



June 9, 2025

CHANGE ORDER

April Butler, CPRP
City of McKinney | Parks and Recreation
401 E. Virginia St.
McKinney, Texas 75069

Re: Wilson Creek Greens Trail, Phase 2
Trail (Hard-Surface) and Nature Trail (Soft-Surface) Improvements
City of McKinney, Collin County, Texas
LJA Job No. NTP660-0157E
LJA Proposal No. 23-21307 CO#1

Dear April:

LJA Engineering, Inc. is pleased to submit this change order for the following services in accordance with the terms and conditions set forth in the Professional Services Contract (For Architectural / Engineering Services) between LJA Engineering, Inc. and City of McKinney, dated February 12, 2022.

PROJECT DESCRIPTION

Scope and fee herein anticipate of Design and Construction Documents relevant for the construction for on-site improvements at Wilson Creek Greens Trail, Phase 2 for the following, as shown on Exhibit A:

Overall (Historical Bridge, Trail and Nature Trail Improvements):

ENVIRONMENTAL SERVICES

- Threatened and Endangered Species Assessment
- Cultural Resource Survey and Assessment
- Phase 1 Site Assessment
- Wetland Delineation

Hike and Bike Trail Improvements (Hard-Surface):

- Landscape Architecture Services
- Survey & Boundary Services

Nature Trail Improvements (Soft-Surface):

- Landscape Architecture Services

SCOPE OF SERVICES

ENVIRONMENTAL SERVICES

TASK 138. THREATENED AND ENDANGERED SPECIES ASSESSMENT

The objective of the Threatened and Endangered Species Assessment is to evaluate the potential for the existence of critical or irreplaceable habitats, which are considered protected under the Endangered Species Act of 1973 and subsequent amendments and listings. The following selected tasks will be considered for the 10-acre area.

Task 1: Review of Agency Listing for Estimated Habitat Boundaries. The listings currently maintained by U.S. Fish and Wildlife will be evaluated to determine if any of the listed species may be shown to potentially inhabit the area.

Task 2: Consultation with Appropriate Agencies. Task 1 results may reveal the need for additional current information. If indicated, several private sources and agencies will be interviewed for information regarding specific species having potential for habitation of the subject site.

Task 3: Site Reconnaissance and Biological Impact Assessment. The biological aspects of the potential habitat will be physically reviewed and documented to determine if the habitat is desirable or reproductively useful to the specific species. The site will be reviewed for biological indicators of presence. If marginal or suspicious habitats are encountered, a specialist on the specific study species will be consulted and included in the site impact assessment.

Task 4: Preparation of Letter of Findings and Recommendations. Following the completion of all research and site reconnaissance, a letter of findings and recommendations will be completed and forwarded to the client.

TASK 139. CULTURAL RESOURCE SURVEY AND ASSESSMENT

The cultural resources study would consist of desktop archival research, an intensive archaeological field survey, and production of a report suitable for review by the SHPO in accordance with the THC's Rules of Practice and Procedure, Chapter 26, Section 26, and the Council of Texas Archaeologists (CTA) Guidelines for Cultural Resources Management Reports.

Task 1—Agency Coordination and Antiquities Permitting

Perform basic archival research at the THC, the General Land Office (GLO), the National Park Service's (NPS) online National Register Information System (NRIS), and/or other relevant archives for information on previous cultural resources investigations conducted in the vicinity of the project area and previously recorded archaeological sites and historic properties within and in the vicinity of the project area. Desktop archival studies will examine a 1.0-mile radius surrounding the project area.

Review the above mentioned archives; historical, geological, topographic, and soil maps; and aerial photographs prior to initiating fieldwork to evaluate the potential for encountering significant cultural resources within the project area.

Define the Area of Potential Effect (APE) of the proposed project based on applicable federal and state agency guidelines, taking into account the horizontal extent of the construction footprint, the vertical depth of ground-disturbing impacts, and potential indirect (e.g., view-shed) effects beyond the construction footprint.

Apply for and obtain a Texas Antiquities Permit from the THC (required for any project that falls under the jurisdiction of the Antiquities Code of Texas). The application for a Texas Antiquities Permit requires the signature of the project sponsor and/or landowner, as appropriate, as well as the archaeological Principal Investigator. The Texas Antiquities Permit must be issued by the THC prior to the initiation of any cultural resources field activities.

