



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

May 7, 2026

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

Re: Collin County Medical & Mental Health

Subject: CO #150 – Detention Doors in 1200 Corridors (PR #16)

Michael,

Please find the pricing attached for SEDALCO Change Proposal #CO-150. This cost is associated with the rough-in for two additional detention doors to be installed later in the 1st and 2nd corridors of the 1200 wing per direction given in PR #16 and by the County. SEDALCO is requesting (8) additional days to be added to calendar for this work to be completed.

The cost of this change is **\$35,651.60**. 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,

Will Burgess
Project Manager

Approved by: Michael Woods 5-7-2026
Architect – BSW Date

Approved by: _____
Owner – Collin County Date



Proposed Change Request

CO - 150

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

4/27/2026

ATTENTION:

PROJECT: Collin County Mental Health Expansion

PROJECT NUMBER: 24546.

DESCRIPTION: PR #16 - Detention Doors in 1200 Corridors
 Per the request of the Sheriff's department, this PR is adding an additional door in Level 1 and 2 of the 1200 wing to create controlled access at the elevator and stairwell entrances in these areas.

Work Description

	EXTENSIONS			
	A	B	C	D
	Material	Labor	Equipment	Sub/Supplier
Electrical				6,620.00
Drywall				3,949.34
Paint				3,874.20
Fire Suppression				1,868.12
General Conditions	7,454.68	5,100.02	1,755.52	
Insurance & Builder's Risk	1,788.67			
Change Order				
	9,243.35	5,100.02	1,755.52	16,311.66
	A	B	C	D

APPROVED TO PROCEED BY:

 SIGNATURE

 PRINTED NAME, TITLE

Line 1: Total of Columns A + B + C + D **\$32,410.55**

Line 2: Total From Markups & Add-Ons **\$3,241.05**

Line 3: Total Change Request Amount..... **\$35,651.60**

TIME EXTENSION.... **8 calendar days**

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



Fixed Price Proposal

Job date: Apr. 27, 2026
Quote #: Q15-231143R55
Page number: 1

Billing address:

Sedalco, Inc.
Attn: Mr. Mark Meil
2554 East Long Ave.
Fort Worth, Texas 76137

Site address:

Attn: Will Burgess
4300 Community Avenue
McKinney, Texas 75071

Work Description

Will Burgess,

Reference - H&A Quote No. - Q15-231143 R55

Job Name - Collin County Mental Health Expansion Rev #55 PR #16 Corridor 1200 Revised

Buy Board Member - Contract # 733-24

We are pleased to submit our proposal for the following scope of work for a sum of:

Labor	\$5,472.54
Material	\$1,147.33
Subtotal	\$6,619.87
Tax	\$ 0.00
Total	\$6,620.00

Included:

Provide Labor and Material for additional conduits, boxes, and string (2) Security Doors in Corridor 1200,(1) Security, (1) Intercom conduit for each door, and (1) Camera rough in.

*****Add 5-Days to schedule.*****

Exclusions:

- **We have specifically Excluded the following items (unless listed in scope of work above):**
- Performance and payment bond.
- Waiver of subrogation.
- "All Risk" builders risk insurance fee.
- Utility company charges- permanent or temporary.
- Toilet Facilities
- Jobsite security services.
- Painting or priming of any kind except touch-up.
- Rock excavation unless indicated in test boring logs provided in the bid documents.
- Site survey or compaction testing.
- The furnishing or installation of access doors.
- Cutting or patching of masonry.
- Patching of sheetrock, plaster, ceramic tile, carpeting, etc. We will perform necessary cutting.
- Cutting of millwork, paneling, and other architectural finishes for electrical device rough-in.
- Motor starters for equipment provided by others.

- Temperature/ control wiring of any kind.
- Any inspection fees.
- All light fixtures shown as existing.
- Concrete installation of any kind.
- Fire alarm system.
- Overtime premium of wages.
- All work is calculated during normal business hours, Monday through Friday 7:00 AM to 3:30 PM.
- Provide and install of all special systems including communications, Safety and security, Access control, intrusion detection, video surveillance, nurse call, intercom, and fire alarm.
- All Permit Required Energized Electrical Work has been excluded from this proposal.

Warranty:

- Warranty on labor shall extend for one year from final electrical inspection.
- Warranty on material varies with manufactures but will not be less than one year.
- No warranty on lamps after final inspection.
- No warranty shall extend to fixtures and equipment furnished by others.
- Warranty does not apply to any portion of the electrical system that is modified by anyone other than Humphrey & Associates, Inc. nor to existing electrical components shown to remain.

