

December 31, 2025

PROJECT No. (AVO): 56304.002

City of Sanger
Ryan Nolting
Parks and Recreation
201 Bolivar St, Sanger TX 76266

RE: Porter Park East PS&E- The approximately 50-acre site east of Interstate Highway 35 and west of Cowling Road on the northern banks of Duck Creek.

Dear Ryan,

At Halff we improve lives and communities by turning ideas into reality. We do that by working with great clients on meaningful PROJECTs. As such, we are pleased to submit the following Scope of Services for the Porter Park East Sports Complex for the City of Sanger.

The Services to be performed as described herein are to be performed under the requirements and definitions as described in the **FY2020 ENGINEERING ASSISTANCE AND MISCELLANEOUS TASKS** Agreement executed between Halff Associates, Inc. and the City of Sanger, Texas on 11/13/2019.

The Scope of Services are as described in EXHIBIT A with the Proposed Fees shown in EXHIBIT B. Proposed services that are not included as part of the Scope of Service are listed in EXHIBIT C. Exclusions/Available Additional Services; Project Location and Limits and the Approved Master Plan are provided in EXHIBIT D; and, the Project Schedule is as shown in EXHIBIT E.

Unless otherwise modified, please note that the Scope of Services described herein shall remain valid and continue in effect for a period of 90 calendar days, after which it will require renewal in writing by CONSULTANT and CLIENT.

Thank you for the opportunity to work with you to improve lives and communities. Please feel free to contact me if you have any questions or comments regarding this Scope of Services.

Sincerely,



W. Brett Mann, PLA, ASLA
Director of Landscape Architecture
214-217-6472
bmann@halff.com

EXHIBIT A

BASIC SCOPE OF SERVICES

LANDSCAPE ARCHITECTURAL AND ENGINEERING SERVICES FOR

PORTER PARK EAST SPORTS COMPLEX

PURPOSE

Halff (CONSULTANT) shall provide Landscape Architecture and Engineering Services for Porter Park East Sports Complex (PROJECT), to the City of Sanger, TX (CLIENT). The purpose of the PROJECT is to provide Schematic Design and Construction Document (PS&E) services for Phase 1 of a multiphase sports complex as described in the scope and shown on the attached Exhibit D Approved Master Plan.

SCOPE

The PROJECT is located on the approximately 50-acre site east of Interstate Highway 35 and west of Cowling Road on the northern banks of Duck Creek and will consist of the amenities shown in the area delineated as Phase 1 on the attached Exhibit D Approved Master Plan. This PROJECT Scope will consist of Schematic Design and Construction Documents (PS&E) for Phase 1.

ASSUMPTIONS

This scope of services (the "Scope of Services") has been prepared using the following assumptions as a basis for its preparation:

1. The Scope of Services represents a single, stand-alone PROJECT consisting of tasks described below for the design and construction of the proposed improvements, in their entirety, with no removal or separation of tasks for the completion of the PROJECT.
2. Preparation of plans at each milestone is on a one-time only basis. Changes to a milestone submittal (i.e. a re-submitted set of 60% plans after a full 60% set of plans has been submitted by the CONSULTANT for formal review by the CLIENT) will result in additional fees to be determined at that time prior to revision work being done. Comments on each milestone submittal will be addressed in the following submittal.
3. The PROJECT will follow Federal, State and Local design requirements as applicable.
4. CLIENT, and Stakeholders, i.e., TxDOT, NCTCOG, Parks Department, Sports Associations etc, will provide available existing conditions information and base-map data, including, but not limited to:
 - As-built plans, record drawings, and/or condition assessments for existing utilities located within the proximity or adjacent to the PROJECT area.

- Construction and/or as-built drawings, if available, and any future development plans impacting the PROJECT area.
- Traffic studies
- Current property and easement information.
- Aerial Data.
- Existing or previous environmental reporting.
- Base information such as CADD or GIS data
- GIS data for FEMA floodplain
- Hydraulic models

5. The CLIENT will be responsible for distributing, coordinating, and facilitating all submittal milestones/packages to necessary stakeholders, including correspondence during the submittal review period(s) and providing CONSULTANT with organized reviews/comments and feedback from reviewing entities.
6. In addition to any base map data provided by the CLIENT (as described above), CONSULTANT will utilize publicly available and CLIENT-provided data (aerial ortho imagery, contours, record drawings, etc.) to supplement PROJECT development outside the limits of survey. Supplemental information will be used in the assessment, review, and design of the proposed improvements.

The PROJECT schedule and milestone dates are based on an assumed CLIENT and stakeholder review period of 10 business days. Review periods exceeding 10 business days may impact the remaining schedule.

7. There are no significant changes to site conditions since the original request for proposal was provided by CONSULTANT to the CLIENT on July 15, 2025.
8. Internal PROJECT meetings described herein will be held at the CONSULTANT's office or virtually, unless on-site meeting is specified. CONSULTANT shall notify CLIENT and request additional compensation if additional meetings are necessary for ongoing coordination and/or the completion of the PROJECT.

TASK 1 – DESIGN SUPPORT SERVICES

TASK 1.1 – PROJECT MANAGEMENT AND COMMUNICATION

PROJECT Management Coordination, Communications, and Reporting:

CONSULTANT will provide reports to the CLIENT as part of a monthly coordination meeting, which will detail the current progress, highlight any outstanding issues, and address future concerns. Additionally, CONSULTANT will conduct internal meetings with their staff for effective coordination and communication regarding the PROJECT.

CONSULTANT will coordinate with all disciplines involved in the production of the design documents and will conduct internal coordination meetings as needed.

CONSULTANT will schedule and coordinate up to five (05) Design Review meetings total with the CLIENT during the design phase. These meetings will review the design documents and address any issues that may arise.

Other Coordination - Phone calls, conference calls, virtual meetings are included in this phase.

TASK 1.2 – PROJECT KICK-OFF MEETING

PROJECT Kick-off Meeting:

CONSULTANT will attend one (1) virtual or in-person-coordination/PROJECT kick-off meeting with the CLIENT to confirm the goals, objectives, budget, schedule and program of proposed improvements of the PROJECT. Notes may be taken by the CONSULTANT to record items discussed and decisions made during this meeting and provided to all attendees.

- PROJECT Kick-Off Meeting – One (1) Virtual or in-person meeting (3 Hours maximum duration)

Task 1.2 Deliverables:

Deliverables provided by the CONSULTANT shall include the following:

- *One (1) Digital PDF copy of the PROJECT Kick-Off meeting notes.*
- *One (1) Digital PDF copy of the monthly progress reports (if requested).*

TASK 1.3 – QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)

CONSULTANT will perform internal Quality Assurance and Quality Control (QA/QC) reviews of CONSULTANT'S deliverables at each submittal milestone. SUBCONSULTANTS are required to follow CONSULTANT QA/QC standards. In addition, the CONSULTANT QA/QC Manager may provide comments to SUBCONSULTANTS and recheck for implementation.

TASK 2 – DATA COLLECTION

TASK 2.1 – GEOTECHNICAL REPORT

SCOPE OF SERVICES

The objective of this geotechnical investigation will be to obtain subsurface data and develop foundation, pavement, pavement subgrade and earthwork recommendations for the facility. All services provided will be performed in accordance with and limited to those generally accepted engineering standards prevailing at the time and in the area where the work is performed.

