



June 23, 2026

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

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
PCO No. 142; RFI #462 PG Gaps in Concrete

Dear Lauren:

Please find the attached Request for Change (PCO) No. 142. This proposal is submitted for an Add of Five Thousand Two Hundred and Twenty-Nine Dollars (\$5,229.00), reflective of the following items:

- **Additional masonry, framing, and sheathing scope of work to in-fill PGAL observed wall gaps on various levels of the Parking Garage per RFI #462 responses. Includes material and labor.**
- ***This PCO will be an add in the amount of \$5,229.***

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

Sincerely,

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. 142 - RFI #462 PG Gaps in Concrete

Amount

Item: 1 Parking Garage

Phase	Description	Abbreviation	Amount
11 -	Masonry & Cast Stone	SUBS	2,697.00
21A-	Drywall & Acoustical (ME Bldg &)	SUBS	1,978.00
41 -4110	Payment and Performance Bon	OTHER	40.00
41 -4120	Builder's Risk Insurance	OTHER	4.00
60 -	Overhead & Profit	OTHER	475.00
99 -	General Liability Insurance	OTHER	35.00
Subtotal Item 1			5,229.00
			0.00

Request for Change Total: \$5,229.00

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: _____

RFI #462: PG - Gaps in Concrete

Revision	0	Status	Closed on 05/15/26
To	Reynaldo Herreros (PGAL) Kyle Dunning (Walter P Moore - Dallas, TX) Pierre Zoungrana (PGAL) Ruthwik Chepuri (Walter P Moore - Dallas, TX)	From	Jared Gardner (The Christman Company (DFW))
Date Initiated	Apr 23, 2026	Due Date	May 4, 2026
Location		Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings	PG-S2.03		
Received From			
Copies To	David Beebe (The Christman Company (DFW)), Paul Bonnette (PGAL), Aaron Capetillo (The Christman Company (DFW)), Ruthwik Chepuri (Walter P Moore - Dallas, TX), Kyle Dunning (Walter P Moore - Dallas, TX), Anthony Ferraro (The Broadus Companies), Jared Gardner (The Christman Company (DFW)), Shawn Gibson (The Christman Company (DFW)), Andrew Hanson (Walter P Moore - Dallas, TX), Brad Harris (Collin County), Carolina Haylow (The Christman Company (DFW)), Reynaldo Herreros (PGAL), Jeff Jansing (Walter P Moore - Dallas, TX), Tim Konganda (PGAL), Jose Martinez (Christman Facility Solutions (DFW)), Stan Mitchell (The Broadus Companies), Lauren Plouff (The Broadus Companies), Jim Russell (The Christman Company (DFW)), Jim Terhune (The Christman Company (DFW)), John Zoski (Collin County), Pierre Zoungrana (PGAL)		

Activity

Question

Question from Jared Gardner The Christman Company (DFW) on Thursday, Apr 23, 2026 at 07:19 AM CDT

In the Parking Garage, there are two areas with gaps that are a potential cause for concern. On the ramp between L2 and L1, there is a gap in the concrete that measures 9' in height and 27" in width. What is the intent for closing this gap, if any is needed?

Additionally, on the lower level, there is a gap between a louver and the angled beam that measures approximately 15" high at the tallest point by 18' long. What is the intent for closing this gap, if any?

Attachments

[RFI 462 - PG Gaps.pdf](#)

Official Response

Response from Reynaldo Herreros PGAL on Tuesday, May 12, 2026 at 04:56 PM CDT

PGAL did not raise the gap between the louver and the bottom of ramp as a deficiency. Was this concern raised by the owner? If this is still a concern, PGAL would recommend closing the gap with a partition comprised of 3 5/8" studs and 5/8" painted gyp. board on either side braced back to underside of ramp as needed for stiffness.

Official Response

Response from Ruthwik Chepuri Walter P Moore - Dallas, TX on Monday, May 11, 2026 at 09:22 PM CDT

See WPM response attached.

