

INDIVIDUAL PROJECT ORDER (IPO) #21
PREPARED MAY 6, 2026
SANDEN BOULEVARD WIDENING (FM 544 TO SH 78)

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Consultant), and the Wylie Economic Development Corporation (WEDC) (Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated October 4, 2022, which is incorporated herein by reference.

Identification of Project:

This IPO includes professional civil engineering and surveying services for the preparation of construction documents to widen Sanden Boulevard from Farm to Market 544 to State Highway 78. A drainage study will be performed to study the Muddy Creek crossing north of Hensley Lane. A bridge will be proposed to span Muddy Creek. The existing traffic signals at SH 78 and FM 544 will be modified. See image below for approximate project extents.



The project will include, survey, geotechnical, storm sewer, environmental, structural, floodplain analysis, and electrical design, bidding phase services and limited construction phase services. The City of Wylie will be responsible for day-to-day construction phase services, including inspections and materials testing.

A floodplain analysis will be performed for the Muddy Creek crossing. A LOMR submittal is included in the scope of this IPO.

The existing street section is a 37' back-to-back, concrete superelevated roadway within variable width right-of-way. The existing street section will be widened to a 5-lane concrete roadway with a continuous two-way left turn lane. The additional two lanes will be added to the west side of the existing roadway and will create a crowned roadway section. There are no existing sidewalks and none are proposed with this project. We anticipate right of way acquisition will be required from up to five parcels.

Following a site visit and the analysis of survey data, it may be advisable to remove and replace existing damaged concrete panels. We will observe the existing pavement and make recommendations for panel replacements after the initial site visit, with the intent to retain as much of the existing concrete roadway as possible.

Curb inlets and underground storm systems will be proposed.

Signal modifications will be required at both existing signalized intersections to accommodate the proposed roadway widening.

FM 544 and SH 78 are a part of TxDOT's system and therefore TxDOT coordination and approval is required.

No potable water or sanitary sewer improvements are included in this IPO.

Geotechnical engineering services are included for the design of the bridge and for the roadway to confirm the proposed roadway section.

Environmental and archaeological services are included in this IPO.

Franchise utility relocations are expected to be required for the construction of the proposed improvements. Coordination with franchise utility companies, including preparing and sending exhibits and showing proposed improvements and potential conflicts, is included in the scope of services below. Utility relocation design is assumed to be the responsibility of the affected owner and is therefore not included in this IPO.

Scope of Services:

Task 1 – Design Survey

\$70,000 LS

- A boundary and topographic survey will be prepared of the site. The topographic survey is to be used solely by Kimley-Horn and will not be issued as a stand-alone survey document.
- Establish horizontal and vertical control points.
- Set a minimum of two control points (based on NAD-83).
- Survey to identify and locate existing visible topographic elements within the roadway corridor including:
 - Property corner monumentation
 - Existing pavement type and limits, curbs, sidewalks, barrier free ramps, etc.
 - Utility manholes, vaults, water valves, water meters, telephone poles, power poles, utility markers, other public and utilities franchise utilities
 - Traffic signal poles, cabinets, and signal equipment
 - Trees, including species and caliper (for 6" caliper and up)
 - Buildings and permanent structures
 - Retaining walls
 - Existing storm-drain inlets, manholes, junction boxes (including culvert sizes, material type and invert elevations)
 - Storm drain outfalls, bridges, and guardrails
 - Fence limits and material types
- Prepare a final topographic drawing in digital format showing the features located in the field as well as right-of-way information.
- Field visit to observe items included in design survey.

Task 2 – Dedication Document Preparation

\$7,500 LS

Kimley-Horn, through a subconsultant, will prepare right-of-way documents for the proposed improvements. We will prepare up to five (5) right of way acquisition metes and bounds and survey exhibits for the impacted parcels. The City will provide standard front-end language to be used with each easement document. Coordination for the negotiation, execution, and recordation of these documents with the property owners is not included in this scope of work.

Task 3 – Franchise Utility Coordination**\$10,000 LS**

Kimley-Horn will prepare and send utility letters to franchise utility owners to request facility record maps within the Project limits. Upon receipt of record maps, Kimley-Horn will create a utility facility base map for use in the Project plans. A Utility Matrix will be created to track coordination and data received from utility owners. If potential conflicts are identified, Kimley-Horn will coordinate with affected franchise owners on relocation or adjustment plans. Kimley-Horn assumes any relocation or utility design is the responsibility of the franchise owner and is therefore not included in this scope of services. Positive locating (potholing) is not included in this scope of services, but may be included for additional scope and fee. The budgeted fees are based upon approximately 32 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates.

