



Wade Trim, Inc.
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682.237.7718 • www.wadetrim.com

EXHIBIT A

May 8, 2025

City of Grand Prairie
Engineering Department
300 West Main Street
Grand Prairie, TX 75050

Attention: Christian Agnew
Project Manager

Re: Design Services Proposal for Sunnyvale Road Drainage Improvements

Dear Christian Agnew:

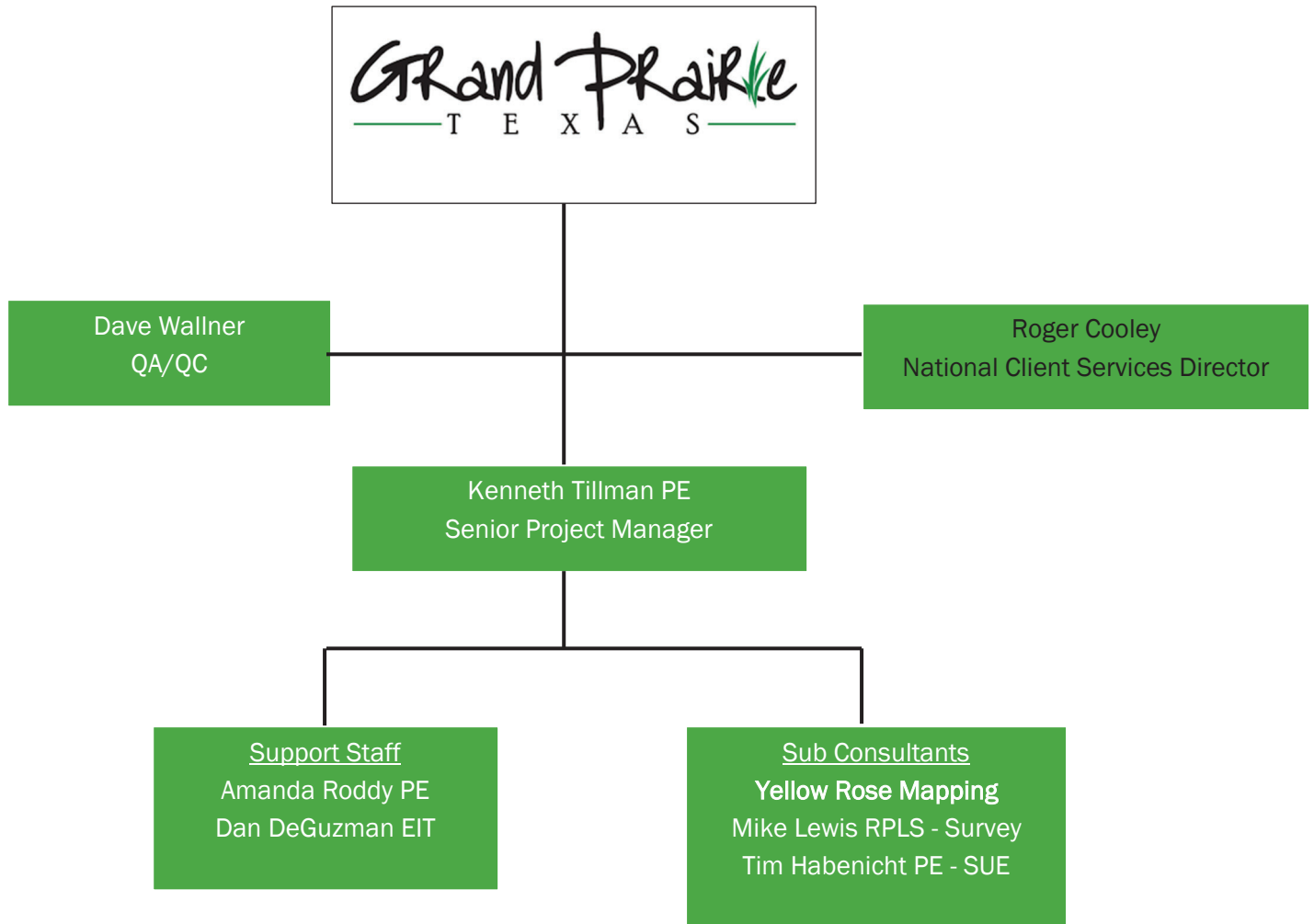
Thank you for the opportunity to provide engineering services for the Sunnyvale Road Drainage Improvements Project. Based on a site visit and discussions with you, the project will begin at the end of the curb and gutter section on Sunnyvale Road approximately two hundred and fifty feet east of the intersection with Great Southwest Parkway and extend east to Santerre Branch. The topographic survey will begin at the east gutter line of Great Southwest Parkway and end at Santerre Branch. The project limits are shown below.



The project will consist of hydrologic and hydraulic analysis of the contributing drainage areas as well as the design of a storm drain system for the south side of Sunnyvale Road. The north side of Sunnyvale Road is to remain in its current condition as an open ditch section. The current drainage pipes and culverts on the south side will be replaced and the ditch section enclosed. Stormwater will be conveyed through the storm drainpipes with laterals and TxDOT Type E or F inlets to collect the inflows. The system will comply with the City's 2017 Drainage Design Manual (DDM).

PROJECT SCOPE OF WORK

Wade Trim will provide design and limited construction services (as requested or required) to the City of Grand Prairie as outlined in the task descriptions that follow. Kenneth Tillman PE will be Wade Trim's Project Manager for this project. The team organization chart is shown below.



Nine primary tasks are proposed as follows:

- Task 100 – Project Management, Coordination & Permitting
- Task 200 – Conceptual Design Phase (30% Submittal)
- Task 300 – 60% Construction Plans
- Task 400 – 90% Pre-Final and 100% Final Construction Plans, & Technical specifications.
- Task 500 – Bid Documents Preparation
- Task 600 – Bidding Phase Services
- Task 700 – Construction Phase Services
- Task 800 – Special Services
- Task 900 – Direct Expenses

Task 100 - Project Management

- A. This task includes project management functions including design team and subconsultant coordination, meetings communication, and reporting.
 1. Participate in a pre-design project kickoff meeting with OWNER to confirm scope and City objectives and ensure economical and functional designs that meet the City's requirements.

2. Prepare meeting summaries.
3. Attend quarterly franchise utility meetings held by the owner and assist in coordination efforts.
4. Coordinate work with regulatory authorities and prepare permit applications for the project.
5. Prepare and submit monthly invoices in a format that is acceptable to the City. Monthly progress reports will be submitted with each invoice.

Task 200 - Conceptual Plans (30% Submittal)

- A. The Conceptual phase of the project will include drainage area mapping, hydrologic and hydraulic calculations, alternatives analysis and the Basis of Design report.
 1. Submit schematics drawings of the proposed storm drainage system in PDF format for Bluebeam Revu.
 2. Provide utility matrix and indicate known utilities on the plans as provided in the SUE effort.
 3. Advise CITY of ROW/Easement acquisition needs.
 4. Prepare an Engineer's Opinion of Probable Construction Cost (OPCC) based on a 30% complete set of plans.
 5. Attend 30% review meeting with City.
 6. Submit 30% review meeting summary.

