



**PROPOSAL AND AGREEMENT FOR PROFESSIONAL
SURVEY, STRUCTURAL ENGINEERING,
ENVIROMENTAL, LANDSCAPE ARCHITECTURE,
ELECTRICAL ENGINEERING & CIVIL ENGINEERING
SERVICES**

McKinney Rowlett Creek Park & Trail Improvements

4300 BIG FORK TRAIL

MCKINNEY, COLLIN COUNTY, TEXAS

MAY 27, 2026

PREPARED FOR:

City of McKinney

McKinney, Texas 75069

PREPARED BY:

Westwood

Scope of Services & Fee Proposal

May 27, 2026 (Revised)

0078324.00

Westwood Professional Services, Inc.
11000 Frisco Street, Suite 400
Frisco, Texas 75033

(Hereinafter Referred to as “Westwood”),

AND

Ms. Mallory K. Kornegay
Parks Construction Planner II
Parks & Recreation
City of McKinney
401 East Virginia Street
McKinney, Texas 75069

email: mkornegay@mckinneytexas.org

(Hereinafter Referred to as “Client”),

Upon execution by both Client and Westwood for the McKinney Rowlett Creek Park & Trail Improvements project (the “Project”), Westwood shall provide services as set out in this Scope of Services and Fee Proposal (“Proposal”) and per the terms of the city provided General Conditions.

The approximate limits of work are shown in Attachment B. This proposal will cover Survey, Structural Engineering, Environmental Services, Landscape Architecture, and Civil Engineering Services, as described below, for both location(s) as depicted in Attachment B. Concept design and multiple Construction Document deliverable are expected for this project. Concept Design for landscape and civil services will include high-level design plan sheet(s). Construction Documents deliverable will include full engineering and landscape architecture drawings and specifications for the sheets mentioned in the following scope.



Tricia Woliver, PLA

McKinney Rowlett Creek Park & Trail Improvements

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Assumptions

Based on our preliminary discussions and review of the information received to date, the following is a list of assumptions and our perception of the services to be provided by Westwood:

- Current Zoning on the subject tract allows the proposed development/uses;
- Site is currently developed and is proposed to be partially demolished and re-developed;
- Existing public utilities adjacent to the site are sized appropriately to serve the site;
- Franchise pedestals will remain as is;
- Overhead electric lines will remain as is;
- On-site detention is not required;
- Requests for services not outlined in the Scope of Basic Services will be considered “additional” and will be performed on an hourly basis in accordance with our current fee schedule;
- Project budget is estimated at \$ 2 million dollars for the area as delineated in Attachment B
- The project will disturb less than 5-acres or 5,000 cubic yards of dirt
- The project construction delivery method is assumed to be Competitive Sealed Proposal (CSP);
- Site plan submittal is not needed;
- There will be no rise to water surface elevation (WSEL) of the adjacent floodplain;
- Project will not impact the floodplain at a 100 scale perspective;
- The project shall be delivered in multiple stages:
 - Concept
 - Schematic Design (30%)
 - Design Development (60%)
 - Construction Documents (90 & 100%)
 - Bidding and Construction Administration
- Westwood shall provide the Design for the following per the site limits in Attachment B:
 - Multiple Playground structures at one (1) location
 - Pedestrian Paving
 - Site Furniture
 - Planting and Irrigation
 - Park/Wayfinding Signage
 - Site retaining walls
 - Erosion Control measures around an existing pedestrian

Westwood proposes the following scope of services for the proposed development project:

Land Surveying Services

TOPOGRAPHIC SURVEY

Westwood will perform an on the ground survey of the property under the direct supervision of a Registered Professional Land Surveyor as outlined in the area in yellow in Attachment B.

Included in this item:

- Location of permanent improvements on, and immediately adjacent to, the site.
- Spot elevations on a 50-foot grid.
- Contours on one-foot intervals.
- Top of curb and gutter elevations for paving on, and immediately adjacent to, the site.
- Locations, common name and trunk diameter of trees and the outline of heavily wooded areas.
- Location of visible utilities and appurtenances.
- Location and sizes of underground utilities based on available record information.
- Westwood will graphically plot, if any, the Special Flood Hazard Area from the Flood Insurance Rate Map (FIRM), published by Federal Emergency Management Agency (FEMA), for this area.

Not included in this item:

- Species names of trees.
- Boundary surveying.
- Research or review of easements that may affect the subject tract.
- Subsurface utility engineering services.
- Location of irrigation control valves.

