

Change Order

PROJECT: (Name and address)	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
Raymond Community Park Prosper, TX	Contract For: General Construction Date: November 23, 2022	Change Order Number: 05 Date: January 28, 2026
OWNER: (Name and address) Town of Prosper 250 W First Street Prosper, TX 75078	ARCHITECT: (Name and address) Dunaway 550 Bailey Ave, #400 Fort Worth, TX 76107	CONTRACTOR: (Name and address) Dean Electric, Inc. dba Dean Construction 701 Hall Street Cedar Hill, TX 75104

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change the Contract Sum from \$22,230,673.00 to \$23,603,123.00.

The Scope of Work is modified as shown in the attached DWY ASI 020 dated 19 JAN 2026 and DCI PCR 055 dated 16 JAN 2026.

The original Guaranteed Maximum Price was

The net change by previously authorized Change Orders

The Guaranteed Maximum Price prior to this Change Order was

The Guaranteed Maximum Price will be increased by this Change Order in the amount of

The new Guaranteed Maximum Price including this Change Order will be

The Contract Time will be increased by one hundred thirty-nine (139) days.

The new date of Substantial Completion will be increased to April 23, 2026 until a subsequent Change Order modifies it. See Contract Schedule attached which supersedes previous schedules.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Dunaway
ARCHITECT (Firm name)

Dean Electric, Inc. dba Dean Construction
CONTRACTOR (Firm name)

Town of Prosper
OWNER (Firm name)

SIGNATURE
Arron Law, Team Leader
PRINTED NAME AND TITLE

SIGNATURE
Tyler Firebaugh, Vice President
PRINTED NAME AND TITLE

SIGNATURE
Mario Canizares, Town Manager
PRINTED NAME AND TITLE

DATE

DATE

DATE



Scope of Added Work for Construction Change Directive #05

Well Irrigation

To: Kurt Beilharz, PLA, ISA
From: Arron Law, PLA, ASLA
Date: January 19, 2026 Dunaway #: 7691.001
Re: Raymond Community Park – CCD #05

The purpose of this MOU is to clearly identify the scope of work being proposed within Construction Change Directive #05 for well irrigation. The additional work being proposed is as follows:

The scope of work defined by ASI #20 are hereby accepted and added to GMP #2:

Connection of the existing irrigation system to the proposed well, including the installation of all equipment, electrical enclosures, and electrical service necessary to operate from the well.

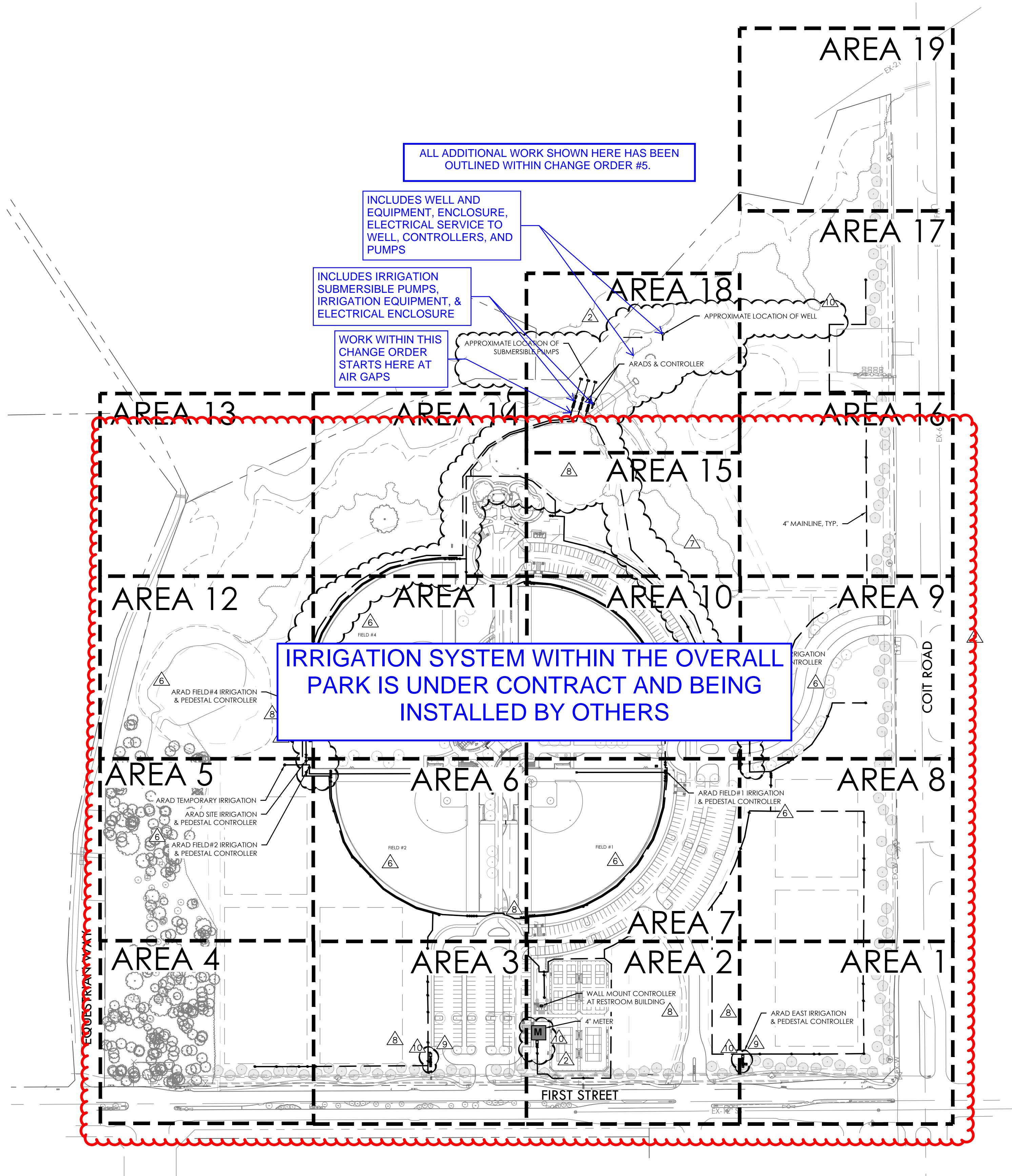
Reference Exhibit A attached:

- Installation of ARADs, Irrigation Controllers, Pump Station Control Panel, Self Cleaning Filters, and Submersible pumps
- Installation of electrical service and equipment necessary for the well operation.
- Drilling and Installation of well and well control panel
- Installation of pond level controls
- Installation of well equipment enclosure
- Fine grading and reestablishment of landscape necessary prior to final acceptance

The Contract Documents are modified by this Construction Change Directive #05 as described above.

