



Innovative approaches
Practical results
Outstanding service

The Town of Prosper

Public Works and Parks and Recreation Facility Master Plan

April 12, 2023

Prepared by:

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EXECUTIVE SUMMARY

The Town of Prosper contracted with Freese and Nichols, Inc. (FNI), for a Facilities Master Plan for the Departments of Public Works (DPW) and Parks and Recreation (P&R) as the Town's population, currently approximately 35,000, increases to a future 60,000 residents by 2040. Working with the Town DPW and P&R administration and officials, the FNI team projected the potential growth of the departments in terms of number of staff, their roles, and their spaces needs as well as operational requirements such as number and types of vehicles, storage needs, etc. DPW is currently located on the west side of town in an industrial area. Field Operations for the Parks and Recreation department is currently located on the east side of town in a residential/ equestrian area. The main P&R administrative building is more centrally located in town, and a separate smaller field operations facility is located on the west side of town. Both DPW and P&R facilities are currently undersized and will require expansion for future growth. The Town owns the land to the north of the existing DPW site and it is desired to have the new DPW and P&R facilities located there. FNI analyzed the requirements and needs to provide facilities' recommendations for the future growth of DPW and P&R and that informed how the master plan would be accomplished on the new site. The new facility's goal is to achieve LEED Silver Certification, and based on future decisions during design, this is a possibility.

The Facilities Master Plan scope consisted of the following four phases: Discovery, Programming, Concept Master Plan and Final Master Plan.

1.0: DISCOVERY

The Town provided relevant project data to FNI including existing DPW facility's plans, Parks and Recreation Department locations, and departments' organizational charts. At the P&R Field Operations building, FNI conducted a comprehensive project kick-off meeting, introducing the FNI team and Town DPW/P&R personnel. Following the kick-off meeting, FNI conducted interviews with DPW and P&R leadership. Issues addressed in the interviews included functional, organizational, and operational requirements for the departments. With departments' staff, FNI toured DPW and P&R facilities in the Town.

2.0: PROGRAMMING

Based upon the interviews in Phase I, Discovery, FNI provided a summary of significant needs, rooms, sizes, functions, departmental organization and staffing, and intradepartmental relationships and adjacencies, parking requirements, and lay down areas. FNI assessed the current DPW and P&R facilities and the proposed plan to relocate DPW and P&R administration, shops, and storage functions to the new site located on the site north of the existing DPW.

FNI developed a draft detailed space program which included the following:

- Type and amount of space required for administrative offices, open areas, conference/ training areas, support areas, etc.
- Recommendations on the departments' internal organizations.
- Recommendations on the new facility.
- Recommendations on current inventory, warehousing, and lay-down needs.
- Recommendations on number and type (visitor, staff, Town vehicles) of parking spaces, loading zones, and their locations.

Throughout the course of the master plan, the draft facility space program was updated and revised several times. The program identified four major groups for DPW: Water, Wastewater, Streets, and Stormwater along with Parks and Recreation. The number of employees as well as their types and sizes of spaces needed were also identified, both currently (80) and in the future (192).

The final facility space needs analysis (program) along with the parking needs analysis are attached below as Exhibit 1.

3.0: CONCEPT MASTER PLAN

Based upon the final facilities' space needs analysis and parking needs analysis in Phase II, Programming, FNI developed alternative master plans for the Town-owned greenfield site to understand the site requirements for the project. Based upon the departments' needs and the final program in Phase II above, FNI prepared alternative concept master plans for the greenfield site. A preferred concept plan was selected for further development on the site to the north of the existing DPW location.

In the planning of the site, there were several items that had to be considered including the gas easement extending north and south through the middle of the site. A drainage ditch with sewer piping runs along the southern edge of the site, and also sewer piping extends along the west and north edges of the existing site.

The site contains the DPW and P&R administration and operations building, maintenance and warehouse building, and a fueling station. Space is located for future storage, a DPW Annex building, and a car wash.

4.0: FINAL MASTER PLAN

Using the preferred concept plan selected in Phase III, Concept Master Plan, FNI refined the concept site plan and developed enlarged floor plans of the individual buildings which were shared with the Town for comment. Based upon comments received from the Town, FNI prepared the final DPW and P&R master plan. The final DPW and P&R Master Plan documents are attached below as Exhibit 2:

Page 1: Site Plan

Page 2: Administration and Operations Buildings

Page 3: Maintenance and Warehouse Storage

The master plan's site area is approximately 16.4 acres.


5.0: OPINION OF THE PROBABLE CONSTRUCTION COST (OPCC)

An opinion of probable construction costs (OPCC) for the new Department of Public Works and Parks and Recreation is **\$36,046,307** in 2024 dollars. The comprehensive OPCC is provided in Exhibit 3.

