

January 9, 2026

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Proposal for Professional Design Services for the City of McKinney, Texas Downtown McKinney Parking Structure and Central Park Relocation Project

Fishbeck is pleased to provide the City of McKinney (City) this proposal for professional design services related to the above referenced project in Downtown McKinney, Texas. Following our response to the City's Request for Qualifications (RFQ No. 26-24RFQ) and interview held on December 18, 2025, the City has selected Fishbeck to provide the requested Architectural, Engineering, and Parking Consulting Services. We appreciate the opportunity to offer our professional services and partner with the City on this project to further enhance Downtown McKinney as a destination and exciting place to live and visit.

Project Understanding

The proposed parking structure site is bounded by N Kentucky Street, W Hunt Street, N Wood Street, and W Herndon Street and is currently where a city parking lot and Central Park are located. The parking structure will accommodate between 330 and 630 parking spaces on up to six levels of parking. Construction of the planned parking structure will cause the relocation of the existing Central Park which is currently located at the northwest corner of the proposed parking structure site. As part of this project, the existing Central Park will be relocated to an area currently occupied by a city parking lot located on the east side of N Kentucky Street and south of W Hunt Street.



The parking structure site is located within the Downtown Core Character District. The building façade treatment, particularly along Kentucky Street and W Hunt Street, will have to be in harmony with the historic character of Downtown McKinney. The McKinney Town Center zoning regulations will apply to the design of the parking structure. Mitigation of traffic impacts and careful design of pedestrian routes will be important to the overall success of the project. The currently anticipated structural system for the parking structure is cast-in-place post-tensioned concrete.

Proposed Scope of Services

Fishbeck proposes to provide professional design services as outlined in the attached Exhibit A – Proposed Scope of Services.

Our proposed Basic Services for the Parking Structure and Park Relocation include:

- Prime Consulting (by Fishbeck).
- Architecture (by Fishbeck).
- Structural Engineering (by Fishbeck).
- Parking Consulting/Functional Design (by Fishbeck).
- Mechanical, Electrical, and Plumbing (MEP) Engineering (by Fishbeck).
- Cost Estimating for Schematic Design Phase (by Fishbeck).
- Civil Engineering (by Westwood as a subconsultant to Fishbeck).
- Landscape Architecture (by Westwood as a subconsultant to Fishbeck).

Our proposed Supplemental Services include:

- Land Surveying Services (by Westwood as a subconsultant to Fishbeck) for both the parking structure site and the Central Park site.
- Limited Traffic Impact Analysis (by Westwood as a subconsultant to Fishbeck): These services include a limited traffic study to analyze the following intersections:
 - Hunt Street and Wood Street.
 - Hunt Street and Kentucky Street.
 - Hunt Street and Tennessee Street.
- Extended Traffic Impact Analysis (by Westwood as a subconsultant to Fishbeck): If required, these services include a traffic study beyond the three intersections listed in the Limited Traffic Impact Analysis.
- Stormwater Detention Plan (by Westwood as a subconsultant to Fishbeck): If required, these services include preparation of construction documents for onsite stormwater detention facilities in accordance with standard criteria established by the City. Detention design will only cover onsite drainage, not regional detention.
- TAS/TDLR plan review fee, inspection fee, and coordination.
- Duct bank design for existing overhead power lines relocation along Herndon Street.

Services not included are:

- Geotechnical engineering.
- Environmental consulting.
- Special inspections and construction materials testing.

Anticipated Project Schedule

The anticipated project phase durations are as follows:

Schematic Design:	7-9 weeks
Design Development:	8-10 weeks
Construction Documents:	10-12 weeks
Bidding and Negotiations:	6-8 weeks
Construction:	12-15 months

Anticipated Virtual Meetings and Construction Site Visits

Fishbeck will attend virtual meetings as necessary to discuss work items related to our proposed scope of services. The number of in-person meetings (in McKinney) and site visits included in our basic scope of services is detailed in the table below.

