



July 27, 2026

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

Subject: Collin County Healthcare Facility, Parking Garage, and Medical Examiners
PCO No. 161; RFI #484 SD - ASI #9; Plaza Area Parking Rails

Dear Lauren:

Please find the attached revised Request for Change (PCO) No. 161. This proposal is submitted for a deduct of Five Thousand Seven Hundred and Ninety-Four Dollars (-\$5,794), reflective of the following items:

- **Per RFI #484 SD -ASI #09 Plaza Area Parking Rails**
- **Site Development**
 - **Credit back to ASI #9 for the cost of adding 2 galvanized rails at the concrete ramp, and the prep and paint of the rails.**
 - **Added work for the demo and grading per RFI 484.**
- ***This PCO will be a deduct back to the contract in the amount of \$-5,794.***

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

Sincerely,

Jim Terhune  Digitally signed by Jim Terhune
DN: cn=Jim Terhune, o=Christman Company, c=US
Reason: I am the signer of this document

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. 161 - RFI #484 SD - ASI #9 Plaza Aare Parking Rails

Amount

Item: 1 Site

Phase	Description	Abbreviation	Amount
02 -	Earthwork	SUBS	3,383.00
12 -	Structural Steel	SUBS	-7,127.00
24 -	Painting	SUBS	-2,050.00
Subtotal Item 1			-5,794.00
			0.00

Request for Change Total:

\$-5,794.00

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: _____

Date: _____

By: Tim Konganda

Date: _____

By: _____

Date: _____

RFI #484: SD - ASI 09 Plaza Area Parking Rails

Revision	0	Status	Closed on 07/06/26
To	Clint Bissett (Pacheco Koch) Pierre Zoungrana (PGAL) Reynaldo Herreros (PGAL)	From	Aaron Capetillo (The Christman Company (DFW)) 130 E John W. Carpenter Freeway Suite 200 Irving, Texas 75062
Date Initiated	May 27, 2026	Due Date	Jun 5, 2026
Location		Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	bailey fennel (Ennis Steel Industries, Inc.)		
Copies To	Clint Bissett (Pacheco Koch), 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)), Carolina Haylow (The Christman Company (DFW)), Reynaldo Herreros (PGAL), Tim Konganda (PGAL), Jose Martinez (Christman Facility Solutions (DFW)), Lauren Plouff (The Broaddus Companies), Jim Russell (The Christman Company (DFW)), Jim Terhune (The Christman Company (DFW)), Pierre Zoungrana (PGAL)		

Activity

Question

Question from Aaron Capetillo The Christman Company (DFW) on Wednesday, May 27, 2026 at 04:54 PM CDT

We are looking to confirm the design intent, extents, and anchorage details of the tube railing priced in the additional ASI 09 scope of work with working off of the demolition, grading, and paving scopes defined in ASI 09. Please review the attached and advise on the following:

- Q1.) Please confirm the extents/dimension of the rail at the shown location.
- Q2.) Is the design intent for the noted areas to ramp up to existing sidewalk/new plaza area sidewalk? The area shows to get regraded, but the existing sidewalk remains.
- Q3.) Since the existing sidewalk is not shown to demo, please confirm it is acceptable to anchor these to the existing concrete as shown. It is unknown if the edges of the sidewalk are thickened to allow for the post to be core drilled into the sidewalk per detail 3 on SD-C8.01

Attachments

[RFI 484 - SD - ASI 09 Plaza Area Parking Rails Attachment.pdf](#)

Official Response

Response from Clint Bissett Pacheco Koch on Thursday, Jul 2, 2026 at 05:00 PM CDT

The grading in the area of the parking lot has been reworked to remove the handrail and minimize the amount of demo and rework. Part of the existing sidewalk will need to be removed and is now shown on the demo and paving plan.

