

CONTRACT AMENDMENT #4
BETWEEN THE TOWN OF PROSPER, TEXAS, AND DUNAWAY ASSOCIATES, LLC
FOR THE RAYMOND COMMUNITY PARK PHASE 1 PROJECT 2122-PK

This Contract Amendment for Professional Services, hereinafter called "Amendment," is entered into by the **Town of Prosper, Texas**, a municipal corporation, duly authorized to act by the Town Council of said Town, hereinafter called "Town," and **Dunaway Associates, LLC**, a company authorized to do business in Texas, acting through a duly authorized officer, hereinafter called "Consultant," relative to Consultant providing professional engineering services to Town. Town and Consultant when mentioned collectively shall be referred to as the "Parties."

WITNESSETH:

WHEREAS, the Town previously engaged the services of the Consultant in connection with **Raymond Community Park Phase I Project 2122-PK** to be located at 201 Coit Road, hereinafter called "Project"; and

WHEREAS, the Parties previously entered into an professional services agreement regarding the Project on or about March 21, 2022, in the amount of one million, ninety-one thousand, six hundred dollars (\$1,091,600), hereinafter called the "Original Agreement"; and

WHEREAS, the Parties previously amended the professional services agreement regarding the Project on or about September 26, 2023, to add scope of services and additional compensation in the amount of two hundred and sixty-one thousand, two hundred and fifty dollars (\$261,250), hereinafter called the "Amendment #1";

WHEREAS, the Parties previously amended the professional services agreement regarding the Project on or about August 27, 2024, to add scope of services and additional compensation in the amount of sixty-one thousand dollars (\$61,000), hereinafter called the "Amendment #2";

WHEREAS, the Parties previously amended the professional services agreement regarding the Project on or about January 06, 2025, to add scope of services and additional compensation in the amount of twenty-nine thousand, five hundred dollars (\$29,500), hereinafter called the "Amendment #3";

WHEREAS, the Parties now desire to amend the Original Agreement plus Amendment #1, Amendment #2, and Amendment #3 to increase the scope of services and compensation provided to include sports lighting at the multi-purpose fields.

For the mutual promises and benefits herein described, Town and Consultant agree to amend the Original Agreement as follows:

1. **Additional Services to be Performed by Consultant.** The Parties agree that Consultant shall perform such additional services as are set forth and described in **Exhibit A1 – Scope of Services** and incorporated herein as if written word for word. All references in the Original Agreement to "Exhibit A" are hereby amended to state "Exhibits A and A1."

2. **Additional Compensation of Consultant.** Town agrees to pay to Consultant for the satisfactory completion of all services included in this Amendment a total additional fee of Eighteen thousand five hundred dollars (\$18,500) for the additional services as set forth and described in **Exhibit B1 – Compensation Schedule** and incorporated herein as if written word for word. All references in the Original Agreement to "Exhibit B" are hereby amended to state "Exhibits B and B1."

3. **Revised Compensation for Consultant's Services.** Paragraph 4 of the Original Agreement plus Amendment #1, Amendment #2, and Amendment 3 is hereby amended with the addition of this Amendment #4 to increase Consultant's total compensation by deleting one million, four hundred forty-three thousand, three hundred and fifty dollars (\$1,443,350) and replacing it with one million, four hundred sixty-one thousand, eight hundred and fifty dollars (\$1,461,850).

4. **Original Agreement.** All other provisions and terms of the Original Agreement shall remain in full force and effect and this Amendment to the Original Agreement shall in no way release, affect, or impair any other provision or responsibility contained in the Original Agreement.

IN WITNESS WHEREOF, the Parties, having read and understood this Amendment, have executed such in duplicate copies, each of which shall have full dignity and force as an original, on the _____ day of _____, 20____.

DUNAWAY ASSOCIATES, LLC

TOWN OF PROSPER, TEXAS

By:



Signature

Philip Neeley

Printed Name

Senior Engagement Manager

Title

September 11, 2025

Date

By:

Signature

Mario Canizares

Printed Name

Town Manager

Title

Date

**EXHIBIT A1
SCOPE OF SERVICES**

**CONTRACT AMENDMENT #4
BETWEEN THE TOWN OF PROSPER, TEXAS, AND DUNAWAY ASSOCIATES, LLC
FOR THE FIRST & COIT COMMUNITY PARK (RAYMOND COMMUNITY PARK) PHASE 1 PROJECT 2122-PK**

I. PROJECT DESCRIPTION

Coordination, Design, and plan development to include sports lighting at the multi-purpose fields.