SITE BOUNDARY DETERMINATION

Westwood will do limited property research (filed plats and current deeds only) and complete fieldwork required to determine the boundaries of the site. This information will be used in site layout, dimensional control, and as a base for plats, surveys, and easement documents.

Included in this item:

- Plot easements or setbacks of which the surveyor has knowledge or has been made aware. This item does not include an abstract of title.
- Retrieve subdivision plats, maps and/or deeds delineating the ownership for the project.
- Limited field measurements to only those existing boundary monuments, deemed necessary by the surveyor, to determine the location of the site boundary.
- One (1) easement by separate instrument if required

Not included in this item:

- Information regarding the ownership of adjacent tracts.
- Right-of-Entry efforts for private property.
- Monumentation.
- Sealed or certified drawings, including ALTA or closing surveys.
- Metes & bounds property descriptions.

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Landscape Architecture Services

LANDSCAPE ARCHITECTURE ASSUMPTIONS AND EXCLUSIONS

Below are shown the assumptions and qualifiers for the landscape architecture scope of work found herein.

Assumptions:

- Area of work is as shown in Attachment B.
- Project budget of \$2M is based on initial programming discussion with Park staff on 2026 April 28.
- The project will be delivered via design-bid-build construction delivery method.
- The project scope shall include the following:
 - Overall Concept Plan for improvements
 - All-inclusive play structure to replace existing play equipment
 - Retaining wall improvements
 - Trail
 - Pedestrian
 - Maintenance Access
 - Under bridge connection at Stacy
 - Existing pavilion shall remain
 - Construction Documents

Exclusions:

- Presentations, documents, or plans required for “Special Exceptions”, Variances or Zoning changes required by the architectural or civil design solutions chosen by the Owner.
- Field identification or location of trees. The landscape architect assumes that the tree survey provided by the owner/civil will have pertinent information.
- Multiple design alternatives beyond those described herein, or significant site plan revisions following acceptance at each given phase of review documents.
- Vehicular paving.
- Tree Mitigation Plan.
- Landscape Site Plan.
- On-structure or rooftop areas. These can be provided as additional service as requested.
- Water feature.
- Irrigation systems utilizing reclaimed water that require pumps, filters and associated controls. This can be provided as an additional service if needed.
- Signs for buildings and vehicular circulation.
- Site and/or ornamental lighting.
- LEED pursuit.
- Structural footings or structural detailing for items with significant wind loads.
- Site walls over 36” height and/or retaining walls less than 36” height with surcharges, or walls attached to architectural structures.
- Prefabricated Pedestrian Bridge(s)
- A natural playground element beyond the play equipment in the main play area within the limits of work.

FULL LANDSCAPE ARCHITECTURE PLAN SERVICES

Westwood will provide a Landscape Architecture Design service that consists of hard and soft surface elements of the site on the ground plane, excluding vehicular paving. Elements typically include, pedestrian paving, pedestrian handrails, exterior stairs and ramps if required, site furniture, mow curbs, landscape plantings, irrigation, and seat walls/retaining walls.

Included in this item:

- Team meetings to coordinate with the design team as described in “Plan Submittals and Coordination Meetings.”
- Plan review submittals as described in “Plan Submittals and Coordination Meetings.”
- Full construction design and documentation with deliverables as previously described to a level that is sufficient to demonstrate design intent and allow the construction thereof, including materials and quantity schedules.
- Coordination with the Civil Engineer to connect landscape drainage structures and grading features into the overall site drainage and grading plan.
- Coordination with Structural Engineer related to any site structural footings, if required.
- Tree protection plan, details and specifications as required by ordinance.

Not included in this item:

- Items as specifically described in “Landscape Architecture Assumptions and Exclusions.”

Civil Engineering Services

CIVIL SCHEMATIC DESIGN

Schematic design will include high-level design plan sheet(s) for the above mentioned scope.

Included in schematic design:

- Conceptual grading plan
- Design plan narrative for proposed civil improvements, to be included on 8.5”x11” sheets.
- Site exhibit showing conceptual grading.
- One (1) revision to the initial building location to assist in establishing playground and trail.

Not included in this item:

- Final Construction Plans.
- Final Site Development Costs.

CIVIL DESIGN DEVELOPMENT PLANS

Westwood will prepare preliminary Paving, Dimensional Control Plan, Grading, Drainage and Utility Plans for the project. This item shall not be construed as final engineering plans.