Note: Without addressing the validity of a mandatory Covid-19 Vaccination requirements, this note shall serve as notice for cost impact and delay on the project. Covid-19 Vaccination demands (or similar Covid-19 protocol) on Humphrey & Associates, our employees, and our subcontractors and their effect have not been contemplated in the course and scope of this project. If your organization chooses to mandate Covid-19 Vaccines for this project - Please clarify the nature and extent of the mandatory vaccinations required by you so we may advise our employees and our separate contractors, suppliers, or vendors who are required to be present at the jobsite. Please advise if your directives will permit employees with religious, medical exemptions, or previously having contracted the virus to be physically present at the jobsite. Please also provide the manner and detail in which you are requesting that we and each employee provide such disclosures to you so we may be compliant with applicable laws and privacy.

Delay in Delivery: H&A is not to be accountable for the delays in delivery occasioned by act of God, failure of its suppliers to ship or deliver on time, or other circumstances beyond H&A's reasonable control. Factory shipments or delivery dates are the best estimates of our supplier, and in no case shall H&A be liable for consequential or special damage arising from any delay in shipment or delivery.

Qualifications:

All metallic products included in this price are valued (based on current Commodity Pricing) at the time of the bid. An increase in the price of metals between the estimate time and time of official award of the project will require a change in the final price to complete the project.

Price firm for 7 days and based on a mutually acceptable contract.

We sincerely appreciate this opportunity to be of service and hope we are favored with this proposal.

Sincerely,
Humphrey & Associates, Inc.

Approved By: _____

Rodney Wells

Date: _____

Rodney Wells
Project Manager, Denton Branch
Office: 940-387-7137 Ext 4107
Mobile: 940-231-0712
Fax: 940-243-9902
RodneyW@teamhumphrey.com

“Regulated by the Department of Licensing and Regulation”, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov <<http://www.tdlr.texas.gov>> TELC 17692

Net Bid: Humphrey & Associates has considered the cost of our health related insurances, workers’ compensation, and general liability insurances, along with any Owner Controlled or Contractor Controlled Insurance Programs in our pricing presented on this project. Whether “fixed price”, “time and material” or “cost plus” - our insurances are considered in our cost offered. Humphrey &

Associates excludes any audit and or reconciliation of insurance cost for insurances or labor burden. This exclusion applies to our cost and any subcontractor costs.

2017 H&A SAGE 300 Company2650 Handley Ederville
Fort Worth, Texas 76118**Job Number #****File #**

7477

Net Bid: Humphrey & Associates has considered the cost of our health related insurances, workers' compensation, and general liability insurances, along with any Owner Controlled or Contractor Controlled Insurance Programs in our pricing presented on this project. Whether "fixed price", "time and material" or "cost plus" - our insurances are considered in our cost offered. Humphrey & Associates excludes any audit and or reconciliation of insurance cost for insurances or labor burden. This exclusion applies to our cost and any subcontractor costs.

Item Description	Qty	Trade	U	Disc	Net	Mat \$	Tot. Hrs
3/4" CONDUIT - EMT	720	76.69	C	0.00	76.69	552.17	38.02
3/4" CONN COMP STL - EMT	12	65.85	C	0.00	65.85	7.90	2.25
3/4" COUPLING COMP STL - EMT	67	72.41	C	0.00	72.41	48.51	5.36
3/4" 2-PC CONDUIT STRUT CLAMP	78	76.19	C	0.00	76.19	59.43	5.97
3/4" JET LINE PULL KIT	5	6.91	E	0.00	6.91	34.55	0.75
4x 2 1/8" SQ BOX 3/4" KO	6	142.31	C	0.00	142.31	8.54	2.07
4" SQ 1G PLSTR RING 3/4" RISE	1	166.71	C	0.00	166.71	1.67	0.04
4" SQ BLANK COVER	5	74.71	C	0.00	74.71	3.74	0.19
1 5/8x 1 5/8x 12G STRUT SLOT GALV	78	279.88	C	0.00	279.88	218.31	11.70
#8 TO #10x 7/8 PLAS ANCHOR (3/16)	132	6.23	C	0.00	6.23	8.22	11.88
Hole Core	4	25.00	E	0.00	25.00	100.00	6.00

Totals**\$1,043.03****84.22****Summary****Total (\$)**

Subtotal Material							1,043.03
Material Markup	(@ 10.000 %)						104.30
Crew ST	(84.22 Hrs @ \$41.60)						3,503.55
Labor Burden	(@ 42.000 %)						1,471.49
Labor Markup	(@ 10.000 %)						497.50
Labor Subtotal							5,472.54

Total**\$6,619.87**



T&D SYSTEMS, INC.

