



June 25, 2025

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

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
Revised Request for Change (PCO) No. 017; RFI #87 HC Gutter Detail HC-A7.52/1

Dear Lauren:

Please find the attached revised Request for Change (PCO) No. 017. This proposal is submitted for an Add of Thirteen Thousand Nine Hundred and Eighty-Eight Dollars (\$13,988.00), reflective of the following items:

- **Per RFI #87 response.**
- **Healthcare Facility**
 - **Added cost for additional soffit support framing in the trusses determined by post-bid subcontractor engineering.**
- ***This PCO will be an add to our contract in the amount of \$13,988.***

We have proceeded with this change per our 6/23/25 meeting. 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, email=J.Terhune@christman.com,
ou=The Christman Company,
c=US

Jim Terhune
Sr. Project Manager

CC: Peter Hernandez, PGAL

Please note that acceptance of this
PCO will not be setting a precedence
for any future delegated design claims
being accepted.

-LP/B&A

☐ 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. 017 - RFI #87 HC-Gutter Detail HC-A7.52/I

Amount

Item: I Healthcare Facility

Phase	Description	Abbreviation	Amount
21 -	Drywall & Acoustical (Healthcare F	SUBS	12,797.00
41 -4110	Payment and Performance Bonds	OTHER	109.00
41 -4120	Builder's Risk Insurance	OTHER	10.00
60 -	Overhead & Profit	OTHER	976.00
99 -	General Liability Insurance	OTHER	96.00
Subtotal Item I			13,988.00
			0.00

Request for Change Total:

\$13,988.00

Qualifications:

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

GC will be responsible to coordinate all items associated with this PCO, including but not limited to soffit, sheathing and roofing installation

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: _____

Date: _____

By: Tim Konganda

Date: _____

By: Jim Terhune

Date: _____



PCO #002

Dallas Fort Worth, Texas
4844 S Buckner Blvd
Dallas, Texas 75227
Phone: (214) 388-4581

Project: 2466013 - COLLIN CO HEALTHCARE BLDG
2300 BLOOMDALE RD
MCKINNEY, Texas 75071

Client Contract Potential Change Order #002: CE #002 - Trusses - Built in return soffit framing

PCO NUMBER/REVISION:	002 / 0	CONTRACT:	2466013 - CHRIS750 - 2466013 Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Jeremy Darden (Midwest Drywall Co., Inc.)
STATUS:	Pending - In Review	CREATED DATE:	2/25/2025
REFERENCE:		SCHEDULE IMPACT:	
FIELD CHANGE:	No	TOTAL AMOUNT:	-\$25,595.00 \$12,797.00

POTENTIAL CHANGE ORDER TITLE: CE #002 - Trusses - Built in return soffit framing

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Additional soffit support framing in trusses due to further design development.

ATTACHMENTS:

[QMHG06736-1.pdf](#) , [_Truss profile.jpg](#)

Description	Qty	Units	Unit Cost	Amount	Overhead 10.00%	Profit 5.00%	Subtotal
Built in return soffit framing	1.0	EA	\$25,595.00	\$25,595.00	\$0.00	\$0.00	-\$25,595.00
Subtotal:				\$25,595.00	\$0.00	\$0.00	-\$25,595.00
					Grand Total:		-\$25,595.00
							\$12,797.00



www.Cascade-Mfg-Co.com
109 Madison ST SE ▪ P.O. Box 220 ▪ Cascade, IA 52033
(563)852-3231 ▪ () - - ▪ Fax: () - -

Quote

QMHG06736-1

PO :
Contact : Fill in later
Customer Phone :
Customer Fax :
Ship:

Customer : 00002 /
Terms : PENDING
Salesman : EKKOEN
Date : 2/24/2025
Written By : MHGREEN

Customer: *

**

Description: Alpine/TrusSteel CFS Trusses
Job Name: Collin County Healthcare Facility
Contractor:
Deliver To: **

