

June 16, 2025

Mr. Sandeep Kathuria, AIA
Collin County | Director of Building Projects
2300 Bloomsdale Rd., Ste 3160
McKinney, TX 75071

Re: Collin County Healthcare Building- 3rd Floor Partial Finish-out Design services proposal

Dear Mr. Kathuria:

We appreciate the opportunity to continue supporting the Collin County Healthcare project. We value our ongoing collaboration with you and your team.

As part of our original scope, PGAL, Inc. was contracted to provide architectural and engineering design services for the core and shell design of the facility located at 2330 Bloomdale Road. As per your request to add design scope for the structural assessment and interior finish-out of the 3rd floor, we understand you are ready to move forward with partial interior improvements necessary to finish-out the space for occupancy and use.

Accordingly, we propose to provide additional architectural and engineering services to design, coordinate, and submit construction documents for permit approval and construction of the interior finish-out. These services will include:

- Structural assessment of the design to convert part of the 3rd floor to Storage use in lieu of the original design for Office use.
- Space planning and layout based on end-user requirements
- Interior architecture and finish selections to match the 2nd floor
- Coordination with MEP consultants for interior MEP system modifications
- Preparation of construction documents for permit and construction
- Submittal to authorities having jurisdiction and respond to review comments
- Construction administration tasks including submittal reviews and responses to RFIs and construction progress observations

These services will be provided by PGAL and our consultants as follows:

Basic Services Consultants:

Structural Engineering
Mechanical, Electrical, Plumbing and
Fire Protection Engineering
TDLR / ADA Consulting

Walter P. Moore
Summit
Fire Protection Contractors
Abadi Accessibility

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

PROJECT UNDERSTANDING

The County has requested PGAL to amend the base scope of work to include finish-out of part of the 3rd floor shell space:

- Finish-out the north side of the 3rd floor to be finished out for a temporary Storage Room. After completion, the County may convert the space to Offices. (Approximately 8,600 +/- SF)
- Design public restrooms identical to the 2nd floor
- Design the Wellness room and Break room, identical to the 2nd floor

COMPENSATION

We have provided a lump sum fee for design services. The overall fee breakdown based on discipline is as follows:

Description	Pre-design	DD	CD	CA	Total Fee
Architecture - PGAL	\$2,800	\$9,500	\$18,500	\$6,750	\$37,550
Structural - Walter P. Moore	\$13,500	-	-	-	\$13,500
MEP - Summit		\$6,000	\$6,800	\$2,320	\$15,120
Total Basic Services Fees	\$16,300	\$15,500	\$25,300	\$9,070	\$66,170
Pre-design:					\$16,300
Design:					\$49,870
Total Basic Services Fee:					\$66,170
Low Voltage (Security/ Access Control) Allowance:					\$5,000
Reimbursable Fees:					\$2,500

Reimbursable Expenses:

Reimbursable expenses, including printing, deliveries and mileage, RAS and TDLR fees, and permit review fees will be billed at cost with an estimated not-to-exceed amount of **\$2,500**. Consultants other than those listed, if required, will be considered additional services. Upon commencement of the project, PGAL will invoice monthly based on a percentage of project completion. Payments are due within thirty (30) days of receipt of invoice.

Additional Services:

If services other than those described as Basic and Specialty Services are requested by the County, they will be billed in addition to the above compensation in accordance with the attached rate schedule. Additional Services include but are not limited to the following:

- Any design consultants other than those specifically included.
- Revisions to approved documents beyond minor changes.
- Value engineering services.

- Structural design services to modify the existing building design
- Specialty lighting design services.
- Audio/Visual systems design
- HVAC testing and balancing
- Commissioning services
- Furniture, Fixtures and Equipment design

We are prepared to complete the scope of work within your required schedule. The schedule will commence upon acceptance of this proposal or execution of a contract. We hope this proposal meets with your expectations for the scope of services and proposed deliverables. Thank you again for the opportunity to serve Collin County. Please contact me at 469.274.2685 should you have any questions or comments regarding this proposal.

Sincerely,



Tim Konganda, AIA
Principal

CC: Accounting, File – PGAL