Task 300 - 60% Construction Plans

- A. A 60% design submittal will be developed. An in-house quality assurance and quality control review of the 60% plans will be performed and revisions will be incorporated into the plans as necessary. The 60% plans will then be submitted to the City for review and comment. The submittal will consist of a PDF for Bluebeam Revu.
- B. The construction plans for this submittal will include:
 1. Cover Sheet
 2. Index
 3. General Notes
 4. Project Controls
 5. Quantity Summary
 6. Erosion Control Plan
 7. Demo Plan
 8. Drainage area map
 9. Storm Layout Plan/calculations
 10. Plan-Profile
 11. Grading Plan
 12. Storm Drain Details
 13. Inlet (TxDOT details)
 14. Include the appropriate City of Grand Prairie Standard Construction Detail sheets as currently amended.

- C. Prepare Engineer's Opinion of Probable Construction Cost (OPCC) based on a 60% complete set of plans.
- D. Show proposed easements and TCEs needed on plans with dimensions given.
- E. Submit applications for review and comments to all government agencies with jurisdiction over the project area, as required.
- F. Meet with the City to receive review comments on the 60% Preliminary Design and provide a meeting summary

Task 400 - 90% Pre-Final and 100% Final Construction Plans & Technical Specifications

- A. A 90% design submittal will be developed and submitted to the City for review and comment. An in-house quality assurance and quality control review of the 90% plans, draft Excel Proposal and Technical Notes will be performed and revisions will be incorporated into the plans as necessary. The submittal will consist of PDFs for Bluebeam Revu and supporting Excel and Word documents for review.
- B. The construction plans for this submittal will include:
 - 1. Cover Sheet
 - 2. Index
 - 3. General Notes
 - 4. Project Controls
 - 5. Quantity Summary
 - 6. Erosion Control Plan
 - 7. Demo Plan
 - 8. Drainage area map
 - 9. Storm Layout Plan/calculations
 - 10. Plan-Profile
 - 11. Grading Plan
 - 12. Storm Drain Details
 - 13. Inlet (TxDOT details)
 - 14. Include the appropriate City of Grand Prairie Standard Construction Detail sheets as currently amended.
- C. Submit drafts of Excel Proposal form and Technical Notes in City format. One Technical Note will be provided for each bid item. Proposal items and units will match City standard presentation.
- D. Submit draft field notes, sketches and TDE exhibits with dimensions for City use in acquiring additional ROW for the project.
- E. Submit plan set to City for City Utility clearance release.
- F. Develop Engineer's Opinion of Probable Construction Cost (OPCC) based on a 90% complete set of plans.
- G. Meet with the City to receive review comments on the 90% Preliminary Design and provide a meeting summary.
- H. Incorporate the 90% review comments and revised the plans and specifications accordingly.

- I. Submit 100% plans and specifications to the Owner for review in PDF, Excel and/or Word format.
- J. Submit sealed field notes and sketches and TCE exhibits with dimensions for City use in acquiring any needed ROW.
- K. Submit a pdf set of the Final Design to the City for approval. The proposal shall be in excel format and technical specifications in word format in accordance with City standard presentation.
- L. Submit sealed cover sheet for city signatures.
- M. Prepare final Opinion of Probable Construction Costs.
- N. Submit final updated utility matrix.
- O. Submit plans to City for City final Utility clearance release.

Task 500 – Bid Document Preparation

- A. Prepare contract documents using City of Grand Prairie Word file Template.
- B. Submit draft Bid Book using City format WORD and PDF.
- C. Address City comments and submit updated Bid Book for review.
- D. Using City approved Project Schedule Excel submit updated Bid Book for approval.
- E. Complete the Final Design to reflect final review comments.
- F. Prepare final Bidding and Contract Documents.

Task 600 – Bidding Phase Services

- A. Setup electronic bidding through Civcast or other as approved by the City.
- B. Assist the City with preparation of advertisement for bid. The City will advertise the project in the newspaper.
- C. Provide 1 full size, 4 half size sets of plans and three bound bid books according to City standard format for use during the bidding phase.
- D. Respond to bidder questions with City approved responses electronically.
- E. Assist the City with addenda preparation as needed for bidding document modifications to be issued electronically.
- F. Review City pre-bid meeting agenda and assist the City in conducting a virtual Zoom pre-bid meeting.
- G. Prepare and keep the official pre-bid meeting attendance roster.
- H. Attend virtual Zoom bid opening meeting and assist in the Bid opening using Civcast and tabulate all bids using City standard Excel format, check low bidder references, and prepare a recommendation letter to the owner.

Task 700 – Construction Phase Services

- A. CONSULTANT to prepare conformed bid documents for approval and submit digital files of the documents in PDF and AutoCAD with ten half size and three full size hard copies of Conformed Plans and six bound Bid Books in standard format as required by the City project manager.

- B. Assist the City in conducting the pre-construction meeting following council award of project.
- C. Visit project site at critical stages of construction and provide written documentation.
- D. Respond to RFI's by sending responses to City for review and approval.
- E. Prepare change orders and plan revisions.
- F. Review shop drawings, and other submittals for conformance if directed by the City.
- G. Monitor all density and testing reports for compliance.
- H. Attend the final walk-through to determine if the work has been completed according to the contract documents and assist in generating a punch list of items for correction and provide a letter of reconciliation of general project conformance and recommendation of project acceptance so the City can issue the contractor a letter of acceptance.
- I. Assist in preparation of final reconciliation change order.
- J. Prepare Engineer's record drawings using information of changes from the Contractor and City project manager and submit digital copies (PDF and CAD) of the as-built plans.

Task 800 – Special Services

- A. Topographic survey
 - 1. **Horizontal and Vertical Control:** The surveyor will utilize the City of Grand Prairie survey monuments as the basis of the projects horizontal and vertical control. The Grand Prairie system is Texas Coordinate System of 1983 - North Central Zone (4202) NAD_83 (2011) NAVD88. Information on the City's GPS Monuments can be found at <https://www.gptx.org/Departments/Engineering/Engineering-Design-and-CIP-Projects/GIS-Survey-Monuments>. All horizontal coordinates will be represented as surface coordinates with a surface to grid combined scale factor. Establish a minimum of three horizontal and vertical control points within 200 feet of the beginning and end of the project along with one near the middle of the project.
 - 2. **Ties:** Establish ties to found ROW, easement, and property monuments to the horizontal control. Tie all secondary control points back to the primary control points.
 - 3. **Utilities:** Request underground utility location from appropriate entities (e.g. ONE CALL, Digtess). Contact the City of Grand Prairie for City facility locates.
 - a. Locate visible and accessible on-grade and above-grade features including but not limited to pavement marking, curbs, driveways, pavement edges, traffic signs, sidewalks, ramps, fences, guardrails, signs, walls, power poles, valves, manholes, fire hydrants, mailboxes, culverts, storm drain outfalls, inlets, surface utility features and utility markers.
 - b. Prepare utilities sketch in AutoCAD 2020 or later, of franchise and public utilities within project area.
 - 4. **Topographic Features:** Provide horizontal and vertical locations of all topographic features within the right-of-way of Sunnyvale Road as well as upstream and downstream of Santerre Branch. Provide a Civil 3D 2020 file or XML file with all topographic features and a topographic surface. The topographic features that shall be located include but are not limited to:
 - a. Provide ground shots at 50' intervals to provide one-foot contours.
 - b. Other significant grade breaks (walls, ramps, ground slope changes, etc.)
 - c. Fire hydrants, water meters, valves, and blow offs (Provide rim elevations and top nut measure downs for all valves).

