

Brazoria County Sheriff's Office Master Plan

Change Order 2 – Option 2 Alternative Phasing

January 15, 2026

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Ms. Susan Serrano
Brazoria County Purchasing
451 N. Velasco, Suite 100
Angleton, Texas 77515

Re: Change Order 2 – Option 2 Alternative Phasing

Dear Ms. Serrano,

Per your request, based on our discussions on 12/16, we are pleased to submit this request for additional services for the Brazoria County master plan Option 2 alternative phasing for the **Brazoria County Sheriff's office Master Plan** project, located at 3602 County Rd 45, Angleton, TX 77515. The Terms and Conditions of this proposal are based on the current project contract, I.19 10-22-24 24-36 Master Plan SO PSA fully executed final AECOM R1, dated November 11, 2024.

Scope of Services

AECOM proposes providing professional services according to the attached **Exhibit A**. There is an anticipated change to the project schedule as described below. As part of this additional service, the scope of work consists of the following:

- Option 2 alternative phasing (AECOM) Planning, Scheduling and Cost Estimating

AECOM will develop up to two alternative phasing and implementation strategies for the previously created Option 2 of the Brazoria County Sheriff's Office Master Plan (pictured in aerial isometric below). These alternative phasing strategies will use the following base logic to develop a more detailed phasing plan:

- Prioritize male housing in phase 1 (keep female housing for a later phase)
- Create a phase 1 that is within a range of ~\$400-\$500 million

AECOM will create the following work to describe and support this alternative Option 2 phasing strategy:

- Option 2 alternative phasing cost estimate report including a cashflow bar chart (cost loaded schedule) and cost estimate backup
- Revised plan and isometric drawings across scales two (Zoom into main buildings) and three (Building scale) representing the phasing and final condition at the same and consistent graphic level as the originally delivered options
- Addition of the above stated work in summary to the final report as a revised version
- One trip for Roger Lichtman to travel to Brazoria County to meet in-person with County commissioners at individual meetings across 1-2 day(s) to present this alternative Option 2 phasing and cost estimate.
- Option 2 alternative phasing operational cost model bar chart based on the alternative implementation timeline of various square feet and its subsequent maintenance cost

AECOM anticipates completing this work across a period of performance of 3 weeks. One draft will be created, presented to BCSO, feedback will be provided by BCSO, and AECOM will revise the alternative phasing for Option 2 into a final deliverable.

Compensation for Professional Services

AECOM will provide professional services on a lump sum not to exceed fee of as indicated in the table below for Basic Services and Add-Alternate Services. Invoices shall be issued monthly on a lump sum percent complete basis.

Phase	Hours	Fee
Change Order #2 Option 2 Phasing		
AECOM Labor	204	\$33,928
Travel Expenses (AECOM)		\$2,000
Subtotal	204	\$35,928
AECOM Profit @ 12%	12%	\$4,071
Total	204	\$39,999

Sincerely,

AECOM Technical Services, Inc.



Alex Acemyan, AIA

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Isometric view of Option 2 from the Brazoria County Sheriff's Master Plan when fully implemented

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