Task 2—Archeological Survey Fieldwork

Perform an intensive archaeological survey, consisting of pedestrian walkover with surface inspection and systematic at a level of intensity sufficient to meet or exceed the Texas State Minimum Archaeological Survey Standards (TSMAS) and guidelines established by the CTA unless field conditions warrant excavation of more or fewer shovel tests.

Document any cultural resources encountered to a sufficient degree to make preliminary recommendations of the significance of the resources in terms of their eligibility for inclusion in the NRHP and/or for designation as SALs, as appropriate.

Inspect the locales of any previously recorded archaeological sites within the project area, assess their current condition, and document the sites to a sufficient degree to make preliminary recommendations of the significance of the resources in terms of their eligibility for inclusion in the NRHP and/or for designation as SALs, as appropriate.

Task 3—Technical Report

Complete and submit State of Texas Archaeological Site Data Forms (for new archaeological sites) or State of Texas Archaeological Site Update Forms (for previously recorded archaeological sites) to TARL. Permanent site trinomials will be obtained from TARL for any new archaeological sites documented within the project area during the survey.

Assess the significance of any cultural resources within the project area in terms of their potential eligibility for inclusion in the NRHP and/or for designation as SALs, as appropriate.

Develop a draft technical report detailing the project background, environmental and cultural setting of the project area, research goals and survey methods, survey results, recommendations for any cultural resources documented during the survey, and a bibliography of references cited suitable for review by the THC and any other applicable regulatory agencies.

Submit a preliminary review copy of the archaeological draft report describing the results of the survey in electronic (PDF) format to the client or review. Following approval of the draft report by the client, Horizon will submit an electronic copy of the report to the THC and any other applicable regulatory agencies for review and comment. Horizon will coordinate review with the regulatory agencies unless the client would prefer to coordinate agency review directly.

Respond to any comments on the draft report offered by the THC and any other applicable regulatory agencies and produce a final report. Submit the final report to the client and the THC.

Task 4—Records Curation

Prepare project records for curation at TARL per the requirements of the Antiquities Code of Texas and TARL's Stipulations and Procedures for the Preparation of Archaeological Records and Photographs, Curation Supplies, and Sources and/or Stipulations and Procedures for the Preparation of Archaeological Material Collections, as appropriate.

If additional cultural resources are encountered during the survey, each additional archaeological site, historic-age object, and/or isolated occurrence, as appropriate, will be recorded for an additional fee not to exceed \$3,500 per site for prehistoric/protohistoric sites or \$4,500 per site for historic-age archaeological sites. Note that these estimated fees apply to small to moderate-sized sites that can be recorded in approximately a half day or less. Large, deep, or unusually complex sites may require additional time to record and incur additional charges.

TASK 140. PHASE 1 SITE ASSESSMENT

The Phase I Environmental Site Assessment (Phase I) will be performed in accordance with ASTM standard practice E 1527-2021, Environmental Site Assessments: Phase I Environmental Site Assessments.

This practice is intended to permit you to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC '9601§(35)(B).

SITE LOCATION

The site location is reported to be approximately 10 acres located between Eldorado Parkway and Stewart Road, in McKinney, Collin County, Texas. The Client will need to furnish LJA with the following items in order to begin the Phase I ESA process:

- A survey map of the site;
- Metes and bounds or legal description; and
- Contact name of the current owner or owner's representative to complete an owner/occupant inquiry.

These items should show or describe the exact location of the subject property to be assessed.

SCOPE OF WORK

The objective of the Phase I is to identify, to the extent feasible under the processes prescribed in ASTM E 1527-2021, the potential for recognized environmental conditions; that is, the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the ground, groundwater, or surface water of the property. The Phase I will have four components, described as follows:

1.Records Review: Obtain and review records that will help identify recognized environmental conditions in connection with the property. Some records will pertain to properties within an additional approximate search distance in order to help assess the likelihood of potential problems from migrating substances.

2.Site Reconnaissance: Visually and physically inspect the property and adjoining properties, to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles, for evidence of hazardous substances or petroleum products.

3. Interviews: a) Interview owners and occupants, or their designated representatives, to obtain information regarding current and historical uses of the property that may be related to environmental conditions. b) Conduct inquiries of local agency (e.g. fire department, health department) officials or staff members that may have knowledge or records of environmental conditions or incidents related to the property or the surrounding area. Interviews may in the form of personal contact, telephone contact, or written correspondence.

