



July 16, 2025

Lauren Plouff
Broaddus & Associates
2330 Bloomdale Rd
McKinney, TX 75071

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
PCO No. 051; RFI #174 PG Cast Stone Detail 4/PG-A0.40

Dear Lauren:

Please find the attached Request for Change (PCO) No. 051. This proposal is submitted for an Add of Three Thousand Two Hundred and Sixty-Five Dollars (\$3,265.00), reflective of the following items:

- **Per RFI #174 response for the most cost-effective solution discussed in the associated coordination meetings and presented in the RFI.**
- **Added material and labor cost associated with concrete scope of work to widen the West stair roof perimeter beams.**
- ***This PCO will be an increase to our contract in the amount of \$3,265.***

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

Sincerely,

Jim Terhune

Digitally signed by Jim Terhune
DN: cn=Jim Terhune,
c=US, email=jterhune@christman.com, o=The
Christman Company, ou=Jim Terhune
serial=2025.07.16.17.14.14.14.14

Jim Terhune
Sr. Project Manager

CC: Peter Hernandez , 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. 051 - RFI #174 PG Cast Stone Detail 4/PG-A0.40

Amount

Item: I Parking Garage

Phase	Description	Abbreviation	Amount
10 -	Concrete	SUBS	2,919.00
41 -4110	Payment and Performance Bonds	OTHER	25.00
41 -4120	Builder's Risk Insurance	OTHER	2.00
60 -	Overhead & Profit	OTHER	297.00
99 -	General Liability Insurance	OTHER	22.00
Subtotal Item I			3,265.00
			0.00

Request for Change Total:

\$3,265.00

Qualifications:

- This Issue is ☒ Original ☐ Revised ☐ Budget Only ☐ Firm Quotation.
- Contract time will be ☐ Increased by ☐ Decreased by () work days; ☒ Unchanged ☐ Other: _____
- 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: _____

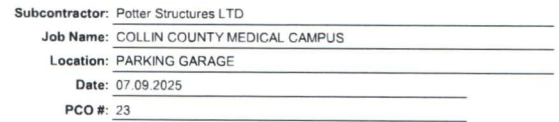
By: Tim Konganda

By: Jim Terhune

Date: _____

Date: _____

Date: _____



RFI#174 - WIDENED BEAMS AT PARKING GARAGE WEST START ROOF FOR CAST STONE COORDINATION

Page ____ of ____



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 #174: PG - Cast Stone at 2nd Floor Parking Garage Storefront

Status	Closed on 07/08/25		
To	Peter Hernandez (PGAL) Ruthwik Chepuri (Walter P Moore - Dallas, TX)	From	Joe Juneau (Jollay Masonry)
Date Initiated	Apr 28, 2025	Due Date	May 27, 2025
Location	Parking Garage	Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	No
Spec Section	04 72 00 - Cast Stone Masonry	Cost Code	
Drawing Number	PG-A0.40	Reference	
Linked Drawings			
Received From	Joe Juneau (Jollay Masonry)		
Copies To	David Beebe (The Christman Company (DFW)), Paul Bonnette (PGAL), Aaron Capetillo (The Christman Company (DFW)), James Case (The Christman Company (DFW)), Ruthwik Chepuri (Walter P Moore - Dallas, TX), Kyle Dunning (Walter P Moore - Dallas, TX), Anthony Ferraro (The Broaddus Companies), Bob Guill (The Christman Company (DFW)), 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), Tim Konganda (PGAL), Rodney Mitchell (The Broaddus Companies), Rick Monk (Collin County), Mariah Moore (The Christman Company (DFW)), Lauren Plouff (The Broaddus Companies), Jim Russell (The Christman Company (DFW)), Bryan Smith (PGAL), Jim Terhune (The Christman Company (DFW)), Pierre Zoungana (PGAL)		

Activity

Question

Question from Joe Juneau Jollay Masonry on Wednesday, Apr 23, 2025 at 03:11 PM CDT

Upon reviewing the cast stone shop drawings for the PG, the details on page 4/PG-A0.40 show a 3/4" thick cast stone unit above the storefront. I spoke with our cast stone supplier, and they said that the minimum thickness this can be is 2-1/2". Does this detail need to be revised to reflect this or this will need to be switched to a different material. Please advise.

Official Response

Response from Ruthwik Chepuri Walter P Moore - Dallas, TX on Thursday, Jul 3, 2025 at 04:14 PM CDT

See WPM response attached.

Attachments

[RFI 174 - PG - Cast Stone at 2nd Floor Parking Garage Storefront_WPM.pdf](#)

Official Response

Response from Peter Hernandez PGAL on Monday, Jun 30, 2025 at 05:32 PM CDT

PLEASE SEE ATTACHED RESPONSE, PGAL HAS NO OBJECTION TO THE PROPOSED.