Task 4 – Geotechnical Report**\$28,000 LS**

Kimley-Horn, through a sub-consultant, will provide geotechnical testing of subsurface conditions along Sanden Boulevard to provide subgrade and pavement recommendations, and at the existing bridge location to provide recommendations for the proposed bridge foundation design. A total of eight(8) bores will be performed to determine the subsurface conditions. The geotechnical engineer will provide a summary of the composition of the existing soil conditions and use the information gathered to develop geotechnical design parameters and recommendations for subgrade and pavement design, as well as deep foundations and associated construction considerations. A copy of the geotechnical report will be provided to the WEDC and City for their records.

Kimley-Horn will contract with the Geotechnical Engineer solely for the Client's administrative convenience, and Kimley-Horn is not responsible for these services. This task compensates Kimley-Horn for the labor necessary to administer the Geotechnical Engineer's contract. Kimley-Horn will forward the Geotechnical Engineer's invoices to the Client, with an additional mark-up of 15%. Upon receipt of payment, Kimley-Horn will pay the Geotechnical Consultant on Client's behalf. Client acknowledges that Kimley-Horn will not be reviewing the work product of the Geotechnical Engineer and will not be liable for it in any way. If the Client has any future claim related to these services, Client will pursue the Geotechnical Engineer directly and not Kimley-Horn.

Task 5 – Preliminary Design**\$55,000 LS**

- Project Management and Administration
 - Coordinate with subconsultants, WEDC, and City.
 - Prepare and e-mail progress reports to the project team.
 - Prepare project correspondence and invoicing documents.
 - Project site visit (1).
- Roadway
 - Document design criteria.
 - Identify preliminary concrete pavement panel replacement.
 - Develop preliminary horizontal alignment.
 - Develop preliminary vertical alignment and grading extents.
 - Develop preliminary bridge layout.
 - Develop concept design roll plot exhibit for railroad, franchise utilities, and City coordination, review and approval. We will provide up to one (1) revision of the concept design with this task.
- Storm Sewer Design
 - Compile the hydrological and hydraulic data.
 - Analyze drainage improvements to accommodate the new roadway pavement. Evaluate the need for offsite drainage improvements and report to the city and WEDC. The design of offsite drainage improvements will be considered as Additional Services.
- Signal Modifications
 - Develop preliminary equipment locations.

- Preliminary Opinion of Probable Construction Cost (OPCC)
 - Prepare a preliminary OPCC.

Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

We anticipate this task to occur over two (2) months.

Deliverables

- Kimley-Horn will prepare and submit a roll plot PDF of the design to the City, WEDC, TxDOT, and CPKC Railroad for distribution and review.
- Kimley-Horn will prepare and submit a preliminary OPCC to the City and WEDC for distribution and review.

Task 6 – Final Design

\$175,000 LS

- Project Management
 - Coordinate with subconsultants, WEDC, and City.
 - Prepare and e-mail progress reports to the project team.
 - Prepare project correspondence and invoicing documents.
 - Project site visit (1).
- Roadway
 - Prepare plan / profile sheets.
 - Prepare roadway design and grading details.
 - Compile applicable City standard details. Modify standard details as required.
 - Prepare regulatory signage and striping plan.
- Storm Sewer Design
 - Perform final storm sewer sizing and alignment design. Prepare final inlet design sheets and hydraulic design sheets for inclusion in the plans.
 - Prepare storm sewer plan / profile sheets depicting storm sewer lines, inlets, junction boxes, connections, manholes, utility crossings, and the hydraulic grade lines.
 - Prepare profiles for the proposed storm drain laterals.
 - Determine outfall grading requirements and provide plans and details.
 - Compile applicable City standard details. Modify standard details as required.
 - Prepare erosion control plan incorporating Best Management Practices (BMPs).
- Streetscape
 - Hardscape
 - No hardscape improvements are proposed.
 - Softscape
 - Landscape: 100% coverage with sod will be specified.
- General Notes
 - Prepare general notes and specification data.
- Final Opinion of Probable Construction Cost (OPCC)
 - Prepare the final OPCC

Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified

professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

The consultant will prepare construction plans for the proposed improvements. It is anticipated the following sheets may be included in the construction plans:

- Cover Sheet
- General Notes
- Typical Sections
- Project Control Plan
- Demolition Plans
- Paving Plan and Profiles
- Striping and Signage Plans
- Storm Sewer Plan and Profiles
- Erosion Control Plans
- Construction Details
- Traffic Signal Modification Plans (See Tasks 8 & 9)
- Bridge Design Plans (See Task 15)

We assume traffic control plans and construction phasing plans will be the responsibility of the contractor and are therefore not included in the scope of services.

