



August 27, 2025

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

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
Revised PCO No. 050; RFI #176 HC Landscape Design Intent

Dear Lauren:

Please find the attached revised Request for Change (PCO) No. 050. This proposal is submitted for an Add of Fifty-Two Thousand Nine Hundred and Three Dollars (\$52,903.00), reflective of the following items:

- **Additional landscape, concrete, and electrical scope of work per RFI #176 response and permitted drawings.**
 - Includes additional hardscape, bollards, irrigation, and planting material and labor.
 - Includes additional concrete forming, stripping, layout/excavation, backfill, rebar and concrete material and labor.
 - Includes additional electrical fixtures, excavation, and rough-in material and labor.
 - We have not included any costs of concrete associated with our base contract scope of work.
- ***This PCO will be an add in the amount of \$52,903.***

This note is associated with the concrete work that was already included in front of the Healthcare Building. The concrete work within this PCO is for the planters and change to pavers where needed.
LP/B&A

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: c=US,
e=jim.terhune@christmanco.com,
o=The Christman Company,
ou=Jim Terhune,
date=2025.08.27 15:51:23-0500

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. 050 - RFI #176 HC Landscape Design Intent

Amount

Item: I Site

Phase	Description	Abbreviation	Amount
08 -	Landscaping & Irrigation	SUBS	11,877.00
10 -	Concrete	SUBS	28,590.00
28 -	Electrical	SUBS	9,084.00
41 -4110	Payment and Performance Bonds	OTHER	421.00
41 -4120	Builder's Risk Insurance	OTHER	40.00
60 -	Overhead & Profit	OTHER	2,519.00
99 -	General Liability Insurance	OTHER	372.00
Subtotal Item I			52,903.00
			0.00

Request for Change Total:

\$52,903.00

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: _____

Brad Harris 9/22/25



PCO #002 RFI #176: HC - Landscape Design Intent

THE CHRISTMAN COMPANY
130 EAST JOHN W CARPENTER FREEWAY
SUITE 200
IRVING, TEXAS 75062

**Collin County Healthcare, Parking & Medical Examiner
Facilities**
4100 Community Avenue McKinney, Texas 75071

Est ID: EST4925636

Date: Aug-04-2025

PCO #002 RFI #176: HC - Landscape Design Intent **\$11,876.62**

28 Hours	Paver Installation Crew	Foreman + Assistant	\$1793.40
240 SF	Pavers	Belgard Hardscapes Mega-Lafitt B Paver 3 Piece and Large Square Pattern; Per Legend ** Special Order 12-16 Week Lead Time/Nonrefundable	\$2073.60
1 CY	Sand Setting	Mason/Sharp Sand	\$108.53
2 Hours	Landscape Installation Crew	Landscape Installation Crew	\$106.54
7 Each	Carissa Holly - 5 GAL	Carissa Holly 5 Gallon	\$328.23
2 Each	Lindheimer's Muhly - 1 GAL	Lindheimer's Muhly 1 Gallon	\$14.96
19 Each	Daylilly 'Stella de Oro' - 1 GAL	Daylilly 'Stella de Oro' 1 Gallon	\$177.65
-3 Each	Purple Wintercreeper - FLAT	Purple Wintercreeper 18 Ct. Flat	-\$39.30
8 Hours	Irrigation Crew	Technician + Assistant	\$512.40
32 Each	Elbow (90) 2" PVC - 2 IN.	SCH 40 PVC 90 Degree Elbow 2 In.	\$97.28
25 Per FT	PVC Pipe 2 in SCH40 - 2"	PVC Pipe 2 in SCH40 per FT	\$85.50
4 Hours	Concrete Crew	Concrete Crew (Bases for the Bollards)	\$256.20
2 Each	Bollard	Bollar to Match Existing ** Special Order 6 -8 Week Lead Time/Nonrefundable	\$4812.50
	Overhead 10%	Overhead	\$1032.75
	Profit 5%	Profit	\$516.38