Attachments

[RFI_174_PGAL.pdf](#)

All Replies

Response from Ruthwik Chepuri Walter P Moore - Dallas, TX on Thursday, Jul 3, 2025 at 04:14 PM CDT
See WPM response attached.

Attachments

[RFI 174 - PG - Cast Stone at 2nd Floor Parking Garage Storefront_WPM.pdf](#)

Response from Aaron Capetillo The Christman Company (DFW) on Tuesday, Jul 1, 2025 at 09:07 AM CDT

Shifting into WPM court. Cost magnitude unable to be determined without structural detail clarification on the proposed solutions.

Response from Peter Hernandez PGAL on Monday, Jun 30, 2025 at 05:32 PM CDT

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Response from Aaron Capetillo The Christman Company (DFW) on Thursday, Jun 26, 2025 at 05:25 PM CDT

Per discussion on 6/13/25, please review the attached details provided by our Masonry contractor for proposed solutions/methods. In order to accurately price any preferred options, some options will require further engineer input from WPM on the specifics of the structural design. Please defer to the previous responses provided for work scope included in the base contract documents.

Attachments

[RFI 174 - Masonry Details Requested Attachment.pdf](#)

Response from Bryan Smith PGAL on Wednesday, May 28, 2025 at 03:02 PM CDT

I have looked over the attached submittals that were approved and I don't see where any of them cover this specific area for material. These options are a great start; however, without knowing what material and system was priced to be within the scope of the project in this specific location, I don't know that I can make an informed decision. Please provide the exact stone material and system that was within the bid so that we can review what option makes the most sense to move forward.

If a call is necessary to discuss with design team and contract team, we can make ourselves available for that. Please let us know if that is required.

Response from Aaron Capetillo The Christman Company (DFW) on Wednesday, May 21, 2025 at 03:32 PM CDT

Please review the attached for some of the options that could be possible. The attached also clarifies what materials are in scope per the elevations on the drawings. I also included past approved submittals for your ease of reference pertaining to this RFI.

Our Masonry contractor does not take responsibility in the full development of details outside of their scope of work i.e. specific substrate, framing, waterproofing, etc. Christman recommends the Architect of Record to provide the final full detail that is to be used for questions asked to the design team. Our Masonry contractor cannot speak towards cost details and breakdowns not pertaining to their scope and for details that are unclear. PGAL please provide clarity on the design intent needing clarified in this RFI.

Attachments

[047200-3.0 Cast Stone Masonry - Parking Garage Shop Drawing_PGAL_NM.pdf](#), [042000-1.0 Unit Masonry - Product Data_PGAL_NM.pdf](#), [072419-3.0 Water-Drainage EIFS - Shop Drawing Profiles and Samples_PGAL_NM.pdf](#), [RFI 174 - Additional Information Attachment.pdf](#)

Response from Bryan Smith PGAL on Tuesday, May 6, 2025 at 03:10 PM CDT

PGAL will need further information to make this call. Will there be an added cost to go to the 2 1/2" thickness as needed? If so, what is that amount and cost breakdown?

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STRUCTURALLY ACCEPTABLE TO WIDEN CONCRETE BEAMS ON THE PLAN EAST AND WEST SIDES PER DETAIL 3/PG-S2.04. REFER 10/PG-S3.11 FOR ADDITIONAL REINFORCEMENT NEEDED IN THE WIDENED BEAM PORTION. PER CONVERSATION WITH CHRISTMAN, ATTACHMENT OF CAST STONE TO STRUCTURE IS BY OTHERS.

RUTHWIK CHEPURI, P.E.

WPM

2025/07/03

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PGAL SPOKE TO CHRISTMAN & JOLLAY ON SITE TO REVIEW THE FOLLOWING RFI, AND WE HAVE NO OBJECTION TO THIS PROPOSAL, FOR THE 2 SIDES, PLEASE LET US KNOW WHAT WOULD BE THE COST IMPACT FOR THIS PROPOSAL, WHICH WOULD BE EITHER THE STEEL ANGLE AND/OR CONCRETE LEDGE AT THE BEAMS ONLY.

