



March 14, 2022
Revised March 14, 2022

Accepted

Mr. Bill Burke
Collin County Construction
Community Ave.
McKinney, Texas 75071

RE: Amendment to Contract RFQ 2021-353 for the Collin County Adult Detention Center Design Services; Renovations of Existing Jail Components (Commonly Known as Phase 3)
BSW Project No. 22117

Dear Mr. Burke:

We are pleased to submit our proposed fees for an amendment to RFQ 2021-353 for consideration by you and by other members of the Collin County team. This fee proposal is for the Brinkley Sargent Wiginton (BSW) Architects' Team to continue with a portion of the Master-Plan-defined, Phase 3 renovations design services.

A. Scope of Work

The proposed Scope of Work is for the design, bidding and construction administration for the Phase 3 Renovations of a multi-phase project. Phase 3 generally consists of the renovations to the existing Collin County Jail to accommodate bed increases anticipated with the Phase 1 (orientation housing) and Phase 2 (medical/ mental health) designs. Work is as follows:

- Demolition and renovation of the current booking area into a new kitchen capable of providing meals for more than 2,000 inmates per day. New work will include the addition of another elevator to the current elevator shaft area. Demolition and renovation of the existing vehicle sallyport into a delivery garage for food service deliveries.
- Demolition and renovation of the current warehouse/ laundry and kitchen areas into a new laundry to serve a population of more than 2,000 inmates.
- **Demolition and renovation of the current clinic/ infirmary area into a new 24-bed skilled nursing area.**

Complete architectural and engineering design services will be provided for the Phase 3 design and will comply with the requirements of the County. Consultant design firms are annotated on the proposed fee development that follows. PBA will be on board for design/ continuity consulting through the schematic design (SD) phase only.

B. Design Fees

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Dallas

5000 Quorum, Suite 600
Dallas, Texas 75254
T972.960.9970

www.BSW-Architects.com

Austin

1005 E. Elmo Rd., Bldg. 8
Austin, Texas 78754
T512.610.4700

Mr. Bill Burke
 RE: Amendment Fee Proposal for Contract RFQ 2021-353 for the Collin County Adult Detention Center
 Phase 3 Design Services
 March 14, 2022

		2022 Dollars		
Skilled Nursing Renovation	Fees	\$ 1,159,470	Estimated Const Cost ¹	Firm/ Remarks
as calculated	\$ 210,195		18.13%	
	as quoted		% of total fee	% of const cost
Arch ²	\$ 104,352		49.6%	9.00% BSW
FF&E Design	\$ -		0.0%	0.00% not included
Cost Estimating	\$ 14,860		7.1%	1.28% KAD Precon Svcs
Detention Equip	\$ 2,783		1.3%	0.24% BSW
Pulitzer Bogard Assoc	\$ 13,300		6.3%	1.15% Skilled nursing piece only
Structural	\$ 20,000		9.5%	1.72% JQ Engineering
MEP/FP	\$ 38,500		18.3%	3.32% MD Engineering
AV	\$ -		0.0%	0.00% not included
IT/Data (w/ MEP)	\$ -		0.0%	0.00% MD Engineering
Security Electronics	\$ 14,400		6.9%	1.24% LattaTech
RAS	\$ 2,000		1.0%	0.17% Access by Design
	\$ 210,195		100.0%	18.13%
Recap				
Basic Services	\$ 162,852			14.0% Arch/ MEP/FP/ Struc
Add'l Svcs	\$ 47,343			4.1% All others
Total Fee³	\$ 210,195			
¹ Estimated construction cost escalated 10% (5% for two years) from original study 2020-dollars estimate				
² Includes interior design & wayfinding				
³ Excludes usual reimbursable expenses				