Attachments

[RFI 462 - PG - Gaps in Concrete_WPM.pdf](#)

RFI #462: PG - Gaps in Concrete

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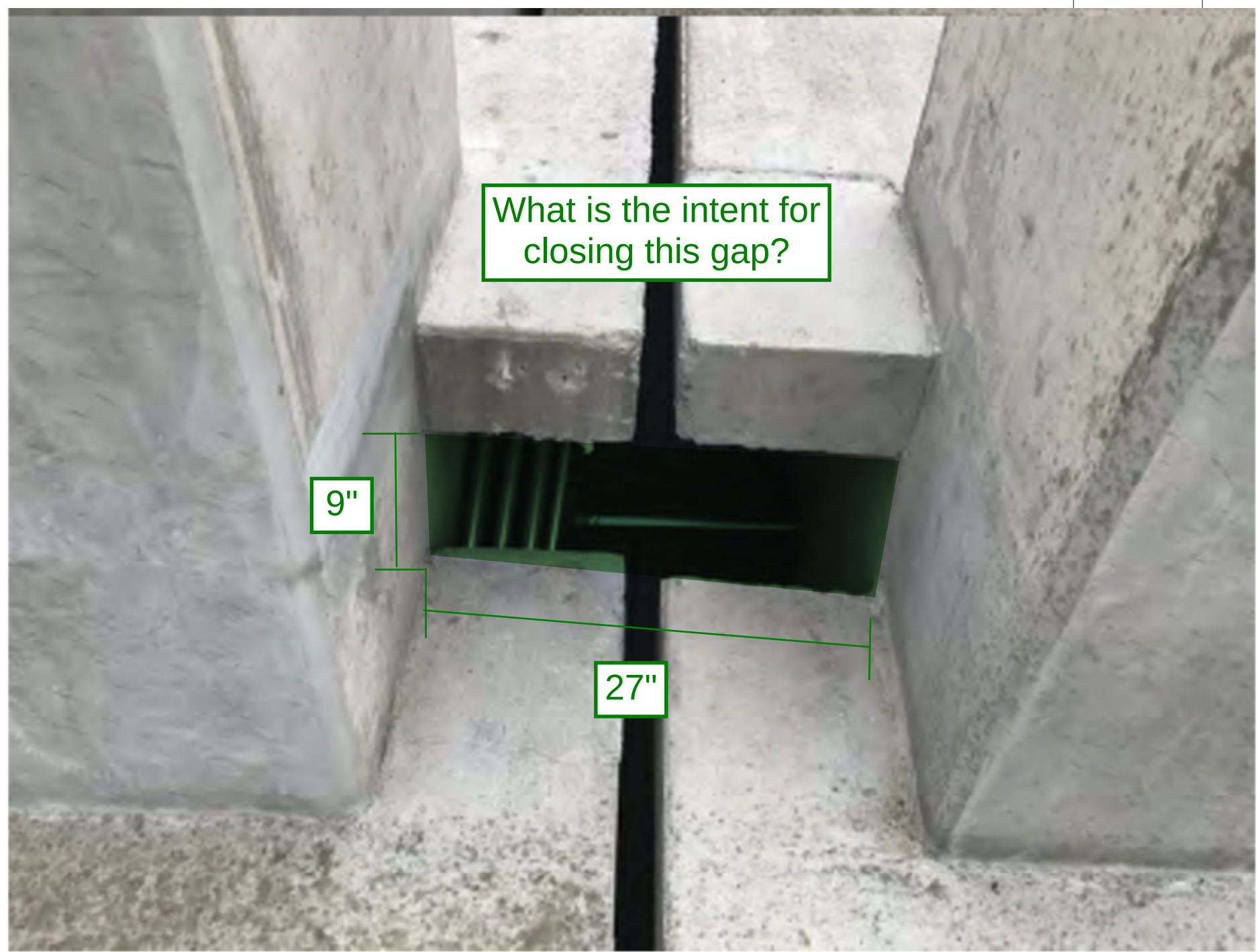
