

INDIVIDUAL PROJECT ORDER (IPO) #15

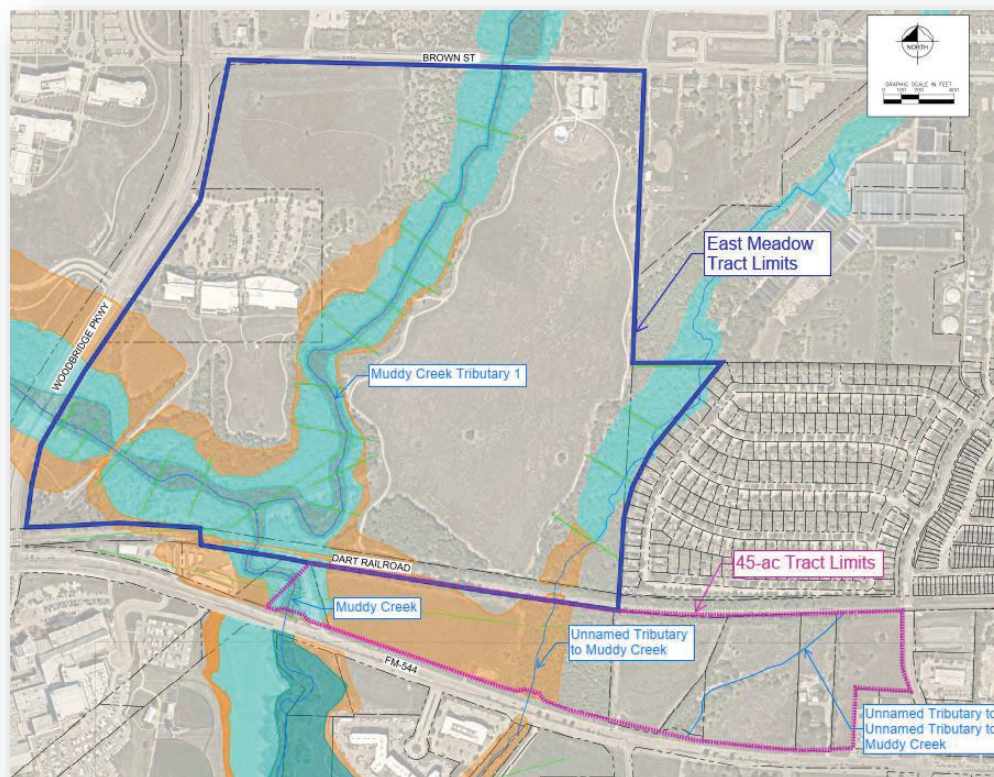
FM 544 CORRIDOR MASTER PLAN

DATE PREPARED: April 14, 2025

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Consultant), and the Wylie Economic Development Corporation (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:

Kimley-Horn and Associates, Inc. ("Kimley-Horn", "KH" or "the Consultant") is pleased to submit this professional services agreement to the Wylie Economic Development Corporation ("WEDC" or "the Client") for providing professional civil engineering services to provide a master plan for the East Meadow Tract and the 45-Acre Tract along FM 544 that includes the City's 19-acre tract. See screenshot below for identification of the two tracts.



In 2023, KH (through a subconsultant) provided topographic survey for the 45-acre tract outlined in pink in the screenshot above. This survey included cross sectional data on the portion of Muddy Creek that is located on the property at an interval sufficient for a flood study. A conceptual drainage analysis of this portion of Muddy Creek is provided as a separate scope of work in IPO #14. Task 1 will provide additional preliminary engineer to build on this work and provide a master plan of what infrastructure will be required to serve the property including concept plans that show developable area.

In 2024, KH prepared a roadway alignment exhibit showing a potential route for a future collector street to connect from Medical Plaza Drive, across the City's 19-acre tract and the east meadow and connect to W Brown Street at Sanden Boulevard. Task 2 will provide additional preliminary engineering to determine the feasibility of this alignment, explore other potential alignments and coordinate with stakeholders as required.

This IPO assumes that IPO #14 (FM 544 Corridor Master Drainage Analysis) has been authorized and the work for IPO #14 is either completed or will be completed concurrently with this IPO #15. IPO #15 cannot standalone and relies on information provided by IPO #14.