We assume this task will occur over eight (8) months.

Deliverables

- 60% Submittal Kimley-Horn will prepare and submit a PDF of the design to the City, WEDC, TxDOT, and CPKC Railroad for distribution and review.
- 90% Submittal Kimley-Horn will submit plans and specifications/special provisions in accordance with the 60% submittal format, review comments from the previous review, and a written response to the review comments.
- 100% (Final) Submittal Kimley-Horn will provide one full PDF set of sealed original drawings and one full PDF set of specifications/special provisions.

Task 7 – TDLR Review and Inspection Report

\$2,500 LS

Kimley-Horn will submit the signed and sealed construction drawings to a Registered Accessibility Specialist (RAS) for review. The RAS will file the project with the Texas Department of Licensing and Regulation (TDLR), review the drawings in accordance with TDLR rules, and will complete a final inspection of the new construction within one year of completion to verify the requirements of the Texas Accessibility Standards (TAS) have been met. This task does not include any submittal fees. Those fees will need to be paid directly by the Client.

Task 8 – FM 544 Signal Modification

\$26,000 LS

Kimley-Horn will develop traffic signal modification plans at the intersection of Sanden Boulevard & FM 544. The scope for traffic signal modification will include developing signal layouts, electrical details, overhead signing, radar detection details, quantities and construction cost estimates, and specifications. The design plans will be prepared on 22" x 34" plan sheets.

Base Map and Specifications Assembly

Kimley-Horn will conduct a field investigation to verify existing signage, pedestrian facilities and infrastructure.

Kimley-Horn will use applicable City of Wylie and TxDOT design standards and specifications for the design.

Design Phase

The signal design modification will consist of the following:

- Installing (1) new traffic signal pole and mast arm for the eastbound approach of FM 544,
- No ADA ramps or pedestrian crossings are included as part of this scope of services,
- Existing traffic signal cabinet and service shall remain,
- All other existing mast arms and poles shall remain.
- Design maintains the 3-leg intersection

The design will be prepared at 1" = 20' on 22" x 34" plan sheets. The design will be based on and include information gathered during the initial meeting. The traffic design package will include the following plan sheets and are anticipated to be included with the plans prepared in Task 6.

- Title Sheet
- Traffic Signal Notes
- Traffic Signal Layout Sheets including signal layout plan, overhead signs and signal phasing diagram.
- Traffic Signalization Detail Sheet with tabulation of quantities, conductor routing chart, electrical chart, detection details, and general notes
- Standard Detail Sheets as may be applicable

Deliverables

- 60% Submittal Kimley-Horn will prepare and submit a PDF of the design to the City, WEDC, and TxDOT for distribution and review.
- 90% Submittal Kimley-Horn will submit plans and specifications/special provisions in accordance with the 60% submittal format, review comments from the previous review, and a written response to the review comments.
- 100% (Final) Submittal Kimley-Horn will provide one full PDF set of sealed original drawings and one full PDF set of specifications/special provisions.

Task 9 – SH 78 Signal Modification

\$38,500 LS

Kimley-Horn will develop traffic signal modification plans at the intersection of Sanden Boulevard & SH 78. The scope for traffic signal modification will include developing signal layouts, electrical details, overhead signing, radar detection details, quantities and construction cost estimates, and specifications. The design plans will be prepared on 22" x 34" plan sheets.

Base Map and Specifications Assembly

Kimley-Horn will conduct a field investigation to verify existing signage, pedestrian facilities and infrastructure.

Kimley-Horn will use applicable City of Wylie and TxDOT design standards and specifications for the design.

Design Phase

The signal design modification will consist of the following:

- Installing (1) new traffic signal pole and mast arm for the northbound approach of Sanden Boulevard,
- Installing (1) new traffic signal pole and mast arm for the westbound approach of SH 78,
- No ADA ramps or pedestrian crossings are included as part of this scope of services,
- Existing traffic signal cabinet and service shall remain,
- All other existing mast arms and poles shall remain.

The design will be prepared at 1" = 20' on 22" x 34" plan sheets. The design will be based on and include information gathered during the initial meeting. The traffic design package will include the following plan sheets and are anticipated to be included with the plans prepared in Task 6.