Field Services

Based on the PROJECT layout, we propose to drill a total of nine (9) borings across the site. Six (6) borings will be drilled within the proposed parking and field areas to depths of about 10 feet, or to top of competent bedrock, whichever occurs first. Three (3) borings will be drilled in the vicinity of the concession building, shaded bleachers, pavilion, and restroom buildings to depths of about 20 feet, or 10 feet into competent bedrock, whichever occurs first.

The borings will be drilled and sampled using a truck-mounted drilling rig, however, if an ATV- mounted drilling rig is required, an additional fee of \$550 will be charged. Conventional tube or split- barrel (standard penetration test) samples will be collected as appropriate for the soils encountered. Bedrock strata, if encountered, will be tested in-place using the Texas Cone Penetration Test. The recovered subsurface samples will be preserved and labeled as to the appropriate boring number and depth in the field. These materials will later be described in further detail in the laboratory by a staff geologist or engineer. Groundwater, if observed, will be recorded during and at the completion of drilling. Borings will be backfilled with on-site cuttings to near surface grade. Backfilled borings should be expected to settle over time and should be monitored; CONSULTANT will not be responsible for any additional future backfilling required, nor damage or injury that may result from settlement of the boreholes after the initial backfill process.

Laboratory Services

Selected laboratory testing of the recovered samples will be performed to evaluate soil index, volume change, and strength properties of the subsurface materials, and to provide data for analysis. These tests may include but may not be limited to the following:

- Moisture content
- Atterberg limits
- Percent passing No. 200 mesh sieve
- Unconfined compressive strength (soil and rock)
- Overburden swell
- Soluble sulfates
- CONSULTANT will retain recovered samples for 30 days after submission of the geotechnical report unless other arrangements are made by the client.

Engineering Analysis and Report

Data obtained from the field investigation and laboratory tests will be presented in a geotechnical data report. Information to be provided includes the following:

- A plan sheet indicating the approximate location of each boring.

- A log of each boring with the boring number, depth of each stratum, material description, soil classification with laboratory test results, and groundwater information.
- A discussion of subsurface soil and groundwater conditions.
- A brief discussion of site geology.
- Estimates of soil movement related to settlement and expansive soils (if present).
- Outline of the engineering properties of the natural soils present, and any existing fill, if encountered
- Recommendations for foundation type, depth and allowable loading, uplift considerations,
- L-Pile parameters and Seismic Site Class (2018 IBC).
- Earthwork recommendations, including material type(s), compaction, and backfill requirements.
- Pavement and pavement subgrade recommendations.

CONDITIONS

We respectfully request that the Owner provide the following:

- Landowner permission, right(s) of entry, permits, easements or other access authorization required to perform our proposed services.
- The CLIENT must also provide access to each boring location for the drill rig and crew prior to drilling operations. Collateral damage to landscaping and/or flatwork may occur in the event of limited access; CONSULTANT will not be responsible for any damage to these items or responsible for any repair. If the above conditions are not met and the PROJECT site is not accessible to the drilling rig at time of initial mobilization, standby and travel time (portal to portal) will be billed at the rate of \$250/hour for additional mobilizations.
- CONSULTANT will contact DigTess/Texas811 One Call for general subsurface utility clearing within the easements. Locating and marking any private non-franchise subsurface utilities or other structures or items which might be damaged during the field exploration program is not part of this scope. The client must provide these services before drilling can proceed; however, these services can be provided by third-party vendor to CONSULTANT for an additional fee. CONSULTANT will not be responsible for damaged utilities that are not clearly marked.

Task 2.1 Deliverables

Deliverables provided by the CONSULTANT shall include the following:

- *One (1) PDF electronic copy of the report.*

TASK 2.2 – DESIGN SURVEY

Survey Scope:

Topographic and Boundary Survey of approximately 54+- acres of land located on the east side of I-35 south of the town of Sanger and being more particularly located within the R.A. Johnson Survey, Abstract No. 666, Denton County, Texas.

Topo limits for proposed Porter Park are easterly from the northwest corner of the proposed site at the existing east right-of-way line of I-35 and along the north line of the proposed tract for approximately 400 feet, northerly +/- 185 feet, easterly +/- 680 feet to the existing east right-of-way line of Cowling Road, southerly along the existing east right-of-way line of Cowling Road +/- 2800 feet to the south bridge abutment along the south top bank of Duck Creek, northwesterly along said south top bank of Duck Creek approximately 880 feet to the existing east right-of-way line for I-35, continuing westerly with the south top bank of said Duck Creek over and across TxDOT right-of-way +/- 400 feet to the west right-of-way line of I-35, north approximately 750 feet along the existing west right-of-way line of I-35, east +/- 400 feet over and across TxDOT right-of-way to the west line of the subject tract and west right-of-way line for I-35, north approximately 1,400 feet along the existing east right-of-way line for I-35 and the west line of the subject tract to the point of beginning of proposed Porter Park. Topo to include east edge of existing service road along the subject tract's west boundary line.

Survey for Design:

- Survey shall tie in all right-of-way lines and corners, property lines, trees 6" and larger in caliper, fence lines, and all other present and visible surface features. Property lines will be shown based on found monuments/property corners, and will be resolved for best fit, but not as a deliverable.
- Topographic information provided at one-foot contours of existing grade.
- Establish PROJECT control using Global Positioning System (GPS methodology. Horizontal values will be based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone (4202). The vertical values will be referenced to NAVD88 and computed using GEOID 18, set a minimum of three control points for design.
- Horizontal and vertical location of all existing facilities within the PROJECT limits including existing paving, driveways, sidewalks, buildings, mailboxes, landscaping, etc.
- Tie existing visible franchise utilities and appurtenances, and public utilities such as water valves, fire hydrants, manholes, etc.
- Tie underground utilities if located during the discovery process as marked by Texas 811.

Task 2.2 Deliverables

Deliverables provided by the CONSULTANT shall include the following:

- *3D digital terrain model and 2D planimetric and boundary/legal reference files in Civil 3D*

TASK 2.3 – ENVIRONMENTAL SERVICES

Environmental

- **Cultural Resources Assessment:** Because the PROJECT is being developed by the City, a political sub-entity of the State of Texas, it falls under purview of the Antiquities Code of Texas (Title 9, Chapter 191 of the Texas Natural Resources Code), which requires that the Texas Historical Commission (THC) review actions that have the potential to impact archeological historic properties within the public domain. In addition, the PROJECT requires authorization by the USACE pursuant to Section 404 of the Clean Water Act, which is considered a federal action requiring compliance with Section 106 of the National Historic Preservation Act (Section 106). Halff will perform desktop research and agency consultation as described below to enable the City to comply with the Texas Antiquities Code (TAC) and Section 106 for the proposed PROJECT.