Included in this item:

- Up to two (2) revision(s) to the plans to reflect site plan changes as a result of Owner or Architect comments. Additional changes will be made on an hourly rate basis.
- Proposed finished grades, contours and spot elevations as required.
- Proposed preliminary on-site drainage systems.
- Proposed preliminary water services.
- Proposed preliminary paving and dimensional control plan

CIVIL CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

Westwood will prepare a Demolition Plan for the proposed project outlined in Attachment B. The scope of work defined by this plan shall be limited to site work only. Plans and/or specifications for demolition of structures shall be by others if required.

Included in this item:

- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments prior to the completion of design development (DD)/pricing documents.
- Additional changes beyond one change or after the completion of DD will be made on an hourly rate basis.
- Limits of demolition or removal as appropriate.
- Identification of items to be protected and/or preserved during demolition.
- General notes related to the demolition activities.

DIMENSIONAL CONTROL PLAN

Based on an approved layout plan provided by the Owner, Westwood will prepare a detailed site horizontal Dimensional Control Plan which will define maintenance drives, trails, walls, and landscape areas in relation to existing property boundary lines. This item is meant to be a tool for the Contractor to lay out the site during construction and is not meant to be a "Site Plan" for City review/approval purposes. It is our understanding that either Westwood will provide sufficient surveying services to define the site boundaries, or the site boundary information will be provided by Owner.

Included in this item:

- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments prior to the completion of design development (DD)/pricing documents.
- Additional changes beyond one change or after the completion of DD will be made on an hourly rate basis.

Not included in this item:

- Dimensions of landscape items

SITE PAVING PLAN

Westwood will prepare construction plans and details for site paving, sidewalks and maintenance drive approaches. Paving section designs are to be based on recommendations included in a current Geotechnical Report to be provided by the Owner.

Included in this item:

- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments prior to the completion of design development (DD)/pricing documents.
- Additional changes beyond one change or after the completion of DD will be made on an hourly rate basis.

Not included in this item:

- Design of any off-site paving improvements, street extensions or widening.

GRADING & DRAINAGE PLAN

Westwood will prepare a Grading & Drainage plan for the project. This plan will show existing grades, proposed contours and spot elevations as required, and existing and proposed playground.

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Included in this item:

- One (1) revision to the plan to reflect site plan changes as a result of Owner comments prior to the completion of design development (DD)/pricing documents.
- Additional changes beyond one change or after the completion of DD will be made on an hourly rate basis. Preparation of a site Drainage Area Map that will define stormwater discharges and proposed drainage patterns for the site.
- Design of on-site storm sewer, if required.

Not included in this item:

- Design of any off-site storm sewer or drainage improvements not described above.
- Redesign of the site grading to balance the cut/fill on the site based upon contractor input.
- Design of stormwater detention facilities

EROSION CONTROL PLAN

Westwood will prepare an Erosion Control Plan for the referenced project and indicate the location of proposed temporary best management practices (BMPs) for erosion and sediment control, including their respective details.

Included in this item:

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments. Additional changes will be made on an hourly rate basis.
- Location and construction details for erosion/sediment control devices to manage the discharge of Stormwater runoff from the site during construction activities.

PRIVATE WATER PLAN

Westwood will prepare plans for private on-site water improvements including water services for one (1) irrigation line. These improvements will be designed from existing public mains located adjacent to the site to a point 2-feet outside the proposed amenity. The connection points will be coordinated by the vendor or contractor based on the selected product.

Included in this item:

- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments prior to the completion of design development (DD)/pricing documents.

Civil Engineering and Landscape Architecture – Construction and Management Services

PROJECT MANAGEMENT, PLAN SUBMITTALS & COORDINATION MEETINGS

A representative from Westwood will attend meetings and presentations to coordinate with other team members and the owner during the multiple design phases. Plans and specifications will be submitted as outlined for Owner and/or governmental review in the submittals outlined below. This task be completed on an hourly basis and will not exceed the set fee, once the fee is met additional services may be requested.

Included in this item:

- Up to eight (8) in person meetings and eight (8) virtual meetings or presentation meetings during the design phase of the project.
- Official plan review submittals as follows:
 - One (1) concept plan review submittal. Deliverables include:
 - Digital rendered plan view of proposed overall design with precedent images of design intent.

