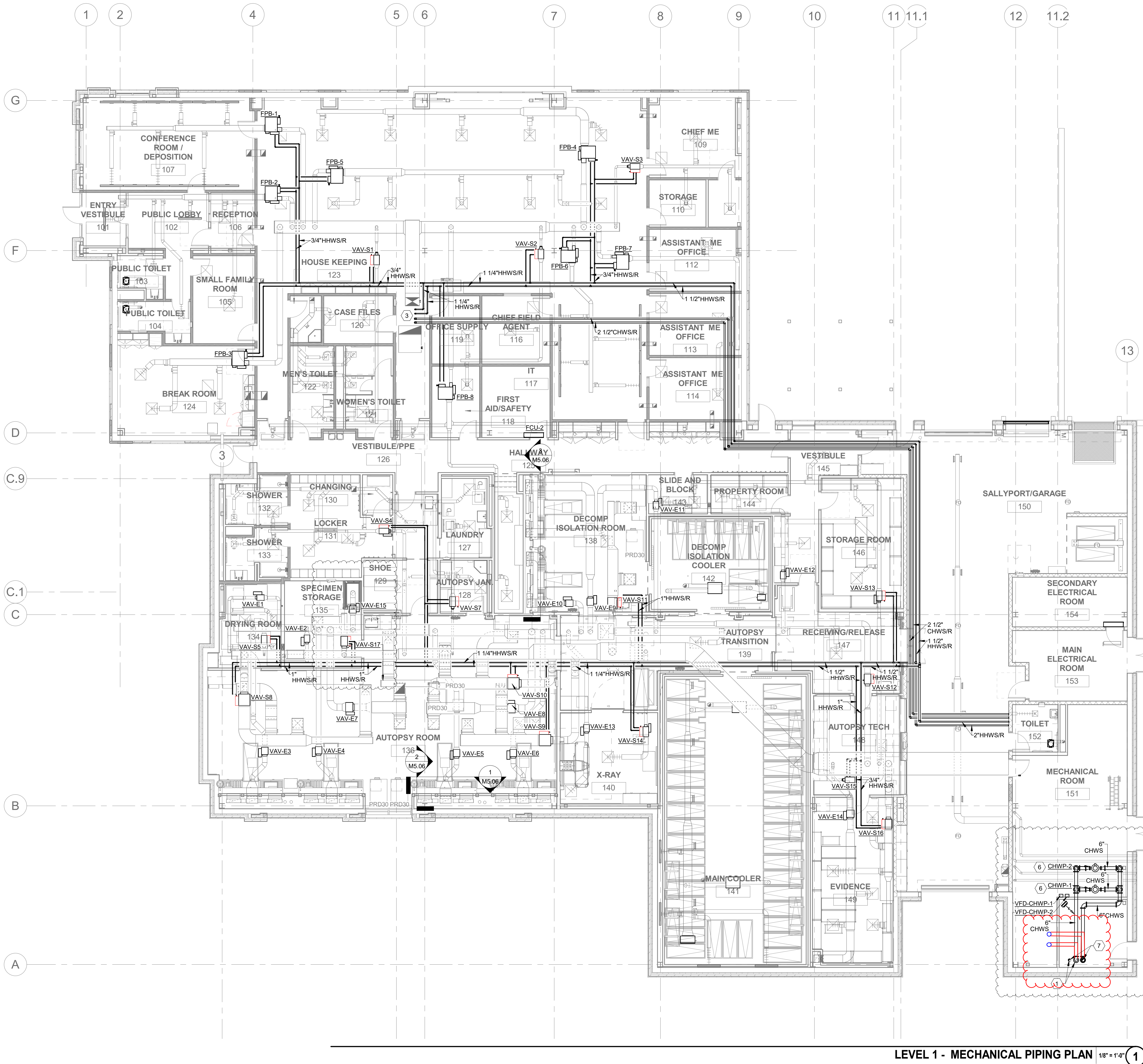
LEVEL 1 - MECHANICAL PIPING PLAN 1/8" = 1'-0" **1**