APL

EXHIBIT A

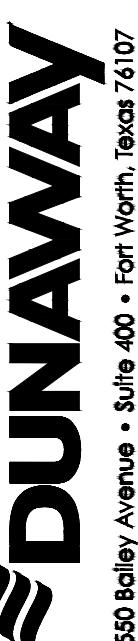


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
2Q 2H 4Q 4H 6Q 6H	SPRAY: HUNTER PROS-06/012-PRS30-R SR SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
ES LCS RCS CS SS	SPRAY: HUNTER PROS-06/012-PRS30-R STRIP SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
Q H F	SPRAY: HUNTER PROS-06/012-PRS30-R 5 SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
Q T H F	SPRAY: HUNTER PROS-06/012-PRS30-R 8 SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
Q T H F	SPRAY: HUNTER PROS-06/012-PRS30-R 10 SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
Q T H TT TQ F	SPRAY: HUNTER PROS-06/012-PRS30-R 12 SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
Q T H TT TQ F	SPRAY: HUNTER PROS-06/012-PRS30-R 15 SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
Q H	SPRAY: HUNTER PROS-06/012-PRS30-R 17 SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
④ ⑥ ⑧ ⑩ ⑫ ⑯ ⑰	SPRAY: HUNTER PROS-06/012-PRS30-R ADJ SERIES SPRAY, 30 PSI REGULATED POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. INSTALL 12" POP UP IN ALL SHRUB PLANTING AREAS, INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
25Q 50Q 50H 10H 10F 20F	BUBBLER: HUNTER PROS-04-CV-R-MSBN MULTI-STREAM BUBLER, 4IN. POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, RECLAIMED BODY CAP, 25=.25GPM, 50=.5GPM, 10=1.0GPM, 20=2.0GPM. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
⑧	HUNTER I-40-06-SS 08 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1IN. FEMALE NPT INLET THREADS, STANDARD NOZZLE. INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
⑯	HUNTER I-40-06-SS 25 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1IN. FEMALE NPT INLET THREADS, STANDARD NOZZLE. INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
⑯	ROTOR: HUNTER I-20-06-R 1.5 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
⑯	ROTOR: HUNTER I-20-06-R 3.0 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
⑯	ROTOR: HUNTER I-20-06-R 4.0 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
⑯	ROTOR: HUNTER I-20-06-R 8.0 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. INSTALL 6" POP UP IN ALL GRASS AREAS. INSTALL PURPLE NOZZLE FOR NON-POTABLE USE.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
⑯	CONTROL VALVE: HUNTER ICV-R 1-1/2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. INSTALL IN VALVE BOX WITH PURPLE LID FOR NON-POTABLE USE.	
⑯	QUICK COUPLER: RAIN BIRD 5-NP 1" 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 1-PIECE BODY. INSTALL QUICK COUPLERS ON FIELDS, QTY-4, IN 10" ROUND VAVLE BOXES. CONTROL QUICK COUPLERS THROUGH PHONE APP. INSTALL IN VALVE BOX WITH PURPLE LID FOR NON-POTABLE USE.	
⑯	BALL VAVLE: LASCO INSTALL IN VALVE BOX WITH PURPLE LID FOR NON-POTABLE USE.	
⑯	GATE VALVE: LASCO BRASS INSTALL IN VALVE BOX WITH PURPLE LID FOR NON-POTABLE USE.	
⑯	MAIN ARAD: 4" FLOW METER/MASTER VALVE 4" PART# IS-BM-40 AC 1=100 INSTALL 6 WIRES (NO RED OR WHITE) COLOR 1: 2-SOLENOID COLOR 2: 2-DATA COLOR 3: 2-EXTRA INSTALL 12 GAUGE WIRE FROM ACE CONTROLLER TO POINT OF CONNECTION. INSTALL IN VALVE BOX WITH PURPLE LID FOR NON-POTABLE USE.	
⑯	SUB ARAD: 3" FLOW METER/MASTER VALVE 3" PART# IS-BM-30 AC 1=10 INSTALL 6 WIRES (NO RED OR WHITE) COLOR 1: 2-SOLENOID COLOR 2: 2-DATA COLOR 3: 2-EXTRA INSTALL IN VALVE BOX WITH PURPLE LID FOR NON-POTABLE USE.	
⑯	RPZ BACKFLOW: FEBCO LF860-FS LARGE 4" REDUCED PRESSURE BACKFLOW PREVENTER	
⑯	BALL FIELD CONTROLLERS: MOTOROLA IRRINET M EXTERIOR PEDESTAL MOUNT CONTROLLER WITH SURGE 12 STATION PART# IS-R1A-RU-SS	
⑯	BALL FIELD CONTROLLERS: MOTOROLA IRRINET M EXTERIOR PEDESTAL MOUNT CONTROLLER WITH SURGE 12 STATION PART# IS-R1A-RU-SS	
⑯	COMMON AREA SITE CONTROLLER: MOTOROLA IRRINET M EXTERNAL PEDESTAL MOUNT 48 STATION PART# IS-R4A-RU-SS	
⑯	MAIN CONTROLLER: MOTOROLA ACE INTERIOR WALL MOUNT CONTROLLER WITH SURGE 80 STATION PART# IS-A5A-IPU-RN-WS CONTROLLER CABINET 34" WIDE X 45" TALL X 10" DEEP CONTRACTOR TO COORDINATE DOOR HINGE SIDE WITH MANUFACTURER.	
⑯	PUMP STATION AREA: MOTOROLA IRRINET M EXTERIOR PEDESTAL MOUNT CONTROLLER WITH SURGE 12 STATION PART# IS-R1A-RU-SS	
⑯	SOUTHEAST CONTROLLER: MOTOROLA IRRINET M EXTERIOR PEDESTAL MOUNT CONTROLLER WITH SURGE 36 STATION PART# IS-R3A-RU-SS	
⑯	RAIN/FREEZE SENSOR: HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT.	
⑯	BOOSTER PUMP - BASE BID / SEE SHEET L5.23-L.25 INCONTROL 273 GPM AT 60 PSI BOOSTER 15 HP PUMP/MOTOR MONSOON SERIES, APPROX 6' L X 3'-7" D X 6'H 480 VOLT/3 PHASE OR 240 VOLT/3 PHASE	
⑯	SUBMERSIBLE PUMP - BID ALT / SEE SHEET L5.23-L.25 200 GPM AT 100 PSI BOOSTER 10 HP MAIN PUMP/MOTOR & 7.5 HP JOCKEY PUMP/MOTOR SUBMARINE TURBINE SERIES WITH SELF CLENAING FILTER APPROX 6' L X 4'W X 4' H 240 VOLT/3 PHASE	
⑯	SUBMERSIBLE PUMP - BID ALT / SEE SHEET L5.23-L.25 200 GPM AT 100 PSI BOOSTER 10 HP MAIN PUMP/MOTOR & 7.5 HP JOCKEY PUMP/MOTOR SUBMARINE TURBINE SERIES WITH SELF CLENAING FILTER APPROX 6' L X 4'W X 4' H 240 VOLT/3 PHASE	
⑯	SUBMERSIBLE PUMP - BID ALT / SEE SHEET L5.23-L.25 200 GPM AT 100 PSI BOOSTER 10 HP MAIN PUMP/MOTOR & 7.5 HP JOCKEY PUMP/MOTOR SUBMARINE TURBINE SERIES WITH SELF CLENAING FILTER APPROX 6' L X 4'W X 4' H 240 VOLT/3 PHASE	
⑯	WATER METER 4" STATIC PRESSURE OF 80 PSI AT METER PROVIDED BY THE CITY ON 9/7/2023.	
⑯	WATER METER 4" STATIC PRESSURE OF 80 PSI AT METER PROVIDED BY THE CITY ON 9/7/2023.	
⑯	4" M POINT OF CONNECTION 4" STATIC PRESSURE OF 80 PSI AT METER PROVIDED BY THE CITY ON 9/7/2023.	
⑯	POC POINT OF CONNECTION 4"	
⑯	POC POINT OF CONNECTION 4"	
⑯	POC POINT OF CONNECTION 4"	
⑯	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1/2" INSTALL PURPLE PIPE FOR NON-POTABLE USE.	
⑯	IRRIGATION MAINLINE: PVC SCHEDULE 40 4" MINIMUM MAINLINE, TYP. INSTALL PURPLE PIPE FOR NON-POTABLE USE.	
⑯	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL PURPLE PIPE FOR NON-POTABLE USE.	
⑯	Valve Callout	

