



August 25, 2023

Revised August 28, 2023

Mr. Bill Burke
Construction & Projects
4600 Community Ave.
McKinney, Texas 75069

RE: Contract Amendment to Agreement 2021-353 for Repackaging and Rebidding of the Collin County Adult Detention Center Phase 2 Medical/ Mental Health Addition
BSW Project No. 22117

Dear Mr. Burke:

We are pleased to submit this proposed amendment to our current agreement 2021-353 for consideration by you and the other members of the Collin County team. This amendment is for the Brinkley Sargent Wiginton (BSW) Architects Team to provide additional services in the repackaging and rebidding of the Medical/ Mental Health Addition. These services are provided due to the unprecedented nature of high construction costs and the fact that only one bid was received in the recent bidding.

A. Scope of Work

1. This request is for the Design Team to repackage the Phase 2 construction documents to make the middle two-story wing of the addition an add-alternate. Work will entail defining a base bid without the wing and then an alternate to add the wing on as it was designed originally. The base bid design will need to reconfigure the site drainage and provide a 'temporary' façade on the west face should the add-alternate not be accepted. Much of the mechanical space on the lower level will remain as part of the base bid with mechanical systems for the middle wing removed. Provisions in MEP, structural and architectural systems will be made to allow for the construction of the wing in the future.
2. Addenda from the first bidding session will be incorporated into the repackaged Phase. Corrections noted after bidding will also be incorporated.
3. The Design Team will reissue the Phase 2 CD's through Collin County Purchasing, attend/ conduct pre-bid meeting(s) and answer all requests for information. The Team will also issue addenda as appropriate.
4. A new cost estimate will be provided for the Phase by a different cost estimator than the one used initially. Please refer to CCM's proposal attached. We will provide assistance to the estimator as needed.

Dallas

5000 Quorum, Suite 600
Dallas, Texas 75234
T972.960.9700

www.BSW-Architects.com

Austin

611 S. Congress Avenue, Suite 225
Austin, Texas 78704
T512.610.4700

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B. Design Fees

a. Architectural Services:	\$79,000.00
b. MEP/ FP Engineering Services:	\$11,500.00
c. Security Electronics Services:	\$4,500.00
d. Civil Engineering Services:	\$6,000.00
e. Structural Engineering Services:	\$10,300.00
f. Cost Estimating Service:	\$75,900.00
<u>TOTAL</u>	<u>\$187,200.00</u>

C. Reimbursable Expenses

Reimbursable Expenses are in addition to the service fees quoted above. Reimbursable expenses will be invoiced at their actual cost without markup. Expenses will primarily be travel related for the project. Mileage will be invoiced at the current IRS Standard Mileage Rate.

Please let us know if you need any additional documentation. We look forward to continuing working with you on this extremely important project.

Sincerely,

BRINKLEY SARGENT WIGINTON ARCHITECTS



Charles L. Goodman, AIA, CCHP
Principal

Attach: CCM Proposal

CC: Tracy Wilson, Pauline Foreman/ BSW

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ESTIMATING SERVICES PROPOSAL

**Collin County
Collin County ADF – Phase II, Medical/Mental
McKinney, TX**

Submitted to:

**Brinkley Sargent Wiginton Architects
5000 Quorum, Suite 600
Dallas, TX 75254**

**Charles Goodman, AIA, CCHP
Principal
cgoodman@bsw-architects.com**

972.960.9970 📞

Submitted by:

**CCM Construction Services, LLC
P.O. Box 120455
Arlington, TX 76012-0455**

**John Coakley
john@ccmconstructionservices.com**

**214.906.8751 📞
214.354.0405 📞**

August 10, 2023

PROJECT ESTIMATING SERVICES

CCM Construction Services, LLC proposes to provide project estimating services for the Collin County, Collin County ADF – Phase II, Medical/Mental project, McKinney, TX. Principal parties are Collin County, Texas ('Owner', 'County'), Brinkley Sargent Wiginton Architects. ('Architect' and 'Design Team') and CCM Construction Services ('Consultant' and 'Cost Estimator'). The pricing and scope of services are as follows:

SCOPE OF WORK:

1. Gather appropriate information from project manager, architect, engineer, owner's representative, subcontractors, or other pertinent individuals required to perform project cost estimate for the following phases of design:

100% Construction Documents

2. The project is a new 213,142 SF addition to an existing detention facility, three levels (Lower Level - 33,106 SF, Level 1 - 108,508 SF, and Level 2 Sub-Acute - 71,520 SF). Project address is 4300 Community Avenue, McKinney, TX, 75071. Estimate will provide separate cost totals and details for the following areas as applicable: 1) New Addition), 2) Renovations (Infirmarium Remodel), 3) Site Development, and 4) any other area(s) as specified by the design team prior to commencement of services. Costs will be provided separately for each Alternate, if specified prior to commencement of services.
3. Major intermediate and completion schedule milestones, phasing and sequence of work, and other constraining factors provided by the design team will be analyzed sufficiently to support CCM's basis of estimating methods.
4. Scope includes interaction and open communication with all design team members. CCM agrees to conceal and maintain proprietary, privileged, or confidential information among relevant parties.
5. Cost estimating services as proposed do not include special requests made by the Owner or design team for alternative analysis beyond the existing scope of the project. Special requests are defined as development of value engineering cost items, alternate schemes (i.e. multiple structural systems, various MEP systems, or different site layouts), or other cost comparisons. The pricing of basic alternates, if included in the original set of documents, is included in the scope of services. Additional services, if required, will be proposed separately or billed at current consultant hourly rates, whichever is preferred and agreed to by the design team.
6. Thorough estimate review and comment will be necessary by the design team to ensure and confirm all items and scope of work are included in the cost estimate.

7. CCM will attend one estimate reconciliation meeting as requested by the design team for each estimate submittal. It is anticipated that any reconciliation meeting would be done by conference call as this proposal does not include hourly rates or fees for travel reimbursement if required. Site visits are assumed to be unnecessary and are not included in the proposal.
8. CCM's fee is based upon services provided prior to December 31, 2023. Proposal fee is subject to adjustment thereafter.
9. The cost estimate format will be based on Construction Specifications Institute (CSI) 2004 MasterFormat (or later versions) and developed in a proprietary Excel spreadsheet.
10. CCM's fee will be a Lump Sum Fee and billed by percent complete on a monthly basis.

PROPOSAL FEE

100% Construction Documents – Cost Estimate \$ 75,900.00

Total Fee \$ 75,900.00

Proposed Hourly Rates for Additional Services:

Senior Estimator - \$165 per hour
 Estimator - \$150 per hour

Terms:

A service charge on all past due accounts will accrue at the rate of 1½% per month or the maximum allowed by law, whichever is less.

The above bid price is based upon services stated. Invoice will not exceed the stated amount unless change of scope occurs. CCM shall not be liable for special or consequential damages arising from the provisions of or failure to provide services or support hereunder. Other direct costs are not included and shall be billed at cost plus 10%. These costs include, but are not limited to, courier fees, blueprinting, copies, mileage, site visit, meetings, room and boarding, and travel expenses.

CCM Construction Services, LLC

Brinkley Sargent Wiginton Architects

 Date: _____
 John Coakley, Director/Principal

 Date: **8/18/2023**
 Charles Goodman, Principal