- Title Sheet
- Traffic Signal Notes
- Traffic Signal Layout Sheets including signal layout plan, overhead signs and signal phasing

- diagram.
- Traffic Signalization Detail Sheet with tabulation of quantities, conductor routing chart, electrical chart, detection details, and general notes
- Standard Detail Sheets as may be applicable

Deliverables

- 60% Submittal Kimley-Horn will prepare and submit a PDF of the design to the City, WEDC, and TxDOT for distribution and review.
- 90% Submittal Kimley-Horn will submit plans and specifications/special provisions in accordance with the 90% submittal format, review comments from the previous review, and a written response to the review comments.
- 100% (Final) Submittal Kimley-Horn will provide one full PDF set of sealed original drawings and one full PDF set of specifications/special provisions.

Task 10 – Preliminary Floodplain Analysis

\$45,000 LS

Kimley-Horn will prepare a preliminary floodplain analysis of Muddy Creek from SH 78 through Sanden Boulevard. The subject reach is currently designated as FEMA Zone A floodplain. The preliminary floodplain analysis will delineate the 100-year existing and fully developed floodplain limits and size the crossings along Sanden Boulevard to inform the roadway design and associated improvements.

Kimley-Horn will use the previously prepared hydrologic analysis for Muddy Creek as a base. Kimley-Horn will subdivide drainage areas at Sanden Boulevard using the on-ground survey prepared under a separate task, aerial topography and available record drawings. Two hydrologic conditions will be analyzed: Existing and Fully Developed.

Kimley-Horn will extend the previously prepared hydraulic model through the subject reach of Muddy Creek using the on-ground survey prepared under a separate task and supplemented with available aerial topography as needed. Kimley-Horn will request effective hydrologic and hydraulic models for Maxwell Creek from the City for the recent development downstream of SH 78. Kimley-Horn assumes the models will be available, digital, and executable. The subject reach of Muddy Creek will extend from approximately 200 feet downstream of SH 78 to approximately 200 feet upstream of Sanden Boulevard to the limits of Zone AE floodplain. Cross sections will be spaced at approximately 300 ft intervals. The hydraulic analysis of Maxwell Creek will be used to evaluate split flow conditions to determine the impact on water surface elevations on Muddy Creek upstream of the SH 78.

Kimley-Horn will evaluate the crossings along Sanden Boulevard to support the proposed roadway design. Kimley-Horn will create a proposed condition hydraulic model for the subject reach by modifying the revised existing model using the preliminary roadway design information. Kimley-Horn will update the proposed design up to two times to meet City and FEMA requirements regarding water surface elevation. Kimley-Horn will delineate the 100-year existing and fully developed floodplain for the subject reach and prepare a floodplain workmap exhibit to be submitted to the Client. This task does not include any submittals to the City or FEMA.

Task 11 – Floodplain Analysis Submittal

\$33,000 LS

Kimley-Horn will update the Preliminary Floodplain Analysis prepared in Task 10 to reflect the final design performed under Task 6. Kimley-Horn will prepare a Floodplain Analysis submittal to the City. Any meetings with the City to discuss drainage will be included under Task 19. Kimley-Horn anticipates the submittal will consist of the following items:

- Report;
- Drainage Area map;
- Hydrologic Parameter Summary Tables;
- Hydrologic Model Output;
- Hydraulic Workmaps;

- Hydraulic Model Output; and
- Digital Files.

Kimley-Horn will respond to one round of City and WEDC comments as part of this task. Responding to additional rounds of comments will be considered additional services. The fee for this task does not include any potential City submittal, review, or other project-related fees. Kimley-Horn assumes any project-related fees will be paid directly by the Client. This task does not include any submittals to the FEMA. If FEMA submittals are required, Kimley-Horn can provide them as an additional service.

Task 12 – As-built Topographic Survey

\$10,000 LS

Following construction of the proposed improvements, Kimley-Horn, through a subconsultant, will prepare a topographic survey of the constructed bridge and creek crossing improvements.

The survey data is to be used in Task 13 and will not be issued as a stand-alone survey document. The survey will be conducted to include the specifications set forth by National Mapping Standards and FEMA mapping standards. Elevations obtained on hard surfaces, i.e. paving, etc. will be expressed to the nearest 0.01 feet and on natural ground surfaces to the nearest 0.10 feet. Survey will be tied to a City benchmark system.

Task 13 – Letter of Map Revision Request

\$37,500 LS

Kimley-Horn will prepare a Letter of Map Revision (LOMR) application for the subject reach of Muddy Creek for submittal to the City, WEDC, and FEMA. The subject reach of Muddy Creek will be unchanged from Task 11.