OVERALL IRRIGATION PLAN

RAYMOND COMMUNITY PARK
BLOCK 1, LOT 1



Telephone: 817.335.1121
(TX REC, F-1114)

7.	4/03/2025	RFI #49 - IRRIGATION FIELD UPDATES
8.	5/14/2025	ASI #19 - IRRIGATION ADDITIONAL METER UPDATES
9.	6/12/2025	RFI #59 - IRRIGATION BACKFLOW UPDATE
10.	9/11/2025	ASI #20 - IRRIGATION PUMP UPDATES

OVERALL IRRIGATION PLAN	
 <p>DUNAWAY</p> <p>550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 (TX REG. F-1114)</p>	
<p>RAYMOND COMMUNITY PARK BLOCK 1, LOT 1</p> <p>WILLIAM BUTLER SURVEY, ABSTRACT NO. 112 TOWN OF PROSPER, COLLIN COUNTY, TEXAS TOWN PROJECT #.2122-PK</p>	
 <p>STATE OF TEXAS JANEL MOODY 20529 LICENCED IRRIGATOR 05/06/2025</p>	
<p>JOB NO. 7691.001</p> <p>DESIGNED BY: JMM</p> <p>DRAWN BY: JMM</p> <p>CHECKED BY: KLS</p> <p>DATE: MAY 6, 2025</p>	
<p>SHEET: 1</p> <p>PRICE: \$5.00</p>	

CO # 04 - CMAR's Cost + Fees and Owner's Contingency inside the GMP

Item #	Description	Subtotal	Total	Comments
	CMAR's Current Contract Sum		22,230,673	Total Matches Executed CO # 04
1.00	Add New Well & Pump System	1,247,681.88		16 JAN 2026 PCR 55 (Final PRC Amount after Validation)
2.00	Owner's Contingency for Well Scope <u>inside the GMP</u>	124,768.19		Unforeseeable Conditions (Weather, Subsurface Conditions, etc.)
	Proposed CO # 05 Total & CMAR's New Contract Sum after CO # 05	1,372,450	23,603,123	Totals Rounded to Match CO #05