4. Evaluation and Report Preparation: The information gathered from the previous tasks will be evaluated, and the findings will be presented in a report that describes, at minimum, site and vicinity descriptions, current and past uses of the property and adjoining properties, information from records reviews, information from site reconnaissance and interviews, conclusions and opinions of impacts, if any, of recognized environmental conditions. The report will also describe the methodologies used, and will include appropriate documentation and exhibits of information used to conduct the assessment. Recommendations for further study, if any, will be provided in a separate document.

INVESTIGATIVE WORK

Phase I investigative work includes, but may not be limited to, four basic tasks which are each comprised of several components. The details of these tasks are set forth below, listing the standard components of each. The ASTM E 1527-2021 standard prescribes a review of reasonably ascertainable information; that is, information that is publicly available, obtainable from its source within reasonable time and cost restraints, and practically reviewable. The availability of information will vary based on the location of a given site. LJA will attempt to review as much of the following information as is reasonably ascertainable for this project.

Task 1: Records Review

Standard Environmental Record Sources

Review documented environmental site listings from Federal and State regulatory agency database sources, including the following:

Sources Minimum Search Distance

1. Federal NPL Facilities/Sites Lists 1.0 Mile Radius
2. Federal NPL-Delisted Sites List 0.5 Mile Radius
3. Federal CERCLIS List 0.5 Mile Radius
4. Federal NFRAP List 0.5 Mile Radius
5. Federal RCRA Corrective Action List 1.0 Mile Radius
6. Federal RCRA TSD List 0.5 Mile Radius
7. Federal RCRA Generator List Adjoining
8. Federal Firms List 0.5 Mile Radius
9. Federal EPCRA List Site Specific
10. State Priority List 1 Mile Radius
11. State IOP List 0.5 Mile Radius
12. State SWLF/CLI List 0.5 Mile Radius
13. State CLI List 0.5 Mile Radius
14. State LPST List 0.5 Mile Radius
15. State Registered UST/AST List Adjoining
16. State PST List 0.5 Mile Radius

17. State TCEQ VCP List0.5 Mile Radius
18. State Brownfield List0.5 Mile Radius
19. Dry Cleaner List0.5 Mile Radius
20. IHW ListAdjoining
21. Local Hazmat SpillsSite Specific

Documented regulatory agency sites located within the ASTM prescribed minimum search distance will be identified and plotted on a composite site map.

Physical Setting Sources

USGS Topographic Map(s) will be reviewed to determine site topography and surface drainage patterns of the site and the surrounding area. Current and past structures, roads, well installations, and other improvements will be evaluated, as well as other pertinent physical features such as streams or water bodies. Federal Emergency Management Agency floodplain map(s) will be evaluated to determine if the subject property lies within a known floodplain. The appropriate Soil Survey from the USDA Natural Resource Conservation Service will be reviewed to determine the site's soil conditions and general surface geology of the area. General descriptions will be made of the subsurface hydrogeology based on information from USGS Groundwater Maps or other sources.

Historical Use Information

Historical Aerial Photographs will be obtained from aerial photography firms having inventory of the subject area. The photographs will be reviewed to evaluate previous land use characteristics for the property and adjacent parcels. The photographs will also be checked for possible oil and gas exploration activities, surficial anomalies associated with waste ponds or dumps, and previous commercial and/or industrial activities. Under ASTM Standard E1527-13, review of title and judicial records for AULs falls under "user's responsibilities" and may include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. If such information is not provided, LJA may obtain a Chain of Title from the appropriate county clerk's records to identify site ownership for 50 years or more from the assessment date. To perform the title search, LJA must be provided with a legal description of the property, and the costs and level of effort to obtain the information must meet the criteria for "reasonably ascertainable" information. The records will be reviewed to evaluate the potential for industrial or environmentally significant land use activities onsite, based on the identities of previous owners, and environmental liens or other AULs. This task will be subcontracted to a title search company.

Local City Directories and Sanborn Fire Insurance Maps, if available, will be reviewed for listings of the types of past structures or business operations that may have existed on the property. In addition, Texas Railroad Commission Records will be reviewed to determine if oil and/or gas exploration or production has occurred on the site. This information will be obtained from a Regional Oil and Gas Survey Map prepared by Tobin Research, Inc.