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- One (1) 30% (Schematic Design) plan review submittal. Deliverables include:
 - Approved Concept plan shall be refined and finalized for Schematic Design based on City Staff and Stakeholder approval
 - Refined rendered plan view of the overall design with precedent images of design intent.
 - Design narrative(s)
- One (1) 60% Design Development plan review submittal. Deliverables include:
 - General Notes and Quantities Tables
 - Hardscape Layout and Dimensioning Plan
 - Landscape Planting Plan
 - Site Irrigation Plan
 - Significant Site Sections/Elevations
 - Demolition Plan
 - Dimensional Control Plan
 - Paving Plan
 - Drainage Area Map(s)
 - Storm Sewer Plan
 - Grading Plan
 - Utility Plan
 - Erosion Control Plan
 - Electrical Plan(s) and Detail(s)
 - Structural Plan(s) and Detail(s)
 - Opinion of Probable Construction Costs
- One (1) (90%) Construction Document plan review submittal. Deliverables include:
 - Advancement and refinement of 60% plans.
 - Construction Details
 - Technical Specifications
 - Opinion of Probable Construction Costs
- One (1) “For Construction” set of drawings. Deliverables include:
 - Final Permit Drawings with any VE or required modifications.

Not included in this item:

- Creation of special renderings or documents required for Planned Development, Special Exception, or Variance requests beyond the documents described above.
- Submittals for multiple early release permit drawings exceeding the total plan submittals described above.

Significant changes in scope or design direction following Owner/Governmental comment responses by Westwood at each submittal.

TAS/TDLR COORDINATION

Westwood will prepare submittal paperwork and submit plans and specifications to a Registered Accessibility Specialist (RAS) to be reviewed in accordance with the Texas Accessibility Standards (TAS); particularly, the Architectural Barriers Act.

Included in this item:

- One (1) revision to the plans to respond to any deficiencies in the plans and specifications identified in the RAS plan review.
- One (1) site visit with the RAS for the final site inspection.

Not included in this item:

- Changes to plan sheets other than those representing deficiencies in the design identified by the RAS.
- Fees for the review and inspection will be submitted as a reimbursable expense.

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BID PHASE SERVICES

During the Bid Phase, Westwood will be available to provide coordination as required with prospective bidders. This task will be limited to two (2) in person meeting and two (2) virtual meetings.

Included in this item:

- Responding to pre-bid RFI's by the potential contractors.
- Review of subcontractor bids for scope of work outlined by the construction documents.
- Recommendation of best value for the Owner based on the review.

CONSTRUCTION ADMINISTRATION

Westwood will be available to attend up to ten (10) onsite and five (5) digital project coordination meetings (including conference calls) during construction. Meetings could include:

- Pre-Construction Conference.
- Upon completion of soil preparation and finish grade, after plant material has been laid out, but prior to actual planting.
- Substantial Completion Walk-Through.
- Final Completion Walk-Through.
- Visits to the construction-site to monitor progress of the construction and to check for general compliance with the construction documents.

This shall not be construed as performing continuous construction inspection. Westwood will also be available to review submittals from the Contractor that are required for this project and related to the civil site improvements. Those submittals could include Contractor's Application for Partial Payment and Final Payment, shop drawings, product data, mix design, etc. Submittals not required by the contract documents or not related to civil site improvements will not be reviewed.

Westwood will also review and respond to Request for Information (RFI's) as they pertain to the actual design and/or clarification of the design.

Please note the following:

- Westwood shall not at any time supervise or have authority over any Contractor work or jobsite management procedures, nor shall Westwood have authority over or be responsible for the means and methods, or procedures of construction selected or used by the Contractor.
- Westwood neither guarantees the performance of the Contractor nor assumes responsibility for the Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- Westwood shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.
- Westwood shall not be responsible for the acts or omissions of the Contractor or for any decision or interpretation of the Contract Documents made by the Contractor.
- While at the Site, Westwood's employees and representatives shall comply with the specific applicable requirements of the Contractor's and Owner's safety programs of which Westwood has been informed in writing.
- No Section 404 permitting or coordination with the U.S. Army Corps of Engineers is provided under this scope of services. If permitting ultimately proves necessary, those services could be performed under a separate scope and fee.
- No testing of existing stream flow rates, groundwater testing, or services of other specialized consultants are included in this scope of services. However, those services could be performed at standard hourly rates upon request.

- No redesign efforts are included in this scope of services. However, those services could be performed at standard hourly rates upon request.
- Access to the site will be granted by the owner upon acceptance of the scope of work.

Water Resources Services

DATA COLLECTION

Westwood will obtain the available hydrologic and hydraulic models and any previous flood studies related to Rowlett Creek located in the City of McKinney. We will obtain publicly available LiDAR Point Cloud data for the site. We will visit the site to review existing conditions.