Once construction is complete within the floodplain area, a field survey of the as-built construction will be required. Kimley-Horn will review the as-built survey of the floodplain modifications to confirm the floodplain grading was constructed in accordance with the plan presented in Task 11.

Kimley-Horn will prepare a LOMR application for submittal to the City, WEDC, and FEMA. The LOMR application will consist of the following items:

- Narrative;
- Pre-Project Floodplain Map;
- Post-Project Floodplain Map;
- Water Surface Elevation Comparison Tables;
- HEC-RAS Output;
- FEMA FIRM;
- Annotated FEMA FIRM;
- FEMA MT-2 Forms;
- Newspaper Notification Draft; and
- Digital Files.

Kimley-Horn will submit an electronic copy of the LOMR to the City, WEDC, and FEMA. Kimley-Horn will respond to one round of comments from the City and WEDC and one round of comments from FEMA under this task. The online FEMA LOMR fee is currently \$8,000. This fee, the newspaper notification fee, and all other potential review, submittal, or project related fees will be paid directly by the Client.

Task 14 – Environmental and Archeological Services

\$26,000 LS

To comply with the Antiquities Code of Texas (ACT), Kimley-Horn, through a subconsultant, will provide the following services:

- Obtain a Texas Antiquities Permit from the Texas Historical Commission (THC) to conduct the survey;
- complete a full, intensive pedestrian survey to document cultural resources 50 years or older that could be impacted by the project;

- make preliminary determinations of eligibility for inclusion in the NRHP or as a State Antiquities Landmark (SAL) for any documented archeological sites encountered;
- analyze any artifacts recorded and/or collected (if applicable);
- complete and submitting State of Texas Archeological Site Data Forms to the Texas Archeological Research Laboratory (TARL) for any newly recorded archeological sites encountered within the project area and obtain site trinomial identification numbers;
- draft a technical report that documents the archeological background review, survey methods, survey results, any necessary NRHP eligibility assessment, and recommendations; and
- conduct all necessary coordination with the THC to obtain agency comment.

The intensive pedestrian survey will be conducted in accordance with the current Council of Texas (CTA) Archeological Survey Standards for Texas that were adopted by the THC on 17 April 2020. The 100-percent intensive cultural resources survey will consist of visual examination of the ground surface and existing subsurface exposures for evidence of archeological sites within the project area, and shovel testing to identify any potential subsurface cultural deposits. Areas displaying no potential for archeological deposits will be photographed to document the lack of potential for intact archeological deposits. Other documentation methods will include narrative notes, maps, and shovel test records. For linear projects, archeological survey standards require that a minimum of one shovel test be excavated every 100 meters per transect where potential for shallowly buried archeological deposits exists. Shovel tests will be excavated to a maximum depth of 80 centimeters (cm) or the bottom of culturally sterile deposits, typically the argillic (Bt) subsoil horizon in this area. Each shovel test will be at least 30 cm in diameter and will be hand excavated in natural stratigraphic levels not exceeding 20 cm in thickness. Excavated soil will be screened using ¼-inch hardware cloth to facilitate the recovery of buried cultural material. If clay content is high and cannot be efficiently screened, the excavated soil will be troweled through by hand and inspected for cultural deposits. Additionally, the physical properties of each arbitrary level will be recorded.

Kimley-Horn, through a subconsultant, will provide professional services to delineate all waters of the United States, including wetlands, within the project site. The subconsultant wetland ecologist will delineate the jurisdictional limits of the streams based on 33 Code of Federal Regulations (CFR) 328.3[e] and delineate the jurisdictional limits of any wetlands based on the 1987 USACE Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0), and any current Regulatory Guidance Letters. The boundaries of all of these water features identified in the field will be recorded with a Global Positioning System (GPS) that is capable of sub-meter accuracy. After the delineation is completed, the subconsultant will digitize these waters of the United States for use by the Client for planning, impact calculation, and illustration purposes. This delineation will be provided to the engineer/Client for inclusion in their engineering plans to avoid and minimize impacts to waters of the United States (if any are present on the site). The deliverable for this task is a delineation report that includes methods, results, and conclusions, along with the necessary data forms, photographs, maps, and a delineation map. The conclusion of this report will detail why any water features on the site are or are not considered waters of the United States.