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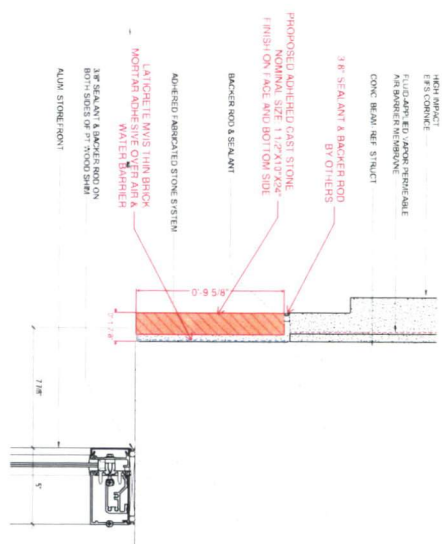
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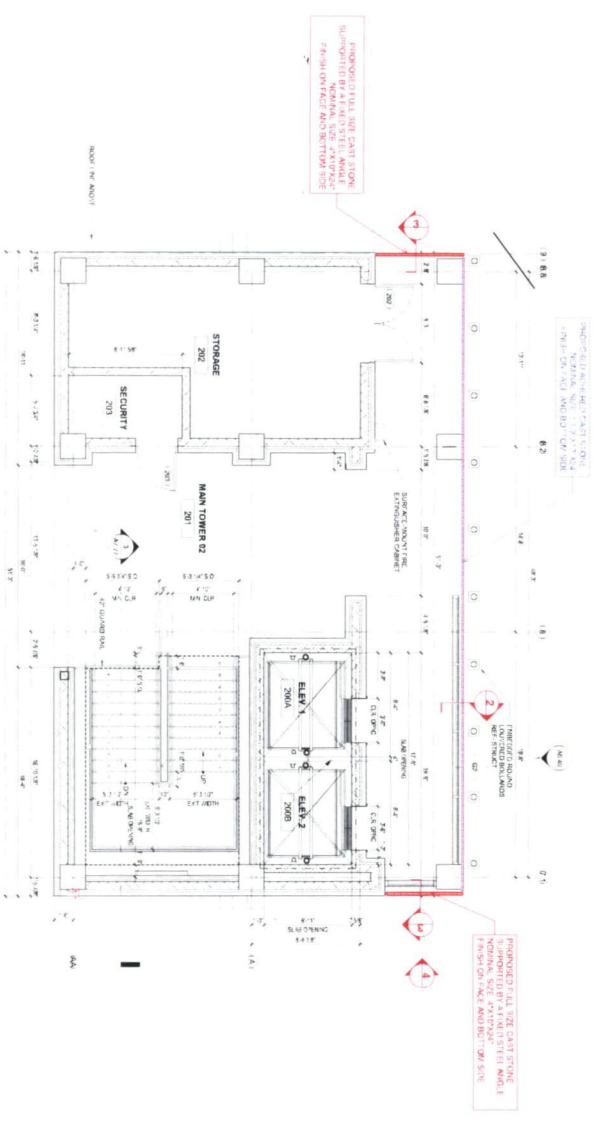
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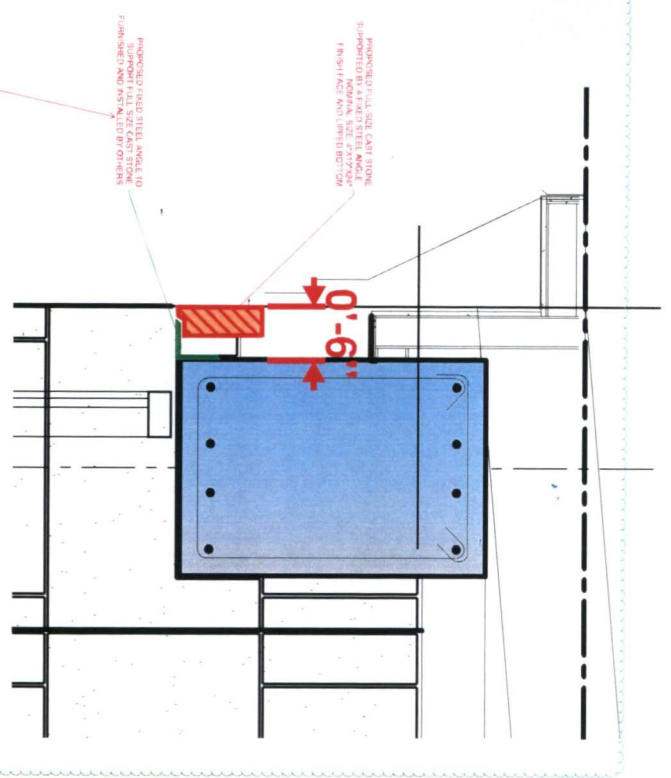
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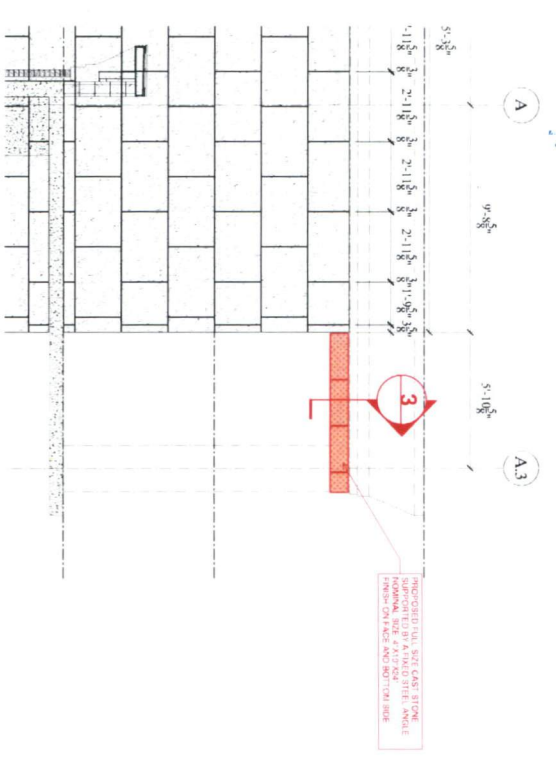
SECTION DETAIL 2