Based on the initial assessment of the PROJECT, it was determined that preliminary consultation with the Texas Historical Commission (THC) will be necessary due to the proximity of the Greenwood/Old Greenwood Cemetery and its shared boundary with the PROJECT area. Halff will subsequently conduct a review of the Texas Archeological Sites Atlas to identify any documented archeological sites, above-ground historic resources, or additional cemeteries within or adjacent to the PROJECT area that may be eligible for listing in the National Register of Historic Places (NRHP) or for designation as a State Antiquities Landmark (SAL). In addition, historic aerial imagery and topographic maps will be reviewed to identify potential above-ground historic resources. Background research will also include an assessment of local soils, geology, and other physiographic data to evaluate the potential for buried archeological deposits, with consideration of the proposed PROJECT's horizontal and vertical footprint. The results of this desktop review will inform recommendations regarding the potential for the PROJECT to affect cultural resources or cemeteries eligible for NRHP listing or SAL designation.

The results of the desktop review will be summarized in a report submitted for review by THC and USACE. If the desktop review and agency consultation results in the need for additional cultural resources investigations (e.g., archeological and/or historic resources field surveys), this will be considered an additional service and scoped separately.

- **Threatened and Endangered Species Assessment:** Because a Section 404 permit is a federal action, documentation must be provided to make an effect determination under the Endangered Species Act to remain in compliance with the conditions of the Section 404 permit program. The Threatened and Endangered Species Assessment will include the following:
 - Obtaining an official species list for the PROJECT area and other related construction areas utilizing the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPAC) service.
 - Conducting background research including review of aerial photography, topographic maps, vegetation maps, and soil survey maps to identify potentially suitable habitat for species listed in the IPaC report.
 - An opinion regarding the potential of the proposed PROJECTs to affect federally listed threatened and endangered species.
- **Section 404 Permitting Assessment:** This task assumes the PROJECT would not exceed the impact thresholds of a Nationwide Permit. Upon completion of Cultural Resources Assessments, and Threatened and Endangered Species Assessment, Halff specialists will coordinate with design team to evaluate site alternatives pursuant to the Section 404 Nationwide Permit program. Halff will outline Section 404 permitting responsibility as appropriate for the 60% design scenario and incorporate as a separate memorandum. This task does not assume the preparation and submittal of any Section 404 permit documents to the USACE

Section 404 Jurisdictional Determination/Delineation: Halff will perform an Aquatic Resources Delineation in general accordance with the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual and appropriate USACE Regional Supplement (Great Plains Region) as detailed below. Halff will perform a desktop review by locating readily available resource documents which may include aerial photographs, historic topographic maps, soil surveys, U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) maps, National Hydrography Dataset (NHD), Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), historic aerial photographs, and other related data for a desktop review of site conditions.

Halff will perform a site visit to evaluate the existence and locations of aquatic resources on the site generally following the USACE 1987 Wetlands Delineation Manual and the applicable USACE Regional Supplement. Completion of USACE wetland determination data forms will be completed if applicable. The ordinary high-water mark (OHWM) for streams will be identified in the field. Following the site visit, Halff will prepare exhibits showing the boundaries (polygons) and acreage and/or linear footage (if applicable) of aquatic resources identified onsite during the site visit as collected utilizing a GPS with sub-meter accuracy.

Halff will prepare a report for documenting the results of the aquatic resources delineation performed onsite. The report will address the applicable regulatory framework, describe the assessment methodology, findings, provide site-specific conclusions and jurisdictional analysis of identified features.

Task 2.3 Deliverables

Deliverables provided by the CONSULTANT shall include the following:

- *Documentation Report in PDF format.*

TASK 2.4 – WATER RESOURCES

- Coordinate with other disciplines with regards to drainage and floodplain constraints
- Perform preliminary drainage and flood studies to determine if any grading or drainage within the site will impact adjacent properties. If a pond is needed, a pond volume will be estimated
 - Hydrology
 - Delineate existing drainage areas to the 10% rule
 - Compute existing time of concentration and percent impervious values based on the current conditions at the time of PROJECT kick-off
 - Compute the proposed time of concentration and percent impervious values based on the preliminary site and drainage plans
 - If an increase in discharge is shown, analyze the capacity of the receiving system
 - If needed, determine the amount of detention required to show no adverse impacts
 - Hydraulics
 - Leverage the FEMA effective Clear Creek hydraulic model
 - Realign and add cross sections as needed based on the conceptual grading
 - Utilize the best available LiDAR and survey to revise the existing conditions cross section geometry
 - Input the proposed grading and low water crossing into the proposed model. If adverse impacts are shown, up to two mitigation alternatives will be analyzed to mitigate rises in the floodplain
 - Prepare a brief memo describing the methodology and findings of the studies described above

Task 2.4 Deliverables

Deliverables provided by the CONSULTANT shall include the following:

- *Drainage Study Report in PDF format.*
- *Flood Study Report*
- *Hydrological and Hydraulic HEC-RAS and HEC-HMS Models*

TASK 3 – SCHEMATIC DESIGN

TASK 3.1 – SCHEMATIC DESIGN (30%)

Schematic Design (30%) :

Based on the input gathered in the Master Plan phase of this project, the kickoff meeting, concept development, stakeholder meetings, and site investigation , the CONSULTANT will prepare one (1) Schematic Design (30%) that communicates the intent and vision of the PROJECT. The Schematic Design shall include the layout of proposed improvements to demonstrate compliance with applicable Federal, State, and local/stakeholder rules, regulations, and codes. The CONSULTANT will identify any locations where exceptions to the established design standards may be necessary.

Proposed Improvements:

The Schematic Design (30%) shall include improvements within the approved Phase 1 Limits of Work as shown on the Exhibit D Project Location and Limits Plan and as described in Exhibit A Scope of Work sections of this proposal. Design for improvements shall follow current CLIENT and regulatory standards, unless directed otherwise by the CLIENT.

Landscape Schematic Design Scope:

The following Landscape plan sheets are anticipated for the Schematic Design:

1. Illustrative Site Plan

2. Illustrative Sections and Details
3. Precedent Imagery
4. Site Materials / Furnishings Plan / Palettes
5. Amenity Grading & Drainage Plan
6. Selection of Pre-Engineered Building for Concessions and Restrooms
7. Sketch Details
8. Tree Survey
 - a. Tree survey will show locations, sizes, of trees 6" DBH or larger, and status of trees in the design area to be kept or removed.
9. Planting Plan / Palette
10. Lighting Plan
11. Diagrammatic Irrigation Layout (for coordination of system elements with Civil)

Civil Schematic Design Scope:

Based upon the approved Master Plan the following Civil plan sheets are anticipated for the schematic design.

1. Cover Sheet and Sheet Index
2. General Notes and Legend
3. Site and Survey Control
4. Mass Grading Plan
5. Paving Plan and Profiles
6. Parking Lot and Amenity Site Plan
7. Pavement Markings and Signage Plans
8. Existing Drainage Area Map
9. Proposed Drainage Area Map
10. Drainage Plans
11. Water and Sewer Plans

Structural

The schematic design is anticipated to include the following structural sheets:

1. Preliminary Retaining Wall Layouts
 - a. Retaining Wall adjacent to Miracle League Field
 - b. C-I-P Site Retaining Walls Greater Than Four (4) Feet In Height And Necessary For Site Grading
2. Pre-Engineered Building Foundation Plan
3. Typical Pre-Engineered Building Foundation Details
4. Preliminary Dugout Floor Plan
5. Preliminary Dugout Roof Framing Plan
6. Preliminary Backstop Design
7. Preliminary Monument Sign and Overhead Monument Foundation Plans
8. Preliminary Overhead Monument Framing Details
9. Preliminary Light Pole Foundation Details

Plumbing

The schematic design is anticipated to include general locations of plumbing services such as sanitary sewer and domestic water.

