



June 25, 2026

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

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
PCO No. 137; RFI #451 PG Overhead Coiling Door Conflicts North and South

Dear Lauren:

Please find the attached Request for Change (PCO) No. 137. This proposal is submitted for an Add of Twenty-Four Thousand Two Hundred and Twenty-Four Dollars (\$24,224.00), reflective of the following items:

- **Additional overhead coiling door and masonry scope of work to address the gaps that would occur with the scheduled coiling door installations on the North and South ends of the Parking Garage per RFI 451 response.**
 - Includes masonry material and labor for new fully grouted 8" CMU wing wall for door opening L01A.
 - Includes masonry material and labor to remove, cut, and replace cast stone pieces to fit new scheduled HSS tube steel framing assembly for door opening L01B.
 - Includes additional overhead coiling door material and labor to provide new scheduled HSS tube steel framing assembly per the structural details provided for door openings L01B and 100A.
 - Main tower level 1 door opening 104 constraints to be submitted under a separate PCO.
- ***This PCO will be an add in the amount of \$24,224.***

We have proceeded with this change. Please sign the attached request for change recap indicating approval of this change.

Sincerely,

A handwritten signature in blue ink that reads "Michael Prochazka".

Michael Prochazka
Project Executive

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. 137 - RFI #451 PG Overhead Coiling Door Conflicts North an Amount

Item: 1 Parking Garage

Phase	Description	Abbreviation	Amount
11 -	Masonry & Cast Stone	SUBS	8,015.00
20C-	Overhead Doors	SUBS	14,674.00
41 -4110	Payment and Performance Bon	OTHER	193.00
41 -4120	Builder's Risk Insurance	OTHER	18.00
60 -	Overhead & Profit	OTHER	1,154.00
99 -	General Liability Insurance	OTHER	170.00
Subtotal Item 1			24,224.00
			0.00

Request for Change Total: \$24,224.00

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 1., 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 1., 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: _____

By: 

Date: _____

Date: _____

Date: 6/25/26

RFI #451: PG - Overhead Door / Coiling Door Installation Conflict

Revision	0	Status	Closed on 05/27/26
To	Ruthwik Chepuri (Walter P Moore - Dallas, TX) Pierre Zoungrana (PGAL) Reynaldo Herreros (PGAL)	From	Carolina Haylow (The Christman Company (DFW))
Date Initiated	Apr 15, 2026	Due Date	Apr 24, 2026
Location	3. Parking Garage	Project Stage	
Cost Impact	Yes (Unknown)	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Graig Robinson (Southern Dock Products - Carrollton, TX)		
Copies To	David Beebe (The Christman Company (DFW)), 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 Zoungrana (PGAL)		

Activity

Question

Question from Carolina Haylow The Christman Company (DFW) on Wednesday, Apr 15, 2026 at 02:42 PM CDT

The provided details for the overhead doors indicate that the doors are to be installed behind the beam. Based on current field conditions, installing the doors per this detail creates conflicts at multiple locations.

- 1. Main Tower Rolling Door (Plaza Connection):**
Installing the overhead rolling door behind the beam as detailed will result in a gap between the door and adjacent construction, creating an incomplete enclosure. This condition is not addressed in the contract documents. Photos illustrating the condition and resulting gap are attached for reference.
- 2. L01A Door:**
A similar condition exists at the L01A door. The beam is wide and the adjacent wall is thin, which results in a gap when the overhead door is installed behind the beam per the provided detail.
- 3. South Door:**
A similar condition exists at the South Door. The wide beam in combination with the thin wall creates a gap when the overhead door is installed behind the beam as detailed.

Please confirm whether the overhead doors at these locations are intended to be installed behind the beam as shown, and provide clarification or revised details addressing how the resulting gaps are to be resolved.

Attachments

[RFI 451 - PG - Overhead Door - Coiling Door Conflict.pdf](#)

Official Response

Response from Carolina Haylow The Christman Company (DFW) on Wednesday, May 27, 2026 at 04:35 PM CDT
New RFI #483 has been created for PG - Main Tower West Rolling Door, which is still pending

Official Response

Response from Reynaldo Herreros PGAL on Wednesday, May 13, 2026 at 05:31 PM CDT
See attached response. Response to west OH door is forthcoming.