	Project Phase	In-person Meeting and Site Visit Included in Basic Services
Design and Bidding Phase Meetings	Schematic Design Phase	4
	Design Development Phase	4
	Construction Documents Phase	4
	Bidding and Negotiation Phase	2
Total Design Phase In-Person Meetings		14 Meetings
Construction Phase Site Visits	Preconstruction Meeting	1
	Superstructure Concrete Pre-pour Meeting	1
	Preinstallation Meetings	3
	Periodic Site Visits	23
	Punch List Visits	2
Total Construction Phase Site Visit		30 Visits

Professional Services Fees

We propose to provide our services for a fixed fee plus reimbursable expenses, or lump sum fee, as shown below.

Project Phase	Basic Services		
	Fixed Fees		Estimated Reimbursable Expenses
	Parking Structure	Park Relocation	
Schematic Design	\$ 349,000	\$ 31,000	\$1,500
Design Development	\$ 434,000	\$ 35,000	\$1,500
Construction Documents	\$ 769,000	\$ 67,000	\$2,000
Bidding/Negotiations	\$ 28,000	\$ 8,000	\$ 0
Construction Administration	\$ 408,000	\$ 33,000	\$3,000
Subtotal (Basic Services)	\$1,988,000	\$174,000	\$8,000
Total (Basic Services)	\$2,162,000		\$8,000

Supplemental Services (If required)

Supplemental services fees, not included in our basic services fees, are as follows:

Supplemental Services	Lump Sum
Land Surveying Services for both the Parking Structure site and the Park site	\$64,000
Limited Traffic Impact Analysis	\$20,000
Extended Traffic Impact Analysis Allowance (in addition to Limited Traffic Impact Analysis Fee)	\$50,000
Onsite Stormwater Detention	\$10,000
TAS/TDLR Plan Review Fee, Inspection Fee, and Coordination	\$10,000
Duct Bank Plan for Existing Overhead Power Lines Relocation along Herndon Street	\$30,000

Authorization

We understand that the City will prepare an agreement based on the AIA document B101-2017 *Standard Form Agreement between Owner and Architect* with City modifications and associated General Conditions for our review and execution.

We appreciate the opportunity to offer our services and collaborate with the City of McKinney on this project. If you have any questions or require additional information, please contact me at 269.352.3397 or fserrato@fishbeck.com.

Sincerely,



Fabio J. Serrato, PE

Senior Project Manager – Parking and Restoration

By email

Attachments: Exhibit A – Proposed Scope of Services
Exhibit B – Extent of Land Survey and Limited Traffic Study

Copy: Joshua Rozeboom, PE – Fishbeck

Scope of Services

Exhibit A

PROJECT: City of McKinney Downtown Parking Structure and Park Relocation

DATE: January 9, 2026

Schematic Design Phase (Basic Services)

During this phase, we will assist in identifying project goals, identifying potential code/zoning project impacts, evaluating parking structure options, and developing preliminary construction costs and schedule. Specific tasks we will undertake to achieve these goals are summarized below:

1. Assist in developing and reviewing the project program. Meet with City of McKinney (City) staff to confirm the project programming criteria and design standards. We will also confirm parking objectives/goals, establish project requirements, and confirm the schedule.
2. Review the site and surrounding area to understand property boundaries and topography, and to review site conditions, adjacent properties/buildings, traffic flow/patterns on adjacent streets, probable pedestrian flow, accessibility, range of alternative functional layouts, and other features important to the project.
3. Assist with development of program requirements, including:
 - a. Applicable building codes.
 - b. Barrier-free accessibility requirements.
 - c. Applicable McKinney Town Center (MTC) zoning regulations, including setbacks, height limitations, historical architectural requirements, green space, parking geometrics, etc.
 - d. Review process with governmental authorities (e.g., fire marshal, building inspections, planning, etc.).
 - e. Parking structure capacity.
 - f. Future expansion capability.
 - g. Anticipated parking user groups (e.g., visitor, event, etc.), parking access and revenue control equipment (if applicable), and operational preferences.
 - h. Site location and interaction with surrounding buildings and street system.
 - i. Preferred ramping system, floor-to-floor heights, and maximum/minimum floor slopes.
 - j. Pedestrian destinations and wayfinding.
 - k. Other uses within the structure envelope (e.g., electrical, mechanical, storage, etc.).
 - l. Location/configuration of stairs and elevators in accordance with building code and City (Owner) needs.
 - m. Security concerns and opportunities for mitigation.
 - n. Desired architecture and landscaping.
 - o. Signage and graphics criteria.
 - p. Preferred structural system and durability design features.
 - q. Anticipated necessity of ventilation and fire suppression.
 - r. Lighting criteria.
4. Meet with City staff to coordinate parking structure site issues, including location, access, utilities, etc.
 - a. Identify site issues that may impact the project, including stormwater management requirements, access to site utilities, and existing tree mitigation.
5. Chair and document periodic design coordination meetings in person or via web conferencing.
6. Assist City staff with obtaining soil borings and geotechnical recommendations for the substructure design. We will prepare a geotechnical Request for Proposal (RFP), identifying specific geotechnical criteria required for the project.