C&B Landscape Management
954 Stockton Drive, Unit 8110
Allen, Texas
75013

P.972-390-2122

cblmgmt.com
accounting@cblmgmt.com

	Subtotal	\$11,876.62
	Taxes	(\$3.24)
	Estimate Total	\$11,873.38

Page ____ of ____



8/14/2025

The Christman Company

Attn: Mr. Jim Terhune

Re: Collin County Medical Campus
Request for Proposal – RFI#176
GME Proposal X913 – Added S4 Fixtures
GME Project #GME-24-009

Dear Mr. Terhune,

George-McKenna Electrical Contractors has reviewed the above-referenced revision and has found changes to our scope. We are pleased to provide a revised price to you in the amount of **\$ 9,083.78 (Nine Thousand Eighty-three Dollars and 78/100)** for the changes shown and work described below.

Scope: See attached

Drawings:

We acknowledge receipt of: RFI #176

Pricing is firm for 10 days from date of this letter. We recognize this revision is not issued to proceed, but price only. We will proceed with receipt of your written approval by Change Order or Contract.

If additional information is required, please do not hesitate to contact me.

Sincerely,

Tom Troy

Sr. Project Manager

George-McKenna Electrical Contractors, LLC.

Page Two

Request for Proposal – RFI#176

GME Proposal X913 Added S4 Fixtures

GME Project #GME-24-009

Scope:

1. Extend existing UG for exterior lighting circuit SLG1-2 to location as shown on drawings provided for added S4 fixtures.
2. Install and wire (6) S4 fixtures.

Clarifications:

1. Permits or inspection fees are not included if required.
2. Material may have extended lead time. EST provided once order is placed.
3. Fixture procurement is dependent on approval of this proposal and approved submittals (lead time is 16 weeks).

Exclusions:

1. Concrete pads, concrete coring, saw cutting concrete and or concrete patching.

General Conditions:

1. Any applicable sales taxes are NOT included in our submission.
2. This contractor shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
3. Equipment and materials supplied by the contractor are warranted only to the extent that the same are warranted by the manufacturer (unless otherwise required by specification).
4. This contractor shall not be liable for indirect loss or damage.
5. Unless included in this proposal, all bonding and/or special insurance requirements are supplied at additional cost.
6. ***We do not include any cutting, patching or painting of concrete, wall surfaces or ceiling surfaces. Our work is bid with the assumption that our work will be scheduled to be installed in accordance with the manufacturers recommended installation procedures and NEC code requirements. All back boxes must be installed prior to wall surfaces for new wall construction and wall surfaces must be removed for installation of electrical systems in existing walls.***
7. All material is guaranteed to be as specified (unless noted otherwise). All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra work will be executed and signed for on a daily basis, computed utilizing NECA labor and material units and will become an extra charge over and above the estimate.
8. George-McKenna Electrical Contractors, Inc. bids this project with the assumption that there is no asbestos or lead contamination on the project site, and will not be responsible for the removal, protection from, or disposal of same. If asbestos or lead contamination is found, our personnel will stop work until removal of asbestos or lead from the project site has been completed by others.
9. ***Our proposal is valid for 10 days. After 10 days we reserve the right to adjust our proposal for material and/or labor increases or avoidance.***



GEORGE McKENNA LLC

ELECTRICAL CONTRACTORS

CONSTRUCTION • SERVICE • SECURITY • DATA & PHONE CABLING

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PROPOSAL REQUEST SUMMARY

Project: **Collin County Medical Campus** GME Project No. **GME 24-009**

Description of Work: **RFI #176 Added (6) S4 fixtures**

Submitted by: **Tom Troy** Date: **14-Aug-25** Proposal Request No. **X- 913**

LABOR				BURDEN	TOTAL
JOB EXPENSE					
Project Manager	0.00	@	\$70.00 =	\$0.00	
Project Engineer	0.00		\$55.00 =	\$0.00	
Superintendent	2.53	@	\$60.00 =	\$151.98	
	2.53			\$151.98	\$68.39
					\$220.37
DIRECT FIELD					
Foreman	0.51	@	\$47.50 =	\$24.06	
Electrician	50.66	@	\$43.50 =	\$2,203.71	
Estimating	0.00	@	\$55.00 =	\$0.00	
Material Handling	2.53	@	\$0.00 =	\$0.00	
Clean-Up	2.53	@	\$0.00 =	\$0.00	
	56.23			\$2,227.77	\$1,002.50
					\$3,230.27