Included in this item:

- Obtain available models;
- Obtain LiDAR Point Cloud data; and
- Site visit

HYDRAULIC ANALYSIS

Westwood will perform a hydraulic analysis of the Rowlett Creek. The analysis will be based on field survey information and publicly available LiDAR data. We will utilize the flows previously determined by effective FEMA and city model to define base flood elevations and floodplain inundation limits throughout the limits of the proposed project. Please note, the amount of floodplain reclamation that may be obtained, if any, is dependent on velocity, commensurate valley storage, water-surface elevations and local and federal regulations. Accordingly, we will prepare reclamation plans based on input from the Client related to site alternatives. The reclamation plan will include overbank within the floodplain.

Included in this item:

- Delineation of the 100-year pre- and post-project floodplains for existing and fully developed watershed conditions.
- Up to two (2) floodplain reclamation/mitigation plans, and
- Sizing of two (2) bridge crossings.

Not included in this item:

- CLOMR/LOMR permitting through FEMA.

NARRATIVE DRAINAGE REPORT

Westwood will prepare a narrative drainage report based on the drainage analysis referenced above. The report will document the procedures and findings of our analysis and will be submitted to the City for approval prior to construction.

Included in this item:

- Narrative drainage report.
- Floodplain work maps.
- Technical documentation.
- Coordination with the City.

Not included in this item:

- City review fees; and Supporting site civil plans.

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Environmental Services

WATERS OF THE UNITED STATES DELINEATION

Through the use of a qualified subconsultant, Westwood will provide professional services to delineate all waters of the United States, including wetlands, within the project site. A 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.

CULTURAL RESOURCES SURVEY AND AGENCY COORDINATION

To ensure compliance with ACT and NHPA Section 106 requirements for the proposed project, through the use of a qualified subconsultant, Westwood will provide the following services:

- Obtain a Texas Antiquities Permit from the THC to conduct the survey.
- Completing a full, pedestrian survey to document cultural resources sites 50 years or older within and adjacent the project area.
- 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.
- Conducting all required deed title and/or archival research to determine if the site was associated with any historically significant individuals or historical events that would qualify the site for NRHP eligibility under Criteria A and B.
- Drafting a technical report that documents the cultural resources background review, survey methods, survey results, any necessary NRHP eligibility assessment, and recommendations.
- Conducting all necessary coordination with the USACE/THC to obtain agency comment.

Structural Engineering Services

STRUCTURAL ENGINEERING SERVICES

Through a sub-consultant, Westwood will provide site structural engineering design and details. This consultant will be engaged upon approval of the site Schematic Submittal. Plans will provide services to the following items:

- Footing design for seating foundations and lighting poles foundations (if required)
- Site retaining wall footings and reinforcement. Walls are anticipated to be below 6' in total height.
- Review and processing of construction level submittals by the contractor during construction.
- Up to one (1) site visits during construction as requested by Westwood.

Geotechnical Engineering Services

GEOTECHNICAL REPORT

Through a sub-consultant, Westwood will provide a geo-technical report by a licensed geotechnical engineer. This item will include up to seven (7) bores that will provide recommendations for the following items:

- Site retaining walls
- Site pavement recommendations
- Pavillion structural foundation recommendation

Special Services (If Requested)

SUBSURFACE UTILITY ENGINEERING (S.U.E.) SERVICES (Level A)

Westwood will provide Subsurface Utility Engineering (S.U.E.) Services through the use of a qualified subconsultant. The S.U.E. will be performed to ASCE standard guidelines (ASCE 38-02). The deliverables for this project will be electronic files only in AutoCAD format. Non-Routing Traffic Control Measures are not included in the scope of services. As described in the publication, four levels have been established to describe the quality of utility location and attribute information used on plans.

- Quality Level A (QL"A") – Precise horizontal and vertical locations of utilities obtained by the actual exposure and subsequent measurement of subsurface utilities, usually at a specific point.

Included in this item:

- Up to three (3) test holes at critical utilities along Stacy Road. Assuming water, gas, and buried fiber will need to be located for the underpass trail at Stacy Road to be designed.

ILLUSTRATIVE RENDERING SERVICES

Westwood will provide an illustrative rendering for design of the new play structure or any selected areas by the client. Services will include a bird's eye perspective that shows the overall layout of parking, planting, ground-plane, and hardscape.