II. TASK SUMMARY

Task 1 – Multi-Purpose Field Sports Lighting:

Coordination with CMAR and preparation of construction documents for multi-purpose field sports lighting.

Construction drawings to revise electrical plans to include multi-purpose field lighting.

- LED Sports lighting with light level designed to 30 footcandles average maintained
- New LED sports lighting and controls shall be Musco TLC system with link controls
- Electrical schedules, risers and details

III. DELIVERABLES

Task 1 – Multi-Purpose Field Sports Lighting:

Final construction documents for multi-purpose field sports lighting

**EXHIBIT B1
COMPENSATION SCHEDULE**

CONTRACT AMENDMENT #4

**BETWEEN THE TOWN OF PROSPER, TEXAS, AND DUNAWAY ASSOCIATES, LLC
FOR THE FIRST & COIT COMMUNITY PARK (RAYMOND COMMUNITY PARK) PHASE 1 PROJECT 2122-PK**

I. COMPENSATION SCHEDULE

Task	Completion Schedule	Compensation Schedule
Notice-to-Proceed	Month Year	
<u>Task 1 – Multi-Purpose Field Sports Lighting</u>	March 2025	\$18,500
Total Compensation		\$18,500

II. COMPENSATION SUMMARY

Basic Services (Lump Sum)	Amount
<u>Task 1 – Multi-Purpose Field Sports Lighting</u>	\$18,500
Total Basic Services:	\$18,500

Special Services (Hourly Not-to-Exceed)	Amount
None	\$0,000
Total Special Services:	\$0,000