DESCRIPTION OF PRODUCTS/SERVICES:

- * Proposal based on plans dated: 8/16/24; No Cold-Formed Metal Truss Specification or Addendums viewed
- * Trusses to be designed/fabricated using Alpine/TrusSteel cold-formed steel trusses with the following design criteria: 20-10-0-10 loading, 6'-0"oc spacing, 3/12 pitch, 112 MPH wind, exposure C, 360/240 deflection, G60 galvanization, 22 gauge minimum, IBC 2021 code
- * Bent metal quoted is for hips, termination of monos and eaves. Material supplied as a roof deck backer and is not an engineered component.
- * Corner girders will require embed plates for adequate connections. Embed plates to be designed and supplied by others.
- * Trusses are assumed to be fully enclosed and not exposed to the elements. If they are exposed to the elements, truss designs can not be sealed.
- * Due to the large truss cantilever, the trusses will require a structural fascia at the hip corners. Cascade Mfg Co to supply an engineered detail for the structural fascia, but the material for the structural fascia is to be provided by others. Material typically consists of c-stud/track boxed header or bent metal.
- * Trusses assumed to bear continuously on concrete roof deck at a constant elevation attached with standard uplift clips at each bottom chord panel point (web intersection). Any shimming/leveling or special clips due to camber or uneven bearing surface to be designed and supplied by others.
- * Includes truss placement plan and sealed truss shop drawings. Truss placement plan provided is NOT sealed (see General Conditions).
- * Price effective on deliveries through 6/30/25 if proposal accepted by 3/21/25. Please contact Cascade Mfg Co to discuss the specifics of your project if the delivery schedule falls outside the price effective timeline stated as market conditions may differ from these projections.
- * SALES TAX, IF APPLICABLE, IS NOT INCLUDED

no increase in price will be accepted with it being after 6/30/25
-LP/B&A

GENERAL CONDITIONS:

Unless otherwise noted, materials supplied limited to trusses and truss-to-bearing/truss-to-truss connectors. All temporary/permanent bracing, web or gable end web scab/t-braces, roof deck shear transfer blocking, blocking/framing/bent metal for roof deck support at hips/valleys/ridges/eaves, any in-fill framing for roof deck backing at hip stepdown or knife-edge, soffit-return framing, gable end ladder/overhang framing, gable end furring required for flush face for sheathing, jobsite fasteners, etc. are by others.

* Unless otherwise noted, design services limited to (1) sealed individual truss design drawings, and (2) an unsealed truss placement plan with hardware schedule. Truss design drawings will indicate locations of required permanent continuous lateral bracing. Size, connections and anchorage of the permanent continuous lateral bracing and the design of temporary and permanent bracing for the roof system are by others. Design responsibilities are limited to those defined in the AISI S214-07/S2-08 Supplement 2 to the North American Standard for Cold-Formed Steel Framing – Truss Design (or latest edition). A project-specific permanent bracing layout showing all necessary lateral and diagonal bracing, if not specifically listed on this proposal, is available upon request for an additional charge. Design/supply of mechanism to transfer wind/seismic loads from the roof deck to the bearing is by others. Field measuring is by others.

* Freight is included in the truss price, unloading by others. Two hours unloading time allowed; detention over 2 hours will be invoiced at \$150 per hour per trailer.

* Terms of payment are net 10 days from date of invoice; invoice in full upon first shipment of trusses. Pay-when-paid, pay-if-paid and retainage not allowed. Seller's offer is conditioned on Seller approving in its sole and absolute discretion the credit of Buyer.

* ALL SALES ARE SUBJECT TO CASCADE MFG CO'S TERMS AND CONDITIONS OF SALE (AVAILABLE AT <http://www.cascade-mfg-co.com/Terms.pdf>, OR UPON WRITTEN REQUEST).