7. Obtain boundary, utility, and topographical survey for the project site.
8. Prepare up to three concept plans for parking structure functional layouts that meet the project objectives. Provide documentation of selected layouts, as follows:
 - a. Relationship of the structure to peripheral street system, adjacent buildings, and anticipated user destination.
 - b. Location and size of entrances/exits.
 - c. Location of stair/elevator towers and pedestrian access.
 - d. Coordinate vehicular and pedestrian flow, both internal and external.
 - e. Vehicular ramping system and appropriate capacity.
 - f. Parking space layout.
 - g. Location of the structural elements, including columns, walls, etc., to minimize adverse impact to the parking layout and to maximize openness for visibility and passive security.
 - h. 3D massing perspectives.
 - i. Future expansion options, if applicable.
9. Evaluate advantages and disadvantages of concepts and recommend the preferred layout that satisfies the program criteria.
10. Meet with City staff and stakeholders to present the concept design options and to assist in selecting the preferred parking structure concept.
11. Assist City staff in presenting design concepts or the selected concept to City organizations, including City Council and neighborhood groups.
12. Prepare a detailed code and zoning review, with emphasis on the following:
 - a. Travel distances.
 - b. Life safety concerns (e.g., guardrails, vehicle barriers, stair enclosures).
 - c. Fire separation.
 - d. Openness requirements.
 - e. Minimum headroom clearances.
 - f. Americans with Disabilities Act (ADA).
13. Establish contact with the Building Authority Having Jurisdiction (AHJ) over this project.
 - a. Provide required submittals to the Building AHJ appropriate to this stage of the design.
 - b. Initiate traffic and utilities engineering as required by the Building AHJ.
 - c. Meet with Planning staff to discuss zoning, design guidelines, Site Plan Approval, and their impact on the project.
 - d. Coordinate our work with the project traffic engineer (if required) to help evaluate the impact of increased traffic volume on adjacent roadways.
14. Refine the selected parking structure layout and circulation system.
15. Parking Consulting – Prepare schematic design functional drawings for the selected parking structure concept.
 - a. Prepare functional drawings that include parking space layouts, circulation requirements, and details of entrances/exits.
 - b. Prepare design narrative or outline specifications for signage, parking technology concepts, and pavement markings.
16. Architecture – Prepare schematic design architectural drawings for the selected parking structure concept.
 - a. Develop primary parking structure architectural elements, including the building façade and stair/elevator towers. Prepare parking structure elevations (as appropriate), and computer-generated perspectives for the selected parking structure concept. Elevation and 3D massing drawings will illustrate the aesthetic impact of the facility.

17. Structural Engineering – Prepare schematic design structural drawings for the selected parking structure concept.
 - a. Superstructure framing plan drawings and schematic details.
 - b. Structural considerations will include:
 - 1) Evaluation of cast-in-place versus precast concrete construction.
 - 2) Selection of structural system features based upon initial construction cost, schedule, user comfort, Owner preferences, maintenance projections, and other project requirements.
 - 3) Volume change considerations.
 - c. Review of foundation systems based on the geotechnical report and site requirements.
18. MEP/FP Engineering – Prepare preliminary MEP/FP plans and design narrative.
 - a. Evaluation and development of mechanical and electrical systems, including lighting, ventilation, fire protection, and plumbing.
19. Civil Engineering and Site Development – Prepare preliminary site plan for a pre-submission meeting with City planning department staff.
 - a. Prepare preliminary utility and site plans.
 - b. Prepare conceptual landscape plan and illustrative rendering.
20. Construction Cost of Parking Structure – We will prepare a schematic design level construction cost estimate for the selected parking structure concept. Primary considerations that will impact cost include architectural treatment; functional efficiency; structural system selection (i.e., precast vs. cast-in-place); materials selection (aesthetic and durability issues); parking structure “openness” (ventilation/sprinkler requirements); stormwater management requirements/utility relocation; detailing considerations; pedestrian access (elevators and stairs). Our estimated cost will not include cost to relocate utility lines or infrastructure.