Task 2: Interviews and Agency Inquiries

Owner/Occupant Inquiry

Inquiries will be made of person(s) who may have knowledge of current or historical conditions associated with the subject property. One or more of the following individuals may be contacted for an interview: 1) Current Owner 2) Owner's Representative 3) Occupants or Tenants 4) Adjacent

Property Owners/Occupants. Interviews may be conducted in person, by telephone, or by written correspondence in the form of an Owner/Occupant Questionnaire.

Local Agencies and/or Officials

Inquiries will be made of local agencies or officials that may have records of environmental conditions or incidents related to the subject property or adjacent properties. Such agencies may include the Local Fire Department, Hazardous Materials Response, City/County Health Department, Local Pollution Control Agency, or others deemed appropriate for the property, its location, or specific conditions.

Task 3: Additional Records Sources

In the event that site-specific conditions or standard information sources indicate a potential environmental condition(s) associated with the property, other selective files or records may be reviewed for additional information regarding such conditions. This information will be obtained at the discretion of LJA based on the findings of the investigation. Other typical sources include specific files from the Texas Railroad Commission, the Texas Commission on Environmental Quality, and the Environmental Protection Agency.

Task 4: Site Reconnaissance

General Site Setting

Site reconnaissance will be conducted to physically and visually inspect the property for indications of environmental conditions. Observations will be made of the Current Site Usage, Adjacent Site Usage, Topography and Landscape, Structures, Roads, Improvements and, to the extent practicable, Potable Water Supply, Sewage Disposal System, and other Utility Installations.

Interior and Exterior Observations

The property and any buildings or structures will be inspected for visual or physical evidence of hazardous substances or petroleum products. Exterior observations include, but are not limited to, pits, ponds, lagoons, stained soil or pavement, pools of liquid, strong odors, stressed vegetation, solid waste, waste water and associated discharge(s), above or below ground storage tanks, drums or containers, unidentified substances, wells, or septic systems. If interior inspection is required, observations will include those listed above, if applicable, as well as heating/cooling sources and fuels, stains or corrosion, drains and sumps, storage or treatment areas, and construction materials. Any listed, or non-listed, indicator of hazardous substances or petroleum products will be identified in the findings of the report.

169. WETLAND DELINEATION

The objective of the delineation is to evaluate and document any portion of the site to be classified as a "Jurisdictional Water of the United States" as defined in 33 CFR 328 and subject to U.S. Army Corps of Engineers (USACE) jurisdiction. The delineation will be conducted according to the 2010 Regional Supplement to the Corps of Engineers (USACE) Wetland Delineation Manual: Great Plain Region.

Delineation work will consist of the following tasks:

Task 1: Review of NRCS Soil Surveys: Task 1 will include a review of previously published soil data published by the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), to determine the types of surface soils expected to be confirmed by on-site soil analysis.

Task 2: Review of Aerial Photographs: Task 2 will include a review of historical aerial color and black/white photographic enlargements for selected years. Infrared color photographs will be analyzed for the presence of wetland signature color distortions. Information for all photographic interpretation will be compared to locate recurring sites where wetland signatures are present.

Task 3: Site Reconnaissance for Wetland Indicators: Qualified Wetland Specialist will conduct a site visit to investigate the presence/absence of Waters of the United States. Features will be located by Global Positioning System (GPS) with sub-meter accuracy.

Task 4: Preparation of a Map Representing Wetland Areas: Limits of the Jurisdictional Waters, information regarding the field location of the boundaries of all Section 10 and 404 waters/wetland limits within the property boundaries will be plotted on a scaled map. Each Jurisdictional area will be depicted with the following information: (1) size and shape; (2) surface area calculation (acres); and (3) combined total wetland and Jurisdictional Water area calculations for the entire subject tract.

Task 5: Letter Report Preparation: Task 5 will include the preparation of a final letter report. The letter report will include a discussion of methodology used, site findings, copies of all historical information reviewed, such as U.S. Geological Survey topographical maps, NRCS soil survey maps, aerial photographs, site photographs, USACE routine data sheets taken, and a wetland delineation map.