Qty	TRUSS DESCRIPTION	Price	AMOUNT
1	Option 4: Built In Return Soffit Framing * This is to incorporate soffit return framing and load for framing per detail SK1. * All 250162-43 and 362S162-43 framing to be supplied by others. * Truss end point loaded for a max of 210#.	\$25,505.00 \$12,797.00	\$25,505.00 \$12,797.00

The above price, specifications, and conditions are satisfactory to the undersigned and are hereby accepted.

Authorized Signature

Printed Name

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 #87: HC - Gutter Detail HC-A7.52/1

Status	Closed on 12/30/24		
To	Ruthwik Chepuri (Walter P Moore - Dallas, TX) Bryan Smith (PGAL)	From	Jeremy Darden (Midwest Drywall Co., Inc.) 4844 South Buckner Boulevard Dallas, Texas 75227
Date Initiated	Dec 18, 2024	Due Date	Dec 25, 2024
Location	Healthcare Facility	Project Stage	Pre-Construction/Planning
Cost Impact	TBD	Schedule Impact	TBD
Spec Section	05 40 00 - Cold-Formed Metal Framing	Cost Code	
Drawing Number	HC-A7.52/1	Reference	
Linked Drawings			
Received From	Jeremy Darden (Midwest Drywall Co., Inc.)		
Copies To	Paul Bonnette (PGAL), Aaron Capetillo (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), Rodney Mitchell (The Broaddus Companies), Rick Monk (Collin County), Leo Romero (The Christman Company (DFW)), Jim Russell (The Christman Company (DFW)), Bryan Smith (PGAL), Jim Terhune (The Christman Company (DFW)), Pierre Zoungrana (PGAL)		

Activity

Question

Question from Jeremy Darden Midwest Drywall Co., Inc. on Tuesday, Dec 17, 2024 at 10:50 AM CST

Please review the attached. Per Engineer comments, this detail isn't going to work without some structural steel for support. It eludes to being supported from the trusses but the trusses are designed at 6' OC. Please provide additional details to support the gutter.

If the directive is to reduce spacing of these trusses to help support the gutter there will be additional costs involved. Also, we aren't even sure that reducing the trusses spacing would be enough to support the gutter. Please advise.

Attachments

[Pages from CFS Shops - Collin County HC - 11.22.2024.pdf](#), [Pages from ASI #2 Drawings.pdf](#), [Pages from ASI #2 Drawings 1.pdf](#), [Pages from ASI #2 Drawings 2.pdf](#)