Task 3.1 Deliverables:

Deliverables provided by the CONSULTANT shall include the following:

- One (1) Digital PDF copy of the Schematic Design (30%) Submittal.

Drawing Deliverable Review/Comment Resolution Meetings:

After the 30% submittal milestone has been delivered to the CLIENT, CONSULTANT will schedule and conduct a Drawing Deliverable Review/Comment Resolution Meeting with the CLIENT to discuss submittal review comments related to the PROJECT. Meeting objectives will include design feedback, comment review discussions, and describe subsequent submittal deliverables per the Scope of Work, with general questions and answers. Notes may be taken by the CONSULTANT at this meeting to document items discussed and decisions made.

Drawing sets shall be sheet sizes of 22-inch-Wide x 34-inch-Long (suitable for half size in 11-inch x 17-inch format), with black and white line work.

All Scope of Services following the Schematic Design (30%) Phase will not begin until the CLIENT has provided CONSULTANT with a formal Notice to Proceed (NTP) confirming the acceptance of the design. CONSULTANT will review and incorporate applicable review comments and feedback received during the Drawing Deliverable Review/Comment Resolution Meeting into the preparation of the subsequent submittal milestones.

TASK 3.2 – OPINION OF PROBABLE CONSTRUCTION COST (OPCC)

Preliminary Schematic Design (30%) OPCC:

Upon completion of the approved Schematic Design plan (30%), the CONSULTANT shall prepare an Opinion of Probable Construction Cost (OPCC). CONSULTANT's OPCC shall be based on the quantities indicated on the CONSULTANT's plans and on the unit prices current at the time of the probable cost opinion preparation. Quantities and available unit pricing included in the schematic design OPCC are preliminary and shall be subject to change due to significant fluctuations in the market and pricing changes beyond CONSULTANT'S control. OPCCs are intended for budget purposes only.

Task 3.2 Deliverables:

Deliverables provided by the CONSULTANT shall include the following:

- One (1) Digital PDF copy of the Opinion of Probable Construction Cost listing bid items, quantities, and estimated bid costs.

TASK 3.3 – PHASING PLAN UPDATE

Through the Schematic Design phase, the CONSULTANT shall, in collaboration with the CLIENT, confirm program elements for the phasing plan. These elements from the Schematic Design will be further developed into Construction Documents.

Phase 1 will contain the following elements:

- Miracle League Field (and associated needs)
 - Lighting
 - Bleachers
 - Dugouts
 - Adjacent Walks
 - Fencing
 - Scoreboard
- Accessible Playground
- Concession / Restroom Building

- Shade pavilion between Miracle League Field and playground
- Park Entry Monument
- Parking sufficient to serve games played on the Miracle League Field
 - Limited to approach with drive apron on Cowling Road and concrete paving for twenty handicap parking spaces and drive to serve the spaces. The remainder of parking for 50-vehicles shall be graded and finished with aggregate base materials.
- Mass grading for the ballfields and parking areas
- Site Electric
- Site Wastewater
- Site Water
- Site Stormwater & Detention Area Improvements

Future Phases will be included in the OPCC as "order of magnitude" line-item costs for budgeting and are anticipated to include the following elements:

- Four (4) Youth Baseball Fields
- Parking not associated with the Miracle League Field
- Final grading for elements outside of the Phase 1 elements
- Sport Courts
- Walking paths
- Restroom buildings other than the central Concession/Restroom bldg.
- Site Lighting
- All other elements shown in the Master Plan

The Phasing Plan will consist of illustrated plans and a Phasing OPCC spreadsheet. The plans will be in sheet sizes of 22-inch-Wide x 34-inch-Long, formatted with black and white line work with a scale appropriate to illustrate which proposed improvements will be included in each of the approved phases. The Phasing OPCC will be an 8.5-inch x11-inch table with design elements grouped by phase with associated construction costs.

Task 3.3 Deliverables:

Deliverables provided by the CONSULTANT shall include the following:

- *One (1) Digital PDF copy of the Phasing Plan Sheets, and*
- *One (1) Digital PDF copy of the Phasing OPCC*

TASK 4 – CONSTRUCTION DOCUMENTS

Construction Document Preparation:

Based on the input gathered from the Schematic Design Phase, the CONSULTANT will prepare Construction Documents for Phase 1 as described in Task 3.1 above that include design drawings, bid documents and technical specifications for the PROJECT.

The 60%, 90%, and 100% submittal milestones shall include the anticipated improvements identified in the PROJECT's Scope and Assumptions sections. Design for improvements shall follow current CLIENT standards, supplemented with state and federal ADA standards where necessary. In addition to the anticipated improvements described above, CONSULTANT's 60%, 90%, and 100% submittal milestones shall also contain the following base information:

- PROJECT name; and if applicable, the street address, and lot and block description.
- Date, scale, north arrow, and the name of the Licensed Professional preparing the plan.
- Location of existing property lines and/or ROW limits.
- Approximate centerlines of existing water courses and the location of the floodplain; the approximate location of significant drainage features; and the location of existing parking lots, streets, driveways, and sidewalks on or adjacent to the PROJECT.
- Approximate location of known overhead lines, subsurface utility lines, and utility easements within the PROJECT limits, including the location of utility/power poles, generators, and equipment.

CONSULTANT shall provide an Opinion of Probable Construction Cost (OPCC) at 60%, 90% preliminary construction document, and 100% Bid Package submittal milestones. CONSULTANT's OPCC shall be based on the quantities indicated on the CONSULTANT's plans and on the unit prices current at the time of the probable cost opinion preparation. Quantities and available unit pricing included in the schematic design OPCC are preliminary and shall be subject to change due to significant fluctuations in the market and pricing changes beyond CONSULTANT'S control. OPCCs are intended for budget purposes only.

TASK 4.1 - 60% Design Submittal

LA Design Scope:

- Coordinate with other disciplines on various site components to be included in PROJECT.
- Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% landscape design plans, including:
 - Landscape Site Layout Plans, Notes, Schedule(s), and Details
 - The site layout plans will show existing and new site components' locations and dimensions. It will include information such as shade structure dimensions, benches, walls, walk and plaza dimensions and other site amenities. It will also include dimensions for any site improvements not shown on civil plans.
 - Site Materials Plans, details
 - The site materials plans will show the materials, colors, finishes, and details for landscape site components such as shade structures, furniture, walls, walks, etc.
 - Planting Plans
 - Tree Mitigation Plan
 - Irrigation Plans
 - Outline of Technical Specifications

Civil Design Scope:

- Coordinate with other disciplines on various site components to be included in PROJECT.

- Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% civil design plans.
- Prepare PROJECT specific Technical Specifications for work items not covered by either City, NCTCOG, or TxDOT specifications
- Prepare 60% level quantities with phase appropriate contingency factors for inclusion into the overall PROJECT opinion of probably construction cost. Unit costs for these items shall be developed utilizing previously let PROJECTs by Halff of similar scope and size as well as TxDOT's available 3-month and 12-month rolling averages for recently let PROJECTs.

Structural

- Coordinate with other disciplines on various site components to be included in PROJECT.
- Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% structural design plans.
- Prepare PROJECT specific Technical Specifications for work items not covered by either City, NCTCOG, or TxDOT specifications
- Prepare 60% level quantities with phase appropriate contingency factors for inclusion into the overall PROJECT opinion of probably construction cost. Unit costs for these items shall be developed utilizing previously let PROJECTs by Halff of similar scope and size as well as TxDOT's available 3-month and 12-month rolling averages for recently let PROJECTs.

Electrical

- Coordinate with other disciplines on various site components to be included in PROJECT.
- Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% design plans, including
 - Site lighting and field lighting will continue to be tailored to meet site requirements.
 - Power supply and routing for Entry Sign, Irrigation System, Concession & Restroom Buildings
 - Lighting cutsheets for typical fixtures will be included.
 - Specifications
 - One line riser for electrical service and feeders.

Plumbing

- Coordinate with other disciplines on various site components to be included in PROJECT.
- Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% design plans, including
 - Plumbing fixture cutsheets and typical piping will be included.
 - Specifications

Water Resources

- Coordinate with other disciplines with regards to drainage and floodplain constraints
- Obtain floodplain development permit through the City.
- Perform final drainage and flood studies to determine if the revised grading and drainage within the site will impact adjacent properties.
 - Hydrology
 - 1. Revise the proposed times of concentration and percent impervious values to reflect the revised site and drainage plans
 - 2. Confirm no adverse impacts are shown to Clear Creek or any adjacent properties.
 - Hydraulics
 - 1. Revise the proposed conditions hydraulic model to reflect the revised grading plan
 - 2. Confirm no adverse impacts and that the results meet all City and FEMA criteria

3. Prepare final drainage study and flood study report in support of grading and floodplain development permits for submittal to the City
- FEMA Conditional Letter of Map Revision (CLOMR), If needed
 - Utilize modeling developed during the 60% design phase
 - Execute the FEMA 10-, 50-, 100-, and 500-year flood profiles for the duplicate effective, revised existing, and proposed conditions floodplain and floodway models
 - Delineate the limits of the revised existing and proposed 100-year floodplain, 500-year floodplain, and floodway for Clear Creek
 - Prepare the FEMA CLOMR application including the hydraulic report, work maps, and application forms.
 - Deliver digital copy of the CLOMR Report to the City.
 1. Address any comments from the City
 - Submit the CLOMR Report to FEMA via the FEMA online LOM-C site. The current review fee for the CLOMR is \$6,500 and can be paid for by the CLIENT or may be paid for by CONSULTANT and be submitted as an expense.
 - Coordinate with FEMA to address any comments

CONSULTANT will not proceed to 90% submittal until the CLIENT has provided CONSULTANT with a formal Notice to Proceed (NTP) confirming the acceptance of the 60% design.

CONSULTANT will review and incorporate applicable review comments and feedback received during the Drawing Deliverable Review/Comment Resolution Meeting into the preparation of the subsequent submittal milestones. **Any changes to plans following acceptance of 60% plans by the client will be considered a change order and billed hourly to the client.**

TASK 4.2/4.3 - 90% Construction Documents/100% Bid Package Submittal Milestone Preparation:

CONSULTANT shall prepare both the 90% Construction Documents and 100% Bid Package submittal milestones, including the following anticipated sheets, listed below:

PS&E List:

1. Cover Sheet and Sheet Index
2. General Notes and Legends
3. Site and Survey Control
4. Tree Survey and Protection
5. Demolition Plans
6. Grading Plans
7. Paving Layout Plan
8. Paving Plan and Profiles
9. Parking Lot and Amenity Dimension Control Plans
10. Pavement Markings and Signage Plans
11. Existing Drainage Area Map
12. Proposed Drainage Area Map
13. Hydrologic and Hydraulic Data Sheets
14. Drainage Layout Plans
15. Ditch Plan and Profiles
16. Culvert Plan and Profiles
17. Storm Drain Plan and Profiles
18. Utility Layout Plan
19. Water Plans
20. Sewer Plan and Profiles
21. Erosion Control Plans

22. Landscape Site Plans
23. Site Amenity Materials Plans
24. Site Amenity Specific Drainage Plans
25. Planting Plans
26. Planting Details
27. Irrigation Plans
28. Irrigation Details
29. Structural Plans
30. Structural Details
31. Standard details
32. Special details
33. Porter Park West Pond Dredging Plans
34. Special Inspections
35. Wind Load Diagrams
36. Retaining Wall Plan and Profiles
37. Typical Retaining Wall Details
38. PEMB Foundation Plan
39. PEMB Foundation Details
40. Dugout Foundation Plan
41. Dugout Roof Framing Plan
42. Dugout Foundation Details
43. Dugout Roof Framing Details
44. Backstop Plan and Details
45. Site Power Plans
46. Site Lighting and Field Lighting Plan
47. Lighting Details
48. One-line Riser Plan
49. Plumbing Plan
50. Plumbing Details

Additional plans may be added at the CONSULTANT'S discretion as needed to fully communicate design intent.

Landscape Design Scope:

- Coordinate with other disciplines on various site components to be included in PROJECT.
- Based on the 60% Design Submittal plans Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare one set of construction landscape design plans as previously noted, and including
 - Irrigation Plan and Details
 - Technical Specifications

Civil Design Scope:

- Coordinate with other disciplines on various site components to be included in PROJECT.
- CONSULTANT shall address comments from the 60% review and advance civil design drawings, PROJECT specific specifications, and quantities from the 60% stage to a 90% stage.

Structural

- Coordinate with other disciplines on various site components to be included in PROJECT.

- CONSULTANT shall address comments from the 60% review and advance structural design drawings, PROJECT specific specifications, and quantities from the 60% stage to a 90% stage.