SURVEYING SERVICES

105. TOPOGRAPHIC (DESIGN) SURVEY

Perform a field topographic survey in compliance with the standards and specifications of a Category 6, Topographic Survey as defined in the current Manual of Practice for Land Surveying in the State of Texas, published by the Texas Society of Professional Surveyors. The survey shall consist of elevations taken every 100' along street right-of-way; field shots including tops/toes of slopes, and a 50' x 50' grid to complete the topography. Existing perimeter streets, existing on-site structures, visible utility appurtenances, etc. will also be located.

Unless otherwise specified, the survey will be established using physical monumentation to identify the horizontal and physical control for the project area. The vertical control will be adjusted to North American Vertical Datum (NAVD) 88 for orthometric heights and GEOID 18 for geoidal separations with references to published benchmark information (if available).

132. BOUNDARY VERIFICATION

Perform a verification of an existing property owned by or under contract to purchase by the Client. This task will include locating and verifying the correctness of the physical monumentation referenced on the boundary survey plat provided by the Client. Further analysis will be based on the Client's current deeds, current-adjoining deeds, right-of-way maps, current (30 days) Title Commitment together with all identified easements and listed exceptions of record shown on the Schedule B contained therein. Client will provide copies of all recorded documents to date filed after their purchase of the property and not listed in the title commitment. If the Client is unable to provide the record documents required for completion of the survey, LJA Surveying would provide this research at an

additional fee. LJA Surveying will not provide an independent abstract of title or easement estate of the subject property.

137. TREE SURVEY

LJA will perform an on-site assessment of the proposed areas to be impacted (existing cart paths) and all trees with a caliper of 6-inches or greater will be located and identified. The applicable trees will be tagged, identified, and their location recorded using a GPS (Global Positioning System) unit. The logged location of each tree will be provided in both CAD and GIS format(s) along with a corresponding spreadsheet showing tree tag #, tree size (DBH inches), approximate height, condition, and tree species to the client. This information will be applicable to current City of McKinney Tree Preservation standards (Unified Development Code, November 15, 2022) and can be utilized by the client for project planning and preservation. This assessment does not include the evaluation of any tree species that are less than 6" in diameter at breast height (DBH).

LANDSCAPE DESIGN SERVICES

310. SCHEMATIC DESIGN (30%)

Prepare one (01) Schematic Design Package (30%). The Schematic Design Package (30%) shall include further refinement of Trail and Plan layouts and appropriately detailed drawings to help communicate the design intent and vision of the project. Design for all improvements shall follow current client and regulatory design standards, unless directed otherwise by the client. Scope includes one (01) Schematic Design Package revision based on client review and input. In addition, the Schematic Design Package (30%) shall, at minimum, also contain the following base information:

- Project name; and if, applicable, the street address, and lot and block description (as available)
- Date, scale, north arrow, and the name of the Licensed Professional preparing the plan.
- Location of existing property lines and/or ROW limits (as available)
- Approximate of the floodplain; the approximate location of significant drainage features; and the location of existing parking lots, streets, driveways, sidewalks, and other locatable features 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
- Location of all Proposed improvements as approved in the Concept Plan.

Prepare the Schematic Design Package (30%) submittal milestone, including the following sheets, in the order below:

- Cover Sheet
- Site Layout

Deliverables:

- One (01) Preliminary Digital PDF copy of the Schematic Design Package (30%)
- One (01) Final Digital PDF copy of the Schematic Design Package (30%)

Schematic Design Package (30%) formatted to 24-inch-Wide x 36-inch-long sheet sizes, with black and white line work with a scale appropriate to illustrate the proposed improvements.

Meetings:

Attend up to two (02) meetings with the client. Meeting objectives will include schematic design feedback, comment review discussions, and subsequent deliverable expectations, with general question and answer.

316. SITE PLAN SUBMITTAL

Prepare a Site Plan to show compliance with governing agency(s) minimum requirements. Process Plan through formal review process and incorporate up to three rounds of comments. Elements of the Landscape Plan will include:

Deliverables:

- One (01) Preliminary Digital PDF copy of the Site Plan
- One (01) Final Digital PDF copy of the Site Plan
- One (01) City Stamped and Approved copy of the Site Plan

Meetings:

Attend up to one (01) meeting with the client and selected city staff. Meeting objectives will include concept design feedback, comment review discussions, and subsequent deliverable expectations, with general question and answer.