Attachments

[RFI 484.pdf](#)

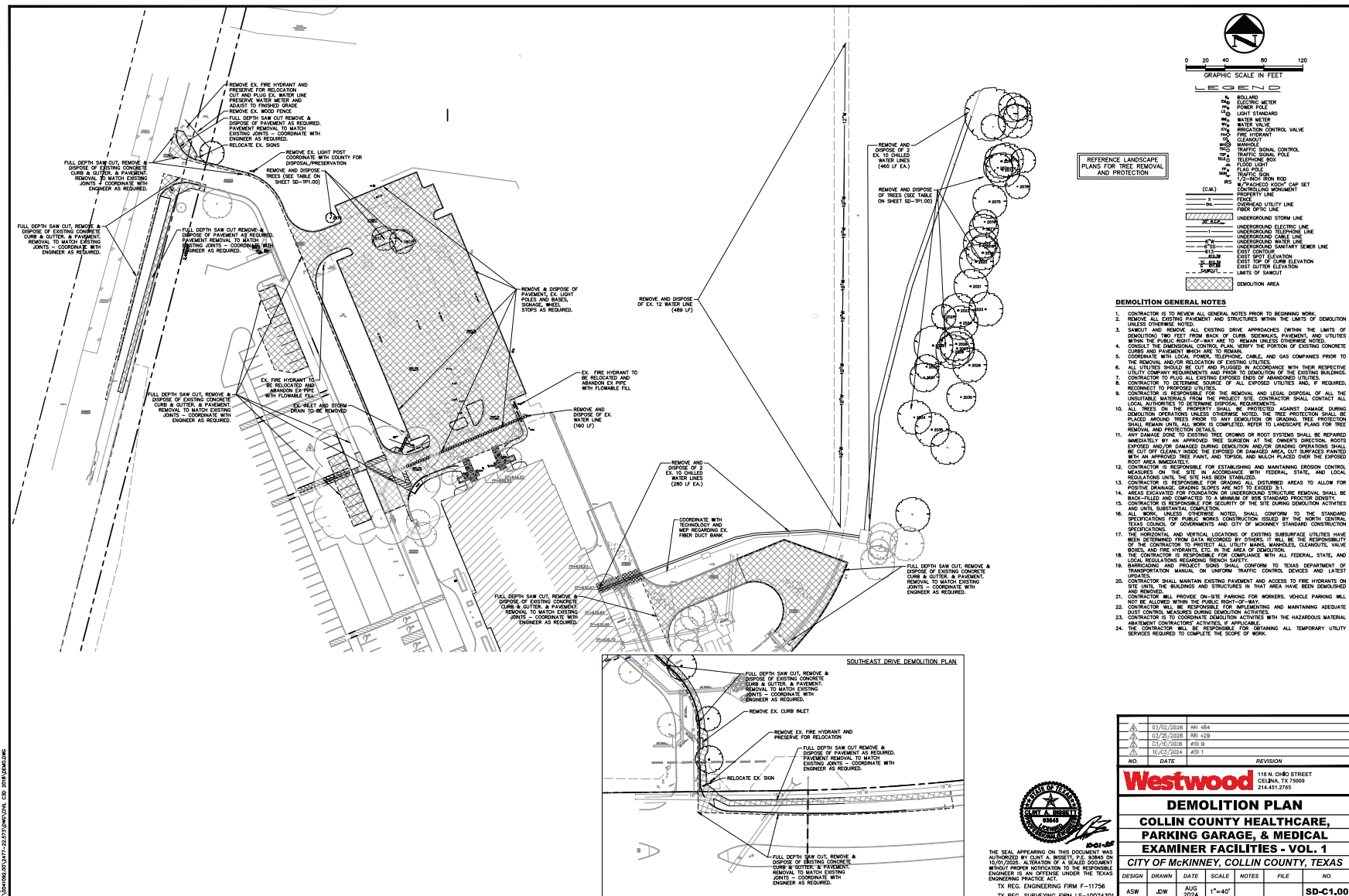
All Replies**Response from Clint Bissett Pacheco Koch** on *Thursday, Jul 2, 2026 at 05:00 PM CDT*

The grading in the area of the parking lot has been reworked to remove the handrail and minimize the amount of demo and rework. Part of the existing sidewalk will need to be removed and is now shown on the demo and paving plan.