04/24/2025 10:27:32 AM
SEE ORIGINAL APPROVED
DOCUMENTS FOR ADDITIONAL NOTES
AND COMMENTS

COM2023-10-01334

APPROVED FOR PERMIT ISSUANCE
[Signature]
CHIEF BUILDING OFFICIAL OR AGENT

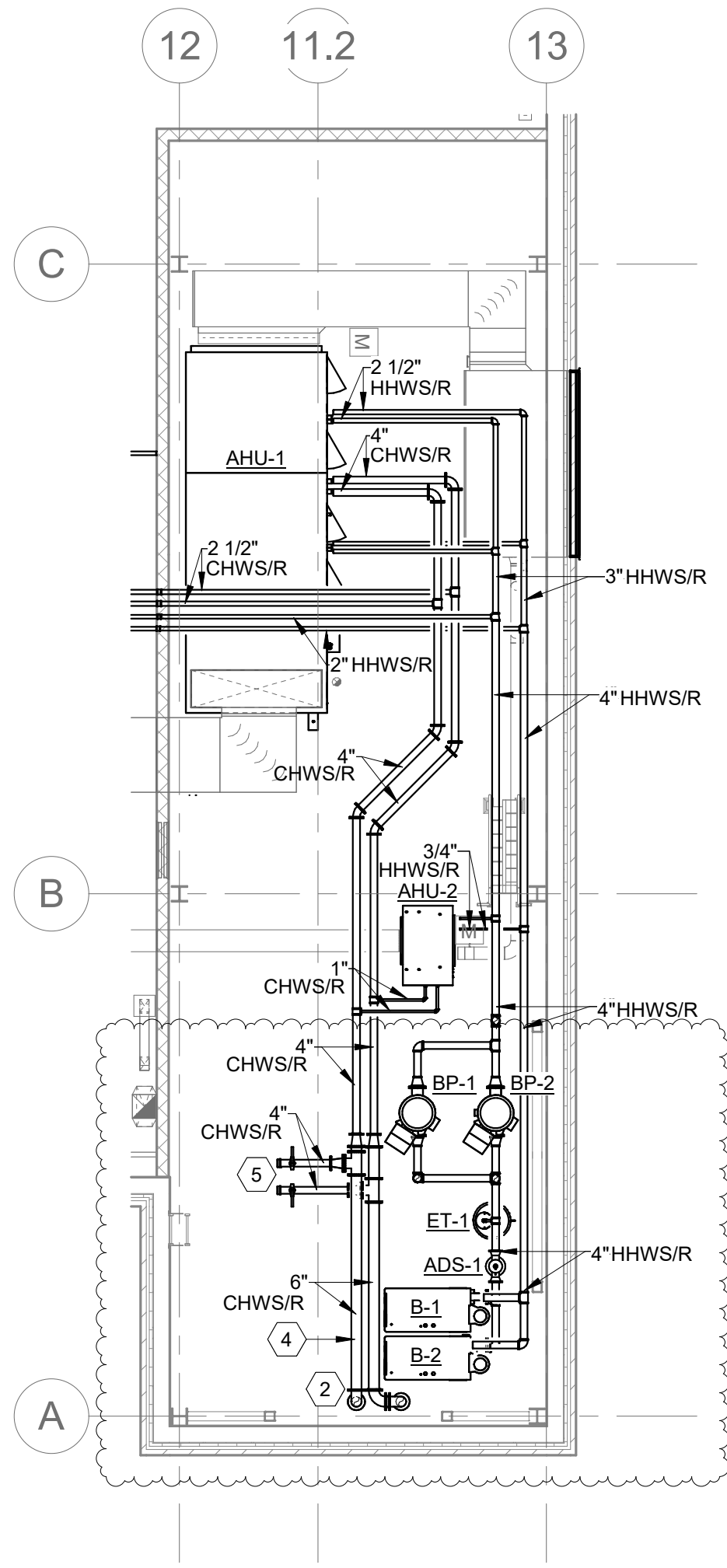
FILE: Autocad Desc\COLLIN COUNTY HC, PG. & ME FACILITIES\ME Medical Examiner Office.rvt
DATE: 11/21/2024 3:11:42 PM
DATE STAMP: 11/21/2024 3:11:42 PM