320. OPINION OF PROBABLE COST (OPC)

Prepare an Opinion of Probable Cost (OPC) based on the Schematic Design approved by the Client. In lieu of Client-provided unit prices, LJA standard pricing will be used. The OPC will include development costs for site preparation, grading, proposed improvements. This scope assumes one Opinion of Probable Cost.

Deliverables:

- One (01) Digital PDF copy of the Schematic Design Package (30%) OPC

Meetings:

Attend up to one (01) meeting with the client and selected city staff. Meeting objectives will include concept design feedback, comment review discussions, and subsequent deliverable expectations, with general question and answer.

325. CONSTRUCTION DOCUMENTS

Based upon Client approved Schematic Design, prepare construction documents for the proposed improvements at 60%, 90%, and 100% milestones for approval by the Client. Upon completion of the plans, process the plans through the City for approval. This task includes the following drawings and deliverables:

- A. Demolition Plan – Prepare the demolition plan for existing site features that will be removed, preserved, or relocated for the project in conjunction with the site improvements.
- B. Erosion Control Plan – Prepare the erosion control plan in conjunction with the site improvements and drainage design. This task is for the preparation of design drawings and associated details only. The most current TCEQ requirements for the design of silt fence, erosion control logs, rock filter dams, and construction entrances will be used as required.

- C. Hardscape Plan – Prepare Hardscape Plans, Construction Details, and Notes required to show all hardscape areas and layout of hardscape materials.
- D. Dimensional Control Plan - Provide horizontal control, typical dimensions, standard details, and notes required for the layout of proposed improvements.
- E. Grading Plan – Prepare a grading plan that includes the notes and details required to allow grading for proposed improvements. The grading plan will show existing and proposed contour lines and spot elevations, along with existing utility information.
- F. Planting Plan – Prepare the Planting Plans, Details and Notes required to show all plantings areas and arrangement of plant materials as required by the Client and the overseeing public agency. The quantity, species, size and spacing of all materials will be specified in a plant legend/schedule on the plan.
- G. Technical Specifications – Provide specifications following the Standard CSI Format. Specifications will be submitted at the 90% and 100% submittal milestones. The provided specifications will include all necessary technical specifications for the proposed improvements.

Deliverables:

- One (01) Digital PDF copy of the Construction Document Package (90%)
- One (01) Digital PDF copy of the Construction Document Package (100%)
- One (01) Digital PDF copy of the Signed and Sealed Construction Document Package (100%)

Meetings:

Attend up to two (02) meetings with the client. Meeting objectives will include feedback, comment review discussions, and subsequent deliverable expectations, with general question and answer.

340. BIDDING SERVICES

Based on approved construction documents, distribute bid documents, as noted below, directly to the client of the proposed improvements for the client to send to bidders. Perform bidding services as designated below.

Bid Package to include:

- Bid schedule
- Construction plans
- Specifications

Bid Services to include:

- Prepare detailed bid form(s)
- Provide quantities and PDF drawings to client to submit to contractor list
- Attend pre-bid conference
- Answer questions and prepare clarifications during the bidding process
- Aid in preparation of landscape addenda items if requested
- Review bids as requested
- Provide written recommendation of contractor selection

345. CONSTRUCTION ADMINISTRATION

Preconstruction Meeting

Conduct, in company with the Client, one preconstruction meeting for the project to review the construction scope and general outline of the project processes and procedures.

RFI and Submittal Review

Based on the approved Construction Documents, review and approve up to ten (10) RFIs, and submittals as requested.

Construction Observation

Task also includes attendance at up to five (05) client and contractor meeting as requested to review construction per plans and specifications, answer contractor questions and verify work progress per pay applications.

Punch Walk

Conduct, in company with the Client, one substantial and one final inspection of the Project for general conformance with the design concept of the Project and general compliance with the construction Contract Documents. Approve, in writing, final payments to the contractor.

On the basis of construction observed by LJA, issue certification to the Client that the Project or any phase thereof has been completed in substantial compliance with the construction contract documents.

In performing this service, LJA will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work; LJA will not be responsible for the techniques and sequences of construction or the safety precautions incident thereto, and LJA will not be responsible or liable in any degree for the contractor's failure to perform the construction work in accordance with the Contract Documents. During visits to the construction site and on the basis of on-site observations, LJA will keep the Client informed of the extent of the progress of the work and advise the Client of material and substantial defects and deficiencies in the work of the contractor, which are discovered by LJA or otherwise brought to LJA's attention in the course of construction.