LABOR COST **\$3,450.64**

MATERIALS/EQUIPMENT		Sales Tax		
		Estimated	8.25%	Cost
Material	See Attached BOM	\$680.74	\$0.00	\$680.74
QUOTES	Fixtures S4 Adder	\$2,730.00	\$0.00	\$2,730.00
	Trencher	\$640.00	\$52.80	\$692.80
			\$0.00	\$0.00
		\$4,050.74	\$52.80	\$4,103.54

MATERIALS/EQUIPMENT COSTS **\$4,103.54**

JOB EXPENSE		Cost
Direct Job Expense (SMALL TOOLS)		\$138.03
Indirect Job Expense	3.0% Yes	\$103.52
Other Job Expense (2% Labor)		\$69.01
		\$310.56

JOB EXPENSE COST **\$310.56**

PRIME COST		\$7,864.74
OVERHEAD @	10%	\$786.47
SUB-TOTAL		\$8,651.21
PROFIT @	5%	\$432.56
SUB-TOTAL		\$9,083.78
Bond Premium @	0.0%	\$0.00
TOTAL ESTIMATED AMOUNT		\$9,083.78
QUOTED AMOUNT		\$9,084

Scope of Work:

RFI #176 Added (6) S4 fixtures

See attached scope for detailed description of work.

Proposal is firm for 10 days only!!!

Job ID: GME-24-009CO
Project: Collin County HC Facilities - Change Orders

CO: CO-0013: RFI#176 add S4 Fixtures

Takeoff

Phase: SITE BRANCH

Item #	Qty	U/M	Q/M	Size	Description	Material Unit	Material Result	Labor Unit	Labor Result
120215	6.00	EA	M		STEP LIGHT	0.0000	0.00	2.5000	15.00
TITLE	196.00	EA	M	3/4	SCH 40 DIR-BURIED W/TRENCH	0.0000	0.00	0.0000	0.00
10175	196.00	FT	M	3/4	PVC SCH 40 10' LAID IN TRENCH	0.4103	80.42	0.0450	8.82
40043	3.92	OZ	M	OUNCE	PVC (GLUE) CEMENT	1.0400	4.08	0.0135	0.05
4000398	196.00	FT	E	4">6"W 30"D	DITCH WITCH RT12 CLAY TRENCH	0.0000	0.00	0.0484	9.48
20216	12.00	EA	M	3/4	PVC SCH 40 90-DEG-ELBOW	1.9000	22.80	0.2800	3.36
31413	24.00	EA	M	3/4	PVC COUPLING	0.3612	8.67	0.1000	2.40
31373	12.00	EA	M	3/4	PVC MALE ADAPTER	0.7160	8.59	0.2000	2.40
710411	1.00	EA	M	10x8x6	PULL BOX SCREW CVR NEMA 3R NO/KO	340.0000	340.00	1.6500	1.65
70030	665.00	FT	M	10	THHN/THWN CU (SOL)	0.3200	212.80	0.0088	5.82
100144	21.00	EA	M	#22 to 8	WIRE-NUT 3M -RED/YELLOW	0.1610	3.38	0.0800	1.68