Direct Expenses	Amount
None	\$0,000
Total Direct Expenses:	\$0,000

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

Updated on 09 MAR 2024

Printed on Wed 8/27/25

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	J				
1	GMP Package #1	48 days	Wed 10/11/23	Tue 12/19/23	10/11/2023																											
2	95% CD's Town Comments Received	0 days	Wed 10/11/23	Wed 10/11/23	10/11/2023																											
3	GMP 1 100% CD's Released	4 days	Wed 10/11/23	Mon 10/16/23	10/11/2023																											
4	GMP 1 100% CD's Amendment 1 Released	4 days	Tue 10/17/23	Fri 10/20/23	10/17/2023																											
5	GMP 1 Sub Questions Due to DCI	7 days	Mon 10/23/23	Tue 10/31/23	10/23/2023																											
6	GMP 1 Addendum #3 Released	2 days	Wed 11/1/23	Thu 11/2/23	11/1/2023																											
7	GMP 1 Sub Prepare Bids	23 days	Tue 10/17/23	Thu 11/16/23	10/17/2023																											
8	GMP 1 Bid Opening at Town Hall	0 days	Thu 11/16/23	Thu 11/16/23	11/16/2023																											
9	GMP 1 Prep by DCI & Review by PPV	3 days	Fri 11/17/23	Tue 11/21/23	11/17/2023																											
10	GMP 1 Final to PARD Team	0 days	Mon 11/27/23	Mon 11/27/23	11/27/2023																											
11	GMP 1 Review Mtg w/PARD & DWY Team	0 days	Tue 11/28/23	Tue 11/28/23	11/28/2023																											
12	GMP 1 Final Reviewed w/CMO (by RB)	0 days	Wed 11/29/23	Wed 11/29/23	11/29/2023																											
13	GMP 1 Final OK'd by CMO Team	0 days	Thu 11/30/23	Thu 11/30/23	11/30/2023																											
14	Town Council Packets Close (GMP 1 Done)	0 days	Mon 12/4/23	Mon 12/4/23	12/4/2023																											
15	Town Council Mtg - GMP 1 Considered	0 days	Tue 12/12/23	Tue 12/12/23	12/12/2023																											
16	Signed O-C Agreement to DCI	1 day	Wed 12/13/23	Wed 12/13/23	12/13/2023																											
17	Draft NTP from CS to ToP	1 day	Thu 12/14/23	Thu 12/14/23	12/14/2023																											
18	(AL) to Provide Value Options List Via Email to Team by EOD	1 day	Thu 12/14/23	Thu 12/14/23	12/14/2023																											
19	Notice to Proceed for Construction GMP #1	0 days	Tue 12/19/23	Tue 12/19/23	12/19/2023																											
20	GMP Package #2	147 days	Tue 10/31/23	Tue 5/28/24	10/31/2023																											
21	Prepare 95% CDs for Town Engineer's Review	24 days	Tue 10/31/23	Tue 12/5/23	10/31/2023																											
22	Town Engineer's Review & Comments Out	30 days	Wed 12/6/23	Wed 1/17/24	12/6/2023																											
23	Confirm Paving & Fire Lane Direction	5 days	Thu 1/18/24	Wed 1/24/24	1/18/2024																											
24	Update 99% CDs from Town Engineer's Final Review	16 days	Thu 1/25/24	Thu 2/15/24	1/25/2024																											
25	Town Engineer's Review & Final Comments Out	11 days	Fri 2/16/24	Fri 3/1/24	2/16/2024																											
26	GMP 2 100% CDs Released by DWY to Team	0 days	Fri 3/8/24	Fri 3/8/24	3/8/2024																											
27	GMP 2 100% CD's Released To Subs	0 days	Tue 3/12/24	Tue 3/12/24	3/12/2024																											
28	GMP 2 Subs Prepare Bids	22 days	Tue 3/12/24	Wed 4/10/24	3/12/2024																											
29	DCI's Comments & Estimate on GMP 2 99% CDs	8 days	Fri 2/16/24	Tue 2/27/24	2/16/2024																											
30	GMP 2 Prep by DCI	1 day	Thu 4/11/24	Thu 4/11/24	4/11/2024																											
31	GMP 2 Review by PPV	1 day	Fri 4/12/24	Fri 4/12/24	4/12/2024																											
32	GMP 2 Final to PARD Team	4 days	Wed 4/17/24	Mon 4/22/24	4/17/2024																											
33	GMP 2 Final Review PARD Team	0 days	Mon 4/22/24	Mon 4/22/24	4/22/2024																											
34	GMP 2 Final Reviewed w/CMO (by RB)	2 days	Tue 4/23/24	Wed 4/24/24	4/23/2024																											
35	GMP 2 Final OK'd by CMO Team	1 day	Thu 4/25/24	Thu 4/25/24	4/25/2024																											
36	Town Council Packets Close (GMP 2 Done)	7 days	Fri 4/26/24	Mon 5/6/24	4/26/2024																											
37	Owner Directed Move of City Council Consideration	10 days	Tue 5/14/24	Tue 5/28/24	5/14/2024																											
38	Town Council Mtg - GMP Considered	0 days	Tue 5/28/24	Tue 5/28/24	5/28/2024																											
39	Plat Review and Filing	44 days	Mon 11/13/23	Tue 1/16/24	11/13/2023																											
40	Submit Preliminary Plat to Town	0 days	Mon 11/13/23	Mon 11/13/23	11/13/2023																											
41	Comments from Town on the Prelim Plat	11 days	Mon 11/13/23	Wed 11/29/23	11/13/2023																											
42	Final Plat Submitted to Town	2 days	Thu 11/30/23	Fri 12/1/23	11/30/2023																											
43	Final Plat Submitted to P&Z	1 day	Mon 12/4/23	Mon 12/4/23	12/4/2023																											
44	P&Z Mtg - Consider Final Plat	30 days	Tue 12/5/23	Tue 1/16/24	12/5/2023																											
45	Construction	517 days?	Tue 12/19/23	Tue 12/30/25	12/19/2023																											
46	GMP # 1 Activities	228 days	Tue 12/19/23	Wed 11/6/24	12/19/2023																											

