



AIA®

Document G701® – 2017

Change Order

PROJECT: *(Name and address)*Raymond Community Park
Prosper, TX**CONTRACT INFORMATION:**Contract For: General Construction
Date: November 23, 2022**CHANGE ORDER INFORMATION:**Change Order Number: 01
Date: December 11, 2024**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 \$17,906,950.00 to \$20,544,583.00.

The Scope of Work is modified as shown in the attached documents from the Architect.

The original Guaranteed Maximum Price after approval of GMP #2 was	\$	17,906,950.00
The net change by previously authorized Change Orders	\$	0.00
The Guaranteed Maximum Price prior to this Change Order was	\$	17,906,950.00
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$	2,637,633.00
The new Guaranteed Maximum Price including this Change Order will be	\$	20,544,583.00

The Contract Time will be increased by thirty-one (31) days.

The new date of Substantial Completion will be August 01, 2025 until a subsequent Change Order modifies it.

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)***SIGNATURE**

Arron Law, Team Leader

PRINTED NAME AND TITLE

12/2/2024

DATE

Dean Electric, Inc. dba Dean Construction

CONTRACTOR *(Firm name)***SIGNATURE**

Gregory Firebaugh, President

PRINTED NAME AND TITLE**DATE**

Town of Prosper

OWNER *(Firm name)***SIGNATURE**

Mario Canizares, Town Manager

PRINTED NAME AND TITLE**DATE**



Scope of Added Work for Change Order #01 – New Well

To: Kurt Beilharz, PLA, ISA

From: Arron Law, PLA, ASLA

Date: November 26, 2024

Dunaway #: 7691.001

Re: Raymond Community Park – CO #1

The purpose of this MOU is to clearly identify the scope of work being proposed within Change Order #01 for the New Well. The additional work being proposed is as follows:

Proposal Request #1.4 is hereby added to the Scope of Work already included in GMP #1:

New electrical Service to Well / Well Equipment

Proposal Request #2.2 is hereby added to the Scope of Work already included in GMP #2:

Multi-Use Field Irrigation with Purple Pipe

Proposal Request #2.3 is hereby added to the Scope of Work already included in GMP #2:

RPZ, Booster Pump, Submersible Pump, Control Panel, Self-Cleaning Filter, Air Gaps, Metal Housing, and Purple Pipe (for original irrigation extent)

The scope of work defined by Alternate #2.12 are hereby accepted and added to GMP #2:

Water Well

The Contract Documents are modified by this Change Order #01 as described above.

A handwritten signature in black ink, appearing to read "Arron Law", written in a cursive style.