Included in this item:

- Conceptual Design
 - Provide one (1) sketch of proposed rendering to show the view of proposed rendering for approval by the client.
 - Develop one (1) 3d rendering, to depict the design in enough detail to demonstrate design intent to the client from a bird's eye perspective. These services may include, but not be limited to, hand renderings, computer generated renderings, image boards, or a combination of the above.

Deliverable:

- One (1) 24"x26" PDF, High Resolution

Not included in this item:

- Modeling of any building architecture
- Renderings considered for construction documents.
- Additional illustrative rendered perspectives or illustrative rendered plans.

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FEMA CLOMR ESA HABITAT ASSESSMENT

Through the use of a qualified subconsultant, this effort will include coordinating with USFWS to determine the species listed in Collin County, habitat surveys for listed protected species and a report presenting the findings of the surveys. Research of available data will determine the listed species and their preferred habitat. Species-specific surveys will not be covered in this scope of services, since they require substantial time throughout particular seasons using specific protocols. Habitat surveys are designed to determine whether the site contains preferred protected species habitat and the likelihood of the presence of that species. A brief letter report will be prepared summarizing the results of the survey. Specifically, the report will describe the habitats present on the site, the protected species that are listed in Collin County and their preferred habitats, and an evaluation of whether or not this preferred habitat is present on the site.

SITE ELECTRICAL ENGINEERING

Westwood will provide the photometric lighting layout and calculations, electrical infrastructure, panel schedules, single-line diagram, and all pertinent calculations that are required for permit/construction document submission.

This scope of services will capture the electrical-only design for:

- Electrical connections to the irrigation pump and controller
- Monument sign lighting at each end of the walking trail, if required

This scope of services will also capture both the photometric lighting design and electrical design of:

- Playground lighting

Additionally, Westwood will conduct utility coordination with the appropriate utility local to the area for the connection of (1) new electrical service to the facility. Westwood shall also provide a book specification, a construction cost estimate, and construction administration services as needed for reviews of electrical submittals.

Assumptions:

- It is assumed that there will be (2) rounds of client comments following the 50% and 90% plan preparations culminating in the 100% IFC plans.

Schedule

Westwood acknowledges the importance to CLIENT of the project schedule and agrees to put forth its best professional efforts to perform its services in a manner consistent with that schedule. CLIENT understands, however, that Westwood's performance must be governed by sound professional practices. If, through no fault of Westwood, such periods of times or dates are changed, or the orderly and continuous progress of Westwood's services is impaired or Westwood's services are delayed or suspended, then Client agree to abide by the terms in the Agreement regarding adjustments to the time for completion of Westwood's services and/or the rates and amounts of Westwood's compensation. If requested, Westwood would be pleased to develop a project schedule outlining each of the items included previously described in the Scope of Services.

Exclusions

Any services not specifically addressed herein, yet required in connection with the overall project, may be provided as an additional service via a Change Order. These services include, but are not limited to:

- Land title, ALTA, metes and bounds, or any other property documents not listed above.
- Tree survey.
- Annexation.
- Zoning.
- Amenity plans.
- Attendance at Homeowner Associations and/or presentations.
- Off-site & on-site public infrastructure improvements (roadways, water, sanitary sewer and/or storm sewer).
- Construction staking or survey re-staking.
- Pad rough grade, street rough grade verification, or any rough grade verification.
- Poly stakes.
- Permitting services.
- Landfill delineation or research associated with known or unknown foreign fills
- TxDOT access permits (Form 1058) or TxDOT utility permits (Form 1032).
- USACE 404 permitting.
- Cultural resources shovel or backhoe test holes
 - Assumes the project will disturb less than 5-acres or 5,000 cubic yards of dirt
- TCEQ permitting.
- Traffic/transportation services, traffic impact analysis, or traffic study.
- Screening wall design.
- Design and detailing of other site improvements including, screening walls, transformer or generator pads.
- Wetland delineation or studies.
- Design of franchise utilities (gas, power, phone service and cable television service, etc.).
- Locations of underground utilities and utility lines by way of digging or uncovering (May be available through subconsultant).
- Application, submittal, review, permit, pro-rata, escrow, or impact fees.
- Extraneous revisions or additions to the plans as requested by the Client.
- Marketing and/or Lease Exhibits.
- Property taxes (Ad valorem, Property, Roll Back, Etc.).
- Materials Testing.
- Construction.
- More than one (1) Easement by separate instrument.
- Extensive coordination of City review and approval of plans prepared as part of this item.
- Presentations, documents, or plans required for “Special Exceptions”, Variances or Zoning changes required by the architectural or civil design solutions chosen by the Owner.
- Multiple design alternatives beyond concepts, or significant site plan revisions following acceptance at each given phase of review documents.
- Enhanced Mid-block crossings.
- Traffic Signal Improvements.
- Offsite Decorative Pavement.
- Profiles for private storm sewer lines less than 12” in diameter.
- Profiles of water lines less than 12” in diameter.
- Private lift stations.