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

Updated on 09 MAR 2024

Printed on Wed 8/27/25

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							
47	Notice to Proceed w/GMP 1 - 19 DEC 2024	0 days	Tue 12/19/23	Tue 12/19/23			12/19/2023 ♦ Notice to Proceed w/GMP 1 - 19 DEC 2024																											
48	Erosion Control	180 days	Tue 12/19/23	Thu 8/29/24			12/19/2023 Erosion Control																											
49	Tree protection/ Temporary fence	180 days	Tue 12/19/23	Thu 8/29/24			12/19/2023 Tree protection/ Temporary fence																											
50	Demo / Earthwork	127 days	Tue 12/19/23	Fri 6/14/24			12/19/2023 Demo / Earthwork																											
51	Storm Sewer Submittals from Sub	10 days	Fri 4/12/24	Thu 4/25/24			4/12/2024 Storm Sewer Submittals from Sub																											
52	Storm Submittal Review	10 days	Fri 4/26/24	Thu 5/9/24			4/26/2024 Storm Submittal Review																											
53	Storm Material Lead Time	20 days	Fri 5/10/24	Fri 6/7/24			5/10/2024 Storm Material Lead Time																											
54	Utilities - Storm Sewer	43 days	Mon 6/10/24	Thu 8/8/24			6/10/2024 Utilities - Storm Sewer																											
55	Paving and Firelane with Lime	65 days	Tue 7/9/24	Tue 10/8/24			7/9/2024 Paving and Firelane with Lime																											
56	Electrical	125 days	Fri 3/1/24	Mon 8/26/24			3/1/2024 Electrical																											
57	Irrigation Sleeving	20 days	Fri 3/1/24	Thu 3/28/24			3/1/2024 Irrigation Sleeving																											
58	GMP # 1 Substantial Completion - 09 SEPT 2024	5 days	Wed 10/9/24	Tue 10/15/24			10/9/2024 GMP # 1 Substantial Completion - 09 SEPT 2024																											
59	GMP # 1 Punchlist Completion	15 days	Wed 10/16/24	Tue 11/5/24			10/16/2024 GMP # 1 Punchlist Completion																											
60	GMP # 1 Final Completion/Town Acceptance 01 OCT 2024	1 day	Wed 11/6/24	Wed 11/6/24			11/6/2024 GMP # 1 Final Completion/Town Acceptance 01 OCT 2024																											
61	GMP # 2 Activities	403 days?	Tue 5/28/24	Tue 12/30/25			5/28/2024																											
62	Council Approval Delay	0 days	Tue 5/28/24	Tue 5/28/24			5/28/2024 ♦ Council Approval Delay																											
63	Erosion Control	200 days	Thu 10/17/24	Thu 7/31/25			10/17/2024																											
64	Tree Protection/ Temporary Fence	115 days	Thu 10/17/24	Tue 4/1/25			10/17/2024 Tree Protection/ Temporary Fence																											
65	GMP #2 Construction Work	360 days	Wed 5/29/24	Mon 10/27/25			5/29/2024																											
66	Electrical (Long Lead Items from GMP # 01)	115 days	Thu 10/17/24	Tue 4/1/25			10/17/2024 Electrical (Long Lead Items from GMP # 01)																											
67	Site Concrete	281 days	Thu 6/27/24	Tue 8/5/25			6/27/2024																											
68	Limestone Block walls	80 days?	Thu 3/27/25	Fri 7/18/25			3/27/2025																											
69	Pickleball Courts	120 days?	Fri 5/16/25	Tue 11/4/25			5/16/2025																											
70	Moisture Conditioning @ Pickleball	56 days?	Thu 2/27/25	Thu 5/15/25			2/27/2025 Moisture Conditioning @ Pickleball																											
71	Fabric Shade Structure Foundations	37 days?	Thu 3/20/25	Fri 5/9/25			3/20/2025 Fabric Shade Structure Foundations																											
72	Fence Posts	27 days?	Thu 2/27/25	Fri 4/4/25			2/27/2025 Fence Posts																											
73	Fence	30 days	Mon 4/7/25	Fri 5/16/25			4/7/2025 Fence																											
74	Backstop Nets Posts	12 days?	Thu 3/13/25	Fri 3/28/25			3/13/2025 Backstop Nets Posts																											
75	Backstop Nets	20 days	Mon 3/31/25	Fri 4/25/25			3/31/2025 Backstop Nets																											
76	Bleacher Shade Structures	100 days?	Fri 3/14/25	Mon 8/4/25			3/14/2025																											
77	Dugout Metal Roofs	40 days?	Thu 4/24/25	Thu 6/19/25			4/24/2025 Dugout Metal Roofs																											
78	Entry Gateways	20 days?	Thu 5/22/25	Thu 6/19/25			5/22/2025 Entry Gateways																											
79	Coit Road Monument Signs	20 days?	Thu 5/29/25	Wed 6/25/25			5/29/2025 Coit Road Monument Signs																											
80	Restroom Concession Building	190 days	Tue 11/19/24	Tue 8/19/25			11/19/2024																											
81	Aluminum Bleacher Seating	20 days	Fri 7/18/25	Thu 8/14/25			7/18/2025																											
82	Parking Lot Striping	10 days?	Thu 8/14/25	Wed 8/27/25			8/14/2025																											
83	Tennis Courts add	180 days	Mon 2/24/25	Wed 11/5/25			2/24/2025																											
84	Tennis courts Moisture conditioning	56 days	Thu 2/27/25	Thu 5/15/25			2/27/2025 Tennis courts Moisture conditioning																											
85	Tennis courts	119 days	Fri 5/16/25	Mon 11/3/25			5/16/2025																											
86	Trail Expansion	241 days	Thu 11/14/24	Mon 10/27/25			11/14/2024																											
87	Notice to Proceed	1 day	Tue 12/17/24	Tue 12/17/24			12/17/2024																											
88	Design Stage	56 days	Thu 11/14/24	Wed 2/5/25			11/14/2024																											
89	Trail Construction	30 days	Thu 7/17/25	Wed 8/27/25			7/17/2025																											
90	Low water crossings	30 days	Thu 7/17/25	Wed 8/27/25			7/17/2025																											
91	Order Bridge	148 days	Fri 1/31/25	Thu 8/28/25			1/31/2025																											
92	Install Piers	30 days	Mon 4/7/25	Fri 5/16/25			4/7/2025																											