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		2022 Dollars		
Existing Intake to Kitchen Renov	Fees	\$ 8,183,585	Estimated Const Cost ¹	Firm/ Remarks
as calculated	\$ 1,034,187		12.64%	
	as quoted	% of total fee	% of const cost	
Arch ²	\$ 654,687	63.3%	8.00%	BSW
FF&E Design	\$ -	0.0%	0.00%	not included
Cost Estimating	\$ 15,560	1.5%	0.19%	KAD Precon Svcs
Detention Equip	\$ 19,641	1.9%	0.24%	BSW
Structural	\$ 20,000	1.9%	0.24%	JQ Engineering
MEP/FP	\$ 127,800	12.4%	1.56%	MD Engineering
AV	\$ -	0.0%	0.00%	not included
IT/Data (w/ MEP)	\$ -	0.0%	0.00%	MD Engineering
Kitchen/Laundry Equip	\$ 178,300	17.2%	2.18%	FoodDesign Professionals
Security Electronics	\$ 16,200	1.6%	0.20%	LattaTech
RAS	\$ 2,000	0.2%	0.02%	Access by Design
	\$ 1,034,187	100.0%	12.64%	
Recap				
Basic Services	\$ 802,487		9.8%	Arch/ MEP/FP/ Struc
Add'l Svcs	\$ 231,701		2.8%	All others
Total Fee³	\$ 1,034,187			
¹ Estimated construction cost escalated 10% (5% for two years) from original study 2020-dollars estimate				
² Includes interior design & wayfinding				
³ Excludes usual reimbursable expenses				

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		2022 Dollars		
Warehouse/ Laundry/ Kitchen Renov	Fees	\$ 6,558,750	Estimated Const Cost ¹	Firm/ Remarks
as calculated	\$ 730,559		11.14%	
	as quoted	% of total fee	% of const cost	
Arch ²	\$ 590,288	80.8%	9.00%	BSW
FF&E Design	\$ -	0.0%	0.00%	not included
Cost Estimating	\$ 7,930	1.1%	0.12%	KAD Precon Svcs
Detention Equip	\$ 15,741	2.2%	0.24%	BSW
Structural	\$ 20,000	2.7%	0.30%	JQ Engineering
MEP/FP	\$ 80,200	11.0%	1.22%	MD Engineering
AV	\$ -	0.0%	0.00%	not included
IT/Data (w/ MEP)	\$ -	0.0%	0.00%	MD Engineering
Security Electronics	\$ 14,400	2.0%	0.22%	LattaTech
RAS	\$ 2,000	0.3%	0.03%	Access by Design
	\$ 730,559	100.0%	11.14%	
Recap				
Basic Services	\$ 690,488		10.5%	Arch/ MEP/FP/ Struc
Add'l Svcs	\$ 40,071		0.6%	All others
Total Fee³	\$ 730,559			
¹ Estimated construction cost escalated 10% (5% for two years) from original study 2020-dollars estimate				
² Includes interior design & wayfinding				
³ Excludes usual reimbursable expenses				

C. Schedule

County Construction, but we anticipate designs will follow the medical/ mental health addition timeline. Construction of these renovations will be phased in order to maintain operations in the existing facility.

D. Reimbursable Expenses

Reimbursable expenses are in addition to the service fees quoted above. Reimbursable expenses will be invoiced at their actual cost, without any mark-up. Pulitzer Bogard and Associates will have air travel, lodging, car rental and meals as reimbursable expenses. Only one trip is planned for PBA at this time – all other meetings with PBA will be via Zoom. BSW Architects and all other local consultants will only have mileage and tolls as a reimbursable expense. Mileage will be invoiced at the IRS Standard Mileage Rate.

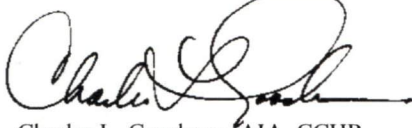
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Phase 3 Design Services
March 14, 2022

If you have any questions regarding the above, please don't hesitate to call or write. We look forward to continuing working with you and Collin County on this extremely important project.

Sincerely,

BRINKLEY SARGENT WIGINTON ARCHITECTS

A handwritten signature in black ink, appearing to read "Charles L. Goodman", written over a horizontal line.

Charles L. Goodman, AIA, CCHP
Principal

CC: Hal Sargent/ BSW Architects

Attachments:

Attachment A – Hourly Rates {previously provided}

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