- d. Gas meters and valves.
 - e. Power poles, overhead electric lines, telephone and electrical pedestals.
 - f. Storm Drain inlets, manholes, and junction boxes with flow-line elevations, rim elevations, size, depth, and type.
 - g. Wastewater manholes with flow-line elevations, cleanouts, rim elevations, size, depth, and type.
 - h. Identify drainage channels, ditches, and swales. Identify culvert sizes and flow lines.
 - i. Show all channel/ditch/creek features, including top of bank, high bank, side slopes, berms, center line of creek and back-slope interceptors. Show limits of riprap and slope paving.
 - j. Identify brush or tree lines, and trees 6" and larger in diameter at chest height. Identify size, common name, and location of all individual specimen trees 6" in diameter and larger at chest height and perimeter location of heavy brush areas.
 - k. Locate visible indications of all utilities (gas mains, electric, telephone, cable TV, communication fiber optics, etc.). Locate ROW markers and pipeline markers (provide information from pipeline marker sign).
 - l. Roadway features: driveway/ground, back of sidewalk, front of sidewalk, back of curb, gutter, edge of concrete, edge of asphalt, crown of street, mailboxes, signs, and landscaping
 - m. Locate/verify existing property monuments to establish right-of-way and property lines suitable for engineering design. (Not a boundary survey)
 - n. Cross sections of Santerre Branch every 25 feet along the creek. Cross sections will go from bank to bank (overbanks will be shot as part of the topo already) and will include toes of slopes and creek flowlines plus other significant grade breaks/benching.
- B. Subsurface Utility Engineering Services
- 1. Six QL "A" test holes at a depth of 4'-8' will be included in the budget. Test hole locations will be determined by Wade Trim and subconsultant once the QL "B" SUE deliverable has been reviewed. All designating marks and test holes surveyed using project control point data.
- C. Right-of Way Documents
- 1. Prepare exhibit and legal description for up to two (2) Right-of-Way parcels, signed and sealed by a Registered Professional Land Surveyor. Establish Right-of-Way monuments in accordance with the requirements of the City of Grand Prairie and the Texas Board of Professional Engineers and Land Surveyors.
- D. Temporary Construction Easements
- 1. Prepare exhibit and legal description for up to three (3) Temporary Construction Easements

Task 900 – Expense

- A. This task includes printing and reproduction expenses and direct expenses as shown in Attachment B – Level of Effort.

SCHEDULE

We propose to complete the design portion of the project in twelve (12) months. Dates for key activities, deliverables, and meetings are shown on schedule in Attachment C. Depending on the actual notice-to-proceed date and desired completion date, the schedule may be adjusted to meet the City’s needs.

FEES AND COMPENSATION METHOD

Wade Trim’s level of effort is based on our discussions, the scope of services and the proposed project schedule provided in Attachment “C”. The following table summarizes our proposed fees for each of the tasks which will be performed on a Time and Materials basis. The breakdown of each task is provided in Attachment B. Rates will be adjusted at the start of each calendar year.

Task	Description	Fee Amount
100	Project Management, Coordination & Permitting	\$ 10,600
200	Conceptual Plans (30% Submittal)	\$ 29,000
300	60% Construction Plans & Specs	\$ 33,900
400	90% Pre-Final and 100% Final Construction Plans & Specs	\$ 48,400
500	Bid Document Preparation	\$ 10,600
600	Bidding Phase Services	\$ 4,800
700	Construction Phase Services	\$ 25,400
800	Special Services	\$ 75,600
900	Direct Expenses	\$ 1,200
Total Anticipated Fee		\$ 239,500

OWNER RESPONSIBILITIES

- Provide Wade Trim with as-built drawings and other pertinent information regarding the existing wastewater, storm drain, and water services.
- Provide access to the project site for Wade Trim and its subconsultants.
- Review documents prepared by Wade Trim and provided comments in a timely fashion.

EXCLUSIONS/ADDITIONAL SERVICES

Wade Trim can provide additional services on a time and material basis in accordance with our current schedule of rates and charges if they should become necessary. The following services are not included

as part of the scope and fee presented in this proposal:

- Design Services
 - Design of wastewater or potable water.
 - Landscape, irrigation, and/or lighting designs and/or modifications
 - Additional meetings that were not identified at the time of preparing the scope.
- Permits
 - Efforts, expenses and fees for US Army Corps of Engineers, FEMA, TCEQ or other permits.

INVOICING PROCEDURES

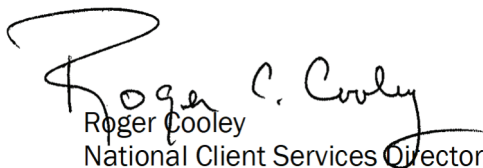
All effort and cost will be invoiced monthly for our effort to date. Payment of invoices is expected within 30 days. Any disputes related to the invoice amount will immediately be brought to the attention of Wade Trim. Wade Trim reserves the right to stop work when accounts receivable exceeds 60 days. All deliverables are the property of Wade Trim until payment obligations are met.

All fees have been based on Attachment B-1 2025 Community Design Services Rate Schedule.

Very truly yours,
Wade Trim, Inc.



Kenneth Tillman PE
Senior Project Manager
KT:amt
BDXGPT



Roger C. Cooley
Roger Cooley
National Client Services Director

cc: James Bell

ATTACHMENT B
Level of Effort Spreadsheet

City of Grand Prairie Design Services for
Sunnyvale Road from Great Southwest Parkway to
Santerre Branch Drainage Project