Phase Totals: 680.74 50.66

Job Totals: 680.74 50.66

George McKenna Electrical

2319 East Grauwylar
Irving, TX 75061

Phone: 972-721-1950
Web: <http://www.george-mckenna.com>



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QUOTATION

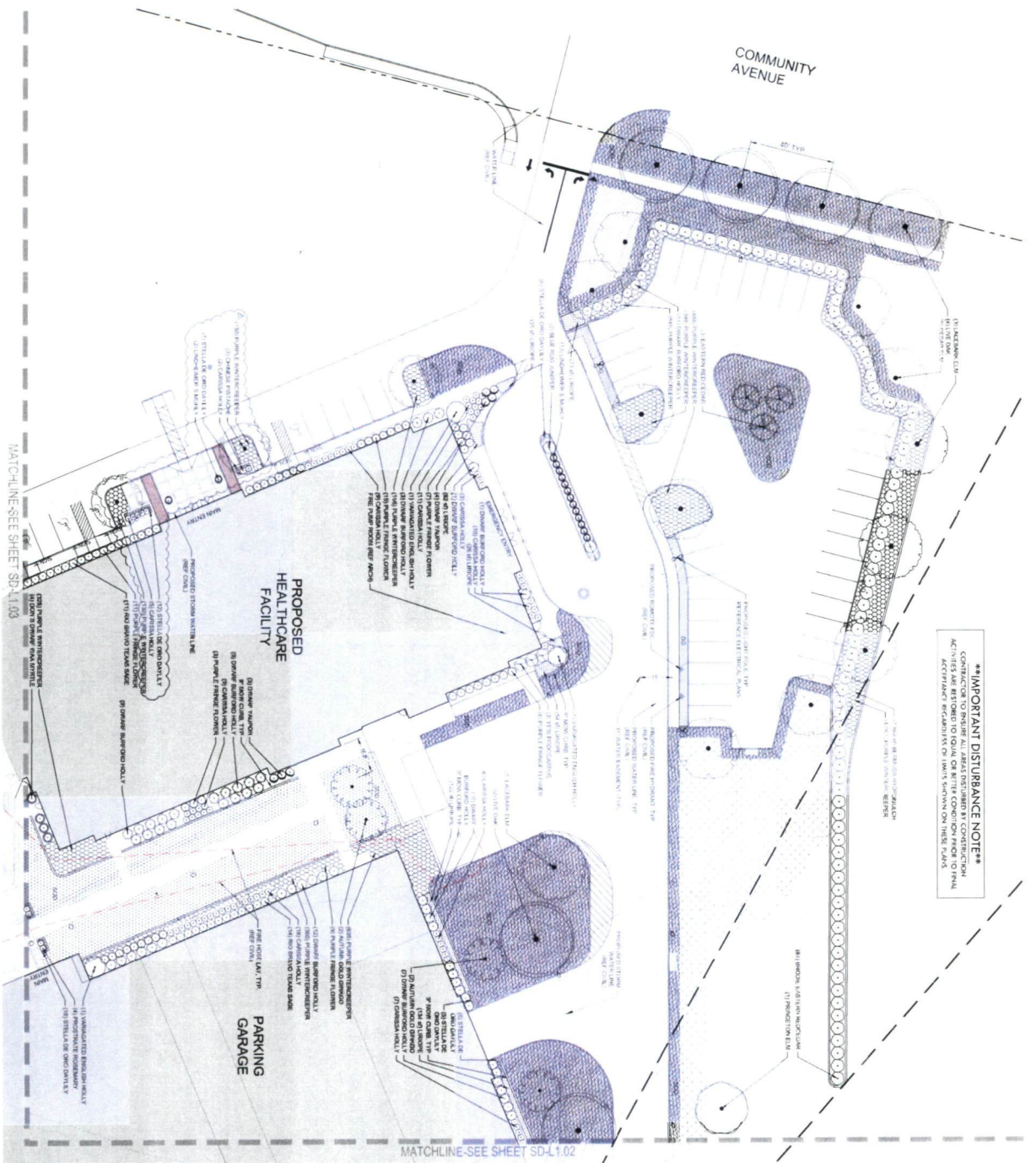
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DATE: 6/24/2025

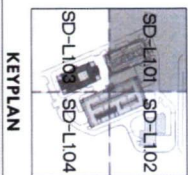
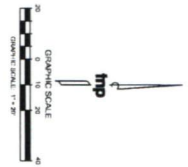
BY: DANNY SPECK