346. TDLR PROJECT REGISTRATION (ADA / TAS COMPLIANCE)

If the pedestrian improvements exceed \$50,000, register the plans with the Texas Department of Licensing and Regulation (TDLR). Plans shall be reviewed for compliance with the Americans with Disabilities Act (ADA) and Texas Accessibility Standards (TAS), and project inspected by a Registered Accessibility Specialist (RAS) to ensure ADA compliance, as required by TDLR.

Adjust plans based on comments received from TAS reviewer to ensure ADA compliance.

DESIGN COORDINATION SERVICES

370. DESIGN COORDINATION

Attend meetings and coordinate with other disciplines, Client, and others, including sharing of files and coordination meetings, as requested by Client.

GENERAL CONDITIONS

This Scope is based on the following General Conditions:

- GIS and Aerial Imagery will be used to determine the location of all existing and proposed design features for the nature trail areas as shown in Exhibit A.
- All negotiations and coordination with adjoining property owners will be by Client.
- All entitlements and accompanying engineering documents/studies have been approved.
- Franchise utility coordination will be by others.
- Geotechnical borings and report will be by others.
- TDLR plan review and/or completed construction inspection will be by others.
- Site will be developed in accordance with City of McKinney.
- Any additional work not specifically included in the Proposed Scope of Work will be accomplished as Additional Services.
- For client generated changes to the design once Construction Document Preparation is in progress, time will be billed at an hourly rate (or an agreed upon lump sum) until the work is at the same level of completion as it was prior to the change.
- The Client shall, in a timely manner, provide full information regarding the requirements of the project, including design objectives, constraints and criteria, and any other relevant information; shall designate a representative to act on Client's behalf to examine the documents or the work as necessary and to render decisions related thereto in a timely manner so as to avoid unreasonable delays; and shall furnish all services required for the expeditious completion of the project which are not part of LJA services to be provided under this agreement.
- The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Landscape Architects in Texas. The Board's address and phone is P. O. Box 12337, Austin, TX 78711, phone: 512-305-9000, fax: 512-305-8900. The Board's web site address is www.tbae.state.tx.us.

COMPENSATION SCHEDULE

(02A) OVERALL

ENVIRONMENTAL SERVICES			
138	Threatened and Endangered Species Assessment	Lump Sum	\$2,500
139	Cultural Resource Survey and Assessment	Lump Sum	\$38,000
140	Phase 1 Site Assessment	Lump Sum	\$4,250
169	Wetland Delineation	Lump Sum	\$5,500
SUB TOTAL			\$50,250

(02B) HIKE AND BIKE TRAIL

SURVEYING SERVICES			
105	Topographic (Design) Survey	Lump Sum	\$5,400
132	Boundary Verification	Lump Sum	\$2,500
137	Tree Survey	Lump Sum	\$3,000

LANDSCAPE DESIGN SERVICES

310	Schematic Design (30%)	Lump Sum	\$7,000
316	Site Plan Submittal	Lump Sum	\$5,000
320	Opinion of Probable Cost (OPC)	Lump Sum	\$2,000
325	Construction Documents	Lump Sum	\$24,000
340	Bidding Services	Lump Sum	\$1,500
345	Construction Administration	Sump Sum	\$3,000
346	TDLR Project Registration (ADA / TAS Comp.)	Lump Sum	\$3,000
SUB TOTAL			\$56,400

(02C) NATURE TRAIL

LANDSCAPE DESIGN SERVICES

310	Schematic Design	Lump Sum	\$6,500
316	Site Plan Submittal	Lump Sum	\$4,000
320	Opinion of Probable Cost	Lump Sum	\$2,000
325	Construction Documents	Lump Sum	\$18,000
340	Bidding Services	Lump Sum	\$1,500
345	Construction Administration	Lump Sum	\$3,000

DESIGN COORDINATION SERVICES

370	Design Coordination	Lump Sum	\$1,500
Z99	Reimbursable Expenses	(T&M)	\$2,500
SUB TOTAL			\$35,000
GRAND TOTAL			\$141,650

ADDITIONAL SERVICES

Compensation for Additional Services not listed herein or services required due to change in municipal ordinances and/or State legislation will be billed on a time and materials basis in accordance with LJA Standard Rate Schedule below or on a lump sum basis agreed upon at the time the work is authorized.