McKinney Rowlett Creek Park & Trail Improvements

- Sewage drainage area maps.
- Services associated with filing of the "Notice of Intent" form (NOI) to the Texas Commission on Environmental Quality (TCEQ) for the proposed construction activities.
- The Client and/or Contractor will be responsible for regulatory agency permitting and preparation of a Storm Water Pollution Prevention Plan (SWPPP).
- Redesign of the site grading to balance the cut/fill on the site based upon contractor input.
- Presentations, documents, or plans required for "Special Exceptions", Variances or Zoning. changes required by the architectural or civil design solutions chosen by the Owner.
- Water features.
- Irrigation systems utilizing reclaimed water that require pumps, filters and associated controls. This can be provided as an additional service if needed.
- LEED pursuit.
- Structural footings or structural detailing for items with significant wind loads beyond those listed under structural services.
- Extensive franchise utility coordination.
- Hydrology, assumed nearby plans and studies will be provided.
- Sanitary plans or relocation plans.
- FEMA CLOMR submittal
- City Site Plan Submittal
- Prefabricated Pedestrian Bridge(s)
- A natural playground element
- LOMR or CLOMR (FEMA Submittals)

Payment Schedule

Westwood proposes to provide the services described in this Proposal on a Fixed Fee basis for a total fee, exclusive of Reimbursable Expenses as set forth below. Some items may be indicated as "Hourly", which will be provided on an hourly rate basis. A copy of our "Fee Schedule of Hourly Rates" is included in Attachment A for your reference. Reimbursable Expenses such as application fees, review fees, tax certificates, sales tax, reproductions, in-house printing, delivery and shipping fees, digital files, scanning, travel expenses, mileage, surveying supplies and materials, etc. are not included in the fees set forth and will be charged at cost times a multiplier as specified in the Agreement, if any. If applicable, please note that professional boundary surveying services are subject to state sales tax.

Reimbursable Expenses

Included in this item are usual and customary expenses normally incurred during this type of project. These could include travel expenses, courier delivery charges, overnight delivery charges, copies of deeds, copies of existing plans and/or maps, photocopies, printing and reproduction (either in-house or by reproduction company). Application, review and filing fees are not included in this item. A copy of our "Standard Billing Rates for In-House Reimbursable Charges" is attached for your reference.

Services

Service	Description	Fee
LS	Land Surveying Services	
LS	Topographic Survey	\$ 27,000.00
LS	Boundary Determination	\$ 8,000.00
	SUBTOTAL	\$ 35,000.00
LA	Landscape Architecture Services	
LA	Full Landscape Architecture Plan Services	\$ 35,000.00
	SUBTOTAL	\$ 35,000.00
SD	Civil Engineering Services	
SD	Civil Schematic Design	\$ 6,000.00
SD	Civil Design Development	\$ 15,000.00
SD	Civil Construction Documents	\$ 24,000.00
	SUBTOTAL	\$ 45,000.00
SD	Civil Engineering and Landscape Architecture Services	
SD	Project Management, Plan Submittals & Coordination Meetings	\$ 6,000.00
SD	Reimbursable Expenses	\$ 2,000.00
SD	TAS/TDLR Coordination	\$ 3,000.00
SD	Bid Phase Services	\$ 4,000.00
SD	*Construction Administration (Hourly, NTE)	\$ 15,000.00
	SUBTOTAL	\$ 30,000.00
WR	Water Resources Services	
WR	Data Collection	\$ 4,000.00
WR	Hydraulic Analysis	\$ 25,000.00
WR	Narrative Design Report	\$ 10,000.00
	SUBTOTAL	\$ 39,000.00
	Environmental Services	
EN	Waters of the United States Delineation	\$ 2,800.00
EN	Cultural Resources Desktop Analysis	\$ 3,000.00
	SUBTOTAL	\$ 5,800.00
	Structural Engineering Services	
SE	Structural Engineering Services	\$ 14,000.00
	SUBTOTAL	\$ 14,000.00
GE	Geotechnical Engineering Services	
GE	Geotechnical Report	\$ 10,000.00
	SUBTOTAL	\$ 10,000.00
	Reimbursable Expenses	
	*Reimbursable Expenses (Hourly, NTE)	\$ 1,500.00
	SUBTOTAL	\$ 1,500.00
	TOTAL BASIC SERVICES	\$ 215,300.00