Proposed Change Request 55

PROJECT: RAYMOND COMMUNITY PARK - Well

DATE	DESCRIPTION	SUBCONTRACTOR	AMOUNT
1/16/2026	Well	DFW Well Service, LLC	\$267,202.17
1/16/2026	Bond Allowance for Well	DFW Well Service, LLC	\$36,000.00
1/16/2026	Well Service Electrical	Nema 3 Electric, Inc	\$175,576.00
1/16/2026	Irrigation	Firefighters Landscape	\$53,134.86
1/16/2026	Submersible Pump	In-Control	\$502,075.39
1/16/2026	Well Head Work	In-Control	\$65,915.94
1/16/2026	Submersible Pump & Well Head Work - 2 Year Warranty	In-Control	\$24,815.16
1/16/2026	50 LF Ameristar Fencing with a 10' Gate	Dean Construction	\$20,000.00
1/16/2026	400 LF Temp Fencing	Dean Construction	\$6,000.00
1/16/2026	1500 LF Erosion Control	Dean Construction	\$3,000.00
1/16/2026	500 SF Concrete	Dean Construction	\$5,500.00
1/16/2026	20 CY Gravel	Dean Construction	\$3,000.00
1/16/2026	General Conditions/Insurance: 4.735%	Dean Construction	\$55,031.09
1/16/2026	Fee: 2.5%	Dean Construction	\$30,431.27
TOTAL			\$1,247,681.88

City Acknowledgement:

Date:

Architect Acknowledgement:

Date:

Contractor Acknowledgment:

A handwritten signature in black ink, appearing to read "K. Allred".

Date: 1/16/2026

SECTION 00 3000

BID FORM

Raymond
Community Park
Well
Prosper, Texas

Bid Of DFW Well Service LLC.

Address Po Box 1338

Town/State/Zip Gainesville TX 76241

Date of Bid Opening 1-12-2026

Telephone # 940-536-8560

Fax # _____

E-mail service@dfwwellservice.com

TO THE TOWN OF PROSPER, ATTENTION PURCHASING
TOWN OF PROSPER, TEXAS:

The undersigned hereby proposes to furnish the equipment, fuel, labor, materials, power, tools, superintendence, transportation, and to perform the work required for the construction of Raymond Community Park Well in the Town of Prosper Texas, for the following prices, which prices are clearly and definitely understood, shall include all construction materials and equipment as set out in the basis of payment in these contractual documents and maintaining same as required by the detailed specifications.

Bidders may bid on 1 or more items on the same bid form.

Each bid item must be proposed complete and without alterations.

Bidders must complete the Contractor Qualifications Section 00 4150 and return with their bid.

BID SCHEDULE

Bid Package No.	Unit	Description and Price in Words	PRICE IN FIGURES *	
			Unit Price	Total

UNIT PRICE BID

		Water Well Complete in place per plans, specs, and addenda Includes: 1. A woodbine well able to supply 175 GPM 2. Control Panel 3. Drilling allowed 24hrs a day		
1	LS	<p>Electrical service to well by others</p> <p>Work to meet Town of Prosper standards and specifications Clean up – dress up Dispose of spoils and trash</p> <p>for the lump sum price of <u>\$1267,202.17</u></p> <p style="text-align: right;">Dollars and NO cents.</p>	\$ 267,	\$ 202.17
2	LS	<p>Water Well Alternate Complete in place per plans, specs, and addenda Includes: 1. A woodbine well able to supply 175 GPM 2. Control Panel 3. Drilling allowed during working hours of Prosper M-F 7am-7pm Sat 8am-4pm 4. 1-year maintenance warranty</p> <p>Electrical service to well by others</p> <p>Well plumbing surface work by others including 4" water turbine meter, heated fiberglass enclosure, plumbing discharge to pond, and pond level control.</p> <p>Work to meet Town of Prosper standards and specifications Clean up – dress up Dispose of spoils and trash</p> <p>for the lump sum price of <u>\$1267,202.17</u></p> <p style="text-align: right;">Dollars and NO cents.</p>	\$ 267,	\$ 202.17
3	LS	<p>Maintenance Warranty Alternate Price for an additional 2-year maintenance warranty.</p> <p>This is in addition to the 1-year maintenance warranty included in bid items 1 & 2</p> <p>Work to meet Town of Prosper standards and specifications Clean up – dress up Dispose of spoils and trash</p> <p>for the lump sum price of <u>\$43,156.34</u></p> <p style="text-align: right;">Dollars and NO cents.</p>	\$ 43,	\$ 156.34

The undersigned certifies that the proposed prices contained in this bid have been carefully reviewed and are submitted as correct and final. Bidder further certifies and agrees to furnish any and/or all product/service upon which prices are extended at the price offered, and upon the conditions in the specifications of the Invitation to Bidders.

I hereby certify that the foregoing bid has not been prepared in collusion with any other bidder or other person or persons engaged in the same line of business prior to the official opening of this bid. Further, I certify that the bidder is not now, nor has been for the past six (6) months, directly or indirectly concerned in any pool or agreement or combination to the control the price of product/service bid on, or to influence any person or persons to bid or not to bid thereon.

Name of Bidder: DFW Well Service LLC.
Address of Bidder: PO Box 1338 Gainesville TX 76241
Telephone Number: 940-536-8560 Fax: _____
E-mail address: service@dfwwellservice.com
By: Matthew Miller (print name)
Title: Owner Federal ID#/SSN#: 46-2853174
Signature: Matthew Miller

Acknowledgement of Addenda: #1 #2 _____ #3 _____ #4 _____ #5 _____



NEMA 3 Electric, Inc.