QTY	TYPE	CATALOG NUMBER	MANUFACTURER
		RFI #176 S4 ADDER	
6	S4	ULE-40722-A-W40-120/277V-XX	
		C/N \$2,730.00	

306



IMPORTANT DISTURBANCE NOTE**
CONTRACTOR TO INSURE ALL LINES DESIGNATED BY CONSTRUCTION ACTIVITIES ARE RESTORED TO EQUAL OR BETTER CONDITION PRIOR TO FINAL ACCEPTANCE. RELOCATION OF LINES SHOWN ON THESE PLANS.



PLANT SCHEDULE	QUANTITY	UNIT	PRICE	TOTAL
1. ALBANY DOGWOOD	10	EA	12.50	125.00
2. CRAPPEE DOGWOOD	10	EA	12.50	125.00
3. BURNING BUSH	10	EA	12.50	125.00
4. RED TWIG DOGWOOD	10	EA	12.50	125.00
5. CRABAPPLE	10	EA	12.50	125.00
6. RED TWIG DOGWOOD	10	EA	12.50	125.00
7. CRABAPPLE	10	EA	12.50	125.00
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97. CRABAPPLE	10	EA	12.50	125.00
98. RED TWIG DOGWOOD	10	EA	12.50	125.00
99. CRABAPPLE	10	EA	12.50	125.00
100. RED TWIG DOGWOOD	10	EA	12.50	125.00

PROJECT NAME: COLLIN COUNTY HEALTHCARE, PARKING & MEDICAL EXAM FACILITIES

PROJECT LOCATION: 1000549.00

PROJECT NUMBER: 1000549.00

LANDSCAPE PLAN: SD-L101

VOLUME 1: SITE DEVELOPMENT

SHEET NUMBER: SD-L1.01

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 3/6/2025

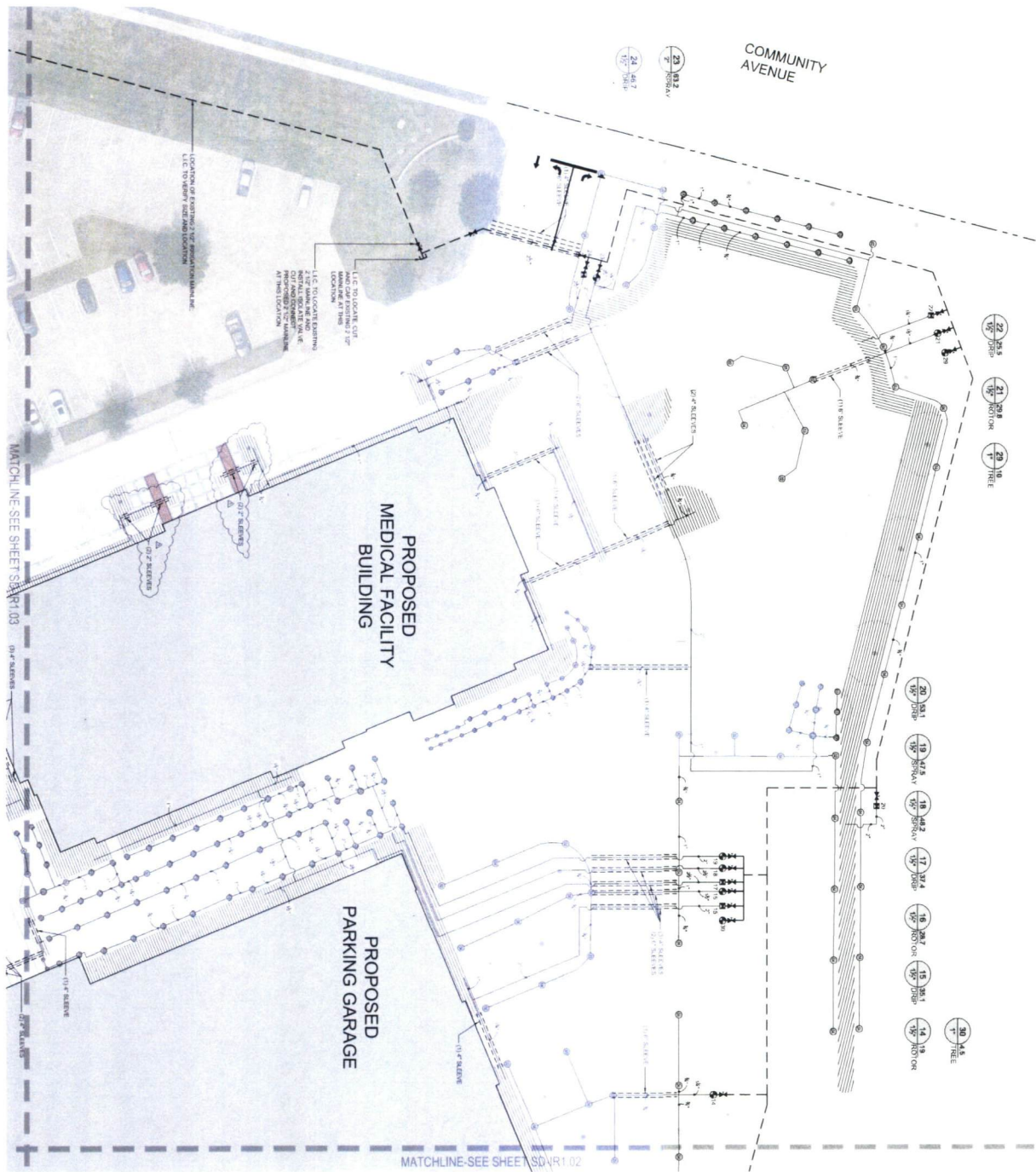
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PROJECT NUMBER: 1000549.00