5/6/2025

Task No.	Task Description	Total Labor Hours	Labor (hours)										Total Labor Cost	Subconsultant		Subconsultant Cost	Task Sub-Total (Rounded to nearest \$100)	
			QA/QC	Project Director	Project Manager	Senior Engineer	Project Engineer	BIM/3D Technician	CADD	EIT	Admin	Subs Fee		Markup				
	Basic Services		\$285	\$328	\$250	\$190	\$175	\$130	\$125	\$120	\$90							
100	Project Management, Coordination & Permitting	46	0	4	30	4	2	0	0	6	0			\$10,642	\$0	\$0	\$10,600	
100.1	Project Management	20		4	16									\$5,312	\$0	\$0	\$5,300	
100.2	Communication, Reporting and Invoicing	8			8									\$2,000	\$0	\$0	\$2,000	
100.3	Kickoff Meeting	6			2		2			2				\$1,090	\$0	\$0	\$1,100	
100.4	Franchise Utility Meeting	12			4	4				4				\$2,240	\$0	\$0	\$2,200	
200	Conceptual Plans (30% Submittal)	178	4	2	26	44	0	0	28	72	2			\$28,976	\$0	\$0	\$29,000	
200.1	Conceptual Design Drawings	34			2	8			24					\$5,020	\$0	\$0	\$5,000	
200.2	Alternative Analysis & Basis of Design Report Drainage area map, Hydrologic & Hydraulic calculations	68			12	16				40				\$10,840	\$0	\$0	\$10,800	
200.3	Site Visit	14			2	4				8				\$2,220	\$0	\$0	\$2,200	
200.4	Opinion of Probable Construction Cost	22			2	8				12				\$3,460	\$0	\$0	\$3,500	
200.5	QA/QC Review	24	4		4	4			4	8				\$4,360	\$0	\$0	\$4,400	
200.6	Client Conference/Review Meeting	16		2	4	4				4	2			\$3,076	\$0	\$0	\$3,100	
300	60% Construction Plans & Specs	211	8	2	20	54	0	0	88	38	1			\$33,846	\$0	\$0	\$33,900	
300.1	60% Construction Plans	108			4	24			80					\$15,560	\$0	\$0	\$15,600	
300.2	Constructability Review	18			6					12				\$2,940	\$0	\$0	\$2,900	
300.3	60% Opinion of Probable Construction Cost	42			8	24				12				\$7,500	\$0	\$0	\$7,500	
300.4	QA/QC Review	34	8		2	4			8	12				\$5,980	\$0	\$0	\$6,000	
300.5	60% Review Meeting			2	2	2				2				\$1,866	\$0	\$0	\$1,900	
400	90% Pre-Final and 100% Final Construction Plans & Specs	297	8	2	28	106	0	0	64	71	18			\$48,216	\$0	\$0	\$48,400	
400.1	90% Construction Plans	68			4	24			40					\$10,560	\$0	\$0	\$10,600	
400.2	90% Technical Specifications	103			8	38				45	12			\$15,700	\$0	\$0	\$15,700	
400.3	90% Review Meeting	9			2	2				4				\$1,450	\$0	\$0	\$1,500	
400.4	Final Plans & Specs	56			4	24			16	8	4			\$8,880	\$0	\$0	\$8,900	
400.5	Opinion of Probable Construction Cost	16			4	12				8				\$3,280	\$0	\$0	\$3,300	
400.6	QA/QC Review	36	8		4	4			8	12				\$6,480	\$0	\$0	\$6,500	
400.7	Final Review Meeting			2	2	2				2	1			\$1,866	\$0	\$0	\$1,900	
500	Bid Document Preparation	62	8	0	6	14	4	0	0	25	5			\$10,590	\$0	\$0	\$10,600	
500.1	Prepare contract documents using City of Grand Prairie "Master Bid Proposal Spreadsheet" and "Master Bid Book"	35			4	12				15	4			\$5,440	\$0	\$0	\$5,400	
500.2	QA/QC Review	21	8		1	4				8				\$4,190	\$0	\$0	\$4,200	
500.3	Review Meeting	6			1	2				2	1			\$960	\$0	\$0	\$1,000	
600	Bidding Phase Services	32	0	0	2	4	8	0	0	16	2			\$4,760	\$0	\$0	\$4,800	
600.1	Setup electronic bidding through Civicast or other as approved by the City	2				2								\$360	\$0	\$0	\$400	
600.2	Respond to RFIs and prepare addenda	13			1	4				8				\$1,910	\$0	\$0	\$1,900	
600.3	Assist with Prebid meeting	14			1	4				8	1			\$2,000	\$0	\$0	\$2,000	
600.4	Assist in bid opening	3			1	2					1			\$470	\$0	\$0	\$500	

700	Construction Phase Services	163	0	0	12	18	52	0	40	40	1	\$25,410	\$0	\$0	\$0	\$0	\$25,400
700.1	Pre-construction meeting	8			2		2			4		\$1,330	\$0	\$0	\$0	\$0	\$1,300
700.2	Periodic site visits (assume 6 visits)	30			6		12			12		\$5,040	\$0	\$0	\$0	\$0	\$5,000
700.3	Submital reviews and RFIs	24			24		24					\$4,200	\$0	\$0	\$0	\$0	\$4,200
700.4	Monitor testing results	19			1		6			12		\$2,740	\$0	\$0	\$0	\$0	\$2,700
700.5	Plan Clarifications/Change Orders	18			2		8			8		\$2,860	\$0	\$0	\$0	\$0	\$2,900
700.6	Final Inspection	7				2				4		\$950	\$0	\$0	\$0	\$0	\$1,000
700.7	Record drawings	57			1	16			40			\$8,290	\$0	\$0	\$0	\$0	\$8,300
Basic Services Totals		927	20	10	118	230	62	0	220	243	24	\$162,440	\$0	\$0	\$0	\$0	\$162,700

800	Special Services	0	0	0	0	0	0	0	0	0	0	\$0	\$65,650	\$9,848	\$75,498	\$75,600
801	Topographic Survey (Yellow Rose Mapping LLC)	0										\$0	\$23,500	\$3,525	\$27,025	\$27,000
802	Level B Subsurface Utility Engineering (Yellow Rose Mapping LLC)	0										\$0	\$22,850	\$3,428	\$26,278	\$26,300
803	Level A Subsurface Utility Engineering (Yellow Rose Mapping LLC)	0										\$0	\$9,800	\$1,470	\$11,270	\$11,300
804	Right-of-Way Documents (Yellow Rose Mapping LLC) Two R-O-W documents at a unit rate of \$2,500 each Temporary Construction Easements (Yellow Rose Mapping LLC) Three Temporary Construction Easements at a unit rate of \$1,500 per easement	0										\$0	\$5,000	\$750	\$5,750	\$5,800
805	Misc.	0										\$0	\$4,500	\$675	\$5,175	\$5,200
Total Basic and Special Services		927	20	10	118	230	62	0	220	243	24	\$162,440	\$65,650	\$9,848	\$75,498	\$238,300

TASK 900	Direct Expenses	Quantity	Unit Price	Amount
	Printing 22 x 34 Plans	132	\$1.40	\$190
	Printing 11 x 17 Plans	462	\$1.00	\$460
	Technical Specification - 8.5 x 11	1600	\$0.10	\$160
	Delivery Service	4	\$150.00	\$600
	Auto Expense	240	\$0.70	\$168
	Misc.			
Total Direct Expenses				\$1,200
Project Total				\$239,500

ATTACHMENT B-1
Wade Trim Billing Rate Schedule
Community Design
Effective January 2025