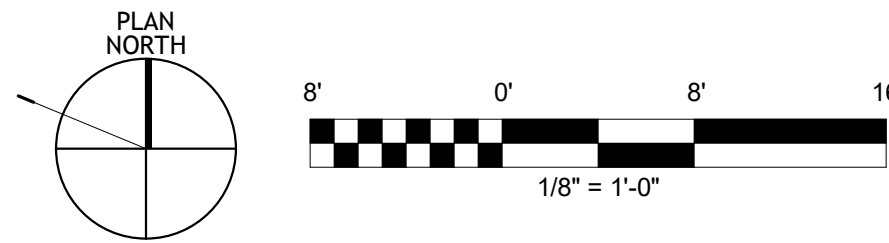
LEVEL 1 - MECHANICAL PIPING PLAN 1/8" = 1'-0" 1

M3.01 NOTES BY SYMBOL	
NUMBER	NOTE
1	ROUTE 6" CHWS/R UP FROM BELOW GRADE INTO BUILDING.
2	6" CHWS/R PIPING UP FROM LEVEL BELOW. ROUTE PIPING TIGHT TO STRUCTURE ABOVE.
3	ROUTE HYDRONIC PIPING UP THROUGH ROOF TO RTU-1 ABOVE.
4	POTENTIAL LOCATION FOR CHW FLOW MONITOR AND/OR BTUH MONITOR. LOCATE ON FULL-SIZED CHWS/R MAIN A MINIMUM OF 3'-0" AWAY FROM ANY ELBOWS, TRANSITIONS, OR FITTINGS.
5	PROVIDE 4" CHWS/R BRANCHES FOR FUTURE EXPANSION. CAP AND PROVIDE FULL SIZED ISOLATION VALVES.
6	MOUNT EQUIPMENT ON 4" CONCRETE HOUSEKEEPING PAD. COORDINATE ALL STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER.
7	6" CHWS/R UP THROUGH MEZZNINE TO LEVEL ABOVE.

M3.01 GENERAL NOTES	
1	ROUTE ALL HYDRONIC PIPING TIGHT TO STRUCTURE ABOVE.
2	ALL BRANCH OFF PIPING TO VAV AND FAN POWERED BOXES SHALL BE A MINIMUM OF 3/4" PIPE.



MEZZANINE - MECHANICAL PIPING PLAN 1/8" = 1'-0" 2



CLIENT



COLLIN COUNTY

2300 BLOOMDALE
ROAD, SUITE 3100

T (972)547-5430

ARCHITECT

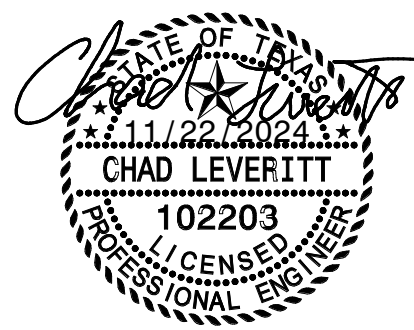


PGAL, Inc.
14135 Midway Rd.
Suite G-200
Addison, TX 75001
T (214) 647-6441
www.pgal.com

CONSULTANT



REGISTRATION



DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	10/16/2023	ISSUE FOR PERMIT
2	12/15/2023	REVISION 1
3	01/22/2024	ISSUE FOR BID
4	01/22/2024	ISSUE FOR BID
5	04/04/2024	ADDENDUM 4
6	10/07/2024	ADDENDUM 5
7	11/22/2024	ADDENDUM 6

