

SEDALCO

CONSTRUCTION SERVICES

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

October 8, 2025

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

Re: Collin County Medical & Mental Health

Subject: CO #0121 – 8K to 9K Controller Upgrade

Michael,

Please find the pricing attached for SEDALCO Change Proposal #CO-0121. This cost is associated with the direction received in the controls meeting to price out upgrading the controllers from the specified 8K to the newer 9K model.

The cost of this change is **\$4,491.83**. 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 10-8-2025
Architect – BSW Date

Approved by: David Duster 10/9/2025
Owner – Collin County Date



**Proposed Change Request
CO - 121**

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

10/8/2025

ATTENTION:

PROJECT: Collin County Mental Health Expansion

PROJECT NUMBER: 24546.

DESCRIPTION: 8K to 9K Controller Upgrade
As per direction received during the 3/20/25 Controls meeting with the County, LPI and SEDALCO, the upgrade to the new 9K controllers was requested.

Work Description

HVAC
Insurance & Builder's Risk
Change Order

EXTENSIONS			
A	B	C	D
Material	Labor	Equipment	Sub/Supplier
			3,787.00
296.48			
296.48	0.00	0.00	3,787.00
A	B	C	D

APPROVED TO PROCEED BY:

Line 1: Total of Columns A + B + C + D **\$4,083.48**
 Line 2: Total From Markups & Add-Ons **\$408.35**
Line 3: Total Change Request Amount..... \$4,491.83

SIGNATURE

TIME EXTENSION...

0 calendar days

PRINTED NAME, TITLE

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



LOCHRIDGEPRIEST

HVAC • PLUMBING • ELECTRICAL • BUILDING AUTOMATION • REFRIGERATION

TACLA28343C

M-41036

Price Change Order # **LPPCO-060**

Date: **October 8 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

LP Job #: **FT240021**

Reference: **Controls Meeting 3/20/25**

From the controls meeting on 3/20/25 it was suggested for the 8k honeywell controllers to be swapped to 9k honeywell controllers. Due to the 8k controllers being outdated.

Total Price Add: **\$3,787.00**

Inclusions and Clarifications:

- 1 Swapping 8k Honeywell to 9K Honeywell
- 2 QBS will keep the 8k Controllers
- 3 Licensing has been swapped to the new 9k controllers
- 4
- 5
- 6

Exclusions:

- 1 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.

Lochridge Priest

HVAC & PLUMBING SHORT RECAP

PRINT TIME: 10/8/2025 10:25
 BID DATE: 10/8/2025
 EST. NO.: 60

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

LABOR RATE:	\$ 60.00	MAN HRS		EQUIP	MAT'L	LABOR	SUB-MISC
		UNIT HRS	EXT HRS				
MCA %:	100%			\$	\$	\$	
QUAN	DESCRIPTION						
1-		0	0	\$	\$	\$	\$
1-		0	0	\$	\$	\$	\$
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. PIP	0	0	\$	\$	\$	\$
	- TAG & ID		0	\$	\$	\$	\$
	- TESTING	0.0%	0			\$	\$
	- SUPERVISION		0			\$	\$

PLUMBING TOTALS		0	\$	-	\$	-	\$	-	\$
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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 PIP	0	0	\$	\$	\$	\$
	- TAG & ID		0	\$	\$	\$	\$
	- SUPERVISION		0	\$	\$	\$	\$

PIPING TOTALS		0	\$	0	\$	0	\$	0	\$
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#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	\$	\$	\$	\$
1-		0	0	\$	\$	\$	\$
	- SUPERVISION		0	\$	\$	\$	\$

SHEETMETAL TOTALS		0	\$	-	\$	-	\$	-	\$
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HVAC TOTALS		0	\$	-	\$	-	\$	-	\$
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LINE	DESCRIPTION	VENDOR					SUBCONTRACTOR
1	INSULATION			\$	\$	\$	\$
2	TEMP CONTROLS			\$	\$	\$	\$
3	9K Controllers	QBS		\$	\$	\$	3,000
4				\$	\$	\$	\$
5				\$	\$	\$	\$
6				\$	\$	\$	\$
7	CLEAN UP CREW	2.0%		\$	\$	\$	\$
8	EQUIPMENT RENTAL			\$	\$	\$	\$
9	SU; T & B ; G & A					\$	279
	- SMALL TOOL/MISC MTL/WARRANTY			\$	\$	\$	\$
SUB & MISC. TOTALS				\$	-	\$	3,279

STARTUP LABOR RATE:	\$ 90.00	SUMMARY					
EQUIPMENT ADJUSTMENT:	\$ -		HVAC	SUB & MISC.	PLUMBING	TOTALS	
WARRANTY %:	4%	EQUIP	\$ -	\$ -	\$ -	\$ -	
MISC. MATERIAL %:	17%	MATL	\$ -	\$ -	\$ -	\$ -	
DESCRIPTION:	0.00%	LABOR	\$ -	\$ -	\$ -	\$ -	
		S/M	\$ -	\$ 3,279	\$ -	\$ 3,279	
		TAX	\$ -	\$ -	\$ -	\$ -	
		COST	\$ -	\$ -	\$ 3,279	\$ -	\$ 3,279
		GEN. COND.	\$ -	\$ -	\$ 164	\$ -	\$ 164
		SUBTOTAL	\$ -	\$ -	\$ 3,443	\$ -	\$ 3,443
		FEE	\$ -	\$ -	\$ 344	\$ -	\$ 344
		BID W/O BOND	\$ -	\$ -	\$ 3,787	\$ -	\$ 3,787
		PERF. BOND				\$ -	\$ -
		JOB TOTAL BID				\$ -	\$ 3,787

Lochrige Priest

GENERAL ADMINISTRATIVE & MISCELLANEOUS SUMMARY							
JOB NAME:		Collin County Mental Health Expansion			PRINT TIME: 10/8/2025 10:25		
LOCATION:		4300 Community Dr., McKinney, TX 75071			BID DATE: 1/0/1900		EST. NO.: 0
GEN & ADMIN	DESCRIPTION	UNIT COST	UNIT MEASURE	QUANTITY	TOTAL 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 COST	UNIT MEASURE	QUAN.	TOTAL 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	
		STRUP UNIT	BAL UNIT	STRUP UNIT	BAL UNIT	STRUP EXT	BAL EXT	STRUP 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	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	0	0	0
BALANCE TOTALS						0	0	0	0
						COST			
STARTUP - PIPING		0	\$	-					
STARTUP - SHEETMETAL		0	\$	-					
BALANCE - PIPING		0	\$	-					
BALANCE - SHEETMETAL		0	\$	-					
TOTAL		0	\$	-					

0%

15%