Kimley-Horn, through a subconsultant, will utilize a previously conducted delineation to evaluate the proposed site plan to determine compliance with Section 404 of the Clean Water Act (CWA), specifically the nationwide Permits (NWP) program. The subconsultant will evaluate the proposed project and what impacts the project has in waters of the United States to determine the USACE's scope and type of permit necessary for the impacts. Next the subconsultant will document the NWP terms and conditions, General Conditions, and Fort Worth District Regional Conditions for the applicable permit. Finally, the subconsultant will document how the proposed project complies with each of these conditions. The subconsultant will summarize the delineation, impact assessment, permit conditions, and compliance in a brief letter report.

Section 404 permitting is not expected to be required and is not included in this scope.

Task 15 – Bridge Design – Proposed Muddy Creek Bridge

\$125,000 LS

Kimley-Horn will prepare final bridge design plans for the proposed bridge structure along Sanden Boulevard. The alignment and profile will be based on the preliminary layout developed in Task 5 and roadway design in Task 6. Based on previously provided information, we anticipate an approximate bridge length of 135 LF which includes anticipated multi-span prestressed I-girder structure. We anticipate the abutments and bents will be a standard skew (i.e. 45, 60, 75, or 90 degrees to roadway centerline) and each structure will include a non-standard TxDOT design. The bridge will either consist of 4-12' lanes and one sidewalk, or 2-12' lanes and one sidewalk, depending on the direction the Client advises. We anticipate the bridge to be in a tangent (i.e. straight) section of the alignment. This scope assumes that abutment headers will be treated with concrete or stone riprap slopes. Integrating abutments with retaining walls at the headers will be considered additional services.

Bridge construction will be specified in general accordance with the TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges, 2024.

We do not anticipate any need for a bridge deck drainage system. We anticipate being able to set profile grades along the bridges that allow for all surface drainage to be accommodated by curb inlets off each end of the bridge without violating ponding width requirements, or by slotted rail systems off the sides. If deck drains are required, it is assumed that they will discharge directly into the floodplain. Design of storm drain systems for drainage, water quality, or aesthetic purposes, will be considered additional services.

It is assumed that no aesthetic features (i.e. stone columns, fascias, paint, etc) or utilities are to be incorporated into this bridge crossing. Incorporating any utilities or aesthetic features will be considered additional services.

TxDOT Standards will be utilized to the extent practical. Due to the non-standard width of the bridge, additional detailing will be required as TxDOT Standards only cover specific bridge widths, span lengths, and skew angles for tangent bridges. At this time, we anticipate the following sheets will be produced for the structure:

- Bridge Layout & Bridge Typical Section
 - Bridge Layout will show plan and profile geometry of the structure, and Bridge Typical Section will show cross sections of the structure. These sheets will be prepared according to the TxDOT checklist for Bridge Layouts.
- Summary of Estimated Quantities
- Foundation Plan
 - Layout of drilled shaft or driven pile locations.
- Bridge Boring Logs
- Abutment Details
 - Abutment plan view, elevation views, and common details including control elevations and bearing seat elevations.
- Bent Details
 - Bent plan views, elevation views and common details including control elevations and bearing seat elevations.
- Framing Plan
 - Framing Plan of the girders including bent and beam reports.
- Span Unit / Slab Details and Typical Transverse Section
 - Detail slab reinforcement and dimensions for each span unit. Detail structural typical sections for dimensions and reinforcing of bridge decks and end diaphragms.
- Prestressed Girder Design Sheet
- Applicable TxDOT Standard Sheets

This task includes preparation of proposed bridge plans only. Changes to these assumptions including the site plan, horizontal or vertical alignment, and roadway typical section that impact the bridge

alignment, profile, or geometry by the Client after commencement of this task that result in the redesign of plans will be considered an additional service. Also, design of widening details and review of shop drawing submittals during the construction phase of this structure is not included in this task.

Task 16 – Bridge Registration **\$9,000 LS**

The Federal Highway Administration requires all bridges to be registered for safety and maintenance purposes. Kimley-Horn will register the new bridge with TxDOT to issue a National Bridge Inventory (NBI) number for the structure after the start of construction. Registration will consist of preparation of calculation packages and other necessary documentation for TxDOT to issue an NBI number.

Task 17 – TxDOT Coordination/Submittal **\$15,000 HR**

Kimley-Horn will prepare and submit plans and an application to TxDOT for review. The plan set will include applicable plan sheets from Task 6 and incorporate TxDOT details as required. This task includes revising plans for up to one round of TxDOT review comments for each intersection. The budgeted fees are based upon approximately 50 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates.