KEY PLAN

PROJECT NAME
COLLIN COUNTY
HEALTHCARE,
PARKING
GARAGE, &
MEDICAL EXAM.
FACILITIES

PROJECT LOCATION
2310 Bloomdale Rd.
McKinney, TX 75071

PROJECT NUMBER
1006549.00

SHEET TITLE
MECHANICAL
PIPING PLAN -
LEVEL 1

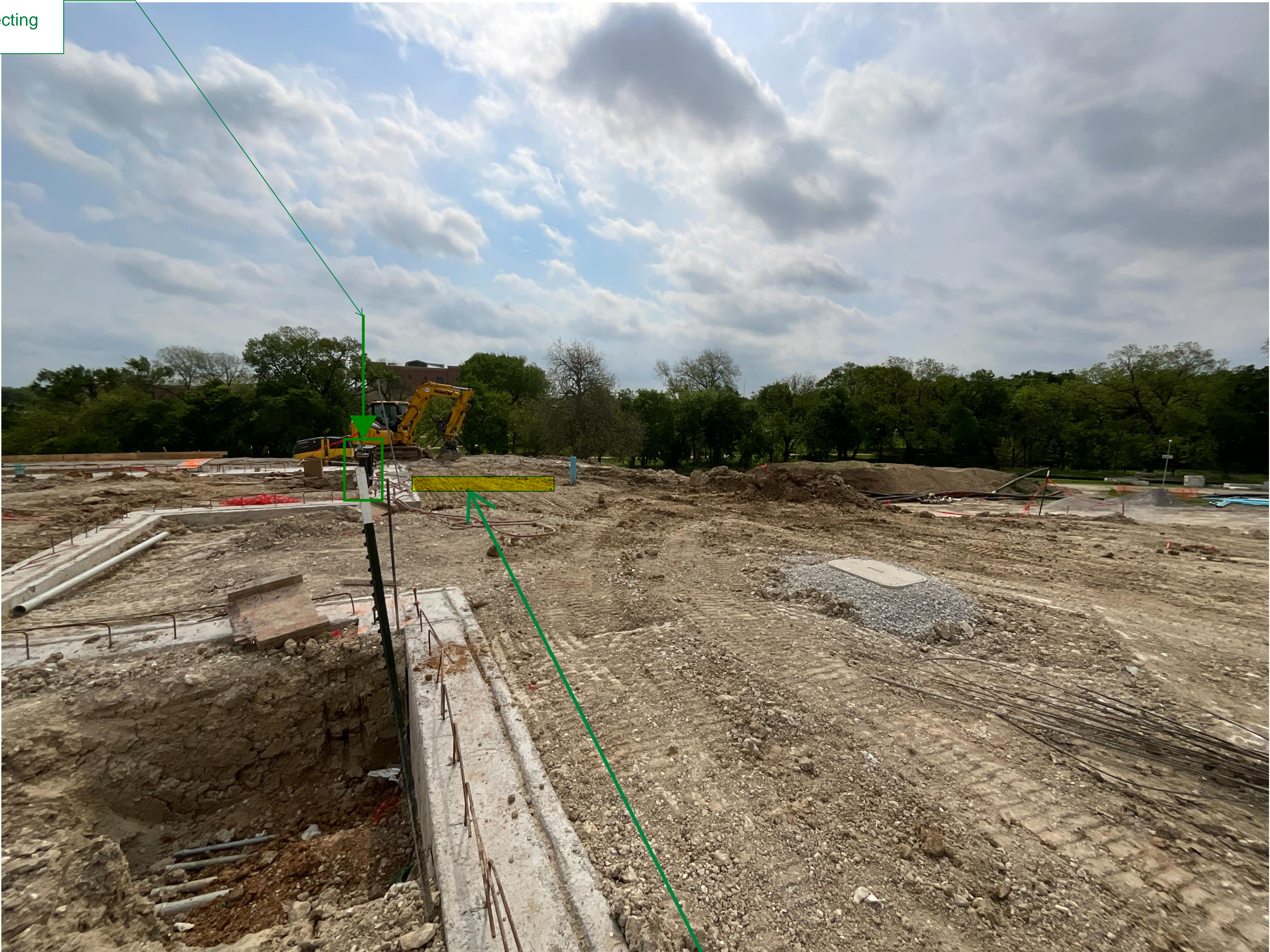