Attachments

[RFI #451 - Sheet - A2-01-1 - FLOOR PLAN - LOWER LEVEL - PGAL RESPONSE.pdf](#)



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 #451: PG - Overhead Door / Coiling Door Installation Conflict

Revision	0	Status	Open
To	Pierre Zoungrana (PGAL) Reynaldo Herreros (PGAL) Ruthwik Chepuri (Walter P Moore - Dallas, TX)	From	Carolina Haylow (The Christman Company (DFW))
Date Initiated	Apr 15, 2026	Due Date	Apr 24, 2026
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Activity**Question**

Question from Carolina Haylow The Christman Company (DFW) on Wednesday, Apr 15, 2026 at 02:42 PM CDT

The provided details for the overhead doors indicate that the doors are to be installed behind the beam. Based on current field conditions, installing the doors per this detail creates conflicts at multiple locations.

1. **Main Tower Rolling Door (Plaza Connection):**
Installing the overhead rolling door behind the beam as detailed will result in a gap between the door and adjacent construction, creating an incomplete enclosure. This condition is not addressed in the contract documents. Photos illustrating the condition and resulting gap are attached for reference.
2. **L01A Door:**
A similar condition exists at the L01A door. The beam is wide and the adjacent wall is thin, which results in a gap when the overhead door is installed behind the beam per the provided detail.
3. **South Door:**
A similar condition exists at the South Door. The wide beam in combination with the thin wall creates a gap when the overhead door is installed behind the beam as detailed.

Please confirm whether the overhead doors at these locations are intended to be installed behind the beam as shown, and provide clarification or revised details addressing how the resulting gaps are to be resolved.

Attachments

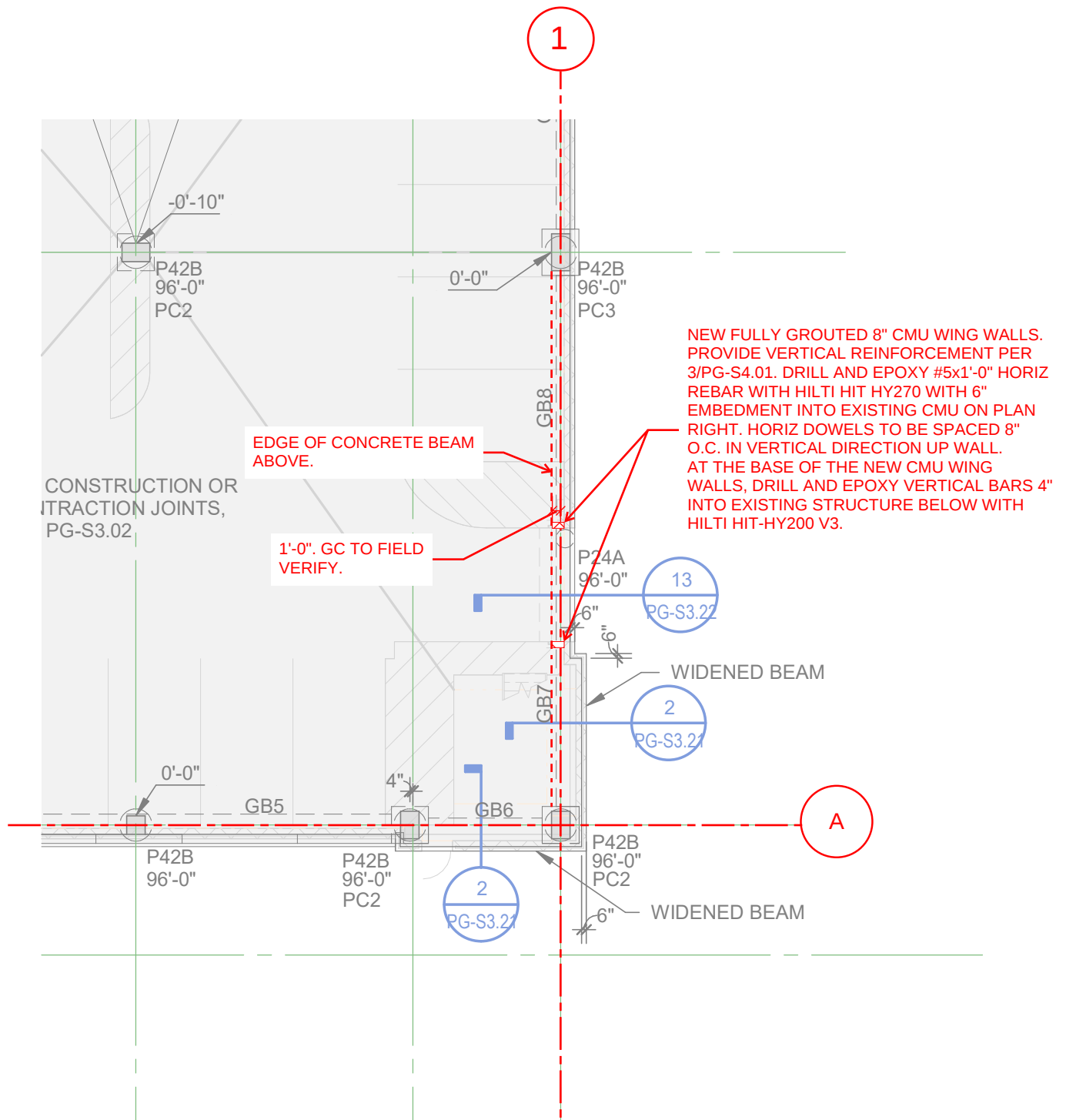
[RFI 451 - PG - Overhead Door - Coiling Door Conflict.pdf](#)