Change Request

Subcontractor Name T & D Systems Job No. 8002
 Collin County Mental Health
 Pricing Breakdown
 Date 4/14/26 CO #29 PR 16

PC Description Frame headers with 2 layers of rock each side of 8"-14ga studs & 1 layer of security mesh each side. Insulate wall and fire seal. Wall to be built just above ceiling height with box header from wall to wall with kicker to deck.

Foreman- \$55.50
 Journeyman- \$51.50

Labor Cost

Description	Hours	Unit	Rate	Amount	Burden Rate %	Burden Cost	Total
Foreman	4.00	hrs	55.500	\$ 222.00	0.00%	\$ -	\$ 222.00
Journeyman	40.00	hrs	51.500	\$ 2,060.00	0.00%	\$ -	\$ 2,060.00
				\$ -		\$ -	\$ -
Labor Total							\$ 2,282.00

\$ 2,282.00

Material Cost

Description	Quantity	Unit	Cost / Unit	Amount	Sales Tax %	Sales Tax Cost	Total
6"-16ga studs	8.00	pieces	19.600	\$ 156.80			\$ 156.80
8"-16ga Studs 8'	8.00	studs	25.320	\$ 202.56			\$ 202.56
8"-16ga Track	10.00	pieces	19.440	\$ 194.40			\$ 194.40
5/8 Type X impact rock	5.00	Sheets	55.000	\$ 275.00			\$ 275.00
5/8 Type X rock	5.00	Sheets	18.000	\$ 90.00			\$ 90.00
Security Mesh	5.00	Sheets	85.000	\$ 425.00			\$ 425.00
Security clips	1.00	box	127.000	\$ 127.00			\$ 127.00
R-19 batt insulation	1.00	bag	45.000	\$ 45.00			\$ 45.00

\$ 1,515.76
 10% \$ 151.58
 Material Total \$ 1,667.34

\$ 1,667.34

Equipment / Vendor Cost

Description	Quantity	Unit	Cost / Unit	Amount	Sales Tax %	Sales Tax Cost	Total

Equipment / Vender Total \$ -
 Equipment Total

\$ -

Total \$ 3,949.34

ROYAL PAINTING INC
 2445 McIver Lane
 Ste 110
 Carrollton TX 75006
 royalpaintinginc.com
 972-664-1818
 972-664-1895



Change Order Request

COR Number: 014

Date: 4/9/2026

Project Number: 240042MM

Contract Date: 4/11/2024

To:	Project:
Sedalco 2554 East Long Avenue Fort Worth TX 76137	Collin County Mental Health Expansion 4300 Community Avenue McKinney TX 75071

Description of Change:

PR #16

Paint (2) New HM Doors
 Tape, Bed & Paint new Furrdown / Supporting header

Project Original Contract Sum	725,392.00
Total of Previously Approved Change Orders	82,976.05
Contract Amount Prior to this Change Order	808,368.05
Proposed Contract Amount of this Change Order	3,874.20
Proposed Contract Amount Including this Change Order	812,242.25

Accepted By:

Contractor <i>(Company Name)</i>	Owner <i>(Company Name)</i>	Other <i>(Company Name)</i>
By <i>(Signature)</i>	By <i>(Signature)</i>	By <i>(Signature)</i>
Printed Name	Printed Name	Printed Name
Date	Date	Date
	Owner's Change Order Number	

ROYAL PAINTING INC
 2445 McIver Lane
 Ste 110
 Carrollton TX 75006
 royalpaintinginc.com
 972-664-1818
 972-664-1895



Change Order Request

COR Number: 014

Date: 4/9/2026

To: Sedalco	Project: Collin County Mental Health Expansion
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Item	Description	Quantity	UOM	Unit Price	Extended Price
CO14 - CO#14					
Labor	Labor	64.00	HR	48.00	3,072.00
Material	Material	1.00	\$	450.00	450.00
Equipment	Scissor Lift	0.00	WK	0.00	0.00
OH&P	OH&P	0.10	Percent	3,522.00	352.20
CO#14 Total:					3,874.20
Change Order Total:					3,874.20