Awaiting an Official Response

All Replies

Response from Bryan Smith PGAL on Friday, Dec 27, 2024 at 02:34 PM CST

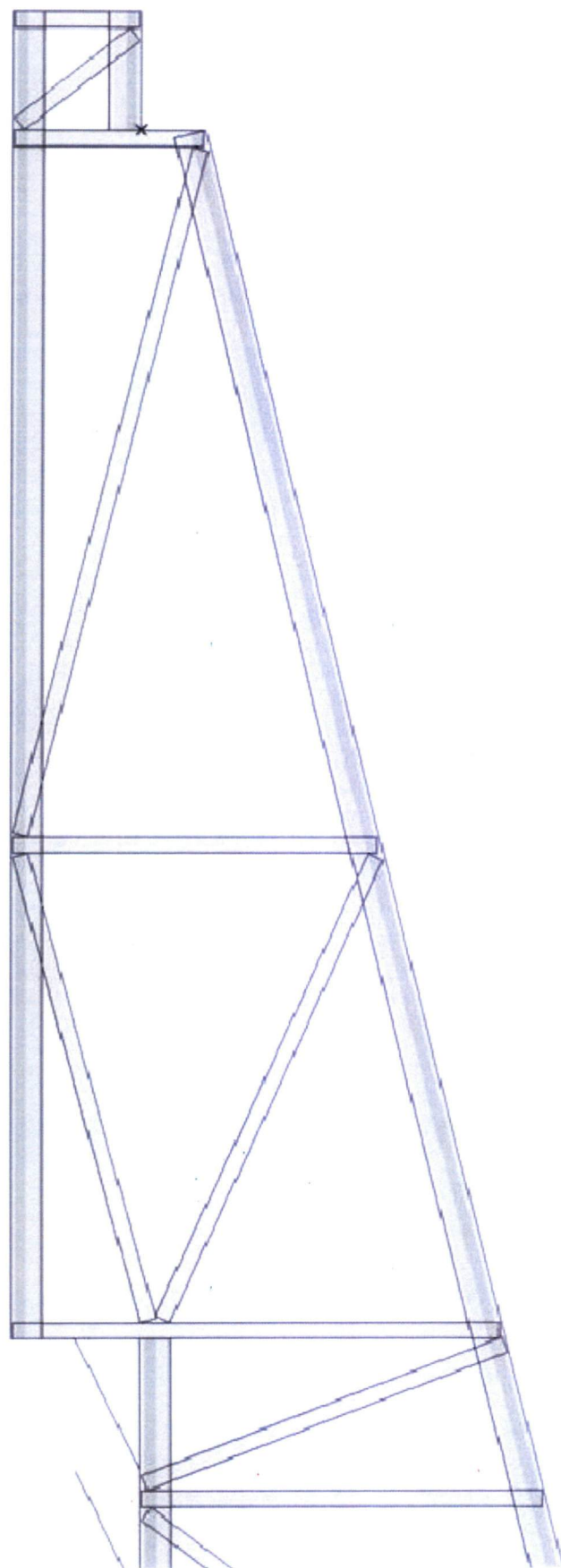
Please see Structural Engineer's response.

Response from Ruthwik Chepuri Walter P Moore - Dallas, TX on Monday, Dec 23, 2024 at 01:08 PM CST

See WPM response attached.

Attachments

[RFI 087 HC Gutter Detail_WPM.pdf](#)



Lauren Plouff

From: Jim Terhune <jim.terhune@christmanco.com>
Sent: Wednesday, September 3, 2025 11:18 AM
To: Lauren Plouff; Peter A. Hernandez; Tim Konganda; Ruthwik Chepuri
Cc: Aaron Capetillo; Brad Harris; Rodney Mitchell; Anthony Ferraro
Subject: RE: Healthcare Building Roof Truss Dimensions - PCO #17

Lauren,

As a follow-up to our PCO #17 resubmittal, below is a narrative recap.

Bid pricing on the Healthcare Building roof trusses was based on truss spacing requirements outlined in drawing HC-S2.04 (6'-0" O.C. maximum), without indication of supplemental framing requirements. Detail 5 on drawing HC-S3.31 does not provide details for soffit or gutter support, thereby transferring unaccounted-for loading to the trusses.

To maintain structural integrity and comply with performance requirements, supplemental framing was included in our post-bid design within the trusses. As this condition could not have been reasonably anticipated at the time of bid, the costs associated with labor, materials, and installation are outside the original bid scope of work. Although it is a delegated design, no subcontractor or general contractor on a hard bid project can afford to 'pre-engineer' the truss system at bid time.

On 6/17/25, Christman offered to eliminate all additional costs by reducing the design cantilever dimension. This option was refused by the County and PGAL, and we proceeded with shop drawings accordingly. On 6/26/25, per our previous discussion, our PCO #17 pricing was reduced to \$13,988 reflective of a 6/23/25 County requested split of our original pricing. We proceeded with finalizing shop drawings per that discussion.

Please provide formal approval of the revised PCO #17 so that fabrication can proceed on the roof trusses immediately following approval of the re-submitted truss shop drawings.

Thank you,

Jim.

Jim Terhune
Senior Project Manager
The Christman Company
c. 214-714-8813

From: Lauren Plouff <lplouff@broaddususa.com>
Sent: Wednesday, August 20, 2025 2:13 PM