Task 18 – CPKC Railroad Coordination/Submittal **\$30,000 HR**

Kimley-Horn will prepare and submit plans and an application to Canadian Pacific Kansas City (CPKC) railroad for review. The plan set will include applicable plan sheets from Task 6. This task includes revising plans for up to two rounds of CPKC railroad review comments. The budgeted fees are based upon approximately 100 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates.

Task 19 – Meetings and Coordination **\$50,000 LS**

Kimley-Horn will provide general coordination for the duration of the project and will prepare for and attend up to four (4) in person meetings, as requested by the Wylie EDC, including the project kickoff. This task includes presentations and coordination meetings, as well as meetings on and offsite with City and WEDC staff and the project team. We assume this task to occur over a 12-month design schedule, and we will participate in (virtual) bi-weekly team meetings with the Wylie EDC and other stakeholders. This task includes up to 160 hours of Kimley-Horn effort. Additional meetings or effort beyond this amount will be considered an additional service.

Task 20 – Bidding Phase Services **\$18,000 HR**

Kimley-Horn will provide bidding phase services for this project. The budgeted fees are based upon approximately 60 hours of effort. Any additional effort authorized by the Client beyond the specified amount will be billed according to the current Kimley-Horn rates. As desired by the Client, Kimley-Horn may provide the following professional services under this task up to the remaining task budget:

- Prepare the Contract and Specification manual.
- Prepare the Advertisement for Bidders.
- Upload all plans and contract documents to Civcast (or similar website) for access to potential bidders. Contract documents shall be uploaded as PDF files.
- Attend the pre-bid meeting.
- Provide clarifications related to construction documents during the solicitation period as requested by the Client and review responses with Client as needed.
- Issue Client approved addenda of Construction Plans and Technical Specifications after the pre-bid meeting to clarify design intent, if required.
- Attend the bid-opening meeting and issue one set of Conformance Documents for construction.
- Prepare the bid tabulation.

- Review and evaluate the qualifications of the apparent successful bidder.
- Prepare a written summary of the tabulation and evaluation for award recommendation.

Task 21 – Construction Phase Services

\$60,000 HR

Kimley-Horn will provide limited construction phase services for the project as requested by the City. We assume the City/WEDC will contract with a construction management firm to administer the construction contract, provide quality assurance, and any necessary inspections and testing. The scope of services listed below are services that may be provided as part of the construction phase services, up to the allowable budget. The extent of the effort required for this task is unknown and fees for this task will be billed hourly. The budget for this task includes up to 200 hours of Kimley-Horn effort. Additional meetings or effort beyond this amount will be considered additional service.

Request for Information (RFI): Kimley-Horn will respond to Contractor requests for information and issue clarifications and interpretations of the Contract Documents to City within this fee. Any authorization of variations from the Contract Documents will be made by City.

Submittals and Shop Drawing Review: Kimley-Horn will review material submittals and material cut sheets Shop Drawings, Samples, and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. We anticipate the majority of material submittals will be the responsibility of the construction management firm hired by the City.

Change Orders: Kimley-Horn may recommend Change Orders to City and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.

Substitutes and "or-equal": Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.

Disagreements between City and Contractor: Kimley-Horn will, if requested by City, render written decision on claims of City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, Kimley-Horn shall be fair and not show partiality to City or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.

Applications for Payment: Based on its observations and on review of applications for payment and accompanying supporting documentation, Kimley-Horn will determine the amounts that Kimley-Horn recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute Kimley-Horn's representation to City, based on such observations and review, that, to the best of Kimley-Horn's knowledge, information and belief, Contractor's work has progressed to the point indicated and that such work-in-progress is generally in accordance with the Contract Documents subject to any qualifications stated in the recommendation.

By recommending any payment, Kimley-Horn shall not thereby be deemed to have represented that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Kimley-Horn in this Agreement. It will also not impose responsibility on Kimley-Horn to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to City free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between City and Contractor that might affect the amount that should be paid.

Limitation of Responsibilities: Kimley-Horn shall not be responsible for the acts or omissions of any Contractor, or of any of its subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Kimley-Horn shall not have the authority or responsibility to stop the work of any

Contractor. Kimley-Horn is not responsible for any duties assigned to the design professional in any construction contract that are not expressly provided for in this Agreement.

Construction Meetings: Kimley-Horn will prepare for and attend meetings, conference calls, site visits, and/or coordination efforts as requested by the City and General Contractor during the construction phase of the project, to the amount budgeted for in this Agreement. This task includes presentations and coordination meetings, as well as meetings on and offsite with City staff and critical stakeholders during the Construction phase. Construction meetings will be scheduled and managed by the general contractor.