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

Updated on 09 MAR 2024
Printed on Wed 8/27/25

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					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J							
93	Install Abuttmnts	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															12/15/2024															
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															2/6/2025															
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															12/16/2024															
104	Other ARAD's Lead times	0 days	Sun 12/15/24	Sun 12/15/24															12/15/2024															
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	Wed 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	Irrigation Changes 7/10/25	58 days?	Tue 8/5/25	Fri 10/24/25																														
113	New meters (10 week lead time)	50 days?	Tue 8/5/25	Tue 10/14/25																														
114	New RPZ's and irrigation changes (8 week lead time)	45 days?	Tue 8/5/25	Tue 10/7/25																														
115	Dumpster Enclosure	40 days?	Thu 3/6/25	Wed 4/30/25																														
116	Ballfield Clay and Conditioner	40 days?	Thu 11/7/24	Tue 1/7/25															11/7/2024															
117	Irrigation System with Town Water	160 days	Thu 10/24/24	Wed 6/11/25															10/24/2024															
118	Landscape	80 days	Mon 6/2/25	Tue 9/23/25																														
119	Fine Grade	180 days?	Mon 1/27/25	Wed 10/8/25															1/27/2025															
120	Irrigation main lines ready for well system	14 days?	Wed 10/22/25	Mon 11/10/25																														
121	Turf Establishment edited 8/27/2025 (Change order #	30 days?	Wed 10/22/25	Thu 12/4/25																														
122	All Sod no hydromulch	30 days?	Wed 10/22/25	Thu 12/4/25																														
123	Playground	45 days?	Fri 5/2/25	Mon 7/7/25																														
124	CXT Building at Playground	60 days?	Thu 10/17/24	Tue 1/14/25															10/17/2024															
125	Handrails/Guardrails	80 days?	Thu 4/24/25	Fri 8/15/25																														
126	Site Amenities	56 days	Thu 8/7/25	Fri 10/24/25																														
127	Site Masonry	46 days?	Mon 3/31/25	Tue 6/3/25																														
128	Construction Layout	358 days?	Thu 5/30/24	Fri 10/24/25															5/30/2024															
129	ASI 15 Irrigation changes	13 days	Tue 5/13/25	Fri 5/30/25																														
130	ASI 17 Irrigation changes	8 days	Mon 6/2/25	Wed 6/11/25																														
131	Pedestrian Poles Bid alt gmp 1 alt 2.0	13 days	Thu 6/12/25	Mon 6/30/25																														
132	Monument Sign bid alt gmp 2 alt 2.10	5 days	Tue 7/1/25	Tue 7/8/25																														
133	Rain Delay	58 days	Wed 5/28/25	Mon 8/18/25																														
134	Owner's Weather Float	32 days?	Tue 8/19/25	Thu 10/2/25																														
135	GMP # 2 Substantial Completion	1 day	Fri 12/5/25	Fri 12/5/25																														
136	GMP # 2 Punchlist Completion	15 days	Mon 12/8/25	Mon 12/29/25																														
137	GMP # 2 Final Completion/Town Acceptance	1 day	Tue 12/30/25	Tue 12/30/25																														

DCI's New Substantial Completion Date is 05 DEC 2025 if Change Order # 4 is Approved