Electrical

- Coordinate with other disciplines on various site components to be included in PROJECT.
- Based on the 60% Design Submittal plans Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare one set of construction design plans, including:
 - Power and lighting plans
 - One line riser for electrical service and feeders.
 - Notes, Schedule(s), and Details
 - Specifications

Plumbing

- Coordinate with other disciplines on various site components to be included in PROJECT.
- Based on the 60% Design Submittal plans Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare one set of construction design plans, including:
 - Domestic water and sanitary sewer plans.
 - Notes, Schedule(s), and Details
 - Riser Diagrams
 - Specifications

Environmental

- **Nationwide Permit Pre-construction Notification (if required)**: This task assumes the PROJECT would not exceed the impact thresholds of a Nationwide Permit. Activities that do not qualify for authorization under the nationwide permit program may qualify for authorization by standard individual permit. This task further assumes that a single pre-construction notification (PCN) will be submitted for the PROJECT. This task will include preparation and submittal of all permit components required for the NWP PCN, including coordination with the USACE, outlined as follows:
 - Name, address, and telephone numbers of the prospective permittee.
 - Location of the proposed PROJECT.
 - A description of the proposed PROJECT; the purpose of the proposed PROJECT; direct and indirect adverse environmental effects the PROJECT would cause, including the anticipated amount of loss of waters of the United States expected to result from the activity, in acre, linear feet, or other appropriate unit of measure.
 - Delineation of waters of the United States.
 - Threatened and endangered species assessment.
 - Cultural resources assessment; and
 - Compensatory mitigation plan.
- **Aquatic Species Relocation and Recovery Plan (ARRP) Development (if required)**: This task includes coordination between Halff and Texas Parks and Wildlife Department Kills and Spills Team, and the Client to develop an ARRP for this PROJECT. This task also includes a one-day limited field visit to assess aquatic habitat within the PROJECT areas to assist in developing the ARRP, including the development of aquatic life recovery and relocation procedures. This habitat assessment will be provided as an attachment to the ARRP to

provide context to the methodology outlined in the plan. Additional scope and fees will be required to fulfill ARRP requirements (e.g. field onsite removal/relocation)

Water Resources

- 60% Documentation will be carried forward as needed.

PROJECT Manual

- PROJECT Manual with Proposal, Bid Schedule, Technical Specifications, and Bid Forms for site improvements following CLIENT/PROJECT specific standards and requirements. Technical Specifications will be provided for review at the 90% and 100% submittal milestone.

Drawing Deliverable Review/Comment Resolution Meetings:

After each submittal milestone has been delivered to the CLIENT, CONSULTANT will schedule and conduct Drawing Deliverable Review/Comment Resolution Meetings with the CLIENT to discuss submittal review comments related to the PROJECT at the submittal milestones identified below. **The number of Drawing Deliverable Review/Comment Resolution Meetings shall not exceed three (3).** Meeting objectives will include design feedback, comment review discussions, and describe subsequent submittal deliverables per the Scope of Work, with general questions and answers. Notes may be taken by the CONSULTANT at these meetings to document items discussed and decisions made. The submittal milestones are as follows:

- 60% Construction Documents – One (1) Virtual meeting (2 Hour maximum duration)
- 90% Construction Documents – One (1) Virtual meeting (2 Hour maximum duration)

Construction drawings shall be sheet sizes of 22-inch-Wide x 34-inch-Long (suitable for half size in 11-inch x 17-inch format), with black and white line work.

CONSULTANT shall, at the request of the CLIENT, transmit electronic copies of CONSULTANT work product components including data, photos, images, text, designs, and cost opinions for PROJECT-related use by CLIENT including PROJECT budgeting and PROJECT coordination/communication.

CONSULTANT's 100% Bid Package shall include the sealed and signed construction document package. CONSULTANT shall incorporate any remaining CLIENT, and/or stakeholder comments from the 90% Construction Documents review period before the final submittal of the 100% Bid Package.

Task 4.1 Deliverables:

Deliverables provided by the CONSULTANT at each submittal milestone shall include the following:

- One (1) Digital PDF copy of meeting notes.
- One (1) Digital PDF copy of the Construction Documents and PROJECT Manual (90% and 100% only).
- Three (3) bound copies of the Construction Documents (only upon written request).
- Three (3) bound copies of the PROJECT Manual (only upon written request).
- One (1) Digital PDF copy of the Opinion of Probable Construction Cost listing bid items, quantities, and estimated bid costs.

TASK 5 – CONSTRUCTION SERVICES (NOT IN CONTRACT)

TASK 5.1 – BIDDING SERVICES

Bid Distribution:

CLIENT will be responsible for distribution of construction documents and specifications to all prospective bidders. The tasks listed in this section are for a single bid. Additional bid packages will be billed hourly.

Bid Process Coordination:

CONSULTANT will assist the CLIENT during the bidding process by attending a pre-bid meeting, preparing any needed information for bidding regarding the construction drawings, addressing technical questions and bidder inquiries. CONSULTANT will prepare addenda for issuance to bidders. Addendum items that will alter the probable cost of the PROJECT must be approved by the CLIENT. These design changes will be considered additional services in which additional compensation will be due the CONSULTANT. Addendums will be added to the construction documents, and the construction documents reissued as "ISSUED FOR CONSTRUCTION" documents at the end of the bidding period.

Pre-Bid Conference:

CLIENT shall be responsible for scheduling and facilitating the pre-bid conference. CONSULTANT may attend one (1) pre-bid conference to assist the CLIENT with describing the PROJECT design to prospective bidders. Notes may be taken by the CONSULTANT to record items discussed and decisions made during the pre-bid conference.

- Pre-Bid Conference – One (1) Virtual meeting (1 Hour maximum duration)

Bid Opening and Award Recommendation:

If requested by the CLIENT, CONSULTANT will attend the bid opening. After the bid opening, CONSULTANT will review the bid results, contact references, prepare a bid tabulation, and provide an award recommendation to the CLIENT.

- Bid Opening Meeting – One (1) in-person meeting (1 Hour maximum duration)

Task 5.1 Deliverables:

Deliverables provided by the CONSULTANT shall include the following:

- One (1) Digital PDF copy of the Pre-Bid Conference notes.
- One (1) Digital PDF copy of Addenda's.
- One (1) Digital PDF copy of the bid tabulation and award recommendation.
- One (1) Digital PDF copy of the "Issued for Construction" Documents

TASK 5.2 – CONSTRUCTION PHASE SERVICES

Pre-Construction Conference:

CLIENT shall be responsible for scheduling and facilitating the pre-construction conference. CONSULTANTS will participate in one (1) pre-construction conference and assist the CLIENT in outlining the PROJECT design, lines of communication, describing procedures, etc. Notes may be taken by the CONSULTANT to document items discussed during this conference and will be distributed to the CLIENT and Contractor.

- Pre-Construction Conference – One (1) on-site meeting (2 Hour maximum duration)

RFI, Submittal, and Shop Drawing Review:

CONSULTANT will review and provide responses to Contractor RFI's (a maximum of 20), Submittals, Shop Drawings, Substitution Requests, Schedule Reports, and Pay Application Requests. CONSULTANT responses will be written and/or graphical, including, but not limited to, Exhibits, Details, Memorandums, Addenda, Architect's Supplemental Information (ASI), Change Proposals, Change Order Review, Mock-up and Sample Reviews, change orders or construction change directives, etc., if there is no impact to PROJECT budget or schedule. Any work associated with RFIs, Submittals, Change Orders, and Shop Drawings that results in design modification differing from the 100% Bid Package must be approved by the CLIENT prior to proceeding. If technical modifications altering the PROJECT, including design elements, appurtenances, and/or modifications outside the Scope of Services described in the 100% Bid Package above are required as part of the request(s), CONSULTANT shall notify CLIENT, request additional compensation, and revise the previously approved schedule accordingly.

Construction Coordination and Site Observation Meetings:

The CONSULTANT will conduct bi-weekly progress meetings (virtually) as required. It is anticipated that construction will take 6 months.