APL



Scope of Added Work for Change Order #01 – New Trail Project

To: Kurt Beilharz, PLA, ISA

From: Arron Law, PLA, ASLA

Date: December 2, 2024

Dunaway #: 7691.001

Re: Raymond Community Park – CO #1

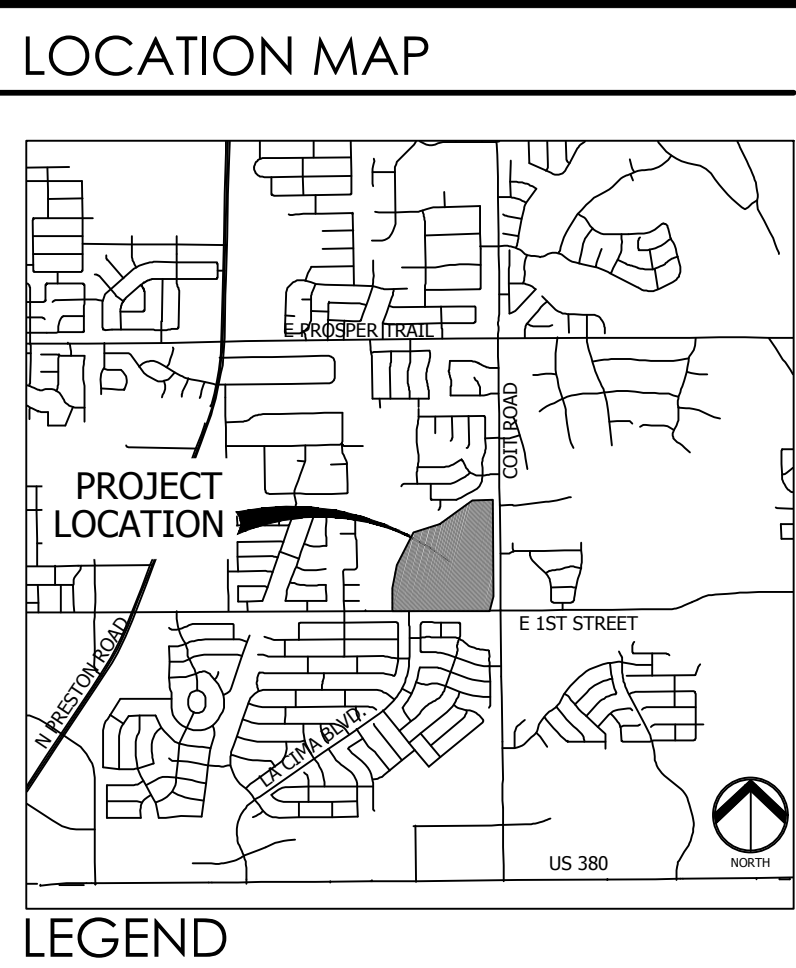
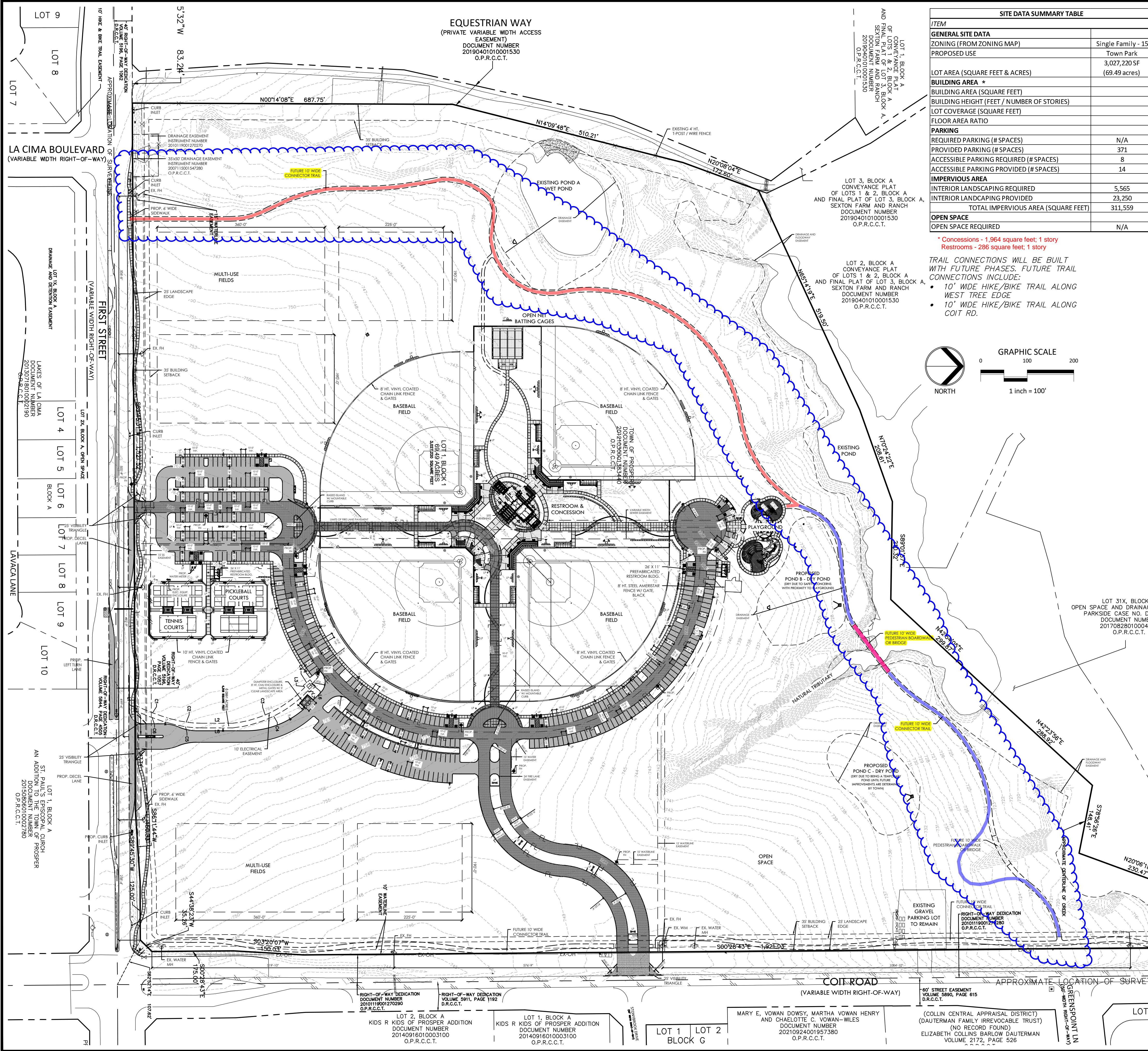
The purpose of this MOU is to clearly identify the scope of work being proposed within Change Order #01 for the New Trail Project.