Existing survey data obtained as part of IPO #9 and IPO #14 will be used to prepare the master plans. LiDAR data will be used to supplement the on-ground topographic survey as required.

Scope of Services:

LS = Lump Sum Fee Type

HR = Projected Hourly Fee Type

Task 1 – 45-Acre Commercial Tract Master Plan

\$25,000 LS

KH will provide preliminary engineering to determine the infrastructure required to serve future development for the tracts of land along FM 544 from Muddy Creek to Westgate Way (including the City's 19-acre tract). KH will provide up to three preliminary concepts for how the tract might develop and what infrastructure would be required to serve the development. Preliminary paving, water and sanitary sewer infrastructure will be shown on the concept layouts. The preliminary floodplain limits prepared as part of IPO #14 will be shown and used to determine whether detention will be required and the major storm sewer infrastructure proposed. Preliminary building footprints and parking will be shown with the developable area labeled.

Based on input from the WEDC, KH will prepare a master plan showing developable area acreage and one cost estimate each for up to three versions of the master plan. The master plan will be conceptual in nature and will not include final design or construction documents.

Task 2 – East Meadow Tract Master Plan

\$35,000 LS

KH will provide preliminary engineering to determine the infrastructure required to serve future development within the City's East Meadow adjacent to the Municipal Complex. KH will provide preliminary alignments for major collectors to serve the project and connect to the existing roadway

system. The proposed roadway alignments are projected to include a north-south connection from FM 544 to W Brown Street and an east-west connection from the north-south alignment to Country Club Road. We will also evaluate existing pedestrian walkways that may need to be realigned and provide recommendations for new connections. KH will assist with preliminary coordination with the railroad on the proposed crossing and will also coordinate with Oncor and NTMWD on requirements to cross their existing easements as part of Task 4. The preliminary floodplain limits prepared as part of IPO #14 will be shown and used to determine whether detention will be required and the major storm sewer infrastructure proposed.

Based on input from the WEDC, KH will prepare a master plan defining developable area and major infrastructure preliminary alignments and one cost estimate each for up to three versions of the master plan. The master plan will be conceptual in nature and will not include final design or construction documents.

Task 3 – Master Planning Drainage Facility Evaluation

\$16,500 LS

KH will prepare a preliminary storm sewer and channel analysis to support the Master Planning effort. The purpose of the analysis will be to confirm existing drainage patterns, evaluate the capacity of existing infrastructure, and evaluate preliminary drainage layout options for land development.

Hydraulic calculations will be performed for the storm sewer, culverts, and ditches within the subject property. The information will be reviewed to evaluate the capacity of the drainage facilities and identify locations where improvements are needed to provide adequate drainage to develop the subject properties. This task will also evaluate preliminary detention pond grading and outfall configurations using the information prepared in IPO #14 as needed.

Task 4 - Meetings/Project Coordination

\$30,000 HR

KH will prepare for and attend meetings with the WEDC staff and provide general project coordination.

KH will coordinate with franchise utility providers to determine service requirements for each tract. KH will coordinate with the railroad, Oncor and NTMWD to determine the feasibility and requirements of the proposed roadway crossings.

We have budgeted up to 120 hours of effort for this task.

Additional Services: 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 WEDC.

Schedule: Project to begin upon receipt of signed IPO #15. 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:

LS = Lump Sum Fee Type

HR = Projected Hourly Fee Type

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|--|--------------------|
| Task 1 – 45-Acre Commercial Tract Master Plan | \$25,000 LS |
| Task 2 – East Meadow Tract Master Plan | \$35,000 LS |
| Task 3 – Master Planning Drainage Facility Evaluation | \$16,500 LS |
| Task 4 – Meetings/Project Coordination | \$30,000 HR |
| Projected Total | \$106,500 |

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

Invoices will be submitted with Lump Sum Tasks shown as a percentage of work completed and project Hourly Tasks shown as effort expended.

ACCEPTED:

WYLIE ECONOMIC DEVELOPMENT
CORPORATION

BY: _____

TITLE: _____

DATE: _____

KIMLEY-HORN AND ASSOCIATES, INC.

BY: Rachel Kenna

TITLE: Associate

DATE: 4/14/2025