4181 Old Hwy 67, Midlothian, TX 76065 • 972-723-1180 • Fax 972-723-1181

Contractors

January 8, 2026

Proposal

Dean Construction

Attn: Tyler

RE: Multi-Purpose Fields
Prosper, Texas

Quote \$ 175,576.00 to provide new service to well and irrigation pump control panel, per plans SE-1R and SE-6R includes the following:

- Install conduit and conductors per plans
- Install meter base, disconnects, panels, and transformers per plans
- Labor
- Trench

Terms: Net 30 – (no retainage withheld)

EXCLUDED FROM THE QUOTE:

- Engineering
- Permit and fees
- Withholding of retainage
- Fixing any irrigation lines
- Additional electrical work

- Traffic control
- Temporary fencing
- Additionally insured
- Allowances, bonding, permit fees, and sales tax

Upon payment we will transfer manufacturers' warranties to the Owner. EXCEPT FOR TRANSFERABLE

MANUFACTURER'S WARRANTIES WE ARE NOT RESPONSIBLE FOR INJURIES OR LOSSES DUE TO DESIGN, MANUFACTURING OR OTHER DEFECTS IN THE MATERIALS DESIGNATED OR SPECIFIED BY CONTRACTOR, OWNER OR THEIR AGENTS. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Note: We may withdraw this proposal if not accepted within seven days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. you are authorized to do the work as specified, payment will be made as outlined above.

Date of Acceptance: _____

Total Amount Accepted: _____

Signature _____

Printed Name & Title _____

RAYMOND SPORTS COMPLEX

TECL #18687 - Regulated by The Department of Licensing and Regulation - P.O. Box 12157, Austin, TX 78711-12157. 1-800-803-8202, 512-463-6599. Website: www.license.texas.gov/complaints



822 E State Highway 121
Lewisville, TX 75057 US
+12145920009
jake@dakotaproscapes.com
www.dakotaproscapes.com

ADDRESS
Dean Construction

SHIP TO
Dean Construction

Estimate 25-877

DATE 01/09/2026

DESCRIPTION	QTY	RATE	AMOUNT
Change Request Raymond Park - ASI#20 - Irrigation	1	0.00	0.00
Lump Sum - This Estimate or Invoice as stated at the top of this document is representative of a LUMP SUM CONTRACT. ALL billing will be based on lump sum contract guidelines.	1	0.00	0.00
Irrigation in Texas is regulated by the Texas Commission on Environmental Quality TCEQ MC-178 P.O. Box 13087, Austin, Texas 78711-3087	1	0.00	0.00
Metal Edging- 3/16" - 4" Black	40	15.00	600.00
River Rock Around well control area	1	1,200.00	1,200.00
IS-R1A-RU-SS 12 Station Irrinet M Surge	1	10,000.00	10,000.00
Irrigation Control Panel	1	3,500.00	3,500.00
4" ARAD Octive Meter and Netafim	3	7,000.00	21,000.00
POC- Isolation valves with unions to create Air Gap (At Pond)	3	850.00	2,550.00
Valve boxes 17" x 34" for added Air gaps	6	455.81	2,734.86

DESCRIPTION	QTY	RATE	AMOUNT
Disconnect existing mainline from meters and adding Air Gap with Unions - Flush System	3	1,750.00	5,250.00
Changing heads on SE approach island from Valve #3 to valve # 5 (disconnecting and running new laterals)	1	1,500.00	1,500.00
Profit and over head 10%	1	4,800.00	4,800.00
		SUBTOTAL	53,134.86
		TAX (0%)	0.00
		TOTAL	\$53,134.86

Accepted By

Accepted Date



Bid Number: 2025-093

Date: December 18, 2025

Project: Raymond Park
Project Address: Prosper, Texas

SUBMARINE TURBINE SERIES PUMP STATIONS AND WELLHEAD

The proposal is based on the following documents:

- Plans: L5.23-L5.26 dated 8/1/2025

Project Notes:

- Our base bid includes pricing for an inCon-trol Water Systems' Patented **SUBMARINE TURBINE SERIES™** submersible irrigation pump station (U.S. Patent #'s. 7,938,957, 8,123,957, & other patents pending).
- inCon-trol's pump system will produce up to **200 GPM @ 100 PSI** at each pump discharge.
- The irrigation pump system is pressure activated and requires no electrical connection to the irrigation system.
- Power to the submersible pump must be provided upon installation to test flow and prevent calcification.
- Pricing is based upon 208 VOLT 3 PHASE 225 AMP Breaker Size (3 WIRE + GROUND) power, supplied and connected to the pump station control panel by others.

Submersible Irrigation Pump Station – Scope of Work:

3 EA Pump Station Equipment - *SUBMARINE TURBINE SERIES – STS-1V-20-200-100-20/3*

- Main Pump: (1) 20 HP Submersible Turbine Pump
- Cast-iron pump housing
- 416 Stainless Steel Impeller
- Aluminum Frame & Galvanized Steel Hardware
- PVC Plumbing & Fittings – Painted with corrosion resistant paint
- Self-Cleaning In-Take Screen
- HDPE Discharge Piping, 60'-0", from pump station to shoreline
- SO Rated Cable Leads, 60'-0", from pump station to shoreline
- Polyethylene Air Lines, 60'-0", from pump station to shoreline

1 EA Intelli-trol COMPLETE Series Control Panel

- 3 EA VFD Drive
- PLC based logic
- 7" Touch Screen Interface
- Programable set point and scaling
- Control pressure, start levels
- 6 EA Pressure transducer
- Sleep mode minimum flow protection
- No flow detection

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- Automatic system restart
- Loss of prime protection
- Pump faults and alarms
- Motor protection
- Lightning/Surge Arrestor
- UL listed components
- NEMA Rated Enclosure(s)
- Power for Irrigation Controller

3 EA HDPE 'Z' Pipes

- 4" HDPE 'Z' piping with flanges
 - Flanged fitting for connections at irrigation mainline

3 EA Self-Cleaning Filter -SCF-V500-4-200-B(1)CD(3)FK

- VAF-250-4 Self-Cleaning Filter
- 100 Micron Screen
- 1.5" Solenoid Valve
- Self-Cleaning Filter Controller
- Butterfly Valves
- HDPE 'Z' piping with flanges
- 2 EA 4" Flanged Point of Connections.
- Heater
- Aluminum Enclosure