The Scope of Work for the new trail project shown in and reasonably inferable from the Site Plan dated February 02, 2024 is attached.

The Contract Documents are modified by this Change Order #01 as described above.

A handwritten signature in black ink, appearing to read "Arron Law", written in a cursive style.

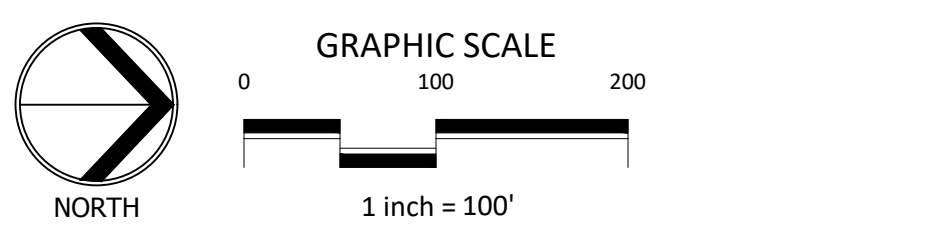
APL



SITE DATA SUMMARY TABLE	
ITEM	
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	Single Family - 15
PROPOSED USE	Town Park
LOT AREA (SQUARE FEET & ACRES)	3,027,220 SF (69.49 acres)
BUILDING AREA *	
BUILDING AREA (SQUARE FEET)	
BUILDING HEIGHT (FEET / NUMBER OF STORIES)	
LOT COVERAGE (SQUARE FEET)	
FLOOR AREA RATIO	
PARKING	
REQUIRED PARKING (# SPACES)	N/A
PROVIDED PARKING (# SPACES)	371
ACCESSIBLE PARKING REQUIRED (# SPACES)	8
ACCESSIBLE PARKING PROVIDED (# SPACES)	14
IMPERVIOUS AREA	
INTERIOR LANDSCAPING REQUIRED	5,565
INTERIOR LANDSCAPING PROVIDED	23,250
TOTAL IMPERVIOUS AREA (SQUARE FEET)	311,559
OPEN SPACE	
OPEN SPACE REQUIRED	N/A

* Concessions - 1,964 square feet; 1 story
Restrooms - 286 square feet; 1 story

TRAIL CONNECTIONS WILL BE BUILT WITH FUTURE PHASES. FUTURE TRAIL CONNECTIONS INCLUDE:
• 10' WIDE HIKE/BIKE TRAIL ALONG WEST TREE EDGE
• 10' WIDE HIKE/BIKE TRAIL ALONG COIT RD.



- PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER
- EXISTING UNDERGROUND FIBER OPTIC LINE
- TEMPORARY BENCHMARK LOCATION (TBM)
- LIGHT POLES (SPORTS, PARKING, PEDESTRIAN)
- FIRE LANE PAVING
- SITE PLAN NOTES:
- All development standards shall follow Town Standards.
 - Landscaping shall conform to landscape plans approved by the Town of Prosper.
 - All development standards shall follow Fire Requirements per the Town of Prosper.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
 - All signage is subject to Building Official approval.
 - Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
 - The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
 - Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
 - Pond waiver by means of this Site Plan. Ponds to be constructed per Town Engineering Approved Plans.