LANDSCAPE PLAN: SD-L101

VOLUME 1: SITE DEVELOPMENT

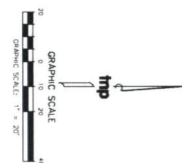
SHEET NUMBER: SD-L1.01



****IMPORTANT IRRIGATION NOTE****
IRRIGATION PLANS PROVIDED FOR REFERENCE ONLY.
IRRIGATION TO BE PERMITTED SEPARATELY BY PUBLIC
WORKS DEPT



IRRIGATION KEY



COLLIN COUNTY
2300 BL COMDALE
ROAD SUITE 3100
F. (972) 584-5340
ARCHITECT

PGAL

PG&L, Inc.
14135 Midway Rd.
Suite G-200
Addison, TX 75001
T (214) 847-6441
www.pgandl.com

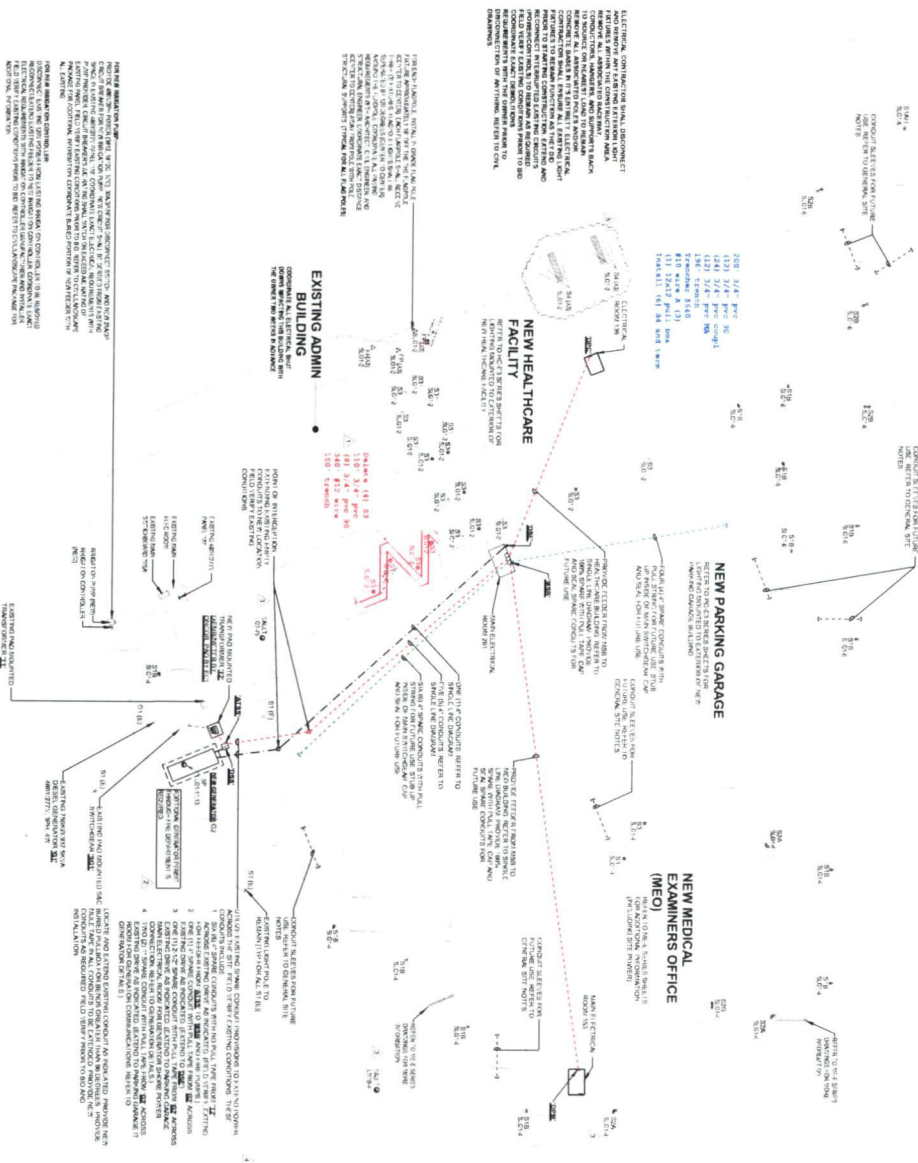
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The Ohio State University

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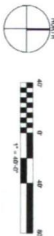
KEY PLAN

COLLIN COUNTY
HEALTHCARE,
PARKING
GARAGE, &
MEDICAL EXAM.
FACILITIES
PROJECT LOCATION
4100 Community Ave
McKinney, TX 75071
PROJECT NUMBER
1006549.00
SHEET TITLE
IRRIGATION PLAN
VOLUME 1
SITE DEVELOPMENT
SHEET NUMBER
SD-IR1.01

(1) ELECTRICAL SITE PLAN