Labor Class Code	Classification Title	2025 Rate Per Hour**
299.1	Professional Engineer VI	\$ 250.00
299	Professional Engineer V	\$ 230.00
298	Professional Engineer IV	\$ 200.00
297	Professional Engineer III	\$ 180.00
296	Professional Engineer II	\$ 155.00
295	Professional Engineer I	\$ 140.00
294.2	Engineer VI	\$ 200.00
294.1	Engineer V	\$ 180.00
294	Engineer IV	\$ 165.00
293	Engineer III	\$ 145.00
292	Engineer II	\$ 125.00
291	Engineer I	\$ 110.00
248	Professional Planner V	\$ 200.00
247	Professional Planner IV	\$ 190.00
246	Professional Planner III	\$ 165.00
245	Professional Planner II	\$ 140.00
244	Professional Planner I	\$ 125.00
243	Planner III	\$ 110.00
242	Planner II	\$ 95.00
241	Planner I	\$ 80.00
258	Professional Landscape Architect V	\$ 210.00
257	Professional Landscape Architect IV	\$ 190.00
256	Professional Landscape Architect III	\$ 170.00
255	Professional Landscape Architect II	\$ 145.00
254	Professional Landscape Architect I	\$ 125.00
253.2	Landscape Architect V	\$ 185.00
253.1	Landscape Architect IV	\$ 155.00
253	Landscape Architect III	\$ 125.00
252	Landscape Architect II	\$ 105.00
251	Landscape Architect I	\$ 85.00
266	Professional Scientist III	\$ 140.00
265	Professional Scientist II	\$ 115.00
264	Professional Scientist I	\$ 90.00
263	Scientist III	\$ 120.00
262	Scientist II	\$ 95.00
261	Scientist I	\$ 80.00
287	Professional Surveyor IV	\$ 215.00
286	Professional Surveyor III	\$ 200.00
285	Professional Surveyor II	\$ 165.00

**Wade Trim Billing Rate Schedule
Community Design
With Equipment Billed Separately
Effective January 2025**

Labor Class Code	Classification Title	2025 Rate Per Hour**
284	Professional Surveyor I	\$ 140.00
283	Surveyor III	\$ 120.00
282	Surveyor II	\$ 105.00
281	Surveyor I	\$ 85.00
786	Survey Technician VI	\$ 130.00
785	Survey Technician V	\$ 115.00
784	Survey Technician IV	\$ 100.00
783	Survey Technician III	\$ 85.00
782	Survey Technician II	\$ 75.00
781	Survey Technician I	\$ 65.00
716	Construction Technician VI	\$ 160.00
715	Construction Technician V	\$ 135.00
714	Construction Technician IV	\$ 120.00
713	Construction Technician III	\$ 110.00
712	Construction Technician II	\$ 90.00
711	Construction Technician I	\$ 80.00
726	CADD Technician VI	\$ 160.00
725	CADD Technician V	\$ 140.00
724	CADD Technician IV	\$ 125.00
723	CADD Technician III	\$ 100.00
722	CADD Technician II	\$ 90.00
721	CADD Technician I	\$ 80.00
736	Engineering Specialist II	\$ 195.00
735	Engineering Specialist I	\$ 150.00
734.2	Engineering Technician VI	\$ 170.00
734.1	Engineering Technician V	\$ 155.00
734	Engineering Technician IV	\$ 140.00
733	Engineering Technician III	\$ 115.00
732	Engineering Technician II	\$ 85.00
731	Engineering Technician I	\$ 70.00
758	Project Specialist V/Manager	\$ 240.00
757	Project Specialist IV/Manager	\$ 215.00
756	Project Specialist III/Manager	\$ 195.00
756.2	Project Specialist II/Manager	\$ 170.00
756.1	Project Specialist I/Manager	\$ 145.00
755.2	Project Specialist IV	\$ 175.00
755.1	Project Specialist III	\$ 160.00
755	Project Specialist II	\$ 150.00
754	Project Specialist I	\$ 120.00

**Wade Trim Billing Rate Schedule
Community Design
With Equipment Billed Separately
Effective January 2025**

Labor Class Code	Classification Title	2025 Rate Per Hour**
753.2	Project Aide V	\$ 155.00
753.1	Project Aide IV	\$ 140.00
753	Project Aide III	\$ 125.00
752	Project Aide II	\$ 100.00
751	Project Aide I	\$ 75.00
203	Senior Principal	\$ 325.00
202	Principal	\$ 310.00
201	Senior Professional	\$ 255.00

Outside expenses and subconsultants at cost times 1.15.

Special billing rates will apply in matters requiring expert witnesses or other consulting as it relates to legal matters.

**For services requiring overtime, rates will be 1.5 x hourly rate

Reviewed and Revised Annually

ATTACHMENT C
Project Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	Task	City Council Development Committee Rev	0 days	Tue 7/15/25	Tue 7/15/25						7/15					
2	Task	Award of Design Contract	1 day	Tue 8/5/25	Tue 8/5/25											
3	Task	Executed Contract Sent to Wade Trim	15 days	Wed 8/6/25	Tue 8/26/25	2										
4	Task	Notice to Proceed	1 day	Wed 8/27/25	Wed 8/27/25	3										
5	Task	Project Management	548 days	Thu 8/28/25	Mon 10/4/27	4										
6	Task	Kickoff Meeting	0 days	Wed 8/27/25	Wed 8/27/25	4										
7	Task	Drainage Area Map, Hydrologic Calcs	30 days	Fri 8/29/25	Thu 10/9/25	6FS+1 day										
8	Task	Topographic Survey	30 days	Mon 9/1/25	Fri 10/10/25	6FS+2 days										
9	Task	Alternatives analysis	15 days	Mon 10/13/25	Fri 10/31/25	7FS+1 day										
10	Task	Hydraulic Calcs	15 days	Tue 11/4/25	Mon 11/24/25	9FS+1 day										
11	Task	OPCC	15 days	Wed 11/26/25	Tue 12/16/25	10FS+1 day										
12	Task	Basis of Design Report	15 days	Wed 11/26/25	Tue 12/16/25	10FS+1 day										
13	Task	Advise City of ROW/Easement	15 days	Wed 11/26/25	Tue 12/16/25	10FS+1 day										
14	Task	30% Submittal to Grand Prairie	0 days	Wed 12/17/25	Wed 12/17/25	12FS+1 day										
15	Task	Grand Prairie Review	18 days	Thu 12/18/25	Mon 1/12/26	14										
16	Task	30% Review Meeting	0 days	Wed 1/14/26	Wed 1/14/26	15FS+2 days										
17	Task	60% Construction Plans	30 days	Fri 1/16/26	Thu 2/26/26	16FS+1 day										
18	Task	60% Technical Specifications	30 days	Fri 1/16/26	Thu 2/26/26	16FS+1 day										
19	Task	Constructability Review	7 days	Thu 2/26/26	Fri 3/6/26	16FS+30 days										
20	Task	60% Opinion of Probable Construction Cost	7 days	Mon 3/9/26	Tue 3/17/26	19										
21	Task	QA/QC Review	15 days	Fri 2/27/26	Thu 3/19/26	17										
22	Task	60% Submittal to Grand Prairie	0 days	Thu 3/19/26	Thu 3/19/26	21										
23	Task	Grand Prairie Review	10 days	Fri 3/20/26	Thu 4/2/26	22										
24	Task	60% Review Meeting	1 day	Mon 4/6/26	Mon 4/6/26	23FS+1 day										
25	Task	90% Construction Plans	20 days	Wed 4/8/26	Tue 5/5/26	24FS+1 day										
26	Task	90% Technical Specifications	20 days	Wed 4/8/26	Tue 5/5/26	24FS+1 day										
27	Task	Draft ROW & TCE documents	20 days	Wed 4/8/26	Tue 5/5/26	24FS+1 day										
28	Task	Draft Bidding Documents	20 days	Wed 4/8/26	Tue 5/5/26	24FS+1 day										
29	Task	QA/QC Review	14 days	Wed 5/6/26	Mon 5/25/26	25										
30	Task	90% submittal to Grand Prairie	0 days	Tue 5/26/26	Tue 5/26/26	29FS+1 day										
31	Task	90% Review Meeting	13 days	Wed 5/27/26	Fri 6/12/26	30										
32	Task	100% Construction Plans	15 days	Mon 6/15/26	Fri 7/3/26	31										
33	Task	100% Technical Specifications	15 days	Mon 6/15/26	Fri 7/3/26	31										
34	Task	100% Bidding Documents	15 days	Mon 6/15/26	Fri 7/3/26	31										
35	Task	100% OPCC	15 days	Mon 6/15/26	Fri 7/3/26	31										
36	Task	QA/QC Review	5 days	Mon 7/16/26	Fri 7/10/26	32										