SITE PLAN
DEVAPP-23-0205

Raymond Community Park

BLOCK 1, LOT 1
(69.49 Acres or 3,027,220 Square Feet)

Being a Tract of Land
Described in the Deed Recorded in
Document Number: 20121030001383440
Official Public Records of Collin County, Texas
Situated in the
William Butler Survey, Abstract No. 112
Town of Prosper, Collin County, Texas
for
The Town of Prosper
Project No. 2122-PK
by
Dunaway Associates
This Site Plan was prepared in February 2024

ENGINEER / SURVEYOR:
DUNAWAY ASSOCIATES, LLC
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
817-335-1121

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

RAYMOND COMMUNITY PARK
BLOCK 1, LOT 1
WILLIAM BUTLER SURVEY, ABSTRACT NO. 112
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN PROJECT #2122-PK

PRELIMINARY FOR REVIEW ONLY
These documents are for Bidding Purposes only and not intended for Construction or Permit Purposes. They were prepared by, or under the supervision of:
Arron P. Law
L.A.#3367
02/02/2024

JOB NO.	7691.001
DESIGNED BY:	APL
DRAWN BY:	AAL
CHECKED BY:	KLS
DATE:	FEBRUARY 02, 2024
SHEET:	SP

FILENAME: 7691_SitePlan.dwg
PLOT DATE: Friday, February 02, 2024
FULL PATH: T:\Production\7691\7691.dwg

CO # 01 - CMAR's Cost + Fees and Owner's Contingency inside the GMP				
Item #	Description	Subtotal	Total	Comments
CMO's Current Contract Sum			17,906,950	(after GMP #s 1 + 2 Approval)
1.0	CMAR's Well & Multipurpose Irrigation Total	1,477,338		
2.0	Owner's Well Contingency <u>inside the GMP</u>	243,760		For Unforeseen Events (i.e. Weather, Rock, Water, etc.)
CO # 01 Subtotal for the Well + Multipurpose Irrigation		1,721,098		
3.0	CMAR's New Trail Project Total	796,987		
4.0	Owner's Trail Project Contingency <u>inside the GMP</u>	119,548		For Unforeseen Events (i.e. Weather, Rock, Water, etc.)
CO # 01 Subtotal for the New Trail Project		916,535		
CO # 01 Total & CMAR's New Contract Sum after CO #1		2,637,633	20,544,583	