VOLUME 3
MED. EXAMINER
SHEET NUMBER

ME-M3.01

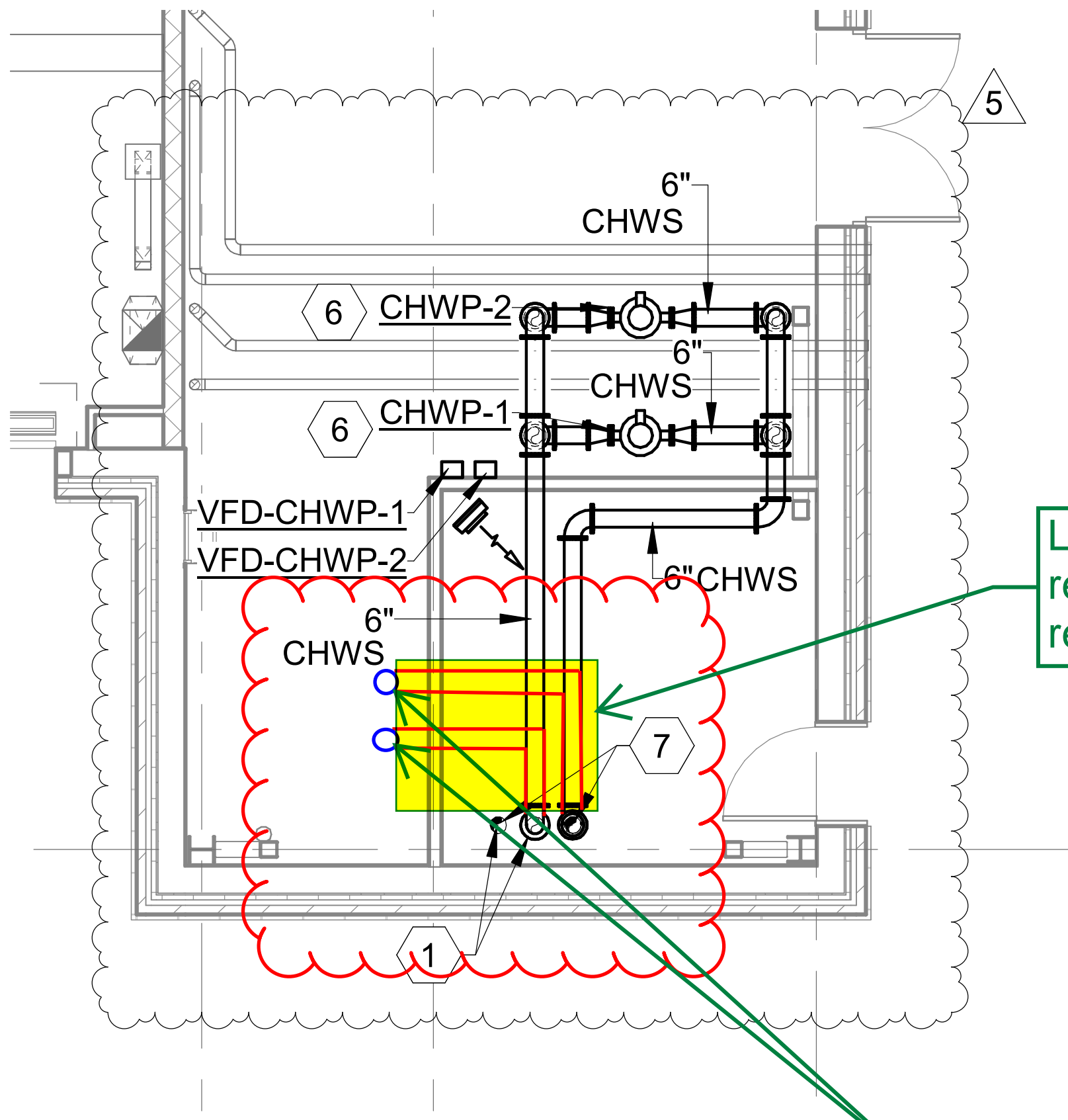
Installed per latest Contract Documents. Reference ASI 03 dated 11.22.24.
Conflict discovered by city inspector when inspecting other scheduled ME Building inspections.