EXHIBITS

Exhibit 1

Public Works and Parks and Recreation Facility Space Analysis

| | ToP Public Works and Parks and Rec - FACILITY SPACE NEEDS ANALYSIS CURRENT YEAR/ FY2040 | | | | | | | | |
|---------------------------------------|---|---------------|----------------|------------------------|------------------------|---|-----------------------|-----------------|--|
| | Number of Employees and Vehicles Per Department | | | | | | | | |
| | Department / Position | Current Staff | Future Staff * | Current Dept. Vehicles | Future Dept. Vehicles* | Current Emp. Vehicles | Future Emp. Vehicles* | Other Equipment | Notes * Future - FY2040 |
| PUBLIC WORKS, WATER | PUBLIC WORKS, WATER | 29 | 79 | 54 | 81 | 29 | 79 | 76 | PUBLIC WORKS NOTES <ul style="list-style-type: none">• moderate file storage• extensive voice/ telephone communication• 5-30 visitors• card reader access• spaces needed: reception + storage + equipment (copier & plotter) + conf + break room (lockers) + SCADA + bunk room + laundry + jan + restrooms/showers + sign shop +traffic operations room and signal lab + Public Works vehicle and equipment storage + mechanic building + material storage bins + recycle drop off area + gas station• Shared spaces with PW and P&R: large conf + shipping and receiving warehouse with loading doc• 13 private offices + 66 cubicals• 231 parking spaces + 30 visitor parking• 1 track hoe, 6 backhoes, 2 excavators, 1 haul truck, 1 low boy haul truck, 8 20' gooseneck trailers, 4 dump trucks, 1 front end loader, 5 skid steers, 1 mechanical pipe cutter, 2 tailer mounted dewatering pumps, 2 portable welders, 3 tower lights, 3 bucket trucks, 5 zero turn mowers, 3 gators, 8 16' trailers, 2 sewer vac trailers, 3 sewer vac trucks, 2 camera trucks, 2 brooms, 2 street sweepers, 5 sanding equipment, 1 tractor and brush hog, 2 street sealers, 1 roller• 22 ton crew trucks, 46 3/4 crew trucks, 12 take home trucks• Electric Vehicle charging stations |
| | Director of Public Works | 1 | 1 | | | | | | |
| | Assistant Director of Public Works | 0 | 1 | | | | | | |
| | Buyer | 0 | 1 | | | | | | |
| | Environmental Coord./Asst. to the Director | 1 | 1 | | | | | | |
| | Water Education Coordinator | 0 | 2 | | | | | | |
| | Irrigation Specialist | 1 | 2 | | | | | | |
| | Administrative Assistant | 1 | 4 | | | | | | |
| | Water/WW Superintendent | 1 | 2 | | | | | | |
| | Senior Backflow Inspector | 1 | 2 | | | | | | |
| | Backflow Inspector | 1 | 7 | | | | | | |
| | Utility Maintenance Supervisor | 2 | 2 | | | | | | |
| | Utility Crew Leader | 4 | 10 | | | | | | |
| | Heavy Equipment Operator | 3 | 9 | | | | | | |
| | Utility Worker | 8 | 18 | | | | | | |
| PUBLIC WORKS, WASTEWATER | PUBLIC WORKS, WASTEWATER | 16 | 36 | | | 16 | 36 | | PUBLIC WORKS / PARKS AND REC NOTES Time Entry/ Time Clock <ul style="list-style-type: none">• ERO - Tyler System Access Control <ul style="list-style-type: none">• Card Access (Open Options software package / Mercury panels hardware) Wireless Access Points near staff congregation locations (locker rooms, training / conference rooms, offices) AV Systems <ul style="list-style-type: none">• Lectern• Floor Boxes• Teleconferencing (need decent cameras) Security Cameras <ul style="list-style-type: none">• Run conduit to all light poles w/ independent power• Be able to connect back to Town's centralized system Tie into existing fiber <ul style="list-style-type: none">• Dedicated data room (10'x15') with dedicated air conditioning• Driven by network connectivity Generator – power to 100% of building areas Security Fence with exterior cameras Exterior Wi-Fi Charging stations for cell phones, laptops, tablets HVAC System - Options for individual controls Lighting System <ul style="list-style-type: none">• POE lighting• Require labeling of buttons / switches on all control panels |
| | Senior Administrative Assistant | 0 | 1 | | | | | | |
| | FOG Inspector | 0 | 1 | | | | | | |
| | FOG Technician | 1 | 3 | | | | | | |
| | Utility Line Locator | 1 | 2 | | | | | | |
| | Utility Maintenance Supervisor | 1 | 1 | | | | | | |
| | Utility Crew Leader | 4 | 7 | | | | | | |
| | Heavy Equipment Operator | 3 | 8 | | | | | | |
| PUBLIC WORKS, STREETS | PUBLIC WORKS, STREETS | 10 | 31 | | | 10 | 31 | | |
| | Streets Superintendent | 1 | 1 | | | | | | |
| | Signs & Signal Supervisor | 1 | 1 | | | | | | |
| | Street Supervisor | 1 | 1 | | | | | | |
| | Signs & Signal Crew Leader | 1 | 4 | | | | | | |
| | Utility Crew Leader | 2 | 5 | | | | | | |
| | Heavy Equipment Operator | 2 | 5 | | | | | | |
| | Utility Worker | 1 | 9 | | | | | | |
| | Signs & Signal Utility Worker | 0 | 3 | | | | | | |
| PUBLIC WORKS, STORMWATER | PUBLIC WORKS, STORMWATER | 1 | 5 | | | 1 | 5 | | |
| | Utility Crew Leader | 0 | 1 | | | | | | |
| | Heavy Equipment Operator | 0 | 1 | | | | | | |
| | Utility Worker | 1 | 3 | | | | | | |
| PUBLIC WORKS TOTALS | | 56 | 151 | 54 | 81 | 56 | 151 | 76 | |
| PARKS AND RECREATION | PARKS AND RECREATION | 24 | 41 | 10 | 19 | 24 | 41 | | PARKS AND REC NOTES <ul style="list-style-type: none">• moderate file storage• extensive voice/ telephone communication• 5-30 visitors• card reader access• spaces needed: reception + storage + equipment (copier & plotter) + conf + break room (lockers) + bunk room + jan + restrooms/showers + warehouse storage + vehicle equipment parking/ storage + material storage bins• 2 private offices + 6 cubicals• 59 parking spaces + 5 visitor parking |
| | Parks Superintendent | 1 | 1 | | | | | | |
| | Parks Supervisor | 1 | 1 | | | | | | |
| | Reception/Admin | 0 | 1 | | | | | | |
| | Chemical Specialist | 1 | 1 | | | | | | |
| | Chemical Technician | 3 | 6 | | | | | | |
| | Crew Leader | 2 | 3 | | | | | | |
| | Maintenance Worker | 9 | 16 | | | | | | |
| | Crew Leader/ Shop Mechanic | 1 | 1 | | | | | | |
| | Heavy Equipment Operator | 4 | 8 | | | | | | |
| | Irrigation Specialist | 1 | 1 | | | | | | |
| PUBLIC WORKS AND PARKS AND REC TOTALS | | 80 | 192 | 64 | 100 | 80 | 192 | 76 | |
| 4/12/2023 | | | | | |  | | | Innovative approaches Practical results Outstanding service |