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

Updated on 09 MAR 2024
Printed on Tue 11/26/24

ID	Description	Biz Days	Start	Finish	Half 2, 2023												Half 1, 2024						Half 2, 2024						Half 1, 2025					
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J							
1	GMP Package #1	48 days	Wed 10/11/23	Tue 12/19/23	GMP Package #1																													
2	95% CD's Town Comments Received	0 days	Wed 10/11/23	Wed 10/11/23	95% CD's Town Comments Received																													
3	GMP 1 100% CD's Released	4 days	Wed 10/11/23	Mon 10/16/23	GMP 1 100% CD's Released																													
4	GMP 1 100% CD's Amendment 1 Released	4 days	Tue 10/17/23	Fri 10/20/23	GMP 1 100% CD's Amendment 1 Released																													
7	GMP 1 Sub Prepare Bids	23 days	Tue 10/17/23	Thu 11/16/23	GMP 1 Sub Prepare Bids																													
5	GMP 1 Sub Questions Due to DCI	7 days	Mon 10/23/23	Tue 10/31/23	GMP 1 Sub Questions Due to DCI																													
6	GMP 1 Addendum #3 Released	2 days	Wed 11/1/23	Thu 11/2/23	GMP 1 Addendum #3 Released																													
8	GMP 1 Bid Opening at Town Hall	0 days	Thu 11/16/23	Thu 11/16/23	GMP 1 Bid Opening at Town Hall																													
9	GMP 1 Prep by DCI & Review by PPV	3 days	Fri 11/17/23	Tue 11/21/23	GMP 1 Prep by DCI & Review by PPV																													
10	GMP 1 Final to PARD Team	0 days	Mon 11/27/23	Mon 11/27/23	GMP 1 Final to PARD Team																													
11	GMP 1 Review Mtg w/PARD & DWY Team	0 days	Tue 11/28/23	Tue 11/28/23	GMP 1 Review Mtg w/PARD & DWY Team																													
12	GMP 1 Final Reviewed w/CMO (by RB)	0 days	Wed 11/29/23	Wed 11/29/23	GMP 1 Final Reviewed w/CMO (by RB)																													
13	GMP 1 Final OK'd by CMO Team	0 days	Thu 11/30/23	Thu 11/30/23	GMP 1 Final OK'd by CMO Team																													
14	Town Council Packets Close (GMP 1 Done)	0 days	Mon 12/4/23	Mon 12/4/23	Town Council Packets Close (GMP 1 Done)																													
15	Town Council Mtg - GMP 1 Considered	0 days	Tue 12/12/23	Tue 12/12/23	Town Council Mtg - GMP 1 Considered																													
16	Signed O-C Agreement to DCI	1 day	Wed 12/13/23	Wed 12/13/23	Signed O-C Agreement to DCI																													
17	Draft NTP from CS to ToP	1 day	Thu 12/14/23	Thu 12/14/23	Draft NTP from CS to ToP																													
18	(AL) to Provide Value Options List Via Email to Team by EOD	1 day	Thu 12/14/23	Thu 12/14/23	(AL) to Provide Value Options List Via Email to Team by EOD																													
19	Notice to Proceed for Construction GMP #1	0 days	Tue 12/19/23	Tue 12/19/23	Notice to Proceed for Construction GMP #1																													
20	GMP Package #2	147 days	Tue 10/31/23	Tue 5/28/24	GMP Package #2																													
21	Prepare 95% CDs for Town Engineer's Review	24 days	Tue 10/31/23	Tue 12/5/23	Prepare 95% CDs for Town Engineer's Review																													
22	Town Engineer's Review & Comments Out	30 days	Wed 12/6/23	Wed 1/17/24	Town Engineer's Review & Comments Out																													
23	Confirm Paving & Fire Lane Direction	5 days	Thu 1/18/24	Wed 1/24/24	Confirm Paving & Fire Lane Direction																													
24	Update 99% CDs from Town Engineer's Final Review	16 days	Thu 1/25/24	Thu 2/15/24	Update 99% CDs from Town Engineer's Final Review																													
25	Town Engineer's Review & Final Comments Out	11 days	Fri 2/16/24	Fri 3/1/24	Town Engineer's Review & Final Comments Out																													
29	DCI's Comments & Estimate on GMP 2 99% CDs	8 days	Fri 2/16/24	Tue 2/27/24	DCI's Comments & Estimate on GMP 2 99% CDs																													
26	GMP 2 100% CDs Released by DWY to Team	0 days	Fri 3/8/24	Fri 3/8/24	GMP 2 100% CDs Released by DWY to Team																													
27	GMP 2 100% CD's Released To Subs	0 days	Tue 3/12/24	Tue 3/12/24	GMP 2 100% CD's Released To Subs																													
28	GMP 2 Subs Prepare Bids	22 days	Tue 3/12/24	Wed 4/10/24	GMP 2 Subs Prepare Bids																													
30	GMP 2 Prep by DCI	1 day	Thu 4/11/24	Thu 4/11/24	GMP 2 Prep by DCI																													
31	GMP 2 Review by PPV	1 day	Fri 4/12/24	Fri 4/12/24	GMP 2 Review by PPV																													
32	GMP 2 Final to PARD Team	4 days	Wed 4/17/24	Mon 4/22/24	GMP 2 Final to PARD Team																													
33	GMP 2 Final Review PARD Team	0 days	Mon 4/22/24	Mon 4/22/24	GMP 2 Final Review PARD Team																													
34	GMP 2 Final Reviewed w/CMO (by RB)	2 days	Tue 4/23/24	Wed 4/24/24	GMP 2 Final Reviewed w/CMO (by RB)																													
35	GMP 2 Final OK'd by CMO Team	1 day	Thu 4/25/24	Thu 4/25/24	GMP 2 Final OK'd by CMO Team																													
36	Town Council Packets Close (GMP 2 Done)	7 days	Fri 4/26/24	Mon 5/6/24	Town Council Packets Close (GMP 2 Done)																													
37	Owner Directed Move of City Council Consideration	10 days	Tue 5/14/24	Tue 5/28/24	Owner Directed Move of City Council Consideration																													
38	Town Council Mtg - GMP Considered	0 days	Tue 5/28/24	Tue 5/28/24	Town Council Mtg - GMP Considered																													
39	Plat Review and Filing	44 days	Mon 11/13/23	Tue 1/16/24	Plat Review and Filing																													
40	Submit Preliminary Plat to Town	0 days	Mon 11/13/23	Mon 11/13/23	Submit Preliminary Plat to Town																													
41	Comments from Town on the Prelim Plat	11 days	Mon 11/13/23	Wed 11/29/23	Comments from Town on the Prelim Plat																													
42	Final Plat Submitted to Town	2 days	Thu 11/30/23	Fri 12/1/23	Final Plat Submitted to Town																													
43	Final Plat Submitted to P&Z	1 day	Mon 12/4/23	Mon 12/4/23	Final Plat Submitted to P&Z																													
44	P&Z Mtg - Consider Final Plat	30 days	Tue 12/5/23	Tue 1/16/24	P&Z Mtg - Consider Final Plat																													
45	Construction	452 days?	Tue 12/19/23	Thu 9/25/25																														
46	GMP # 1 Activities	228 days	Tue 12/19/23	Wed 11/6/24	GMP # 1 Activities																													