TYPE	SYMBOL DESCRIPTION
1	POWER POLE
2	TRANSFORMER
3	GENERATOR
4	SWITCHGEAR
5	CABLE TRAY
6	CONDUIT
7	PIPE
8	VALVE
9	FLANGE
10	TEE
11	ELBOW
12	REDUCER
13	FLANGE
14	TEE
15	ELBOW
16	REDUCER
17	FLANGE
18	TEE
19	ELBOW
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39	ELBOW
40	REDUCER
41	FLANGE
42	TEE
43	ELBOW
44	REDUCER
45	FLANGE
46	TEE
47	ELBOW
48	REDUCER
49	FLANGE
50	TEE



REFER TO SHEET SD-E2.00 FOR LIGHTING SCHEDULES, DETAILS, AND CONTROL NARRATIVE.

REFER TO TECHNOLOGY/SECURITY PACKAGES FOR ADDITIONAL INFORMATION

GENERAL SITE PLAN NOTES

1. CONSULT WITH THE ARCHITECT FOR THE LATEST REVISIONS OF THE ARCHITECTURAL DRAWINGS.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 TEXAS ELECTRICAL CODE (TEC).
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 TEXAS ELECTRICAL CODE (TEC).
4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 TEXAS ELECTRICAL CODE (TEC).
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