



August 9, 2024

Rev 3: March 18, 2025

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; Renovations of Existing Jail Components (Commonly Known as Phase 3)
BSW Project No. 22117.03

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 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 food service infrastructure to accommodate bed increases anticipated with the Phase 1 (orientation housing) and Phase 2 (medical/ mental health) additions. Work is as follows:

- Demolition and renovation of the previous booking area into a new kitchen that will serve all the current jail population. The current drive through sallyport has been demolished in Phase 2 and will be converted to a back-in or drive-in garage for the unloading of goods. The converted sallyport will easily accommodate an over-the-road 18-wheeler, however a ramp and dock would need to be built inside the area.
 - Phase 1 is complete (new booking/ orientation housing) and the lower level has been vacated, the 14,200sf booking area is to be demolished and rebuilt into a new kitchen area.
 - The amount of any new or reused equipment will need to be determined.
 - The elevator serving the lower level will need to be upgraded to a higher capacity and/ or a new elevator added to the vacant shaft that is aside the existing elevator core.
 - The existing laundry area is to remain.
 - The existing kitchen will need to remain in operation and alternate means of vertical circulation for food service and laundry will need to be utilized while construction is ongoing.
- 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 BSW has previously used.

Dallas

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

www.BSW-Architects.com

Austin

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

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 RE: Amendment Fee Proposal for Contract RFQ 2021-353 for the Collin County Adult Detention Center
 Phase 3 Design Services
 November 19, 2024 Revised March 18, 2025

B. Design Fees

Based on our* estimated construction costs of 14,200SF @ \$825/SF for the Lower Level.

THEREFORE:

		2025 Dollars		Firm/ Remarks
Phase 3 Renovations	Fees	\$ 11,715,000	Estimated Const Cost ¹	
as calculated	\$ 1,522,950	13.00%		
	as quoted	% of total fee	% of const cost	
Arch	\$ 953,250	62.6%	8.14%	BSW
FF&E Design	\$ -	0.0%	0.00%	not included
Structural	\$ 10,000	0.7%	0.09%	JQ Engineering
MEP/FP	\$ 257,000	16.9%	2.19%	MD Engineering
IT/Data (w/ MEP)	w/ above			MD Engineering
Security Electronics	\$ 65,000	4.3%	0.55%	LattaTech
Cost Estimating	\$ 25,900	1.7%	0.22%	CCM
Detention Equip	\$ 28,116	1.8%	0.24%	BSW
Kitchen Equipment	\$ 163,050	10.7%	1.39%	Food Design Professionals
Civil & Survey	\$ 18,500	1.2%	0.16%	Westwood
Geotech & Const Testing	\$ -	0.0%	0.00%	not included
RAS	\$ 2,000	0.1%	0.02%	Access by Design
	\$ 1,522,816	100.0%	13.00%	
Recap				
Basic Services	\$ 1,192,134		10.2%	Arch/ MEP/FP/ Struc
Add'l Svcs	\$ 330,682		2.8%	All others
Total Fee	\$ 1,522,816			

¹Estimated construction cost based on 14,200 SF @ \$825/SF (Lower Level)

*non-professional-estimator estimates

The proposed fee for Phase 3 is **\$1,522,816** (One million, five hundred twenty-two thousand, eight hundred sixteen and no/100 dollars).

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C. Schedule

A schedule will be developed and provided to the County.

D. Reimbursable Expenses

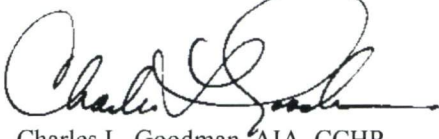
Reimbursable expenses are in addition to the service fees quoted above. Reimbursable expenses will be invoiced at their actual cost, without any mark-up. BSW Architects and all other local consultants will only have mileage and tolls as a reimbursable expense. Mileage will be invoiced at the IRS Standard Mileage Rate.

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.

Mr. Sandeep Kathuria
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Phase 3 Design Services
~~November 19, 2024~~ **Revised March 18, 2025**

Sincerely,

BRINKLEY SARGENT WIGINTON ARCHITECTS

A handwritten signature in black ink, appearing to read "Charles L. Goodman", with a stylized flourish at the end.

Charles L. Goodman, AIA, CCHP
Principal

CC: Denny Boles, Jody Tettleton/ BSW Architects

Attachments:

Attachment A – Hourly Rates {previously provided}

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