Installation

- Offloading and Setting of Pump Station Skids.
- Install 4" HDPE 'Z' Pipes
- 3 EA Check Valve
- 3 EA Isolation Valve and Valve Box
- 3 EA Air Lines Access Box
- 3 EA Flowmeter Access Box
- SCH 40 PVC Pipe and Fittings
- 3 EA 4" Flanged Point of Connection, no further than 5'-0" from Self Cleaning Filters. Continuation by others
- 3 EA Level controls probes
- 3 EA 4" Diameter PVC Wet Well
- Offloading and Setting of Self-Cleaning Filters
- Set Self Cleaning Filter no further than XX'-0" from shoreline connection/Force Series Pump Station
- Plumbing from shoreline connection/Force Series Pump Station to Self-Cleaning Filter
- 3 EA Concrete Collar for self cleaning filter
- 3 EA Back Wash Line to pond
- Offloading and Setting of Control Panel, no further than 100' from Pump Station
- Control Panel Rack
- Conduit and wire from control panel to irrigation pump station scope of work - Breaker Size 208V 3 Phase 225 Amp Electrical into control panel by others.
- Submittals
- Startup, On-site Calibration
- Training

Water Wellhead – Scope of Work:

- 4" flanged steel pipe and fittings above ground
- 4" cold water turbine meter w/ totalizer
- Heated fiberglass enclosure
- Plumbing from well head to pond
- Access for installation and maintenance
- 80 LF 4" schedule 40 PVC pipe to outfall
- Level Controls for Well On/Off; 120V 1PH power required by others.
- Concrete at wellhead
- Layout of items listed above
- Coordination with other trades as required
- Layout coordinates(Northing and Easting) that relates to field conditions and the supplied CAD file to be provided to inCon-trol
- Shop Drawings
- Submittals
- Operation & Maintenance Manuals
- Startup & Calibration
- Training

COST OF WORK:

3 EA Pump Station Sub-Total:	\$221,801.97
3 EA Self Cleaning Filter Sub-Total:	\$111,388.94
1 LS Installation of above items Sub-Total:	\$168,884.48
Pump Station Grand Total:	\$502,075.39
 1 LS Water Wellhead Sub-Total:	\$ 65,915.94
Wellhead Grand Total:	\$ 65,915.94

Pricing in this proposal is valid for 30 days.

Alternate 1: 2 Year warranty – Add \$24,815.16

- Warranty of equipment for 2 years from date of usage.

Project specific exclusions:

- Tie in to the irrigation main(s)
- Monitoring of the pump station and associated alarms. Operation and condition of the pump system is the responsibility of the client
- Cellular Data Plan
- Fencing or Screening of Equipment
- Additional concrete work beyond concrete pads for filters, wellhead

ACCEPTED **REJECTED**



Either party can cancel this contract with no penalty with 30 days' notice.

At conclusion of service contract, customer can opt to go Month-to-Month with a 10% increase to quoted service price. Month-to Month service does not include Contract rates on labor.

Quarterly Maintenance Package – 2 year Pricing Package

Equipment: Irrigation Pump Station with Submersible Turbine & Self Cleaning Screen

- Once (1) quarterly visits.
- Total of 4 Scheduled Electrical Preventative Maintenance Visits
- Visually inspect overall system functionality
- Test electrical components in panel to ensure performance is within parameter
- Check connections and tighten if necessary
- Inspect for any potential failures via visual symptoms such as burns, discoloration, scaring and corrosion
- Take a boat for visual inspection of pump skids, remove any debris, and inspect screen
 - Does not include pulling skid to shore if necessary
- Log weather conditions, control settings, and readings
- Unit A: Billed at \$ 1,245.00 per pump station per visit when work performed
- Unit B: Billed at \$ 1,245.00 per pump station per visit when work performed
- Unit C: Billed at \$ 1,245.00 per pump station per visit when work performed

Yearly Maintenance Cost

\$14,940.00 + Applicable Taxes

Equipment: VAF Irrigation Filter

- Once (1) quarterly visits.
- Total of 4 Scheduled Electrical Preventative Maintenance Visits
- Visually inspect overall system functionality
- Test electrical components in panel to ensure performance is within parameter
- Check electrical and plumbing connections and tighten if necessary
- Inspect for any potential failures via visual symptoms such as burns, discoloration, scaring and corrosion
- Disassemble, remove screen and debris load
- Log weather conditions, control settings, and readings
- Unit A: Billed at \$ 305.00 per pump station per visit when work performed
- Unit A: Billed at \$ 305.00 per pump station per visit when work performed
- Unit A: Billed at \$ 305.00 per pump station per visit when work performed

Note – VAF filter pricing assumes we are already onsite for the pump station PM.

Yearly Maintenance Cost

\$3,660.00.00 + Applicable Taxes

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Equipment: Well Head

- Once (1) quarterly visits.
- Total of 4 Scheduled Electrical Preventative Maintenance Visits
- Visually inspect overall system functionality
- Test electrical components in panel to ensure performance is within parameter
- Check connections and tighten if necessary
- Inspect for any potential failures via visual symptoms such as burns, discoloration, scaring and corrosion
- PM inspection is limited to well controls above ground
- Log weather conditions, control settings, and readings
- Billed at \$ 295.00 per pump station per visit when work performed

Note – Well Head pricing assumes we are already onsite for the pump station PM.