| Top Public Works and Parks and Rec - FACILITY SPACE NEEDS ANALYSIS CURRENT YEAR/ FY2040 | | | | | | | | | |
|---|--|----------------|---|----------------|--------------------------------|---|------------------------|--|----------------------|
| Square Footage Per Department | | | | | | | | | |
| | Department / Position | Current Spaces | Current Standard Program Square Footage | Future Spaces* | Future Program Square Footage* | Current Location | Future Location* | Notes | |
| PUBLIC WORKS, WATER | PUBLIC WORKS, WATER | | 6,191 S.F. | | 19,110 S.F. | Public Works Facility | Future PW/P&R Facility | | |
| | Director of Public Works | 1 | 250 S.F. | 1 | 250 S.F. | Public Works Facility | Future PW/P&R Facility | Private office | |
| | Assistant Director of Public Works | 0 | 0 S.F. | 1 | 220 S.F. | | Future PW/P&R Facility | Private office | |
| | Buyer | 0 | 0 S.F. | 1 | 120 S.F. | | Future PW/P&R Facility | Private office | |
| | Environmental Coord./Asst. to the Director | 1 | 120 S.F. | 1 | 220 S.F. | Public Works Facility | Future PW/P&R Facility | Private office | |
| | Water Education Coordinator | 0 | 0 S.F. | 2 | 200 S.F. | | Future PW/P&R Facility | Cubicals, Shared space in Environmental Education Dept. | |
| | Irrigation Specialist | 1 | 100 S.F. | 2 | 200 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals, Shared space in Environmental Education Dept. | |
| | Administrtrive Assistant | 1 | 120 S.F. | 4 | 480 S.F. | Public Works Facility | Future PW/P&R Facility | Private office | |
| | Water/WW Superintendent | 1 | 120 S.F. | 2 | 440 S.F. | Public Works Facility | Future PW/P&R Facility | Private office | |
| | Senior Backflow Inspector | 1 | 120 S.F. | 2 | 240 S.F. | Public Works Facility | Future PW/P&R Facility | Private office | |
| | Backflow Inspector | 1 | 100 S.F. | 7 | 700 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals, Share space in Backflow Dept | |
| | Utility Maintenance Supervisor | 2 | 100 S.F. | 2 | 240 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals (no dividers) in Supervisor office | |
| | Utility Crew Leader | 4 | 400 S.F. | 10 | 1000 S.F. | Public Works Facility | Future PW/P&R Facility | U shape connecting desks in W/WW Crew Leader space | |
| | Heavy Equipment Operator | 3 | 0 S.F. | 9 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Utility Worker | 8 | 0 S.F. | 18 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Senior Water Quality Technician | 1 | 100 S.F. | 4 | 400 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals, Shared space in Water Qaulity Dept | |
| | Water Quality Technician | 3 | 300 S.F. | 8 | 800 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals, Shared space in Water Qaulity Dept | |
| | Public Works Inspector | 1 | 100 S.F. | 5 | 500 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals, Shared space | |
| | Water Meter Testing Lab | 1 | 240 S.F. | 1 | 240 S.F. | Public Works Facility | Future PW/P&R Facility | | |
| | Reception/Admin | 1 | 120 S.F. | 1 | 120 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space, Front Entry | |
| | Copier/Storage Room | 1 | 115 S.F. | 1 | 115 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space | |
| | Computer Server SCADA | 1 | 200 S.F. | 1 | 200 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space, reinforced office | |
| | Storage | 1 | 120 S.F. | 1 | 120 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space | |
| | Bunk Room | 0 | 0 S.F. | 2 | 400 S.F. | | Future PW/P&R Facility | PW shared space, (for 10 people) | |
| | Conf Room | 1 | 160 S.F. | 3 | 480 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space, (for 10 people) | |
| | Break Room (lockers) | 1 | 400 S.F. | 1 | 600 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space | |
| | Laundry | 0 | 0 S.F. | 1 | 100 S.F. | | Future PW/P&R Facility | PW shared space | |