Awaiting an Official Response

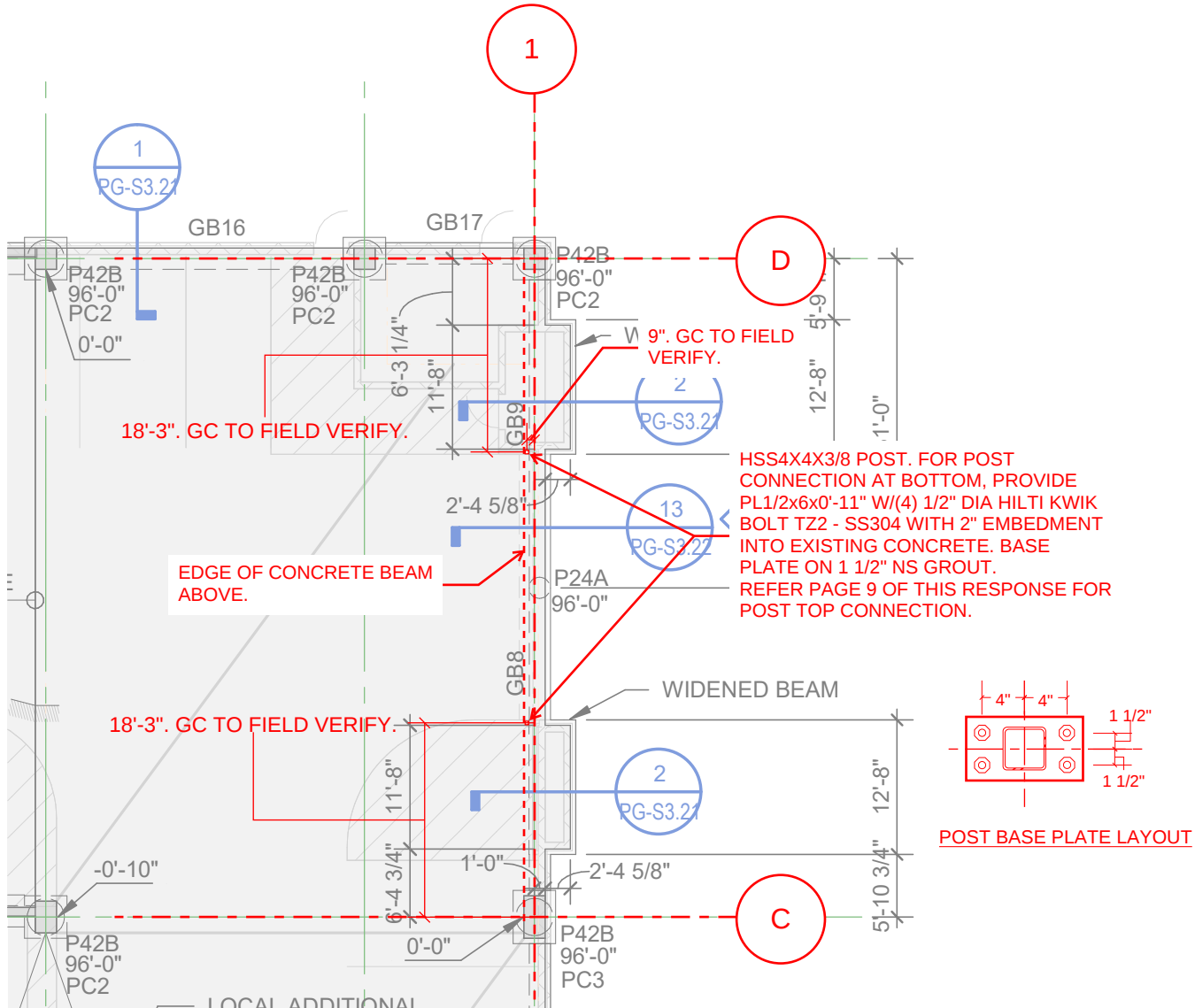
SEE ATTACHED RESPONSES FOR DOORS L01A, L01B AND 100A ONLY. ALL STEEL SHALL BE HOT-DIPPED GALVANIZED. GC TO SCAN EXISTING CONCRETE TO ENSURE NO CONFLICTS WITH REBAR AND PT.