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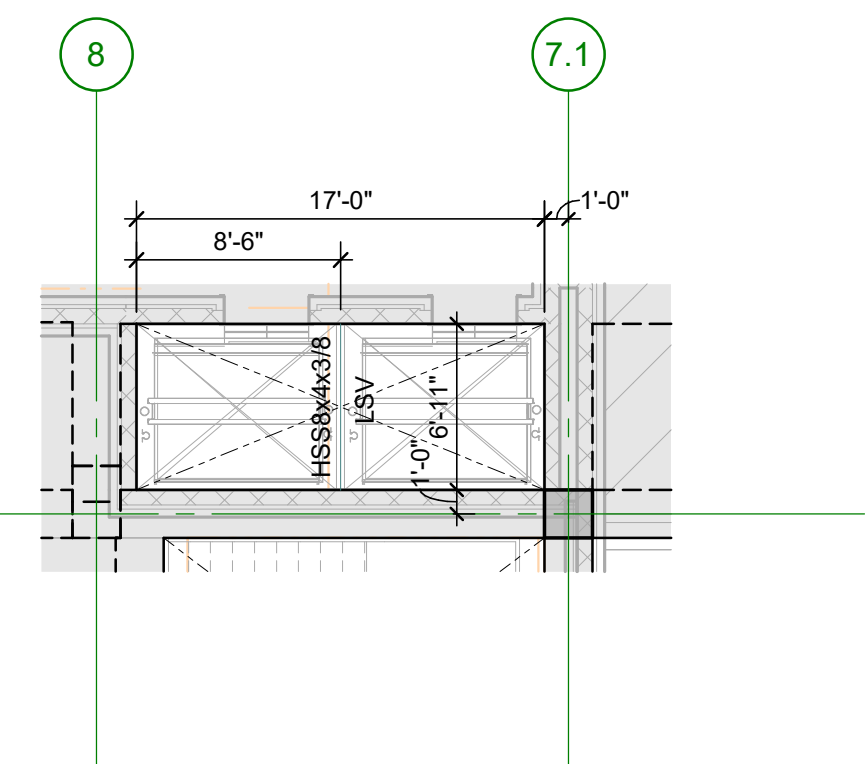
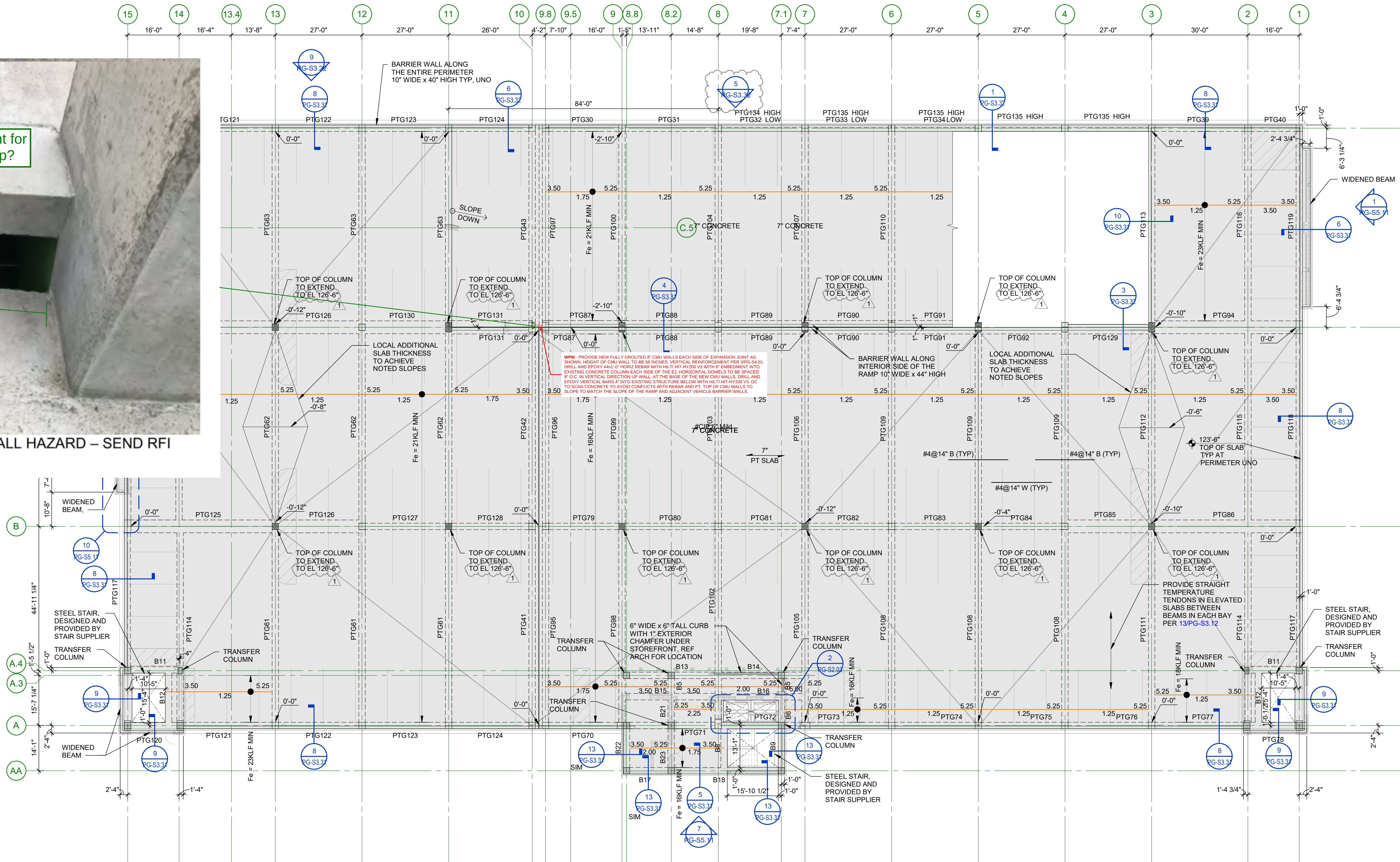
Awaiting an Official Response