| | Janitor | 0 | 0 S.F. | 1 | 80 S.F. | | Future PW/P&R Facility | PW shared space | |
| | Mudroom | 0 | 1 S.F. | 2 | 80 S.F. | | Future PW/P&R Facility | PW shared space | |
| | Restroom/Showers | 2 | 625 S.F. | 2 | 1000 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space | |
| | Electrical/Mechanical Rooms | 1 | 300 S.F. | 1 | 300 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space | |
| | Public Works Vehicle and Equipment Storage | 1 | 500 S.F. | 1 | 500 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space | |
| | Mechanic Building | 1 | 360 S.F. | 1 | 360 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space | |
| | Material Storage Bins/ Sheds | 4 | 1120 S.F. | 4 | 1120 S.F. | Public Works Facility | Future PW/P&R Facility | PW shared space, bins for sand, gravel, asphalt, sanding sand (14'x20'x6') | |
| | Recycling Debris Dropoff Area | 0 | 0 S.F. | 1 | 200 S.F. | | Future PW/P&R Facility | PW shared space, (including hazardous waste) | |
| | Gas Station | 0 | 0 S.F. | 1 | 1800 S.F. | | Future PW/P&R Facility | Open to ToP Town Vehicles | |
| | Reception Area | 0 | 0 S.F. | 1 | 300 S.F. | | Future PW/P&R Facility | Shared Space between Public Works and Parks & Rec (public) | |
| | Public Restroom | 0 | 0 S.F. | 1 | 100 S.F. | | Future PW/P&R Facility | Public Space | |
| | Large Conference/Training Room | 0 | 0 S.F. | 1 | 700 S.F. | | Future PW/P&R Facility | Shared Space between Public Works and Parks & Rec (for 40 people) | |
| | Shipping/Receiving Warehouse w/ Loading Dock | 0 | 0 S.F. | 1 | 1000 S.F. | | Future PW/P&R Facility | Open to ToP City Use | |
| | Non-Assignable SF - 20% | | | S.F. | | 3185 S.F. | | | Internal Circulation |
| PUBLIC WORKS, WASTEWATER | PUBLIC WORKS, WASTEWATER | | 920 S.F. | | 1848 S.F. | Public Works Facility | Future PW/P&R Facility | | |
| | Senior Administrative Assistant | 0 | 120 S.F. | 1 | 120 S.F. | | Future PW/P&R Facility | Private office | |
| | FOG Inspector | 0 | 100 S.F. | 1 | 100 S.F. | | Future PW/P&R Facility | Cubicals, Shared space in Environmental Education Dept. | |
| | FOG Technician | 1 | 100 S.F. | 3 | 300 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals, Shared space in Environmental Education Dept. | |
| | Utility Line Locator | 1 | 100 S.F. | 2 | 200 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals, Shared space | |
| | Utility Maintenance Supervisor | 1 | 100 S.F. | 1 | 120 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals (no dividers) in Supervisor office | |
| | Utility Crew Leader | 4 | 400 S.F. | 7 | 700 S.F. | Public Works Facility | Future PW/P&R Facility | U shape connecting desks in W/WW Crew Leader space | |
| | Heavy Equipment Operator | 3 | 0 S.F. | 8 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Utility Worker | 6 | 0 S.F. | 13 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Non-Assignable SF - 20% | | | S.F. | | 308 S.F. | | | Internal Circulation |
| PUBLIC WORKS, STREETS | PUBLIC WORKS, STREETS | | 920 S.F. | | 2592 S.F. | Public Works Facility | Future PW/P&R Facility | | |
| | Streets Superintendent | 1 | 120 S.F. | 1 | 220 S.F. | Public Works Facility | Future PW/P&R Facility | Private office | |
| | Signs & Signal Supervisor | 1 | 100 S.F. | 1 | 120 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals (no dividers) in Supervisor office | |
| | Street Supervisor | 1 | 100 S.F. | 1 | 120 S.F. | Public Works Facility | Future PW/P&R Facility | Cubicals (no dividers) in Supervisor office | |
| | Signs & Signal Crew Leader | 1 | 100 S.F. | 4 | 400 S.F. | Public Works Facility | Future PW/P&R Facility | U shape connecting desks in Streets/SW Crew Leader space | |
| | Utility Crew Leader | 2 | 200 S.F. | 5 | 500 S.F. | Public Works Facility | Future PW/P&R Facility | U shape connecting desks in Streets/SW Crew Leader space | |