Attachments[RFI 484.pdf](#)



SD-C8.00

[illegible]



COLLIN COUNTY
2300 BLOOMDALE
ROAD, SUITE 3100
T (972) 547-5340

ARCHITECT



PG&L, Inc.
14135 Midway Rd.
Suite G-200
Addicks, TX 75001
T (214) 647 6441
www.pg&l.com

CONSULTANT

REGISTRATION
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DRAWING HISTORY

NO.	DATE	REVISION
1	07/22/2026	RI 484
2	05/15/2026	RI 472
3	02/17/2026	AS 9
4	10/03/2024	AS 1

KEY PLAN

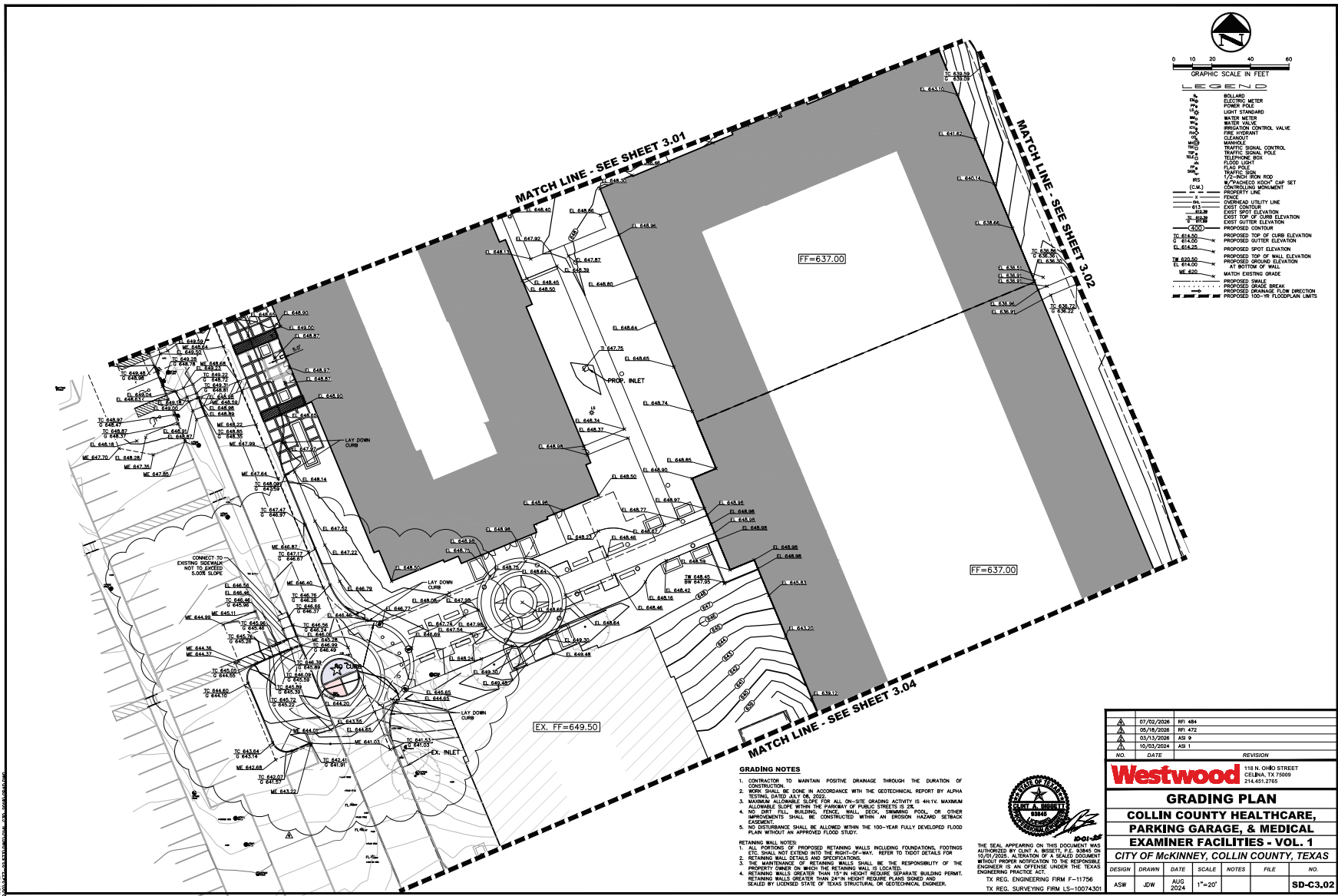
PROJECT NAME
COLLIN COUNTY
HEALTHCARE, PARKING, AND
MEDICAL
EXAMINER FACILITIES
PROJECT LOCATION
2310, 2320, & 2330
Bloomdale Rd,
McKinney, TX 75071