SEE WPM RESPONSE ATTACHED FOR THE GAP IN CONCRETE QUESTION ON THE RAMP BETWEEN L2 AND L1. WPM DEFERS TO ARCH FOR THE RESPONSE TO THE LOUVER QUESTION.

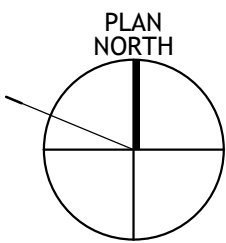
RUTHWIK CHEPURI, P.E.
WPM
2026/05/11



OPENING TOO LARGE AND CREATES A FALL HAZARD – SEND RFI FOR CORRECTIVE ACTIONS



- PLAN NOTES
1. CIVIL DRAWINGS ELEVATION 637.00' = DATUM ELEVATION 100'-0".
 2. REFER TO PG-S2.01 FOR FOUNDATION NOTES.
 3. ELEVATED FLOOR STRUCTURE IS A 7" THICK CAST-IN-PLACE SLAB SPANNING TO POST-TENSIONED CONCRETE BEAMS, UNLESS NOTED OTHERWISE. REINFORCE WITH #4@14" B (TYP) AS SHOWN ON PLAN.
 4. REF PG-S0 SERIES SHEETS FOR GENERAL NOTES.
 5. REF PG-S3 SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
 6. REF PG-S4 SERIES SHEETS FOR TYPICAL MASONRY DETAILS.
 7. REF PG-S5 SERIES SHEETS FOR TYPICAL STEEL DETAILS.
 8. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS AT OPENINGS.
 9. CONTRACTOR TO VERIFY ALL SLAB EDGES, INCLUDING STAIR AND ELEVATOR OPENING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
 10. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLAB PENETRATIONS NOT SHOWN. CONTRACTOR TO SUBMIT PLANS SHOWING ALL PENETRATIONS TO ENGINEER-OF-RECORD PRIOR TO CONSTRUCTION OF SLAB.
 11. -X'-X" DEVIATION FROM LEVEL 2 BASE ELEVATION, 123'-6".



