



May 8, 2026

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

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
PCO No. 136; RFI #447 ME Area Drain Concern

Dear Lauren:

Please find the attached Request for Change (PCO) No. 136. This proposal is submitted for an Add of Twenty-Five Thousand Three Hundred and Seventy-Seven Dollars (\$25,377.00), reflective of the following items:

- **Additional site utilities and earthwork scope of work per RFI #447 response.**
 - Includes site utilities material and labor to excavate and install new area drain and tie into nearby underground storm drain line.
 - Includes additional earthwork grading to the added area drain and surrounding disturbed areas.
- ***This PCO will be an add in the amount of \$25,377.***

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

Sincerely,

Jim Terhune



Jim Terhune
Sr. Project Manager

CC: Reynaldo Herreros, PGAL

☐ Collin County

☐ PGAL - Dallas (Addison)

☐ Project Manager

☐ Accounting

Project:

224057- Collin County Public Health Buildings
2300 Bloomdale Rd
McKinney, TX 75071

Owner :

Collin County
2300 Bloomdale Rd; Suite 3160
McKinney, TX 75071

From:

The Christman Company

Issue No. 136 - RFI #447 ME Area Drain Concern

Amount

Item: I Site

Phase	Description	Abbreviation	Amount
02 -	Earthwork	SUBS	2,705.00
02A-	Site Utilities	SUBS	21,065.00
4I -4I10	Payment and Performance Bonds	OTHER	202.00
4I -4I20	Builder's Risk Insurance	OTHER	19.00
60 -	Overhead & Profit	OTHER	1,208.00
99 -	General Liability Insurance	OTHER	178.00
Subtotal Item I			25,377.00
			0.00

Request for Change Total:

\$25,377.00

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.

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: _____

RFI #447: ME - Area Drainage Concern

Revision	0	Status	Closed on 05/01/26
To	Pierre Zougrana (PGAL) Reynaldo Herreros (PGAL) Clint Bissett (Pacheco Koch)	From	Jared Gardner (The Christman Company (DFW))
Date Initiated	Apr 13, 2026	Due Date	Apr 22, 2026
Location	2. Medical Examiners	Project Stage	Course of Construction
Cost Impact	Yes (Unknown)	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number	SD-C3.03, SD-C5.00	Reference	
Linked Drawings			
Received From	Hunter Goodman (Patriot Pipeline)		
Copies To	David Beebe (The Christman Company (DFW)), Clint Bissett (Pacheco Koch), Paul Bonnette (PGAL), Aaron Capetillo (The Christman Company (DFW)), Anthony Ferraro (The Broaddus Companies), Jared Gardner (The Christman Company (DFW)), Shawn Gibson (The Christman Company (DFW)), Brad Harris (Collin County), Carolina Haylow (The Christman Company (DFW)), Reynaldo Herreros (PGAL), Tim Konganda (PGAL), Jose Martinez (Christman Facility Solutions (DFW)), Stan Mitchell (The Broaddus Companies), Lauren Plouff (The Broaddus Companies), Jim Russell (The Christman Company (DFW)), Jim Terhune (The Christman Company (DFW)), John Zoski (Collin County), Pierre Zougrana (PGAL)		

Activity

Question

Question from Jared Gardner The Christman Company (DFW) on Monday, Apr 13, 2026 at 11:53 AM CDT

At the west entrance of the ME building, there is a low spot on the grading plans and on site that is an area of concern for ponding and water buildup.

The proposed solution is to add an area drain at this location and tie into a drain to the south of the ME building, as the north drain will require demolition of the sidewalk. This will add cost.

Please provide a detail that addresses this issue, either with the proposed solution or a solution provided by the design team.

Attachments

[RFI 447 - ME - Area Drainage.pdf](#)