| | Heavy Equipment Operator | 2 | 0 S.F. | 5 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Utility Worker | 1 | 0 S.F. | 9 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Signs & Signal Utility Worker | 0 | 0 S.F. | 3 | 0 S.F. | | Future PW/P&R Facility | Will have locker in break room | |
| | Maintenance Worker | 1 | 0 S.F. | 2 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Sign Shop | 1 | 300 S.F. | 1 | 400 S.F. | Public Works Facility | Future PW/P&R Facility | | |
| | Traffic Operations Room | 0 | 0 S.F. | 1 | 200 S.F. | | Future PW/P&R Facility | Reinforced office | |
| | Traffic Operations Signal Equipment Lab | 0 | 0 S.F. | 1 | 200 S.F. | | Future PW/P&R Facility | | |
| Non-Assignable SF - 20% | | | S.F. | | 432 S.F. | | | Internal Circulation | |
| PUBLIC WORKS, STORMWATER | PUBLIC WORKS, STORMWATER | | 120 S.F. | | 120 S.F. | Public Works Facility | Future PW/P&R Facility | | |
| | Utility Crew Leader | 0 | 0 S.F. | 1 | 100 S.F. | | Future PW/P&R Facility | U shape connecting desks in Streets/SW Crew Leader space | |
| | Heavy Equipment Operator | 1 | 120 S.F. | 1 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Utility Worker | 1 | 0 S.F. | 3 | 0 S.F. | Public Works Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Non-Assignable SF - 20% | | | S.F. | | 20 S.F. | | | Internal Circulation |
| PUBLIC WORK TOTALS | | | 8,151 S.F. | | 23,670 S.F. | | | | |
| PARKS AND RECREATION | PARKS AND RECREATION | | 3885 S.F. | | 5226 S.F. | Multiple Locations | Future PW/P&R Facility | | |
| | Parks Superintendent | 1 | 120 S.F. | 1 | 220 S.F. | Dillon Drive Facility | Future PW/P&R Facility | Private office | |
| | Parks Supervisor | 1 | 120 S.F. | 1 | 120 S.F. | The Ranch Facility | Future PW/P&R Facility | Private office | |
| | Chemical Specialist | 1 | 100 S.F. | 1 | 100 S.F. | The Ranch Facility | Future PW/P&R Facility | Cubicals, Shared space | |
| | Chemical Technician | 3 | 0 S.F. | 6 | 0 S.F. | The Ranch Facility | Future PW/P&R Facility | Will have locker in break room | |
| | Crew Leader | 2 | 100 S.F. | 3 | 150 S.F. | Multiple Locations | Future PW/P&R Facility | Cubicals, Shared space | |
| | Maintenance Worker | 9 | 0 S.F. | 16 | 0 S.F. | Multiple Locations | Future PW/P&R Facility | Will have locker in break room | |
| | Crew Leader/ Shop Mechanic | 1 | 100 S.F. | 1 | 100 S.F. | Multiple Locations | Future PW/P&R Facility | Cubicals, Shared space | |
| | Heavy Equipment Operator | 4 | 0 S.F. | 8 | 0 S.F. | Multiple Locations | Future PW/P&R Facility | Will have locker in break room | |
| | Irrigation Specialist | 1 | 100 S.F. | 1 | 100 S.F. | Multiple Locations | Future PW/P&R Facility | Cubicals, Shared space | |
| | Irrigation Technician | 1 | 0 S.F. | 2 | 0 S.F. | Multiple Locations | Future PW/P&R Facility | Will have locker in break room | |
| | Reception/Admin | 0 | 0 S.F. | 1 | 120 S.F. | | Future PW/P&R Facility | Front Entry | |
| | Copier/Storage Room | 1 | 200 S.F. | 1 | 200 S.F. | Multiple Locations | Future PW/P&R Facility | | |
| | Bunk Room | 0 | 0 S.F. | 1 | 120 S.F. | | Future PW/P&R Facility | | |
| | Break Room (lockers) | 1 | 300 S.F. | 1 | 300 S.F. | Multiple Locations | Future PW/P&R Facility | | |
| | Mudroom | 0 | 0 S.F. | | 80 S.F. | | Future PW/P&R Facility | | |
| | Restroom/Showers | 1 | 625 S.F. | 1 | 625 S.F. | Multiple Locations | Future PW/P&R Facility | | |
| | Warehouse Storage | 1 | 1000 S.F. | 1 | 1000 S.F. | Multiple Locations | Future PW/P&R Facility | | |
| | Material Storage/ Sheds | 1 | 1120 S.F. | 1 | 1120 S.F. | The Ranch Facility | Future PW/P&R Facility | | |
| | Non-Assignable SF - 20% | | | S.F. | | 871 S.F. | | | Internal Circulation |
| PUBLIC WORKS AND PARKS AND REC TOTALS | | | 12,036 S.F. | | 28,896 S.F. | | | | |
| 4/12/2023 | | | | | | <div><div><div></div><div>FREESE AND NICHOLS</div></div><div><div>Innovative approaches</div><div>Practical results</div><div>Outstanding service</div></div></div> | | | |