DRAWING HISTORY		
NO.	DATE	DESCRIPTION
1	10/16/2023	ISSUE FOR PERMIT
1	01/22/2024	ISSUE FOR BID
1	01/22/2024	ISSUE FOR BID
		DRAWING CHANGE

KEY PLAN

PROJECT NAME
**COLLIN COUNTY
HEALTHCARE,
PARKING
GARAGE, &
MEDICAL EXAM.
FACILITIES**

PROJECT LOCATION
2320 Bloomdale Rd.
McKinney, TX 75071

PROJECT NUMBER
1006549.00

SHEET TITLE
FLOOR PLAN - LEVEL
2

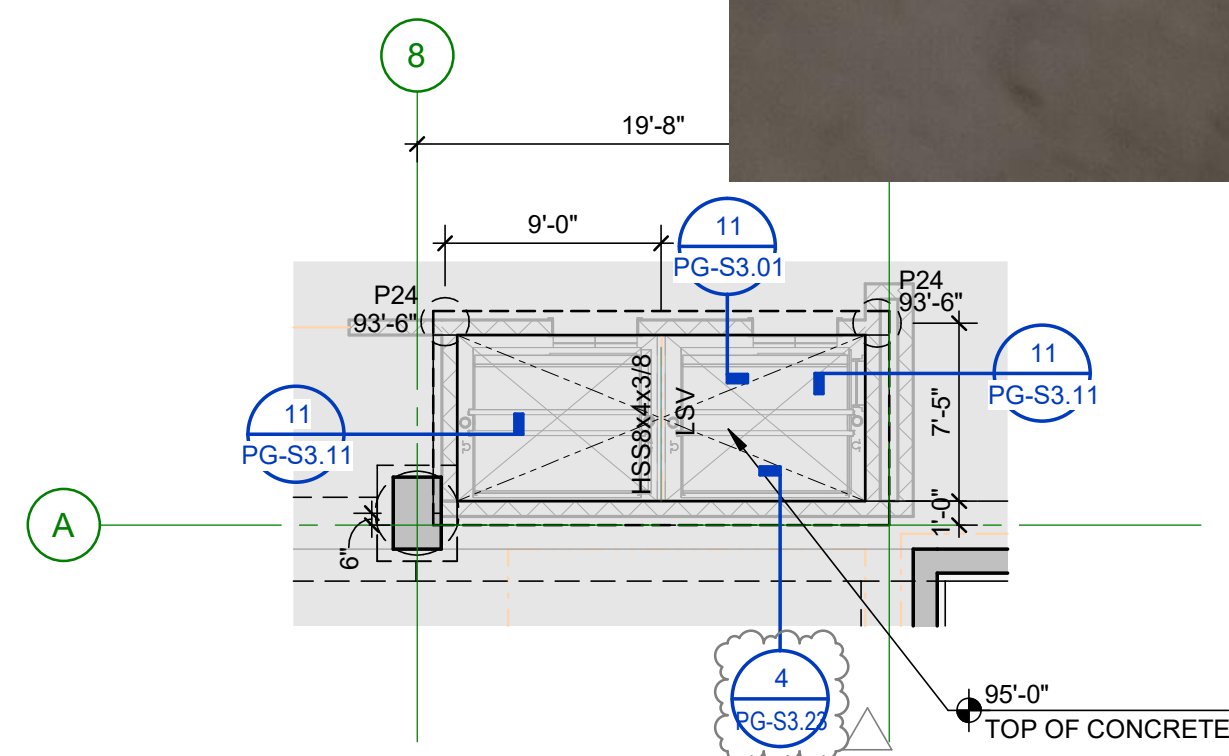
VOLUME 4
PARKING GARAGE
SHEET NUMBER

PG-S2.03

FOUNDATION PLAN NOTES

1. CIVIL DRAWINGS ELEVATION 637.00" = DATUM ELEVATION 100'-0".
2. COLUMNS ARE CENTERED ON GRIDS, UNO.
3. REF PG-50 SERIES SHEETS FOR GENERAL NOTES.
4. REF PG-S3 SERIES SHEETS FOR TYPICAL CONCRETE DETAILS.
5. REF PG-S4 SERIES SHEETS FOR TYPICAL MASONRY DETAILS.
6. REF PG-S5 SERIES SHEETS FOR TYPICAL STEEL DETAILS.
7. REFER TO SPECIFICATIONS FOR EXCAVATION AND SUBGRADE IMPROVEMENT REQUIREMENTS.
8. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENTS AND DIMENSIONS OF RAISED OR DEPRESSED SLAB AREAS, SLOPES, CURBS, DRAINS, REINFORCEMENT DETAILS FOR REINFORCEMENT REQUIREMENTS.
9. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLAB PENETRATIONS AND UNDERGROUND UTILITIES.
10. ~~SEE~~ DEVIATION FROM LOWER LEVEL BASE ELEVATION, 100'-0".
11. TOP OF FOUNDATION ELEVATION IS NOTED ON PLAN.

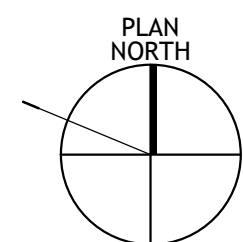
What is the intent for filling this gap on the lower level?



 PARTIAL PLAN AT ELEVATOR

$$1/8'' = 1'-0''$$