Progress Photo Taken 04.18.2025



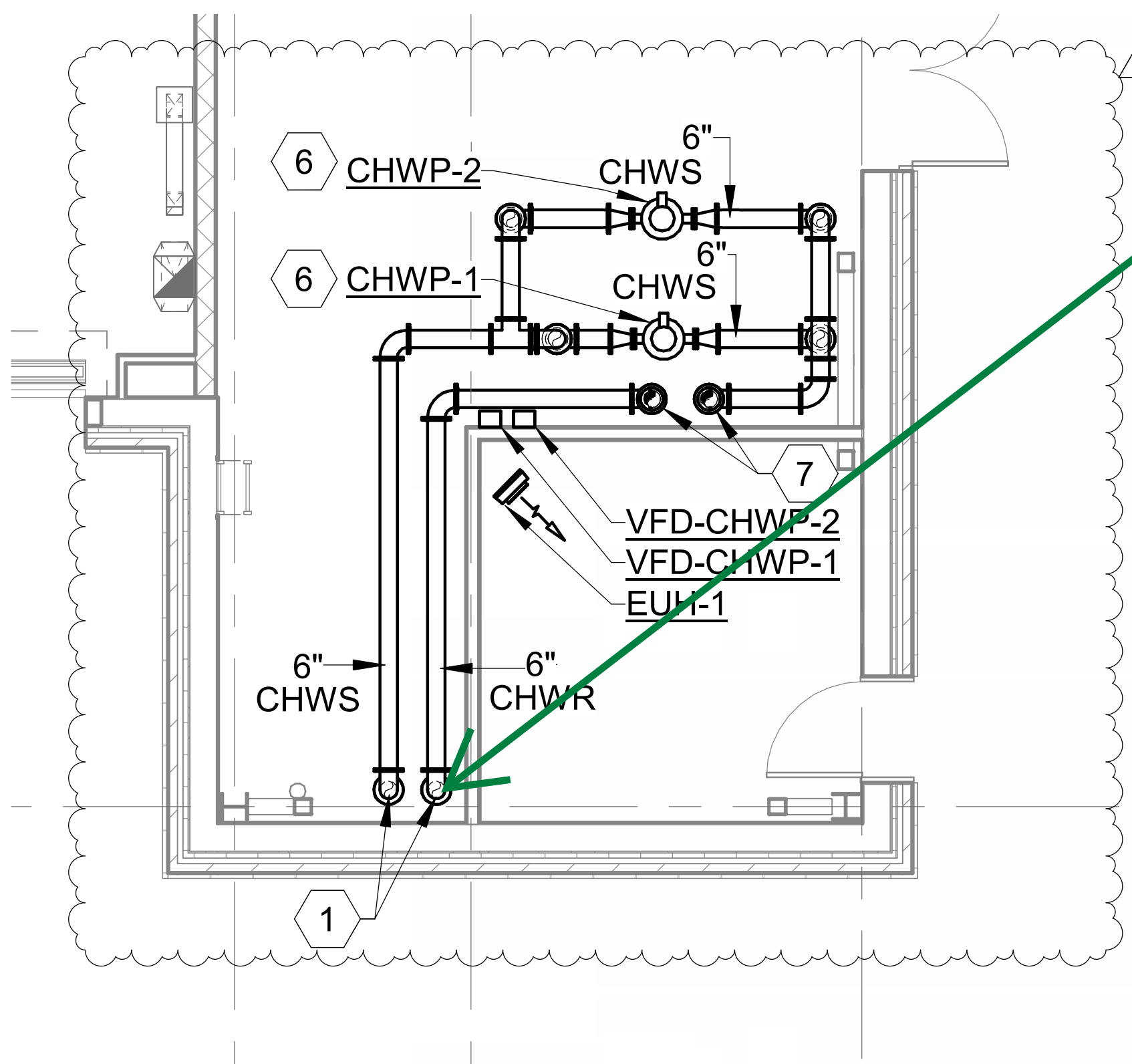
Progress Photo Taken 04.18.2025



Ref: RFI #170 Attachment

Less excavation and backfill required with shown relocation routing

Suggested RFI relocation routing would be cheaper in lieu of digging back main branch lines to shift per revised plumbing sheets provided.
To be captured in final As-Built



Summit RFI #170 Response

Relocation to this point would require more extensive excavation rework to adjacent CW main routing.