Exhibit 2

Public Works and Parks and Recreation Final Master Plan

PARKING:

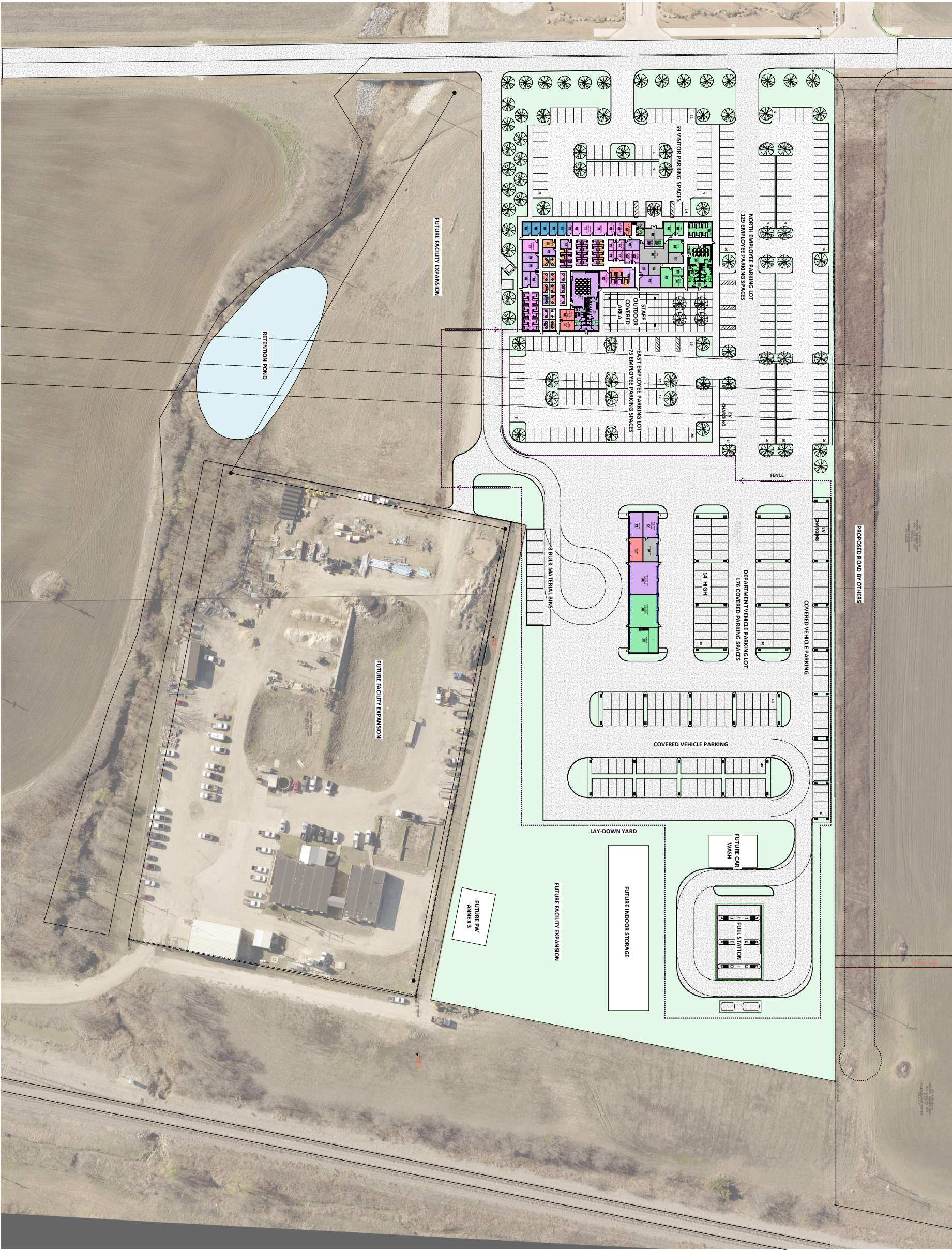
PUBLIC WORKS AND PARKS & RECREATION BUILDINGS:
592 EMPLOYEE PARKING SPACES REQUIRED, 204 PROVIDED IN EMPLOYEE
100 DEPARTMENT VEHICLE & EQUIPMENT PARKING SPACES REQUIRED,
100 PROVIDED IN DEPARTMENT VEHICLE PARKING LOT
76 OTHER EQUIPMENT PARKING SPACES REQUIRED,
76 PROVIDED IN DEPARTMENT VEHICLE PARKING LOT
59 VISITOR PARKING SPACES

OCCUPANCY LEGEND

- PARKS AND REC
- PUBLIC WORKS, SHARED
- PUBLIC WORKS, STORMWATER
- PUBLIC WORKS, STREETS
- PUBLIC WORKS, WASTEWATER
- PUBLIC WORKS, WATER
- SHARED SPACE - PW AND P&R
- TOWN HALL

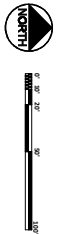
SITE PLAN KEY

- = PAVING - DEPARTMENT VEHICLES & EQUIPMENT
- = PAVING - EMPLOYEE VEHICLE & VISITOR PARKING SPACES
- = LANDSCAPED AREA
- = SIDEWALK
- = RETENTION POND
- = GAS LINE
- = GAS LINE EASEMENT



TOWN OF PROSPER
MASTER PLAN

SITE PLAN
APRIL 12, 2023
PAGE 1 OF 3



OCCUPANCY LEGEND

- PARKS AND REC
- PUBLIC WORKS, SHARED
- PUBLIC WORKS, STORMWATER
- PUBLIC WORKS, STREETS
- PUBLIC WORKS, WASTEWATER
- PUBLIC WORKS, WATER
- SHARED SPACE - PW AND P&R
- TOWN HALL