Special Services (If Requested)			
LS	Subsurface Utility Engineering (S.U.E.) Services (Level A)	\$	12,000.00
LA	Illustrative Rendering Services	\$	5,000.00
EN	Protected Species Habitat Assessment	\$	2,000.00
EE	Site Electrical Engineering	\$	9,000.00
EE	*Electrical Construction Administration (Hourly, Estimated)	\$	1,000.00
		TOTAL SPECIAL SERVICES	\$ 29,000.00
		TOTAL ALL SERVICES	\$ 244,300.00

*These tasks to be completed on an hourly basis and will not exceed the set fee, once the fee is met additional fee may be requested.

Please note that the fees above are based on the assumption that Westwood will perform the above services all together for this project. In the event any item is deleted from the scope of work, Westwood reserves the right to adjust the fees for other items as appropriate.

This Proposal is offered for a period of thirty (30) days after which, if Client has not executed the Agreement to which this Proposal applies, said Proposal should no longer be valid.

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Attachment A – Fee Schedule (For Hourly Work)

FEE SCHEDULE FOR PUBLIC INFRASTRUCTURE SERVICES 2026 – South

Classification	Hourly Rate
Admin I – Admin V.....	\$95.00-\$145.00
Intern I – Intern III.....	\$90.00-120.00
Remote Sensing Tech I – Remote Sensing Tech V.....	\$140.00 - \$240.00
Dust Monitor.....	\$85.00
Construction Observer I – Construction Observer V.....	\$120.00-\$190.00
Drafter I – Drafter IV.....	\$90.00-\$120.00
Engineering Technician I – Engineering Tech VII.....	\$135.00\$220.00
Graduate Engineer I – Graduate Engineer IV.....	\$165.00-\$205.00
Engineer I – Engineer VII.....	\$210.00-\$300.00
Environmental Field I – Environmental Field III.....	\$95.00-\$120.00
Environmental Scientist I – Environmental Scientist VIII.....	\$135.00-\$255.00
GIS I – GIS VIII.....	\$110.00-\$235.00
Graduate/Landscape Designer I – Graduate/Landscape Designer IV.....	\$130.00-\$170.00
Landscape Architect I – Landscape Architect VI.....	\$165.00-\$250.00
Assistant Project Manager I – Assistant Project Manager III.....	\$195.00-\$220.00
Project Manager I – Project Manager VII.....	\$215.00-\$320.00
Survey Field Intern.....	\$70.00
Survey Field I – Survey Field VII.....	\$85.00-\$185.00
Survey Tech I – Survey Tech VI.....	\$135.00-\$230.00
Graduate Surveyor I – Graduate Surveyor III.....	\$155.00-\$190.00
Surveyor I – Surveyor VI.....	\$215.00-\$280.00
Project Processor I – Project Processor II.....	\$95.00-\$115.00
Project Coordinator I – Project Coordinator II.....	\$135.00-\$150.00
Senior Project Coordinator I – Senior Project Coordinator II.....	\$175.00-\$190.00
GMS Tech I – GMS Tech IV.....	\$100.00-\$130.00
GMS Engineer I – GMS Engineer IV.....	\$185.00-\$240.00
Remote Sensing Tech I – Remote Sensing Tech V.....	\$120.00-\$225.00
1 Person Geospatial Crew (w/Truck).....	\$180.00
Business Development I – Business Development VI.....	\$105.00-\$185.00
Researcher I – Researcher IV.....	\$95.00-\$145.00
Field Intern I – Field Intern II.....	\$80.00-\$90.00
Field Engineer I – Field Engineer IV.....	\$120.00-\$170.00
Expert Witness – Court Appearance/Deposition.....	2 x rate
Westwood Current™ (Geospatial Project Management Tool) Setup and Licensing.....	\$600.00+
Specialized Geospatial Equipment – Per Day Use.....	\$200.00 – \$3,000.00

The following is the fee schedule for all work performed under an hourly agreement.

Charges for Other Direct Costs, Outside Services, and facilities furnished by Westwood are computed on the basis of actual cost plus 15 percent.

McKinney Rowlett Creek Park & Trail Improvements

Attachment B

McKinney Rowlett Creek

Legend

- Approx Trail
- Approx Trail By City
- Proposed Elements
- Approx Survey Limits