PROJECT NUMBER
1006549.00

SHEET TITLE
GRADING PLAN

VOLUME 1
SITE DEVELOPMENT
SHEET NUMBER

SD-C3.02



07/22/2026	RI 484	
05/15/2026	RI 472	
02/17/2026	AS 9	
10/03/2024	AS 1	
NO.	DATE	REVISION
Westwood 118 N. CHURCH STREET CELINA, TX 75009 214.491.2785		
GRADING PLAN		
COLLIN COUNTY HEALTHCARE, PARKING GARAGE, & MEDICAL EXAMINER FACILITIES - VOL. 1		
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
DESIGN	DRAWN	DATE
ASW	JDW	AUG 2024
SCALE	NOTES	FILE
1"=20'		
		NO.
		SD-C3.02



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY CLAY A. WESTWOOD, P.E. ON
10/01/2025. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.
TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301

GRADING NOTES
1. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE THROUGH THE DURATION OF CONSTRUCTION.
2. WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ALPHA TESTING, DATED JULY 08, 2022.
3. MAXIMUM ALLOWABLE SLOPE FOR ALL ON-SITE GRADING ACTIVITY IS 4% (4% MAXIMUM ALLOWABLE SLOPE WITHIN THE PARKWAY OF PUBLIC STREETS IS 3%).
4. NO DIRT, FILL, BUILDING, FENCE, WALL, ETC., SPREADING, POOL, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN AN EROSION HAZARD SETBACK ZONE.
5. NO DISTURBANCE SHALL BE ALLOWED WITHIN THE 100-YEAR FULLY DEVELOPED FLOOD PLAIN WITHOUT AN APPROVED FLOOD STUDY.
RETAINING WALL NOTES
1. ALL PORTIONS OF PROPOSED RETAINING WALLS INCLUDING FOUNDATIONS, FOOTINGS ETC. SHALL NOT EXTEND INTO THE RIGHT-OF-WAY. REFER TO TPOOT DETAILS FOR RETAINING WALL DETAILS AND SPECIFICATIONS.
2. RETAINING WALL DETAILS AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHICH THE RETAINING WALL IS LOCATED.
3. RETAINING WALLS GREATER THAN 10' IN HEIGHT REQUIRE SEPARATE BUILDING PERMIT.
4. RETAINING WALLS GREATER THAN 24" IN HEIGHT REQUIRE PLANS SIGNED AND SEALED BY LICENSED STATE OF TEXAS STRUCTURAL OR GEOTECHNICAL ENGINEER.