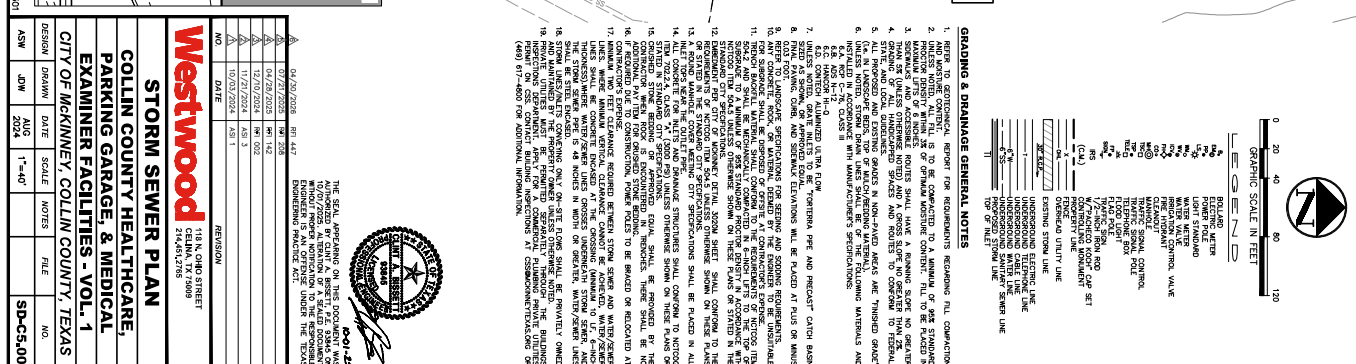
Official Response

Response from Clint Bissett Pacheco Koch on Thursday, Apr 30, 2026 at 09:30 AM CDT

All: please use the attached updated plan rather than the previous version. We tightened up the revision cloud here for clarity.

Attachments

[RFI447-SD-C5.00 STORM SEWER PLAN.pdf](#)



COLLIN COUNTY HEALTHCARE PARKING GARAGE AND MEDICAL EXAMINER FACILITIES



The Holbrook Company, Inc.
3430 High Prairie Road
Grand Prairie, TX 75050-4225
972.399.0007 office
972.399.0008 fax
www.theholbrookcompany.com

Date: 4 May 2026

Change order:

co6397k

The Christman Company
130 E John Carpenter #200
Irving, TX 75062
Tel (469) 501-5534
Attention: Jim Terhune

Collin Cty Medical Campus
4600 Community Ave
McKinney, TX 75071

Pricing for additional work required for regrading around new landscape drain added in RFI 447. No grading design provided Holbrook will grade to drain to the new inlet.				
Quantity	Unit	Description	Unit price	Total
4	hour	survey crew & equipment	\$190.00	\$760.00
20	tcy	export common	\$15.75	\$315.00
8	hour	bobcat w/operator	\$145.00	\$1,160.00

Subtotal:	\$2,235.00
Overhead at 10%:	\$224.00
Subtotal:	\$2,459.00
Profit at 10%:	\$246.00
Total for this change order:	\$2,705.00

PATRIOT PIPELINE 103
700 W Main St Gunter, Texas 75058
Phone: 817-771-5538



Change Order

Job Number: 1021
Change Order Number 10
Date: 4/30/2026

To:	Project:
The Christman Company	CCH
ATTN: Aaron Capatillo	

Description	Quantity	Unit	Unit Price	Extended Price
This Cost is for RFI 447				
Mobilization	1	LS	\$	2,000.00
12" RCP W/ fittings	78	LF	\$	13,650.00
Hydrovac existing electrical line	1	LS	\$	3,500.00

THIS PRICE IS BASED ON ONE (1) MOVE-IN

SUB-TOTAL:	\$19,150
Administrative Cost (10%)	\$1,915
GRAND TOTAL:	\$21,065

Authorized Signature

Date

Pursuant to the request of the Subcontractor and upon acceptance by the Contractor and authorization of the Owner, the Subcontractor is hereby directed to execute the work items as contained in this Change Order in accordance with the terms and conditions.



Re: Storm Drain add

From Hunter Goodman <hunter@patriotpipeline103.com>

Date Fri 5/8/2026 11:46 AM

To Aaron Capetillo <aaron.capetillo@christmanco.com>

RCP - \$9360

Structure - \$4290

Get [Outlook for Android](#)

From: Aaron Capetillo <aaron.capetillo@christmanco.com>

Sent: Friday, May 8, 2026 11:44:46 AM

To: Hunter Goodman <hunter@patriotpipeline103.com>

Subject: Re: Storm Drain add

Can you provide that inlet breakout cost? The Owner needs it.

RCP - ??

Inlet - ??

Thanks,

Aaron Capetillo
Assistant Project Manager
The Christman Company
c. 956-739-8790

From: Hunter Goodman <hunter@patriotpipeline103.com>

Sent: Friday, May 8, 2026 11:42 AM

To: Aaron Capetillo <aaron.capetillo@christmanco.com>

Subject: Storm Drain add

Aaron,

The inlet is tucked into the cost in the RCP line item. Our unit cost of the RCP was higher on this than ASI 9 due to location, removing other fittings to add the wye fitting etc. but the cost of the inlet is covered in the pricing.



HUNTER GOODMAN
PRESIDENT - DFW SOUTH / NORTH EAST

MOBILE (817) 771-5538
OFFICE (469) 588-5251
EMAIL hunter@patriotpipeline103.com

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