



~~December 12, 2025~~

Revised: January 22, 2026

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;
Reduction of Fees for Errors
BSW Project No. 22117.00

Dear Mr. Kathuria:

Brinkley Sargent Wiginton (BSW) Architects prides itself in providing our clients with the best possible service that we know how and have been doing so for fifty years this year. We take great care in listening to the needs of our clients to try and deliver exactly what they are looking for in a building; for its not just an edifice, it is a place where people will interact with, work in, and perhaps live in for many years to come. It is unique – it is a one-off – no one has built one exactly like it. In there lies the rub which I will explain later.

We do not take our relationship with Collin County for granted or lightly and would like nothing better than continue serving your design needs for many years to come. As we go beyond the midway point of the Phase 2 construction, the cost of construction has gone up 6.4%, the vast majority of that being the acceptance of Alternate Number 1 Finish-Out. Other cost increases can be attributed to unforeseen conditions, Owner directed changes, errors by the designers or contractor, omissions by the designer or contractor or AHJ imposed directives. Many of the additional costs are considered “betterments” which are improvements to the project over what was originally bid – such as the acceptance of Alternate No. 1.

But the other areas of errors and omissions, are usually human error that could have been caught in design but were not. As I mentioned, your building is unique – it has never been built before – but with an error rate of about 0.2%, we managed to get the other 99.8% of it right!

As we discussed a couple of weeks ago, it may be beneficial moving forward for the County to hire CMAR’s in lieu of low bidding a project so that the CM can maintain a contingency fund for you during the course of the construction. Depending on the type of construction (new, renovation, complex, easy, etc.), a percentage of the cost of construction (anywhere from 2% to 5%), is built into the overall cost of the project to be used at your direction for betterments, unforeseen conditions, errors, and omissions (E&O’s). Also, as we have discussed, an architect’s standard of care in the design of a building is to keep E&O’s below 2% and better if below 1% which is where BSW strives to be.

Dallas

4851 LBJ Freeway, Suite 800
Dallas, Texas 75244
T972.960.9700

www.BSW-Architects.com

Austin

1005 E. Elmo Rd., Bldg. 8
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
Reduction of Fees for Errors
~~December 12, 2025~~ **Revised: January 22, 2026**

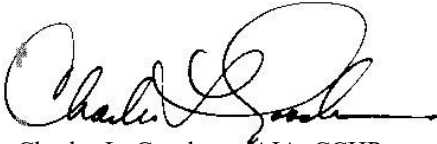
In the spirit of good faith, BSW and its consultants want to offer back \$61,000.00, or 25%, of the errors that have been incurred to be taken from our remaining fees. We respectfully request that an amendment to our contract be made in this amount, to reduce our gross fee accordingly.

Specifically, PCO's 5, 6, 8, 22, 34, 46, 62, 76, 91, 92, 98, 102, and 104 each had indication of designer error or omission. In consultation with our consultants, it was agreed that BSW would bear the brunt of the \$61,000 covering \$30,100, while MD will cover \$13,044, JQ \$8,698 and Civil \$8,359.

We truly value our relationship with Collin County and hope to continue that relationship into 2026 and beyond. Thank you.

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: Jody Tettleton, Michael Woods, Amanda Thurston/ BSW Architects

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