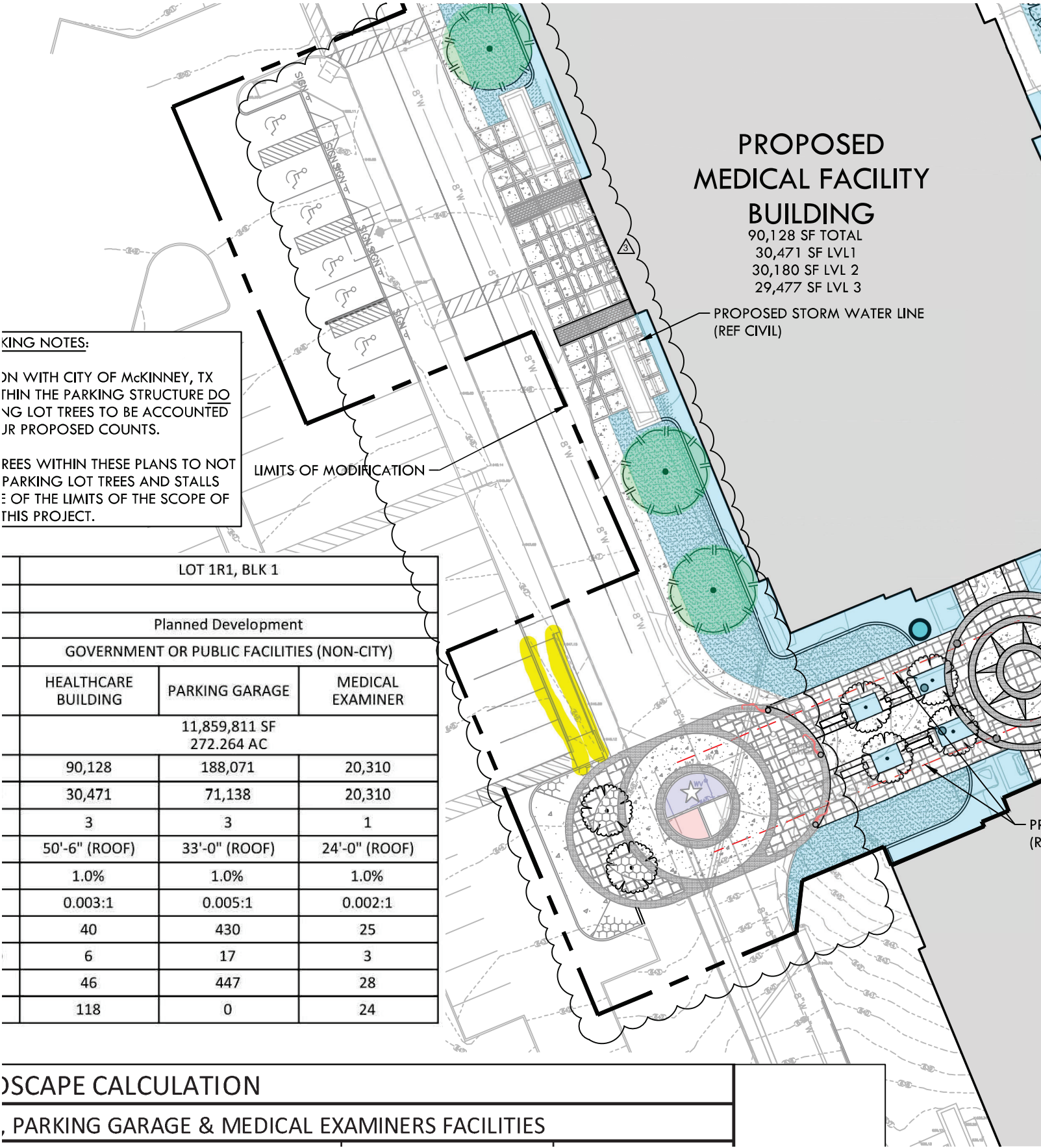
WARNING: NO GRADING SHALL BE DONE WITHOUT A GRADING PLAN.

ESTIMATE SUMMARY

ESI JOB #	24016	COR #:	xx
JOB NAME	Collin County Medical Campus	REVISION:	r0
LOCATION	McKinney, TX		

DESCRIPTION:	ASI 09 ADA Rail Adds 2 Rails at concrete ramp
	Quote is for 2-Line Galvanized Rails to be core drilled

LINE	ITEM	QTY		UNIT		AMOUNT
1	Shop fabrication (added)		Hrs.	\$85	/Hr	\$0.00
2	Shop fabrication (deleted)		adr	\$0	/Hr	\$0.00
3	Material (added)		lbs.	\$0.95	/cwt	\$0.00
4	Material (deleted)		lbs.	\$0.00	/cwt	\$0.00
5	Buyout Material (weld rod, etc.)		LS	\$0	/Ea	\$0.00
6	Buyout Fabrication		LS	\$0	/Ea	\$0.00
7	Detailing & Calculations		Hrs.	\$95	/Hr	\$0.00
8	Engineering		Hrs.	\$75	/Hr	\$0.00
9	Joist		Ton	\$0	/Ton	\$0.00
10	Deck		Sq.	\$0	/Sq	\$0.00
11	Freight (Legal Loads)		Load	\$500	/Load	\$0.00
12	Freight (Permit Loads)		Load	\$0	/Load	\$0.00
13	Galvanizing - expedite fee		LS	\$450	/LS	\$0.00
14	Linear Feet Galv Rails	68	LS	\$71	/LS	\$4,828.00
15	Rod/Clevis/Turnbuckle Assy.		Ea.	\$0	/Ea	\$0.00
16	Paint		Gals.	\$0	/Gal	\$0.00
17	Fireproofing		LS	\$0	/LS	\$0.00
18	Site Proj. Mgmt.			\$0	%	\$0.00
19	Contract Administration		Hrs.	\$0	/Hr	\$0.00
20	Contingency			\$0		\$0.00
	SUBTOTAL					\$4,828.00
21	Erection	1		\$1,500.00		\$1,500.00
	Add for remobilization w/Markup					\$0.00
	SUBTOTAL					\$1,500.00
22	Markup on Erection					\$75.00
23	Overhead					\$482.80
24	Profit					\$241.40
	SUBTOTAL					\$799.20
	TOTAL PRICE					(\$-7,127.20)



