



December 13, 2024

***Revised February 3, 2025 (r4)***

Mr. Sandeep Kathuria  
Collin County Director of Building Projects  
4600 Community Ave.  
McKinney, Texas 75071

RE: Amendment to Contract RFQ 2021-353 for the Collin County Adult Detention Center Design Services; Medical/ Mental Health Addition Phase 2  
Alternate Bid Reissue  
BSW Project No. 22117.02

Dear Mr. Kathuria:

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 repackage, reissue and re-bid Alternate 1 that was not accepted at the time the original bids were taken.

**A. Scope of Work**

The proposed Scope of Work is for our Design Team to repackage and reissue Alternate 1 of the Medical Mental Health Addition that was previously issued on February 8, 2023. The base bid and one alternate was accepted at the time of bidding to Sedalco Construction and construction and that Phase is well underway. This reissuance will be repriced by Sedalco as a Proposal Request and a Change order will be issued to their current contract by the County. The work of this Alternates is primarily the finishing out of the building shell that is being built by Sedalco under the base bid. Work will include walls, ceilings, MEP, and finishes, all within the confines of a newly constructed shell.

All alternates were:

- Alternate 1 – Male FMO Finish Out
- Alternate 2 – Female Sub-Acute Finish Out
- Alternate 3 – Male Sub-Acute Finish Out
- ~~Alternate 4 – Infirmary Remodel~~
- ~~Alternate 5 – Cell Ceiling Finish Upgrade~~
- Alternate 6 – Flocked Vinyl Floor Finish Upgrade Alternate 7 – Terrazzo Floor Finish Upgrade

The Design Team will incorporate changes noted to the documents that occurred during the original bidding process. Specifications will be updated. We will reseal and reissue the package to the Contractor and the City for permitting.

**Dallas**

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Dallas, Texas 75244  
T972.960.9700

[www.BSW-Architects.com](http://www.BSW-Architects.com)

**Austin**

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Austin, Texas 78754  
T512.610.4700

Mr. Sandeep Kathuria

RE: Amendment Fee Proposal for Contract RFQ 2021-353 for the Collin County Adult Detention Center  
Medical Mental Health Addition - Alternates Bids Reissue

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B. Design Fees

We estimate that the repackaging and reassembling will require four weeks to complete after we receive a notice to proceed.

The proposed fee for this work is a not-to-exceed amount of **\$74,662.00** (Seventy-four thousand, six hundred sixty-two and no/100 Dollars).

This fee was calculated in this way:

$\{(\text{Change Order Amount}) \times (\text{BSW original gross fee})\} \times 20\%$  (CA portion of our contract)

Therefore:

$(\$4,391,879.00 \times 8.85\%) \times 20\% = \$74,662.00$

The Alternates were never issued to the City (only the actual Construction set) therefore permitting for this portion of the work is likely required.

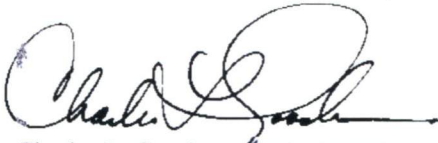
C. Schedule

This change should not adversely affect our planned CA schedule.

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



Charles L. Goodman, AIA, CCHP  
Principal

CC: Jody Tettleton, Tracey Wilson, Michael Woods, Pauline Foreman/ BSW Architects

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