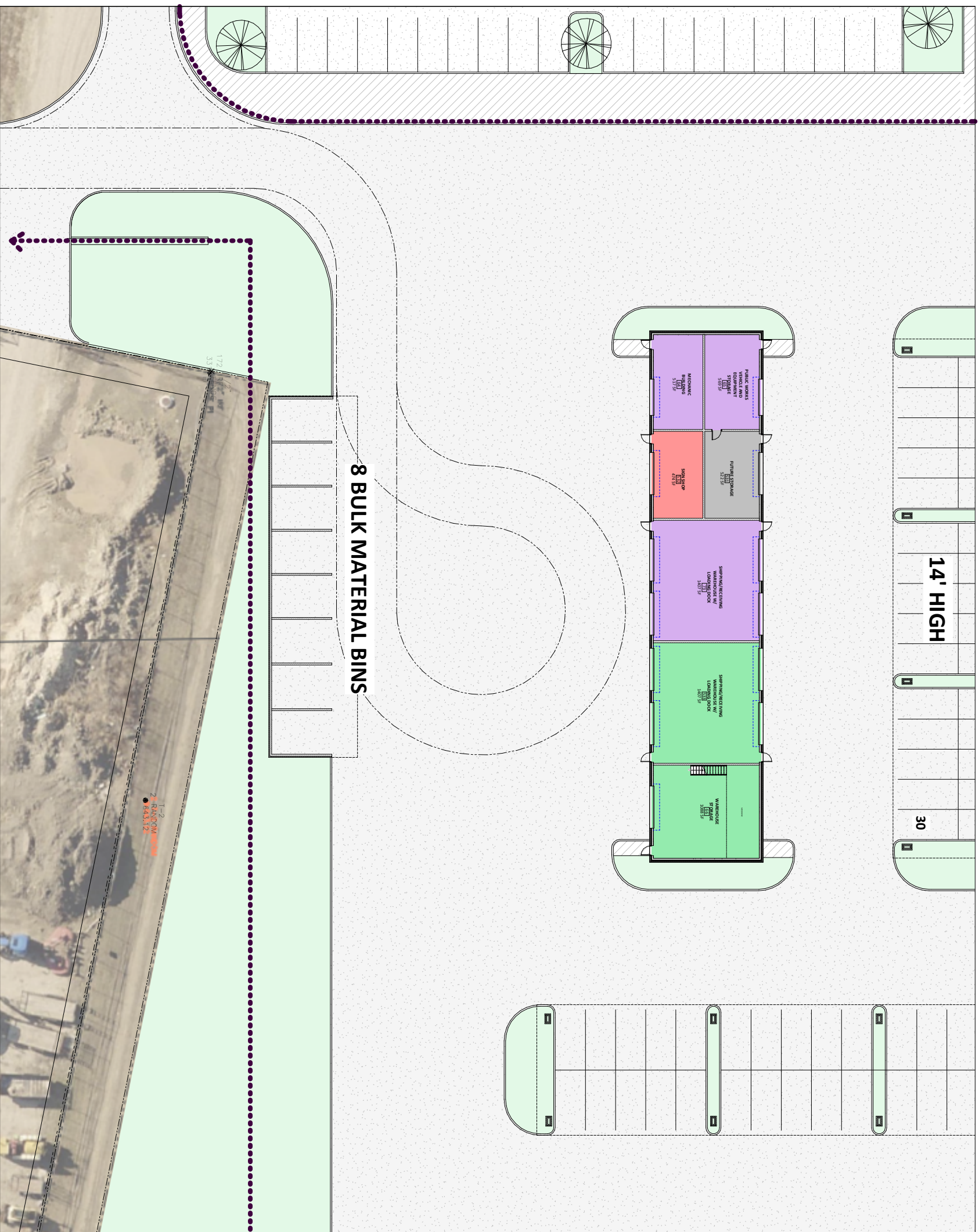
**TOWN OF PROSPER
MASTER PLAN
ADMINISTRATION &
OPERATIONS BUILDINGS**

APRIL 12, 2023



OCCUPANCY LEGEND

-
- LEGEND**
- PARKS AND REC**
 - PUBLIC WORKS, SHARED**
 - PUBLIC WORKS, STREETS**
 - SHARED SPACE - PW AND P&R**



TOWN OF PROSPER MASTER PLAN

MAINTENANCE AND WAREHOUSE STORAGE

APRIL 12, 2023

PAGE 3 OF 3

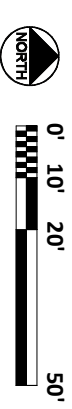


Exhibit 3

Public Works and Parks and Recreation Facility Opinion of Probable Construction Cost (OPCC)



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST

| | | | |
|--------------|------------------------------|-------|--------------------|
| PROJECT NAME | Prosper Facility Master Plan | DATE | 3/6/2023 |
| CLIENT | Town of Prosper, TX | GROUP | 1127 |
| % SUBMITTAL | Master Plan | PM | Chelsea Friedemann |

| | | |
|--------------|---------------|--------------------|
| ESTIMATED BY | QC CHECKED BY | FNI PROJECT NUMBER |
| John Rinacke | | PRP22715 |