The CONSULTANT will visit the PROJECT construction site to observe the progress and quality of the Work completed by the Contractor. Such visits and observations are not intended to be an exhaustive check or a detailed inspection of the Contractor's work. Observations are to allow the CONSULTANT, or its assigns, as experienced professionals, to become generally familiar with the Work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents. Site visit reports will be prepared by the CONSULTANT to document existing conditions, installed items, construction progress, and items discussed during these site observation meetings. Digital PDF copies of the site visit reports will be distributed to the CLIENT within no more than five (05) days of the site visit.

CONSULTANTS will participate in no more than two (2) on-site meetings per month during construction, assuming a (6) month construction period. Additional meetings may be requested by the CLIENT but will be considered additional services and invoiced hourly.

- Construction Coordination and Site Observations – Twelve (12) virtual bi-weekly progress meetings (two (2) hour maximum duration) and 6 site visits (4) hour maximum duration).

CONSULTANT shall promptly notify the CLIENT of any emergency conditions or notable occurrences observed while conducting the site observation visits. CONSULTANT shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. CONSULTANT does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform the Work in accordance with the Contract Documents or any applicable laws, codes, rules, or regulations.

Preliminary Punch List (Pre-Final Walkthrough):

CONSULTANT will conduct one (1) pre-final walkthrough with the CLIENT, and Contractor to check conformance of the Work with the Contract Documents and to verify the accuracy and completeness of the Work. This will constitute substantial completion. The CONSULTANT will prepare one (1) preliminary punch list that summarizes discrepancies in the conformance of the work giving a description of the discrepancy, photographic evidence, and geographical description of the discrepancy location.

- Pre-Final Walkthrough Meeting – One (1) in-person meeting (2 Hour maximum duration)

Final Punch List (Final Walkthrough):

Once discrepancies identified in the preliminary punch list, are corrected, CONSULTANT will conduct one (1) final walkthrough with the CLIENT, and Contractor to confirm discrepancies were corrected. If needed, the CONSULTANT will prepare one (1) additional punch list that summarizes discrepancies in the

conformance of the Work giving a description of the discrepancy, photographic evidence, and geographical description of the discrepancy location. CONSULTANT shall notify CLIENT and request additional compensation if additional Punch Lists/walkthroughs are necessary.

- Final Walkthrough Meeting – One (1) in-person meeting (2 Hour maximum duration)

Record Drawings:

CONSULTANT shall not be responsible for the preparation of Record Drawings for the PROJECT and does not guarantee the accuracy of these documents. Based on final acceptance from the CLIENT, the Contractor shall be responsible for preparing and delivering a digital PDF copy of a final set of Record Drawings for the PROJECT, including all incorporated written and/or physical changes resulting from the Construction Administration effort.

Task 5.2 Deliverables:

Deliverables provided by the CONSULTANT shall include the following:

- One (1) Digital PDF copy of the Pre-Construction Conference notes.
- One (1) Digital PDF copy of the shop drawing and submittal reviews.
- One (1) Digital PDF copy of the RFI responses.
- One (1) Digital PDF Copy of the preliminary punch list.
- One (1) Digital PDF copy of the final punch list.

PROJECT Close Out:

CONSULTANT to assist CLIENT in acquiring final close-out documents, warranties, accurate as-built drawings and other documents from contractor required to close-out PROJECT. Review and approve contractor's final Application and Certification for Payment including retainage.

Maintenance Hand-off (Walkthrough):

CONSULTANT will conduct one (1) walkthrough with the CLIENT and Installation / Maintaining Contractor(s) to confirm that maintenance has been provided as outlined in the contract documents, verify plant health, irrigation functionality, and to exchange maintenance information such as but not limited to list of maintenance provided and routine schedules (i.e. watering, fertilizing, mowing). The CONSULTANT will prepare one (1) memo that summarizes discrepancies to the conformance of the work giving a description of the discrepancy, photo, and geographical description of the discrepancy location. CONSULTANT will notify the CLIENT and request additional compensation if additional walkthroughs are necessary.

- Maintenance Hand-off Walkthrough Meeting – One (1) in-person meeting (2 Hour maximum duration)

EXHIBIT B

PROPOSED FEES

PORTER PARK EAST SPORTS COMPLEX PHASE 1

The basis of compensation for the services below shall be as follows:

A. TASK 1 – DESIGN SUPPORT SERVICES

(Lump Sum)

Task 1.1 – PROJECT Management and Communication	\$72,950
Task 1.2 – PROJECT Kick-Off Meeting.....	\$3,250
Task 1.3 – Quality Assurance/Quality Control.....	\$9,250
TASK 1 TOTAL (Tasks 1.1 – 1.3)	\$85,450

B. TASK 2 – DATA COLLECTION

(Lump Sum)

Task 2.1 – Geotechnical Report	\$26,400
Task 2.2 – Design Survey	\$124,850
Task 2.3 – Environmental Services.....	\$158,400
TASK 2 TOTAL (Tasks 2.1 – 2.3)	\$309,650

C. TASK 3 – SCHEMATIC DESIGN

(Lump Sum)

Task 3.1 – Schematic Design (30%).....	\$154,500
Task 3.2 – Opinion of Probable Construction Cost (30% OPCC)	\$2,750
Task 3.3 – Phasing Plan Update.....	\$6,750
TASK 3 TOTAL (Tasks 3.1 – 3.3)	\$164,000

D. TASK 4 – Construction Documents

(Lump Sum)

Task 4.1 – 60% CD's and OPCC	\$156,300
Task 4.2 - 90% CD's and OPCC	\$260,500
Task 4.3 - 100% CD's and OPCC	\$104,200
TASK 4 TOTAL (Tasks 4.1 – 4.3)	\$521,000

TOTAL LUMP SUM SERVICES **\$ 1,080,100**

E. TASK 5 – Construction Services (Not In Contract)

(Hourly with Estimate)

Task 5.1 – Bidding Services	Est. \$12,500
Task 5.2 – Construction Phase Services	Est. \$72,650
TASK 5 TOTAL (Tasks 5.1 – 5.2)	Est. \$85,150

****Direct Costs (Estimated Reimbursable Expenses)** **\$10,000**

EXHIBIT C

EXCLUSIONS / AVAILABLE ADDITIONAL SERVICES

The following services are not included in the scope or fees for this proposal; but can be provided by CONSULTANT, subject to negotiation:

GENERAL:

1. Any additional work not specifically included in the Proposed Scope of Services will be accomplished as Additional Services.
2. Client generated changes to the design once Construction Document Preparation has reached the 60% level of completion. Time will be invoiced at an hourly rate, per a proposal approved by the CLIENT, until the work is at the same level of completion as it was prior to the change.
3. The development of amenities beyond the proposed Scope of Work is excluded.

Revisions to the plans requested by the CLIENT after the plans are approved, unless necessitated by negligent errors on the plans.