Yearly Maintenance Cost

\$1,180.00 + Applicable Taxes

Price Schedule	PM per Unit Cost	Total Units	Services Per Year	Annual Total
Pump Stations	\$ 1,245.00	3	4	\$ 14,940.00
VAF Filters	\$ 305.00	3	4	\$ 3,660.00
Well Head	\$ 295.00	1	4	\$ 1,180.00
First Year				\$ 19,780.00
Second Year	No price increase for 2nd year			\$ 19,780.00

**This pricing is guaranteed Service Contract and all efforts shall be made by inCon-trol,
to meet the expectations of the Customer and performances of the Equipment**

This is inCon-trol Water Systems' PERSONAL GUARANTEE

Rates of Labor/Additional Services

Staff	Non-Contract Rate	Contract Rate
☒ Department Head	\$275.00 Hour	\$220.00 Hour
☒ Software Programmer	\$235.00 Hour	\$210.00 Hour
☒ Superintendent	\$210.00 Hour	\$165.00 Hour
☒ Pump System Specialist	\$210.00 Hour	\$160.00 Hour
☒ Electrician	\$210.00 Hour	\$160.00 Hour
☒ Assistant Pump System Specialist	\$125.00 Hour	\$105.00 Hour
☒ Certified Pool Operator (CPO)	\$125.00 Hour	\$105.00 Hour
☒ Water Quality Team	\$187.50 Hour	\$165.00 Hour
☒ Project Manager	\$ 75.00 Hour	\$ 60.00 Hour

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Dean Construction



701 Hall St
Cedar Hill, TX 75104

Phone # 9722917153
Fax # 972.291.7172

Date	Estimate #
1/15/2026	5441PCR56

Name / Address

Town of Prosper
121 W Broadway
Prosper, TX 75078

Project

5441 - Raymond C...

Description	Qty	Cost	Total
AMERISTAR FENCING - 50 LF AND (1) 10' GATE		0.00	0.00
(1) 10' GATE	1	2,000.00	2,000.00
50 LF AMERISTAR FENCING	50	259.50	12,975.00
LABOR TO INSTALL AMERISTAR FENCING AND GATE - 3 LABORERS AT \$37.50/HR	54	37.50	2,025.00
15% MARKUP	1	3,000.00	3,000.00
EROSION CONTROL - 1500 LF		0.00	0.00
1500 LF SILT FENCE	1,500	1.20	1,800.00
LABOR TO INSTALL 1500 LF OF SILT FENCE - 2 LABORERS AT \$37.50/HR	20	37.50	750.00
15% MARKUP	1	450.00	450.00
SITE CONCRETE - 500 SF		0.00	0.00
500 SF OF CONCRETE - MATERIALS	500	7.40	3,700.00
LABOR TO INSTALL 500 SF CONCRETE - 2 LABORERS AT \$37.50/HR	26	37.50	975.00
15% MARKUP	1	825.00	825.00
20 CY OF GRAVEL		0.00	0.00
20 CY OF GRAVEL - MATERIALS	20	97.50	1,950.00
LABOR TO INSTALL 20 CY OF GRAVEL - 2 LABORERS AT \$37.50/HR	16	37.50	600.00
15% MARKUP	1	450.00	450.00
500 LF OF TEMPORARY FENCING		0.00	0.00
500 LF of 6' Fence	1	5,100.00	5,100.00
		Total	\$36,600.00

Customer Signature



1-855-663-8562 www.sunbeltrental.com

Quote Report No:

2879

F.S.R #:	BRANCH NO:			
PROJECT NAME:	Raymond Community Park			
CLIENT:	Dean Construction - 924095			
SITE ADDRESS:	2101 E First St			
CITY:	Prosper	SITE CONTACT:	Kirsten George	
DELIVERY DATE/TIME:	15-Jan-2026 08:00 AM	Email	kirsten@dean-construction.com	
PHONE: (804) 286-6582				
MOBILE: 972-341-7505				
DELIVERY/INSTALL INSTRUCTIONS:				
100% Slab				
500'- 6' Fence				
20- Poles				
BILLING ADDRESS (if new customer) or O/F if On File		701 Hall St		
		Cedar Hill Texas 75104		
PRODUCT				
QUANTITY	DESCRIPTION	Price	Total Ex. Tax	Total Inc. Tax
500.00	6' Fence - Install	\$1.85	\$925.00	\$1,001.30
1.00	Freight	\$300.00	\$300.00	\$324.75
50.00	Cap - Install	\$0.10	\$5.00	\$5.42
50.00	Base - Install	\$0.20	\$10.00	\$10.83
3.00	6' Fence - Rent	\$1,150.00	\$3,450.00	\$3,734.63
1.00	Pole - Install	\$21.31	\$21.31	\$23.07
			Total:	\$4,711.31
				\$5,100.00
Payment Terms:				
NOTES/OTHER INFO:	Quote denotes full 3 month rental Install price includes final removal of fence at end of project. Possible surcharges, fees upon removal not included First invoice will equal price of drop and first rental payment. Freight is charged per truck, per trip. One month minimum. Installation, services and final removals need to be scheduled at least a week prior to the clients desired date.			
TIME ON SITE:	15-Jan-2026 08:00 AM	TIME OFF SITE:	15-Jan-2026 10:00 AM	
Prices stated are valid for 14 days from receipt of quote, unless clearly noted otherwise				
I agree that the above information is correct, and services rendered were as ordered. I have acknowledged the terms and conditions printed on the back of this page. Lessee to maintain clear unobstructed fence line at all times – failure to do so may result in additional charges.				
Authorized Signature	Name (Please print clearly)		Date Signed	

Town of Prosper - Raymond Community Park - Master Project Schedule - GMP #'s 1 and 2

Updated on 09 MAR 2024
Printed on Tue 1/13/2024

Town of Prosper - Raymond Community Park - Master Project Schedule - GMP #s 1 and 2

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Town of Prosper - Raymond Community Park - Master Project Schedule - GMP #s 1 and 2