- Revisions to the plans requested by the Client after the plans are approved, unless necessitated by discrepancy in the plans
- Design of areas outside the limits of the defined project site
- Tree Mitigation Plans
- Public meetings or hearings
- Additional graphic products needed for marketing or public meetings
- Additional meetings or workshops not identified in the project scope of services
- On-site inspections during construction or other construction services
- Architectural services

- Arborist services
- Structural Engineering
- Irrigation Design or Specifications
- Civil Engineering Services
- Electrical engineering for site lighting or irrigation controller location(s) (assumed turnkey by installer or others)
- Redesign of project in attempt to reduce construction costs (after completion of Construction Documents)
- As-built surveys
- Applying for and obtaining construction permits (typically completed by contractor)
- Additional project tours with Owner to visit precedent projects
- Enhanced photo-real renderings, fee upon request
- Furniture Selection and procurement
- LEED Commissioning
- Kitchen Eq consulting
- Pool Consultant
- Interior Design
- Structural, Mechanical/Electric/Plumbing (MEP) and Fire Protection Engineering for buildings are not included in the contract and shall be provided by the Client or General Contractor

BILLING RATES

LABOR CATEGORY	LOWEST	HIGHEST
Department Head (VP, Division Manager)	\$225.00	\$295.00
Senior Consultant	\$220.00	\$290.00
Director	\$210.00	\$285.00
Group/Design Manager	\$195.00	\$280.00
Sr. Project Manager	\$190.00	\$275.00
Project Manager	\$150.00	\$235.00
Senior Project Engineer	\$145.00	\$235.00
Professional Engineer (Project Engineer, APM)	\$120.00	\$195.00
Graduate / Design Engineer	\$100.00	\$160.00
Sr. Civil Designer	\$120.00	\$185.00
Civil Designer	\$ 85.00	\$150.00
Sr. Planner	\$130.00	\$195.00
Planner	\$ 85.00	\$150.00
Sr. Landscape Architect (Studio Lead)	\$170.00	\$230.00
Landscape Architect	\$115.00	\$165.00
Landscape Designer	\$ 90.00	\$140.00
Sr. Construction Manager	\$120.00	\$215.00
Construction Manager	\$105.00	\$165.00
Resident Project Representative	\$ 85.00	\$165.00
Construction Engineer	\$ 90.00	\$180.00
Construction Inspector	\$ 85.00	\$150.00
GIS Developer	\$100.00	\$190.00
GIS Analyst	\$ 70.00	\$125.00

Survey Project Manager	\$130.00	\$210.00
Project Surveyor	\$110.00	\$170.00
Survey Technician	\$ 75.00	\$155.00
3 Man Survey Crew	\$200.00	\$240.00
2 Man Survey Crew	\$160.00	\$200.00
Clerical (Admin. Assistant)	\$ 60.00	\$125.00
Intern	\$ 50.00	\$ 90.00

REIMBURSABLE EXPENSES

In performance of the Scope of Services attached to the Project specific Proposal, the following types of expenses are not contemplated in the Total Proposal Fee. These are considered Reimbursable Expenses and LJA will be compensated for in accordance with the following:

1. Reproduction, out-of-town travel expenses, employee travel and mileage, and other non-labor charges directly related to the Project will be billed at cost plus ten percent.
2. Filing fees, permit fees, and other special charges which are advanced on behalf of the Client will be billed at cost plus ten percent.
3. Subcontracted services and other services by outside consultants will be billed at cost plus ten percent.
4. Vehicle mileage will be charged at the current IRS mileage rate per mile for all travel.
5. Sales tax as required by state law for surveying services will be billed at cost.

If this proposal meets with your approval, please execute proposal and return a copy to us. Your signature below will be sufficient authorization to commence the stated work.

We appreciate this opportunity to submit this proposal and look forward to working with you on this project. If you have questions, please call me at 214.688.5838.

Sincerely,

CITY OF MCKINNEY



Ryan Brown, PLA | ASLA
Studio Lead

By: _____



Johnathan Pomietto, PLA
Principal Landscape Architecture

Name: _____

Date: _____

RB/bb

Attachments

Exhibit A – Project Exhibit

EXHIBIT A