1 FOUNDATION LOWER LEVEL PLAN

$$1/16'' = 1'-0''$$




29737_Collin County Parking Garage_New Fully Grouted 8" CMU

Labor Costs

#	Description	Category	Hourly Rate (Includes PERDIEM)	# of Workers per Category	Hours	Totals
1	RFI #462 - Infill Concrete Gap					
		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	40.00	\$2.33	\$ 93.20
	8" Adjustable Block Wire	30.00	\$0.45	\$ 13.50
	PCLS Gray Mortar Type "S" - 80 lbs Bags	6.00	\$9.82	\$ 58.92
	Coarse Grout 80lbs Bags	16.00	\$8.42	\$ 134.72
	Rebar Positioners	6.00	\$2.50	\$ 15.00
	Rebar #5	3.00	\$10.64	\$ 31.92
	Epoxy Adhesive	1.00	\$88.00	\$ 88.00
Total Equipment Add				\$ -
				\$ 435.26

Equipment Costs

#	Category	# of Units	# of Days	Cost per Day	Total
3	Scaffold / Tools / Gas & Oil	1	1.00	\$150.00	\$ 150.00
	Equipment - Forklift	1	1.00	\$265.00	\$ 265.00
				8.25% Sales Tax	\$ 34.24
Total Equipment Add					\$ 449.24

Subtotal Change Order Cost

\$ 2,344.87

15% OH&P

\$ 351.73

Complete Change Order Cost

\$ 2,696.60

Division 9 Interiors

PO Box 172634
Arlington, TX 76003
Phone: 817-516-2007
E-Mail: dennis@division9interiors.com

Change Order

Bid To: The Christman

Project: Collin County Healthcare
ME & PG

Date: 5/22/26

Attn: Jim Terhune

Item	Description		Total
CO#30	Infill Gaps in PG Ramps Due to RFI #462		\$1,978.00
	Material	\$440.00	
	Labor	\$1,280.00 (32 Hours)	
	Marup 15%	\$258.00	

Subtotal:	\$1,978.00
Tax:	Excluded
Total:	\$1,978.00