 Updated on 09 MAR 2024
 Printed on Tue 1/13/26

ID	Description	Biz Days	Start	Finish	A	S	Half 2, 2023					Half 1, 2024					Half 2, 2024					Half 1, 2025					
							O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
93	Install Abutments	30 days	Thu 5/29/25	Thu 7/10/25																							
94	Install Bridge	1 day	Fri 8/29/25	Fri 8/29/25																							
95	Substantial Completion	1 day	Tue 9/2/25	Tue 9/2/25																							
96	Punchlist	15 days	Wed 9/3/25	Tue 9/23/25																							
97	Walkthrough	1 day	Wed 9/24/25	Wed 9/24/25																							
98	Multipurpose Irrigation/Purple pipe	137 days	Sun 12/15/24	Fri 6/27/25																							
99	Notice to proceed	1 day	Sun 12/15/24	Sun 12/15/24																							
100	Multipurpose Irrigation	30 days	Thu 2/6/25	Wed 3/19/25																							
101	RPZ Lead times	30 days	Thu 3/20/25	Wed 4/30/25																							
102	RPZ	5 days	Thu 5/1/25	Wed 5/7/25																							
103	ARAD 4" Lead time	120 days	Mon 12/16/24	Wed 6/4/25																							
104	Other ARAD's Lead times	0 days	Sun 12/15/24	Sun 12/15/24																							
105	Substantial Completion	1 day	Thu 6/5/25	Thu 6/5/25																							
106	Punchlist	15 days	Fri 6/6/25	Thu 6/26/25																							
107	Walkthrough	1 day	Fri 6/27/25	Fri 6/27/25																							
108	Multipurpose lighting added 7/10/25	65 days?	Wed 7/23/25	Ved 10/22/25																							
109	Underground	14 days?	Wed 8/6/25	Mon 8/25/25																							
110	Pole bases	14 days?	Tue 8/26/25	Mon 9/15/25																							
111	Pole setting (12 week lead time)	1 day?	Tue 10/21/25	Tue 10/21/25																							
112	✓ Multipurpose lighting delay(approved by TOP w/ Change order 5)	45 days	Wed 10/22/25	Fri 12/26/25																							
113	Irrigation Changes 7/10/25	58 days?	Tue 8/5/25	Fri 10/24/25																							
114	New meters (10 week lead time)	50 days?	Tue 8/5/25	Tue 10/14/25																							
115	New RPZ's and irrigation changes (8 week lead time)	45 days?	Tue 8/5/25	Tue 10/7/25																							
116	Dumpster Enclosure	40 days?	Thu 3/6/25	Wed 4/30/25																							
117	Ballfield Clay and Conditioner	40 days?	Thu 11/7/24	Tue 1/7/25																							
118	Irrigation System with Town Water	160 days	Thu 10/24/24	Wed 6/11/25																							
119	Landscape	80 days	Mon 6/2/25	Tue 9/23/25																							
120	Fine Grade	180 days?	Mon 1/27/25	Wed 10/8/25																							
121	Irrigation main lines ready for well system	14 days	Mon 12/29/25	Fri 1/16/26																							
122	Turf Establishment edited (Change order #4) ✓	22 days?	Fri 1/16/26	Sat 2/14/26																							
123	All Sod no hydromulch	30 days?	Mon 1/5/26	Fri 2/13/26																							
124	Playground	45 days?	Fri 5/2/25	Mon 7/7/25																							
125	CXT Building at Playground	60 days?	Thu 10/17/24	Tue 1/14/25																							
126	Handrails/Guardrails	80 days?	Thu 4/24/25	Fri 8/15/25																							
127	Site Amenities	56 days	Thu 8/7/25	Fri 10/24/25																							
128	Site Masonry	46 days?	Mon 3/31/25	Tue 6/3/25																							
129	Construction Layout	358 days?	Thu 5/30/24	Fri 10/24/25																							
130	ASI 15 Irrigation changes	13 days	Tue 5/13/25	Fri 5/30/25																							
131	ASI 17 Irrigation changes	8 days	Mon 6/2/25	Wed 6/11/25																							
132	Pedestrian Poles Bid alt gmp 1 alt 2.0	13 days	Thu 6/12/25	Mon 6/30/25																							
133	Monument Sign bid alt gmp 2 alt 2.10	5 days	Tue 7/1/25	Tue 7/8/25																							
134	Rain Delay	58 days	Wed 5/28/25	Mon 8/18/25																							
135	Owner's Weather Float	32 days?	Tue 8/19/25	Thu 10/2/25																							
136	GMP # 2 Substantial Completion - all work up to & including CO #04	1 day	Mon 2/16/26	Mon 2/16/26																							

Town of Prosper - Raymond Community Park - Master Project Schedule - GMP #s 1 and 2

Updated on 09 MAR 2024
Printed on Tue 1/13/26

ID	Description	Biz Days	Start	Finish	A	S	Half 2, 2023					Half 1, 2024					Half 2, 2024					Half 1, 2025				
							O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
137	GMP # 2 Punchlist Completion - all work up to & including CO #04	15 days	Tue 2/17/26	Mon 3/9/26																						
138	✓ CO #05 Well + Pond Irrigation	91 days?	Tue 12/16/25	Thu 4/23/26																						
139	Preconstruction/Bidding phase	19 days	Fri 12/12/25	Sun 1/11/26																						
140	Well bid date	1 day?	Mon 1/12/26	Mon 1/12/26	✓																					
141	Well Change order to council	1 day?	Tue 1/27/26	Tue 1/27/26																						
142	NTP on well	1 day?	Wed 1/28/26	Wed 1/28/26																						
143	Well construction	60 days	Thu 1/29/26	Wed 4/22/26																						
144	Project Substantial Completion - all work up to & including CO #05	1 day	Thu 4/23/26	Thu 4/23/26																						
145	Project Punchlist - All work up to & including CO #05	✓ 15 days	Fri 4/24/26	Thu 5/14/26																						
146	Final Completion/Town Acceptance - All work up to & including CO #05	✓ 1 day	Fri 5/15/26	Fri 5/15/26																						

PPV 14 JAN:
New Substantial Completion date for
Change Order #05 is 23 APR 2026.