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|------|-------------|----------|------|------------|-------|
|------|-------------|----------|------|------------|-------|

| | | | | | |
|-------------------------|--|-------|----|--------------|------------|
| Site Preparation | | | | | |
| 1 | Site Rough Grading | 1 | LS | \$ 4,325.00 | \$ 4,325 |
| 2 | Site Fine Grading | 67060 | SY | \$ 1.21 | \$ 81,143 |
| 3 | Excavate and Haul off Large Dirt Piles | 5770 | CY | \$ 25.00 | \$ 144,250 |
| 4 | SW3P | 1 | LS | \$ 97,626.48 | \$ 97,626 |

| | | | | | |
|-----------------------|---------------------------|------|----|----------|------------|
| Retention Pond | | | | | |
| 5 | Excavation and Haul off | 5590 | CY | \$ 25.00 | \$ 139,750 |
| 6 | Fine Grading of Slopes | 650 | SY | \$ 5.00 | \$ 3,250 |
| 7 | Hydromulch Seeding Slopes | 650 | SY | \$ 6.00 | \$ 3,900 |

| | | | | | |
|---------------------|---|--------|----|---------------|--------------|
| Site General | | | | | |
| 8 | Concrete Paving | 37580 | SY | \$ 140.00 | \$ 5,261,200 |
| 9 | Concrete Curb | 11843 | LF | \$ 30.00 | \$ 355,290 |
| 10 | Concrete Sidewalk | 2420 | SY | \$ 100.00 | \$ 242,000 |
| 11 | Precast Concrete Parking Bumpers | 439 | EA | \$ 102.00 | \$ 44,778 |
| 12 | Pavement Parking Markings (Parking Stall) | 439 | EA | \$ 30.50 | \$ 13,390 |
| 13 | Covered Vehicle Parking (Metal Canopy) | 176 | EA | \$ 5,350.00 | \$ 941,600 |
| 14 | Staff Outdoor Covered Area | 2892 | SF | \$ 75.00 | \$ 216,900 |
| 15 | Bulk Material Bins | 8 | EA | \$ 10,000.00 | \$ 80,000 |
| 16 | EV Charging Stations | 14 | EA | \$ 5,200.00 | \$ 72,800 |
| 17 | Parking Lot Lighting | 338220 | SF | \$ 3.00 | \$ 1,014,660 |
| 18 | Fence (6' High Chain-link with 3 Strands Barbed Wire) | 3040 | LF | \$ 50.00 | \$ 152,000 |
| 19 | Vehicle Swing Gate | 3 | EA | \$ 1,875.00 | \$ 5,625 |
| 20 | Gate Operator for Vehicle Swing Gate | 3 | EA | \$ 3,725.00 | \$ 11,175 |
| 21 | Misc. Site Electric | 1 | LS | \$ 101,466.00 | \$ 101,466 |

| | | | | | |
|--------------------|-------------------|-------|----|-----------|------------|
| Landscaping | | | | | |
| 22 | Sodding | 6598 | SY | \$ 4.00 | \$ 26,392 |
| 23 | Trees | 79 | EA | \$ 275.00 | \$ 21,725 |
| 24 | Irrigation System | 59382 | SF | \$ 2.50 | \$ 148,455 |

| | | | | | |
|--------------------|-------------|-------|----|-----------|--------------|
| Building #1 | | | | | |
| 25 | Building #1 | 24455 | SF | \$ 300.00 | \$ 7,336,500 |

| | | | | | |
|--------------------|-------------|------|----|-----------|--------------|
| Building #2 | | | | | |
| 26 | Building #2 | 6520 | SF | \$ 300.00 | \$ 1,956,000 |

| | | | | | |
|---------------------|---|------|----|--------------|------------|
| Fuel Station | | | | | |
| 26 | Fuel Pumps | 6 | EA | \$ 7,050.00 | \$ 42,300 |
| 27 | Above Ground 10,000 GAL Fuel Storage Tank | 2 | EA | \$ 64,000.00 | \$ 128,000 |
| 28 | Fuel Piping and Appurtenances | 1 | LS | \$ 20,000.00 | \$ 20,000 |
| 29 | Covered Fueling Pavilion | 5817 | SF | \$ 75.00 | \$ 436,275 |
| 30 | Fuel Station Electrical | 1 | LS | \$ 50,000.00 | \$ 50,000 |

| | | |
|-----------------|----|------------|
| SUBTOTAL | \$ | 19,152,775 |
| CONTINGENCY 40% | \$ | 7,661,110 |
| SUBTOTAL | \$ | 26,813,884 |

| | | | |
|--------------|------------------------------|-------|--------------------|
| PROJECT NAME | Prosper Facility Master Plan | DATE | 3/6/2023 |
| CLIENT | Town of Prosper, TX | GROUP | 1127 |
| % SUBMITTAL | Master Plan | PM | Chelsea Friedemann |

| | | |
|--------------|---------------|--------------------|
| ESTIMATED BY | QC CHECKED BY | FNI PROJECT NUMBER |
| John Rinacke | | PRP22715 |

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL |
|------|-------------|----------|------|------------|-------|
|------|-------------|----------|------|------------|-------|

| | | | |
|--------------|-----|----|------------|
| MOBILIZATION | 5% | \$ | 1,340,694 |
| SUBTOTAL | | \$ | 28,154,579 |
| OH&P | 18% | \$ | 5,067,824 |

| | | |
|----------------------------|----|------------|
| PROJECT TOTAL (2023 COSTS) | \$ | 33,222,403 |
|----------------------------|----|------------|

| | | | |
|------------------------|------|----|-----------|
| COST ESCALATION FACTOR | 8.5% | \$ | 2,823,904 |
|------------------------|------|----|-----------|

| | | |
|----------------------------|----|------------|
| PROJECT TOTAL (2024 COSTS) | \$ | 36,046,307 |
|----------------------------|----|------------|

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate with accuracy range or -30 to + 50.
- 2 FNI OPCC does not include costs associated with engineering fees, permits, surveying, etc.