



# DUNWODY / BEELAND, ARCHITECTS, INC.

300 MULBERRY STREET, SUITE 604 P.O. BOX 306 MACON, GEORGIA 31202

September 19, 2025

Deputy Director of Facilities Management  
Office of Facilities Management & Grounds  
1726 Lily Pond RD  
Albany, GA

Via email: [tswilley@albanyga.gov](mailto:tswilley@albanyga.gov)

Re: Design Services Ritz Theatre Center,  
RFP #24-037

W. ELLIOTT  
DUNWODY, JR.  
1893-1986

W. ELLIOTT  
DUNWODY, III  
1930-2006

EUGENE COX  
DUNWODY  
F.A.I.A.  
1933-2021

ROBERT C.  
BEELAND  
A.I.A.

EUGENE COX  
DUNWODY, JR.  
A.I.A. LEEDAP

J. CLIFTON  
FORDHAM

GARY W.  
SMITH

ARIELLE  
SCHLESINGER  
ASID

SUSAN  
FOXWORTH  
DUNWODY

Dear Mr. Swilley,

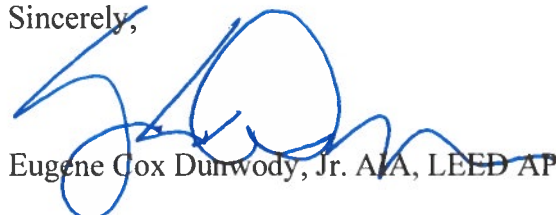
Thank you for the opportunity to submit a change order to the original agreement for the above-mentioned project. Our additional fee is as follows:

Architectural and Engineering (including Mechanical,  
Electrical, Plumbing and Fire Protection) = **\$ 180,000.00\***  
(\* -This is based on a \$5,000,000 budget estimate which is \$3,000,000  
x 6%= \$180,000

The original Fee is based on 6% of a \$2,000,000.00 stated budget. In my original proposal I stated: "If more funds are procured, we would propose modifying the contract to pay 6% of the Schedule of Values issued by the General Contractor." We had an additional \$34,000 in the contract for additional services (structural, Civil, Measuring, Acoustic and AV design) so the original contract was \$154,000.00

The work being performed is based on the same narrative that has been submitted, but the plan is to complete \$5,000,000 in construction, not the original \$2,000,000 budget. As I proposed in the original bid, we propose that the work will be the same that is supplied in the AIA-b104-2017 contract which is attached. Should you have any questions, please feel free to give me a call.

Sincerely,



Eugene Cox Dunwody, Jr. AIA, LEED AP