PROPOSED
MEDICAL FACILITY
BUILDING

90,128 SF TOTAL
30,471 SF LVL1
30,180 SF LVL 2
29,477 SF LVL 3

PROPOSED STORM WATER LINE
(REF CIVIL)

ENGINEERING NOTES:

IN ACCORDANCE WITH CITY OF MCKINNEY, TX
WITHIN THE PARKING STRUCTURE DO
NOT COUNT LOT TREES TO BE ACCOUNTED
FOR IN PROPOSED COUNTS.

TREES WITHIN THESE PLANS TO NOT
COUNT PARKING LOT TREES AND STALLS
OUTSIDE OF THE LIMITS OF THE SCOPE OF
THIS PROJECT.

LOT 1R1, BLK 1		
Planned Development		
GOVERNMENT OR PUBLIC FACILITIES (NON-CITY)		
HEALTHCARE BUILDING	PARKING GARAGE	MEDICAL EXAMINER
11,859,811 SF 272.264 AC		
90,128	188,071	20,310
30,471	71,138	20,310
3	3	1
50'-6" (ROOF)	33'-0" (ROOF)	24'-0" (ROOF)
1.0%	1.0%	1.0%
0.003:1	0.005:1	0.002:1
40	430	25
6	17	3
46	447	28
118	0	24

SCAPE CALCULATION
FOR PARKING GARAGE & MEDICAL EXAMINERS FACILITIES

Extra Work Authorization	
Posada's Painting 2746 Alaska Ave. Dallas, TX 75216 Office (214) 792-9580 Fax (214) 792-9274 E-mail: Alexis@posadas-painting.com	
Submit to:	Project Name:
The Christman Company 5601 Bridge St. 4851 Merlot Ave, Suite 540, Grapevine, TX 76051 Office: 817-345-0678 Fax: 817-203-0203	Collin County Healthcare, Parking, and Medical Examiner Facilities 2330 Bloomdale Road, McKinney, TX 75071 CO#9 – ASI #9
Attn:	Architect: PGAL
E-mail:	Date of plans: 01/22/24
The following will increase/decrease our scope of work: 1. Prep and paint exterior hand rails Labor: 20Hrs x 2 guys = 40hrs x \$42.50 = \$1,700.00 Material: 2 boxes of sanding paper, 3 gallons of DTM paint = \$350.00 <u>Credit = (\$-2,050)</u>	
Exclusions: N/A	
Material will be as specified and work to be performed in accordance with the specifications submitted and completed in a workmanlike manner. Any alteration or deviation from above specifications involving extra cost will be executed only upon written order and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All tradesmen painters are covered by workers' compensation and general liability insurance.	
Submitted On 04/02/26 By: Alexis Posada	



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: 9 July 2026

Change order:

co6397n

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 additional demo and grading shown on RFI 484.

Quantity	Unit	Description	Unit price	Total
70	lf	sawcut	\$5.25	\$368.00
400	sf	concrete demo	\$1.40	\$560.00
10	tcy	export common	\$22.25	\$223.00
98	cy	onsite excavation and embankment	\$6.00	\$588.00
440	sy	rough grading	\$0.50	\$220.00
440	sy	fine grading	\$0.70	\$308.00
1	ls	engineering	\$528.00	\$528.00

Subtotal: **\$2,795.00**

Overhead at 10%: \$280.00

Subtotal: **\$3,075.00**

Profit at 10%: \$308.00

Total for this change order: **\$3,383.00**