4. Modifications to documents after being issued for construction.
5. Design of areas outside the limits of the defined PROJECT site.
6. Design and coordination of existing utility relocations and modifications, including gas, telephone, or other franchise utility improvements.
7. Additional graphic products.
8. Additional meetings not identified in the PROJECT scope of services.
9. Printing additional drawings, specifications and contract documents not identified in the PROJECT deliverables.
10. The development design alternatives, or preparation of feasibility studies are excluded.
11. Negotiations with adjacent property owners.
12. Separation of PROJECT documents into multiple submittals or tasks.
13. Funding support services
14. Site visits or meetings other than Preliminary and Final Punch Lists.
15. Modifications to documents that impacts design or budgets of other PROJECT disciplines.
16. Design and/or modifications to systems not with the scope of the PROJECT.
17. Preparation of any special interim sets of Construction Documents for phased construction other than previously stated.
18. Additional printing of drawings and/or specifications for Bidding other than what is described in the scope of the PROJECT.
19. Filing fees and permit(s) fees.
20. Additional labor or overtime, due to lack of information and/or background drawings in a timely manner, to complete the PROJECT.

IRRIGATION:

21. Revisions to irrigation plans caused by CLIENT changes to landscape and/or hardscape plans after 60% submittal is excluded.

PUBLIC ENGAGEMENT:

22. Public Engagement, such as public meetings or hearings, is excluded.
23. Communication with adjacent property owners, impacted stakeholders, and agencies are excluded.

TRAFFIC:

24. Preparation of Traffic engineering reports or studies is excluded.
25. Detailed Traffic Control and/or Roadway/Traffic Modification Plans are excluded.

PERMITTING:

26. Payment of any fees including but not limited to permit fees, filing fees, pro-rated fees, impact fees, taxes, federal and/or state regulatory agency review fees.

CONSTRUCTION DOCUMENTATION:

27. The preparation and development of Construction Documentation beyond the scope of services described above is excluded.
28. Off-Site Utility improvements are excluded

CONSTRUCTION ADMINISTRATION:

29. No Construction Phase Services are included in this contract. These services may be negotiated and contracted under a supplemental agreement after completion of this contract.
30. Construction staking.
31. Value Engineering Services are excluded.
32. Construction Administration Services beyond the scope of services described above is excluded.

STRUCTURAL:

33. Preparation and submittal of any design calculations.
34. Contractor means and methods to complete the required work (Ex.: shoring design).
35. Design of drainage structures not listed above.

SUE:

36. Quality Level A, B, or C is excluded.
37. Permitting is excluded.

SURVEY:

38. Additional Survey Services for the Preparation of Easement or Right-of-Way Exhibits are excluded.
39. Field survey of channel cross sections
40. Field survey of area outside the identified PROJECT area is excluded.
41. Geospatial Survey Services are excluded.
42. Right of Entry preparation and coordination is excluded.
43. Boundary Research and Boundary Resolution Services are excluded.

ENVIRONMENTAL:

44. Review of federal regulations not listed in scope above.
45. NEPA Environmental Documentation - Technical analyses and reports are excluded from this scope of services including air, noise, waters, biology, cultural resources, community, hazardous materials, indirect, cumulative analyses, etc.
46. Additional regulatory agency requirements not identified in the proposed scope of services.
47. Threatened or endangered species surveys or Section 7 consultation with the United States Fish and Wildlife Service (USFWS) under the Endangered Species Act are excluded.
48. Presence/absence surveys for state listed threatened or endangered species, and species of greatest conservation needs and consultation with Texas Parks and Wildlife (TPWD) are excluded.
49. Preparation of a U.S. Army Corps of Engineers (USACE) Section 404 Individual Permit Application is not included in this Scope of Services.
50. Obtaining an Antiquities Permit from the Texas Historical Commission (THC), preparation of a research design, performing a reconnaissance survey or intensive surveys (i.e., on the ground or archival research for historic structures/districts and shovel testing/deep trenching for archeological sites), evaluation of National Register of Historic Places (NRHP) eligibility for any resources, evaluation of effects on NRHP-eligible or -listed sites, development of mitigation plans, or Section 4(f) evaluations are excluded.

51. Phase I and II Environmental Site Assessment performed in accordance with applicable American Society for Testing and Materials (ASTM) standards or any surveys/investigations involving sampling and laboratory analysis (e.g., hazardous materials sampling and analysis, asbestos surveys, and lead-based paint surveys) are excluded.
52. Field survey of channel cross sections are excluded other than what is identified in the scope above.
53. Field survey of area outside the identified PROJECT area is excluded.
54. Federal, state, or local review and processing fees are excluded, except where provided for in the scope of services.

HYDROLOGIC/HYDRAULIC (H&H):

ELECTRICAL:

55. Design for additional power connections or circuiting to other devices/equipment other than connections for the proposed PROJECT illumination.
56. Design for Wi-Fi Systems.
57. Design for Surveillance Systems.
58. Design for any plumbing systems beyond what is stated herein.
59. Preparation or submittal of any design calculations.
60. Coordination with insurance companies, attorneys, or banking institutions.

REIMBURSABLE EXPENSES:

61. Costs for software licenses, logins, trainings, or annual fees are excluded.

EXHIBIT D

PROJECT LOCATION AND LIMITS



PORTER PARK MASTER PLAN

 SANGER TX
 JANUARY 2025


halff
These drawings and the information contained herein are for general presentation purposes only and are not intended nor shall be used for design or as construction plans. The owner reserves the right to modify or change all designs without notice to the public.

APPROVED MASTER PLAN



EXHIBIT E

PROJECT SCHEDULE

Preliminary PROJECT schedule is shown below and is anticipated to be approximately nine months. As indicated below, if a CLOMR is required the schedule will extend to approximately twelve months. PROJECT schedule is subject to modifications due to delays, agency review turnaround time, etc. Modifications to this schedule will be communicated with the CLIENT as the PROJECT progresses. CONSULTANT is prepared to begin immediately upon receipt of an executed copy of this proposal.

This schedule is expressed relative to **Notice to Proceed (T0)** in business days/weeks and aligns with the scope's milestone structure, **10-business-day** review windows, and **NTP gates** following 30% and 60% acceptance. If a **FEMA CLOMR** is required **on the critical path**, an alternate scenario defers 90%/100% until CLOMR concurrence (CLOMR prep ~30 business days + FEMA review ~60 business days after 60. Review periods longer than 10 business days, added scope, or agency review durations may adjust these targets.

Schedule Table (relative to NTP)

WBS/Alt Milestone

		Relative to NTP
T0	Notice to Proceed (NTP)	+0 business days (week 0)
1.2	Project Kick-off Meeting	+2 business days (~week 1)
2.1-3	Data Collection Complete (Survey/Geotech/Environmental Desktop/JD)	+30 business days (~week 6)
2.4	Preliminary H&H Complete	+45 business days (~week 9)
3.1	30% Schematic Design Submittal	+64 business days (~week 13)
Rev30	Client/Stakeholder Review (30%)	+10 business days review (~+2 weeks)
4.1	60% Construction Documents + OPCC	+114 business days (~week 23)
Rev60	Client/Stakeholder Review (60%)	+10 business days review (~+2 weeks)
4.2	90% Construction Documents + OPCC (no CLOMR path)	+149 business days (~week 30)
Rev90	Client/Stakeholder Review (90%)	+10 business days review (~+2 weeks)
4.3	100% CDs & Sealed Bid Package + OPCC (no CLOMR)	+179 business days (~week 36)
ALT	100% CDs & Sealed Bid Package + OPCC (with CLOMR on critical path)	+259 business days (~week 52)