Project: Sunnyvale Schedule
Date: Thu 5/8/25

Task Split Milestone Summary

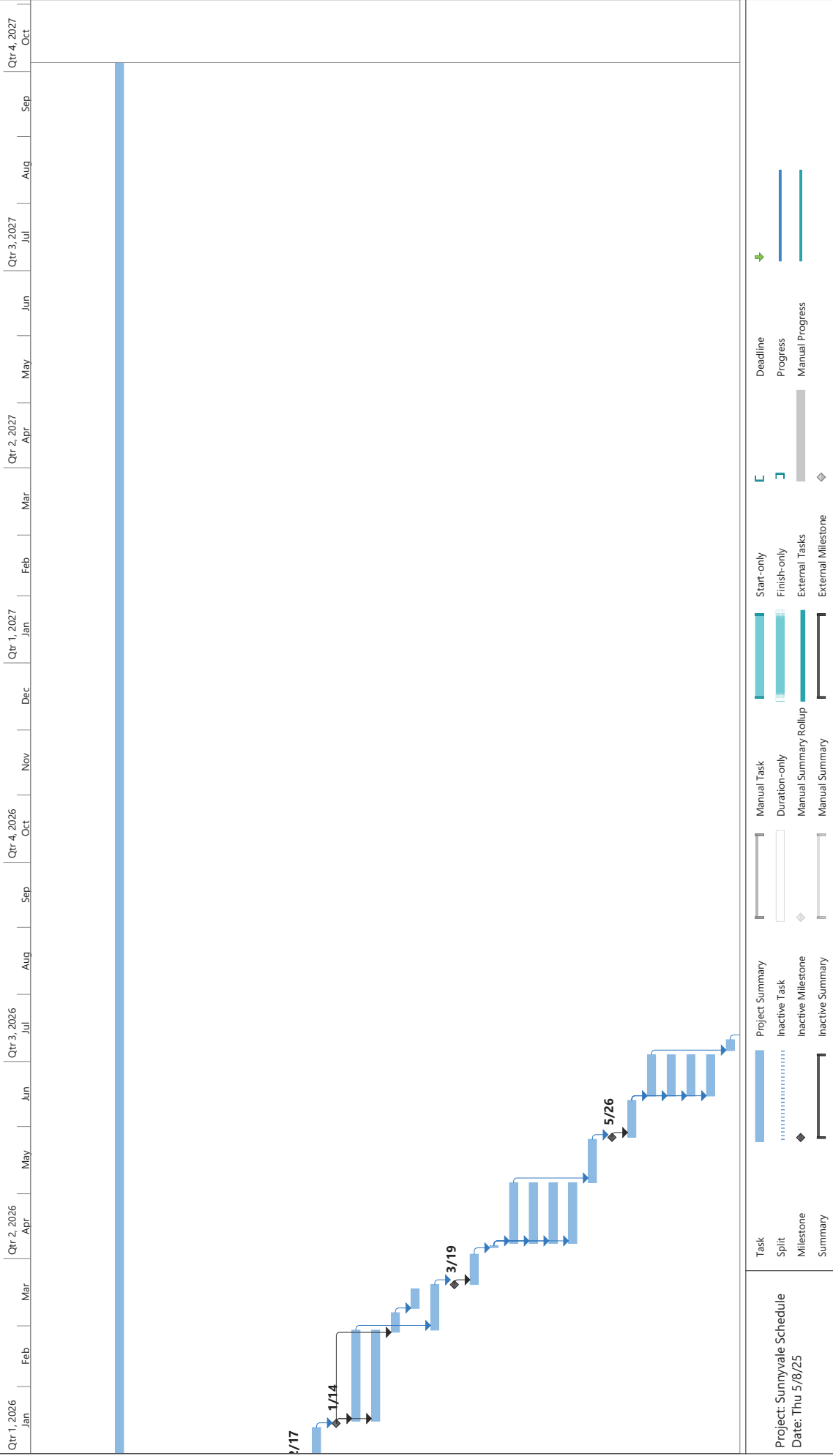
Project Summary Inactive Task Inactive Milestone Inactive Summary