MAIN TOWER - LEVEL TWO 1

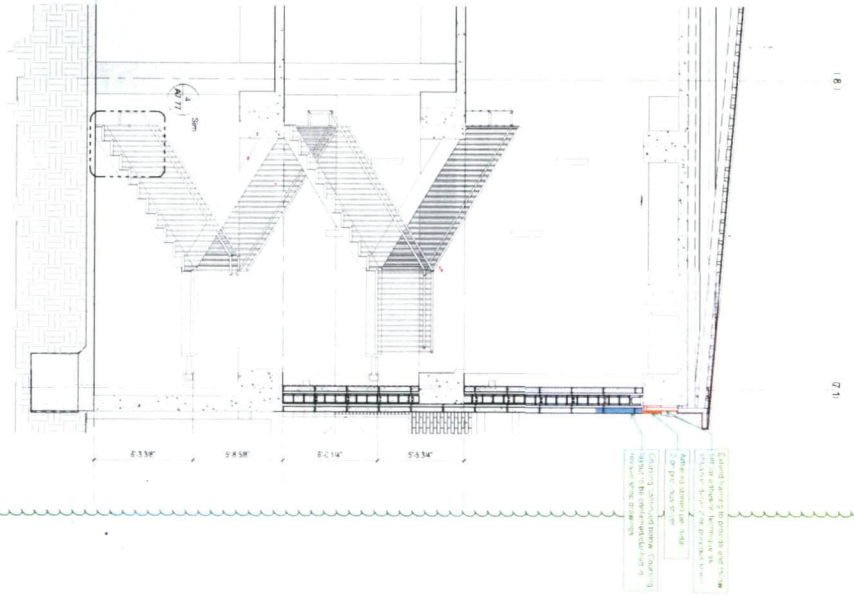


SECTION DETAIL 3



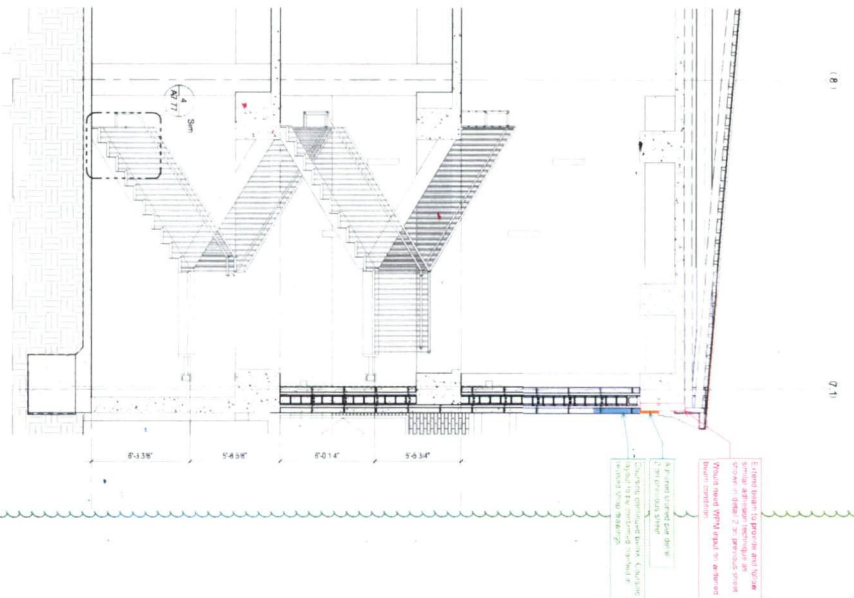
ELEVATION VIEW 4

Option 3: (From existing) stone provided and supported by steel wall after adding steel bracing system. (Should include bracing considerations for existing masonry support for steel bracing wall. Must include details for bracing to be added to wall to transfer load to wall.)



STAIR SECTION 1/4\"/>

Sheet 1 of 1
 Drawing Title: Stair Section 3
 Drawing Date: 10/10/2023
 Drawing Scale: 1/4\"/>



STAIR SECTION 1/4\"/>

Sheet 2 of 1
 Drawing Title: Stair Section 3
 Drawing Date: 10/10/2023
 Drawing Scale: 1/4\"/>