RUTHWIK CHEPURI, P.E.
WPM
2026/05/11

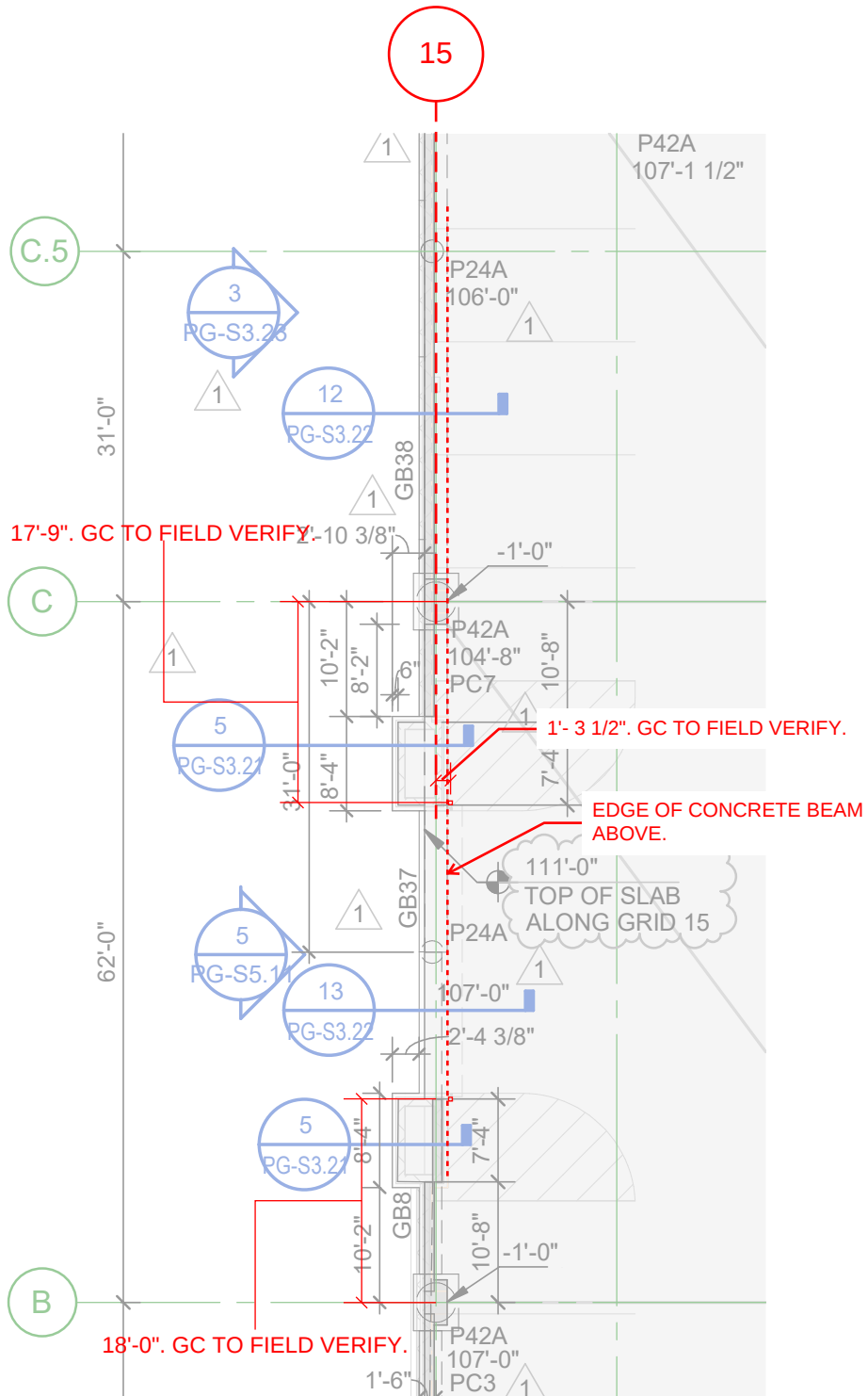
DOOR L01A



DOOR L01B



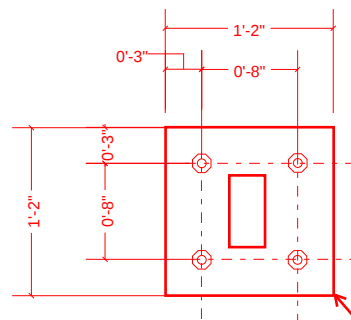
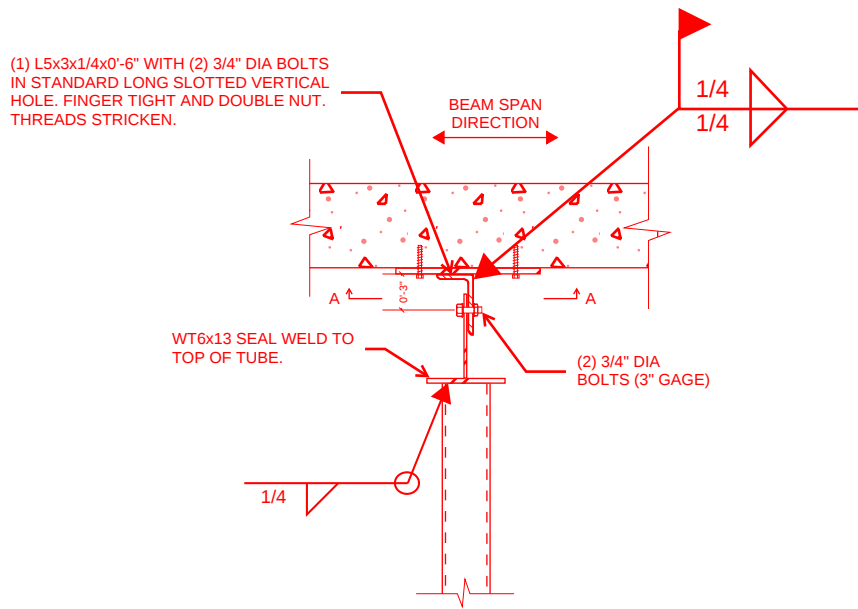
DOOR 100A



NOTES

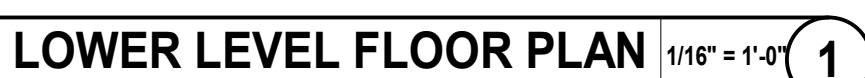
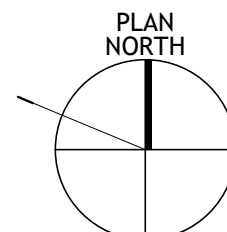
1. POST SIZE AND CONNECTION DETAILS SIMILAR TO DOOR L01B. SEE PAGE 9 FOR POST TOP CONNECTION.

POST TOP CONNECTION TO CONCRETE



PL1/2X14X1'-2" W(4) 1/2" DIA HILTI KWIK HUS-EZ (KH-EZ)-SS316 WITH 2" EMBEDMENT INTO EXISTING CONCRETE. ACCEPTABLE TO SHIFT CONNECTION PROFILE WITHIN PLATE AS NEEDED.

SECTION A-A





29737_Collin County Parking Garage_RFI #451							
RFI #451 - New Fully Grouted 8" CMU Wing Walls/Columns & Cast Stone Removal to Expose CMU Wall							
#	Description	Sheet	Units	Type	Add/Deduct	UNIT COST	SUBTOTAL
1	PARKING GARAGE BUILDING						
1.1	RFI #451 - New Fully Grouted 8" CMU Wing Walls/Columns	RFI Response	92.00	CMU Columns	ADD	\$ 29.3135	\$ 2,696.84
1.2	RFI #451 - Remove, Cut, and Replace Cast Stone Pieces to Expose CMU Wall	RFI Response	5.00	Cast Stone Removal/Replace	ADD	\$ 854.6058	\$ 4,273.03
							\$ 6,969.87
15% OH&P							\$ 1,045.48
Subtotal Change Order Cost							\$ 8,015.35
Complete Change Order Cost							\$ 8,015.35