Manual Task Duration-only Manual Summary Rollup Manual Summary

Start-only Finish-only External Tasks External Milestone

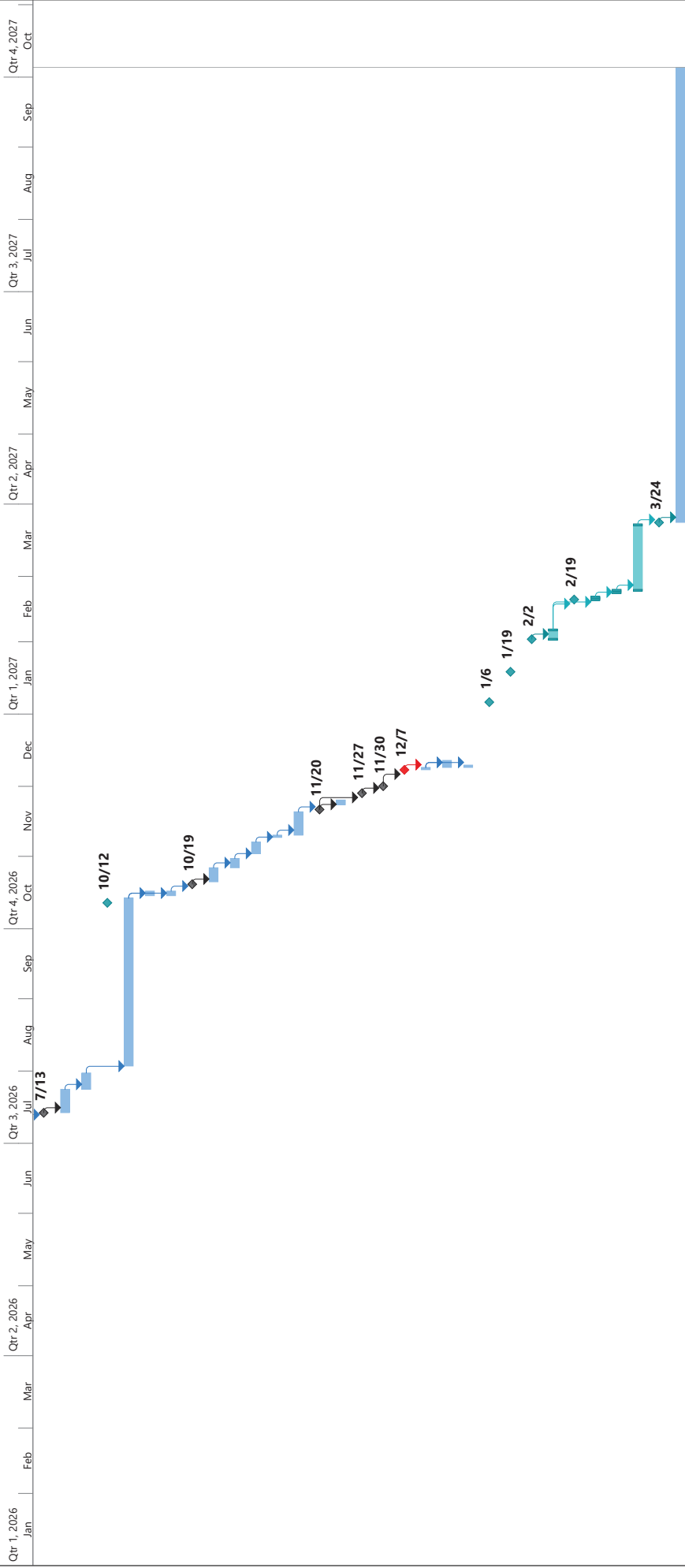
Deadline Progress Manual Progress

ATTACHMENT C
Project Schedule



Project: Sunnyvale Schedule
Date: Thu 5/8/25

ATTACHMENT C
Project Schedule



Project: Sunnyside Schedule
Date: Thu 5/8/25

- Task
- Split
- Milestone
- Summary
- Project Summary
- Inactive Task
- Inactive Milestone
- Inactive Summary
- Manual Task
- Duration-only
- Manual Summary Rollup
- Manual Summary
- Start-only
- Finish-only
- External Task
- External Milestone
- Deadline
- Progress
- Manual Progress

ATTACHMENT D



ENGINEER'S OPINION OF CONSTRUCTION COST

PROJECT: Sunnyvale Rd Drainage Project **DATE:** 05/02/25

LOCATION: Grand Prairie, Texas **PROJECT NO.**

BASIS FOR ESTIMATE: CONCEPTUAL PRELIMINARY FINAL **BY:** KWT

ITEM NO.	DESCRIPTION	QUANT.	UNIT	UNIT		TOTAL AMOUNT
				AMOUNT	AMOUNT	
1	Mobilization, Bonds, and Insurance	1	LS	\$94,000		\$94,000
2	Trench Safety Systems	2,200	LF	\$8		\$16,500
3	Traffic Control	1	LS	\$25,000		\$25,000
4	SWPPP	1	LS	\$20,000		\$20,000
5	Demolish existing storm drain	1,800	LF	\$100		\$180,000
6	Proposed Storm Drain (Assuming 42" to 48" Pipe actual size will be determined during the initial planning phase)	2,200	LF	\$420		\$924,000
7	Laterals	100	LF	\$200		\$20,000
8	Inlet Structures	8	EA	\$10,000		\$80,000
9	Junction Boxes	8	EA	\$10,000		\$80,000
10	Safety End Treatments	1	EA	\$8,000		\$8,000
11	Asphalt Street Repair	3,100	SY	\$100		\$310,000
12	Concrete Street Repair	110	SY	\$220		\$24,200
13	Concrete Driveway/Sidewalk	225	SY	\$100		\$22,500
14	Restoration with Topsoil and Sod	7,500	SY	\$20		\$150,000
				SUBTOTAL		\$1,954,200
				Contingency - 25%		\$489,000
				Total Estimated Project Cost		\$2,443,200



May 7, 2025
YR No.: YRM25-100

Land Surveying / SUE Services

Client: Wade Trim
Kenneth Tillman, PE

Project: Sunnyvale Road Drainage
Grand Prairie, Texas

Dear Mr. Tillman:

Yellow Rose Mapping LLC is pleased to submit a proposal for professional land surveying and Subsurface Utility Engineering (SUE) services for the referenced project.

INTRODUCTION

It is our understanding the project is located along Sunnyvale Road between Duncan Perry Road and Santerra Branch and consists of approximately 2,700 linear feet of existing road right-of-way and drainage channel areas as shown on the attached Exhibit “B”. The scope of services includes the following:

SCOPE OF SERVICES

Task 1 – Design Survey

Yellow Rose Mapping will perform an on-the-ground survey of the property under the direct supervision of a Registered Professional Land Surveyor. The detailed scope for this task is described in the attached Exhibit “A”, and the limits of the design survey are shown on the attached Exhibit “B”

Task 1 Fee Schedule: \$23,500.00 (Lump Sum)*

Task 2- Subsurface Utility Engineering (SUE) – Quality Level “B” SUE

Perform Subsurface Utility Engineering (SUE) Quality Level B in general accordance with the recommended practices and procedures described in American Society of Civil Engineers (ASCE) Publication CI/ASCE 38-02 (Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data). Utilize geophysical prospecting equipment to designate the horizontal position of existing underground utilities that are within the existing corridor. This level of work includes acquiring as-built documentation from utility companies and making contact with their representatives. Designating will be performed within the red limits shown in the attached “Exhibit A”. The QL “B” SUE field findings will be surveyed and delivered in the form of a .dwg CAD base file.

Task 2 Fee Schedule: \$22,850.00 (Unit Rate)

Task 3- Subsurface Utility Engineering (SUE) – Quality Level “A” SUE

Perform up to six (6) Subsurface Utility Engineering (SUE) Quality Level A test holes, in areas to be identified, in general accordance with the recommended practices and procedures described in American Society of Civil Engineers (ASCE) Publication CI/ASCE 38-02 (Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data). The scope of work involves QL “B” designating of the utilities to layout the test holes as initiated by Wade Trim. One day of traffic control services have been included in the budget, if needed. The QL “A” field findings will be surveyed and delivered in the form of a .dwg CAD base file.

Task 3 Fee Schedule: \$9,800.00 (Unit Rate)

Task 4- Right-of-Way Documents

Prepare exhibits and legal descriptions for two (2) Right-of-Way parcels at a unit rate of \$2,500 per parcel, signed and sealed by a Registered Professional Land Surveyor. Establish Right-of-Way monuments in accordance with the requirements of the City of Grand Prairie and the Texas Board of Professional Engineers and Land Surveyors.

Any additional revisions after right-of-way documents have been finalized due to design modifications or proposed alignment changes will be billed on an hourly basis in accordance with the attached fee schedule.

Task 4 Fee Schedule: \$5,000.00 (Unit Rate)*

Task 5- Temporary Construction Easements

Prepare exhibit and legal description for up to three (3) Temporary Construction Easements at a unit rate of \$1,500 per easement, signed and sealed by a Registered Professional Land Surveyor.

Any additional revisions after easement documents have been finalized due to design modifications or proposed alignment changes will be billed on an hourly basis in accordance with the attached fee schedule.