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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 11/26/24

ID	Description	Biz Days	Start	Finish			Half 2, 2023						Half 1, 2024						Half 2, 2024						Half 1, 2025			
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	
100	Submersible Pump	75 days	Mon 12/16/24	Tue 4/1/25															12/16/2024									Submersible Pump
101	RPZ Lead times	30 days	Mon 12/16/24	Tue 1/28/25															12/16/2024									RPZ Lead times
103	ARAD 4" Lead time	120 days	Mon 12/16/24	Wed 6/4/25															12/16/2024									ARAD 4"
102	RPZ	5 days	Wed 1/29/25	Tue 2/4/25																	1/29/2025							RPZ
98	Well	30 days	Wed 3/26/25	Tue 5/6/25																								Well
105	Substantial Completion	1 day	Thu 6/5/25	Thu 6/5/25																								6/5/2025 Substar
106	Punchlist	15 days	Fri 6/6/25	Thu 6/26/25																								6/6/2025 Pu
107	Final Walkthrough	1 day	Fri 6/27/25	Fri 6/27/25																								6/27/2025 Fi
75	Backstop Nets	20 days	Mon 12/16/24	Tue 1/14/25															12/16/2024									Backstop Nets
81	Aluminum Bleacher Seating	20 days?	Thu 12/19/24	Fri 1/17/25															12/19/2024									Aluminum Bleacher Seating
119	Site Masonry	46 days?	Thu 12/26/24	Fri 2/28/25															12/26/2024									Site Masonry
118	Site Amenities	62 days?	Thu 1/2/25	Fri 3/28/25																1/2/2025								Site Amenities
111	Landscape	80 days	Thu 1/9/25	Wed 4/30/25																1/9/2025								Landscape
78	Entry Gateways	20 days?	Mon 1/20/25	Fri 2/14/25																1/20/2025								Entry Gateways
79	Coit Road Monument Signs	20 days?	Mon 1/20/25	Fri 2/14/25																1/20/2025								Coit Road Monument Signs
113	Turf Establishment	60 days?	Fri 3/7/25	Fri 5/30/25																	3/7/2025							Turf Esta
125	Rain Delay	14 days	Tue 5/13/25	Mon 6/2/25																								5/13/2025 Rain Del
82	Parking Lot Striping	10 days?	Fri 5/16/25	Fri 5/30/25																								5/16/2025 Parking L
83	Trail Expansion	219 days	Thu 11/14/24	Thu 9/25/25																								
84	Notice to Proceed	1 day	Tue 12/17/24	Tue 12/17/24																								
85	Design Stage	56 days	Thu 11/14/24	Wed 2/5/25																								
86	Trail Construction	30 days	Thu 1/2/25	Wed 2/12/25																								
87	Low water crossings	30 days	Thu 1/2/25	Wed 2/12/25																								
88	Order Bridge	148 days	Fri 1/31/25	Thu 8/28/25																								
89	Install Piers	30 days	Wed 2/12/25	Tue 3/25/25																								
90	Install Abuttmnts	30 days	Tue 3/25/25	Mon 5/5/25																								
91	Install Bridge	1 day	Fri 8/29/25	Fri 8/29/25																								
92	Substantial Completion	1 day	Tue 9/2/25	Tue 9/2/25																								
93	Punchlist	15 days	Wed 9/3/25	Tue 9/23/25																								
94	Final Walkthrough	1 day	Wed 9/24/25	Wed 9/24/25																								
124	Owner's Weather Float	32 days?	Tue 6/17/25	Thu 7/31/25																								6/17/2025
121	GMP # 2 Substantial Completion - 01 August 2025	1 day	Fri 8/1/25	Fri 8/1/25																								8/1/2
122	GMP # 2 Punchlist Completion	15 days	Mon 8/4/25	Fri 8/22/25																								8/4/2
123	GMP # 2 Final Completion/Town Acceptance 25 AUGUST 2025	1 day	Mon 8/25/25	Mon 8/25/25																								8