29737_Collin County Parking Garage_RFI #451

Labor Costs

#	Description	Category	Hourly Rate (Includes PERDIEM)	# of Workers per Category	Hours	Totals
1	RFI #451 - New Fully Grouted 8" CMU Wing Walls/Columns					
		Foreman	\$ 53.69	1	8.00	\$ 429.52
		Mason	\$ 42.95	3	8.00	\$ 1,030.85
		Laborer	\$ 29.15	0	0.00	\$ -
		Operator	\$ 33.75	0	0.00	\$ -
Total Labor Add						\$ 1,460.37

Material Costs

#	Category	# of Units	Cost	Total
2	8" Standard Gray CMU	92.00	\$2.33	\$ 214.36
	8" Adjustable Block Wire	60.00	\$0.45	\$ 27.00
	PCLS Gray Mortar Type "S" - 80 lbs Bags	10.00	\$9.82	\$ 98.20
	Coarse Grout 80lbs Bags	38.00	\$8.42	\$ 319.96
	Rebar Positioners	12.00	\$2.50	\$ 30.00
	Rebar #5	6.00	\$10.64	\$ 63.84
	Epoxy Adhesive	1.00	\$88.00	\$ 88.00
				\$ -
Total Equipment Add				\$ 841.36

Equipment Costs

#	Category	# of Units	# of Days	Cost per Day	Total
3	Scaffold / Tools / Gas & Oil	1	1.00	\$108.25	\$ 108.25
	Equipment - Forklift	1	1.00	\$286.86	\$ 286.86
Total Equipment Add					\$ 395.11

Subtotal Change Order Cost

\$ 2,696.84

15% OH&P

\$ 404.53

Complete Change Order Cost

\$ 3,101.37



29737_Collin County Parking Garage_ Remove, Cut, and Replace Cast Stone Pieces

Labor Costs

#	Description	Category	Hourly Rate (Includes PERDIEM)	# of Workers per Category	Hours	Totals
1	RFI #451 - Remove, Cut, and Replace Cast Stone Pieces to Expose CMU Wall					
		Foreman	\$ 53.69	1	16.00	\$ 859.04
		Mason	\$ 42.95	2	16.00	\$ 1,374.46
		Laborer	\$ 29.15	0	0.00	\$ -
		Operator	\$ 33.75	1	16.00	\$ 540.00
Total Labor Add						\$ 2,773.50

Material Costs

#	Category	# of Units	Cost	Total
2	Cast Stone Veneer	5.00	\$110.00	\$ 550.00
	Colored Mortar 80#bags	8.00	\$16.70	\$ 133.60
	Wall Ties - Veneer Anchors	12.00	\$5.75	\$ 69.00
				\$ -
				\$ -
				\$ -
Total Equipment Add				\$ 752.60

Equipment Costs

#	Category	# of Units	# of Days	Cost per Day	Total
3	Tools / Gas & Oil	1	1.00	\$108.25	\$ 108.25
	Equipment - Forklift	1	2.00	\$319.34	\$ 638.68
Total Equipment Add					\$ 746.93

Subtotal Change Order Cost

\$ 4,273.03

15% OH&P

\$ 640.95

Complete Change Order Cost

\$ 4,913.98

To: **The Christman Company**
2330 Bloomdale Rd
McKinney, TX 75071

Issued: Wednesday, June 24, 2026

Expiration: Wednesday, July 8, 2026

Sales Contact: Graig Robinson

Office: 214-496-0059 Cell: 214-542-3956

Email: Graig.Robinson@southerndock.com

Attn: **Aaron Capetillo**

Phone: 865-546-2440 **Cell:** 956-739-8790

Fax:

Email aaron.capetillo@christmanco.com

Reference: TCC Parking Garage (McKinney, TX) - Steel Tube Frame

Qty	Description	Price	Total
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Door L01B/100A - Mounting Frames

2	Mounting Frame	- (2) HSS 4X4X3/8 Tube Steel Posts - (4) Top and Base Plates - Anchor Bolts and Miscellaneous Fasteners - (1) Steel L-Angle - (1) WT6X13	\$ 5,011.83	\$ 10,023.67
1	Freight Charges		\$ 750.00	\$ 750.00
2	Instant - Mounting Frame		\$ 1,500.00	\$ 3,000.00
1	Forklift Rental		\$ 900.00	\$ 900.00

Excludes:

1. Turnkey Electrical and Low Voltage by Others
2. X-Ray Scan for Post Tension (if required)
3. Paint by Others.

Section Total: \$ 14,673.67