Site Visits: Kimley-Horn will visit the site to observe construction of improvements designed by Kimley-Horn. Visits will be as requested by the Client, and observations will not be exhaustive or extend to every aspect of Contractor's work in progress. Kimley-Horn shall not, during such visits or as a result of such observations supervise, direct, control, influence, or have responsibility over Contractor's work. Kimley-Horn neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents or permits. Kimley-Horn will produce Field Reports of observations for distribution to City for project record.

Record Drawings: The Contractor will provide a redlined set of the site drawings to Consultant and Subconsultant showing changes made to the approved design during construction. Subconsultant will review the redlined drawings provided and will prepare Record Drawings. The Record Drawings will show only those changes exported by the Contractor to Subconsultant and considered to be significant and will contain a note to this effect. Record Drawings are not "As Built" drawings and no independent verification will be done by Subconsultant. Subconsultant will submit the Record Drawings to the City in PDF format.

Additional Services (not included):

Services not specifically identified in the Scope of Services above shall be considered additional and shall be performed on an individual basis upon authorization by the City or WEDC. Such services shall include, but are not limited to, the following:

- Construction Contract Administration
- Construction Inspections
- Construction staking
- Title/Deed Research
- Subsurface Utility Engineering
- Archeological investigations for deeply buried sites
- Design of offsite drainage improvements
- Landscaping design
- Irrigation design
- Electrical Lighting Design
- Traffic Control Plan
- Traffic Impact Analysis
- Bridge Condition Survey Report
- Bridge Widening
- Wayfinding or Monument Signage
- Preparation for and attendance at additional public meetings, stakeholder information meetings, newsletters, project webpage
- Assist the City as an expert witness in litigation about the project or in hearings before approving and regulatory agencies
- Redesign to reflect project scope changes requested by the City or WEDC, required to address changed conditions, or change in direction previously approved by the City and WEDC, mandated by changing governmental laws, or necessitated by the City's acceptance of substitutions proposed by the contractor
- RAS and TDLR submittal fees

- Services not specifically mentioned above

Schedule: Project to begin upon receipt of signed IPO #21. We will provide our services as expeditiously as practicable.

Terms of compensation:

Kimley-Horn will perform the tasks identified in the Scope of Services for the fee type shown as follows:

Task 1 – Design Survey	\$70,000 LS
Task 2 – Dedication Document Preparation	\$7,500 LS
Task 3 – Franchise Utility Coordination	\$10,000 LS
Task 4 – Geotechnical Report	\$28,000 LS
Task 5 – Preliminary Design	\$55,000 LS
Task 6 – Final Design	\$175,000 LS
Task 7 – TDLR Review and Inspection Report	\$2,500 LS
Task 8 – Sanden Boulevard & FM 544 Signal Modification Plans	\$26,000 LS
Task 9 – Sanden Boulevard & SH 78 Signal Modification Plans	\$38,500 LS
Task 10 – Preliminary Floodplain Analysis	\$45,000 LS
Task 11 – Floodplain Analysis Submittal	\$33,000 LS
Task 12 – As-built Topographic Survey	\$10,000 LS
Task 13 – Letter of Map Revision Request	\$37,500 LS
Task 14 – Environmental and Archeological Services	\$26,000 LS
Task 15 – Bridge Design – Proposed Muddy Creek Bridge	\$125,000 LS
Task 16 – Bridge Registration	\$9,000 LS
Task 17 – TxDOT Coordination/Submittal	\$15,000 HR
Task 18 – CPKC Railroad Coordination/Submittal	\$30,000 HR
Task 19 – Meetings and Coordination	\$50,000 LS
Task 20 – Bidding Phase Services	\$18,000 HR
Task 21 – Construction Phase Services	\$60,000 HR
Total Lump Sum (LS)	\$748,000 LS
Total Projected Hourly (HR)	\$123,000 HR
Total Projected Fee	\$871,000

Compensation for Services and Method of Payment shall be as referenced in the Master Agreement.

Invoices will be submitted with Lump Sum (LS) tasks shown as a percentage of work completed and Hourly (HR) tasks shown as effort expended.

Kimley-Horn reserves the right to reallocate amounts among tasks as necessary.

Deliverables: Kimley-Horn will deliver the items described in the above scope of services.

Other specific terms of Individual Project Order: None.

ACCEPTED:

WYLIE ECONOMIC
DEVELOPMENT CORPORATION

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY: W. L. C. P.E.

TITLE: _____

TITLE: ASSOCIATE

DATE: _____

DATE: 5/6/2026