Task 4 Fee Schedule: \$4,500.00 (Unit Rate)*

SCHEDULE

Yellow Rose acknowledges the importance to Wade Trim of the project schedule and agrees to put forth its best professional efforts to perform its services under this proposal in a manner consistent with that schedule. Wade Trim understands, however, that Yellow Rose’s performance must be governed by sound professional practices. If, through no fault of Yellow Rose, such periods of times or dates are changed, or the orderly and continuous progress of Yellow Rose’s services is impaired or Yellow Rose’s services are delayed or suspended, then the time for completion of Yellow Rose’s services, and the rates and amounts of Yellow Rose’s compensation, shall be adjusted equitably. If requested, Yellow Rose would be pleased to develop a project schedule outlining each of the items included previously described in the Scope of Services.

COMPENSATION

Yellow Rose proposes to provide our services on a fixed fee or time & materials basis as shown above. A copy of our “Standard Schedule of Hourly Rates” is attached for your reference.

* Please note that boundary surveying and related services are subject to state and local sales tax. It is our understanding this project is for the City of Grand Prairie, a public entity, and therefore may not be subject to sales tax. Sales tax is not included in the fees above and Wade Trim agrees to provide a reseller certificate in accordance with State law.

SUMMARY

This proposal, unless otherwise noted, constitutes our understanding of the services to be provided by Yellow Rose Mapping, LLC on the project described above. This proposal is offered for a period of thirty (30) days after which, if said proposal has not been executed, said proposal should no longer be valid.

Yellow Rose Mapping, LLC is pleased to have this opportunity to submit this proposal and look forward to working with you on this project. If the proposal is acceptable to you as presented, please execute one copy and return one original copy to our office. Upon receipt of notice to proceed, either in writing or verbally, it will be assumed said proposal is accepted by all parties and services will be provided accordingly. If you have any questions or would like any additional information, please do not hesitate to call us at your convenience.

Sincerely,

Wade Trim

Yellow Rose Mapping, LLC

By: _____

By: Chad A. Gulick

Name: _____

Name: Chad A. Gulick, RPLS

Title: _____

Title: Senior Project Manager

Date: _____

Date: May 7, 2025

SCHEDULE OF FEES

The following rate schedule becomes effective January 1, 2025. This rate schedule is good through December 31, 2025.

Surveying:

Registered Professional Land Surveyor	\$ 190 / hour
Survey Technician	\$ 110 / hour
Senior Survey Technician / SIT	\$ 150 / hour
1-Man Survey Crew	\$ 140 / hour
2-Man Survey Crew	\$ 185 / hour
3-Man Survey Crew	\$ 235 / hour
Aerial Surveying	Quoted per project

Other Expenses:

Clerical Support	\$ 60 / hour
Per Diem	Government Rate
Vehicle Mileage:	Government Rate
Fees (Shipping, Applications, Plat, Filing, Tax Certs, Deeds)	Cost plus 10%
Printing/Reproduction	\$ 0.25 (8.5 x 11)
	\$ 0.75 (11 x 14)
	\$ 1.25 (11 x 17)
	\$10.00 (plan size)
Taxes	Appropriate sales tax

Subsurface Utility Engineering (SUE):

QL "B" SUE	\$ 2,500.00 / day
Survey of QL "B" SUE	\$ 1,950.00 / day
QL "A" SUE (0-4 ft)	\$ 950.00 / each
QL "A" SUE (4-8 ft)	\$ 1,250.00 / each
QL "A" SUE (8-12 ft)	\$ 1,550.00 / each
QL "A" SUE (12-18 ft)	\$ 2,300.00 / each
Pavement Coring	\$ 300.00 / each
Traffic Control	\$ 1,900.00 / day
Admin. / Permit	Quoted per project

Attachment "E" (Continued)

Scope for Professional Surveying Services

- **Horizontal and Vertical Control:** The surveyor will utilize the City of Grand Prairie survey monuments as the basis of the projects horizontal and vertical control. The Grand Prairie system is Texas Coordinate System of 1983 - North Central Zone (4202) NAD_83 (2011) NAVD88. Information on the City's GPS Monuments can be found at <https://www.gptx.org/Departments/Engineering/Engineering-Design-and-CIP-Projects/GIS-Survey-Monuments>. All horizontal coordinates will be represented as surface coordinates with a surface to grid combined scale factor. Establish a minimum of (3) horizontal and vertical control points within 200 feet of the beginning and end of the project along with one near the middle of the project.
- **Ties:** Establish ties to found ROW, easement, and property monuments to the horizontal control. Tie all secondary control points back to the primary control points.
- **Utilities:** Request underground utility location from appropriate entities (e.g. ONE CALL, DigTess). Contact the City of Grand Prairie for City facility locates.
 1. Locate visible and accessible on-grade and above-grade features including but not limited to pavement marking, curbs, driveways, pavement edges, traffic signs, sidewalks, ramps, fences, guardrails, signs, walls, power poles, valves, manholes, fire hydrants, mailboxes, culverts, storm drain outfalls, inlets, surface utility features and utility markers.
 2. Prepare utilities sketch in AutoCAD 2020 or later, of franchise and public utilities within project area.
- **Topographic Features:** Provide horizontal and vertical locations of all topographic features within the Right-of-Way of Sunnyvale Road as well as upstream and downstream of Santerre Branch. Provide a Civil 3D 2020 file or XML file with all topographic features and a topographic surface. The topographic features that shall be located include but are not limited to:
 1. Provide ground shots at 50' intervals to provide one (1) foot contours.
 2. Other significant grade breaks (walls, ramps, ground slope changes, etc.)
 3. Fire hydrants, water meters, valves, and blow offs (Provide rim elevations and top nut measure downs for all valves).
 4. Gas meters and valves.
 5. Power poles, overhead electric lines, telephone and electrical pedestals.
 6. Storm Sewer inlets, manholes, and junction boxes with flow-line elevations, rim elevations, size, depth, and type.
 7. Wastewater manholes with flow-line elevations, cleanouts, rim elevations, size, depth, and type.
 8. Identify drainage channels, ditches, and swales. Identify culvert sizes and flow lines.
 9. Show all channel/ditch/creek features, including top of bank, high bank, side slopes, berms, center line of creek and back-slope interceptors. Show limits of riprap and slope paving.
 10. Identify brush or tree lines, and trees 6" and larger in diameter at chest height. Identify size, common name, and location of all individual specimen trees 6" in diameter and larger at chest height and perimeter location of heavy brush areas.

11. Locate visible indications of all utilities (gas mains, electric, telephone, cable TV, communication fiber optics, etc.). Locate ROW markers and pipeline markers (provide information from pipeline marker sign).
12. Roadway features: driveway/ground, back of sidewalk, front of sidewalk, back of curb, gutter, edge of concrete, edge of asphalt, crown of street, mailboxes, signs, and landscaping
13. Locate/verify existing property monuments to establish right-of-way and property lines suitable for engineering design. (Not a boundary survey)
14. Where available Wade Trim will provide record drawings.
15. Cross sections of Santerre Branch every 25 feet along the creek. Cross sections will go from bank to bank (overbanks will be shot as part of the topo already) and will include toes of slopes and creek flowlines plus other significant grade breaks/benching.

Attachment "E" (Continued)