Schematic Design Deliverables

Design deliverables for the Schematic Design Phase will include:

1. Preliminary functional (architectural parking) floor plans illustrating parking layout, entry/exit layout, stairs, and elevator.
2. Preliminary architectural elevations and perspective renderings.
3. Architectural, civil, and site drawings and reports as required by the Building AHJ.
4. Conceptual grading plan.
5. Conceptual landscape plan.
6. Preliminary superstructure structural plans.
7. Design narrative for all design disciplines.

Design Development and Construction Documents Phases (Basic Services)

1. Chair and document periodic design coordination meetings in person or via web conferencing.
2. Coordinate with the project traffic engineer to finalize number of vehicular entry/exit lanes and configuration.
3. Parking Consulting:
 - a. Functional:
 - 1) Prepare design development and final design parking space and circulation layout drawings and specifications, including entry and exit layouts.
 - a) Prepare functional drawings that include parking space layouts, details of entrances/exits, signage messaging and layout, sign schedules, and sign details.
 - b) Prepare specifications for signage and pavement markings.
 - c) Prepare specifications for parking technology (access control) as applicable.

- b. Security Assistance:
 - 1) Develop passive security features, such as glass-backed elevators, open stairs with exterior glass enclosure, security fencing and gates, lighting, etc. Participate in reviewing active security systems, such as CCTV cameras and blue light emergency phones. Final locations and specifications of cameras and phones will be coordinated with City requirements.
- c. Parking Area Waterproofing:
 - 1) Prepare design development and final design waterproofing drawings and specifications for the parking area floor slabs. These documents will include:
 - a) Concrete sealer application to reduce the infiltration of chloride and water.
 - b) Expansion joint waterproofing systems in the floor slabs.
 - c) Control joint caulking with elastomeric sealant.
 - d) Traffic bearing membrane application to protect vulnerable structural elements or to provide waterproofing over areas such as storage rooms, and electrical rooms.
4. Structural – Prepare design development and final design structural drawings and specifications. These documents will include:
 - a. Preliminary and final foundation design based on the geotechnical report and site requirements.
 - b. Preliminary and final sizing of structural elements.
 - 1) Structural system detailing.
 - 2) Volume change and seismic design considerations.
 - 3) Development of structural durability systems.
 - c. Perform a review of durability systems, including concrete mix designs, waterproofing, and joint sealants.
 - d. Develop floor elevations and floor drain locations for parking levels.
 - e. Preliminary and final structural specifications for foundations and the superstructure system.
 - f. Temporary earth retention performance requirements (if required), design by specialty contractor.
5. Architecture – Prepare design development and final design architectural plans, elevations, details, and specifications.
 - a. Provide preliminary and final design of the exterior building elevations and detailing for the façade and stair/elevator towers. Develop facade details interfacing with functional and structural systems.
6. MEP/FP Engineering – Prepare design development and final design MEP/FP plans and design narrative/specifications.
7. Civil – Prepare design development and final design civil engineering and landscape plans and specifications.
8. Respond to Building AHJ comments and prepare appropriate submittals for continuation of the Authority's review process.
9. Provide design information to assist construction manager in developing the preliminary construction cost estimate.

Design Development Deliverables

1. Tree protection and mitigation plan.
2. Site plan submittal.
3. Preliminary floor plans and details for all design disciplines.
4. Draft specification sections/design narratives.

Construction Documents Deliverables

1. Construction drawings and specifications suitable for permitting, contractor bidding, and construction.

Bidding, Construction, and Close-Out Phase (Basic Services)

1. Consult with project team during the procurement phase, answer questions, and prepare addenda as required.
2. Attend preconstruction meeting to review specifications and design requirements with contractors.
3. Review Requests for Information (RFIs).
4. Review appropriate shop drawings and submittals required by our technical specifications during the construction phase of the project. Such review will be for general conformance with the design concept of the project and general compliance with the information given in the construction documents.
5. Provide ongoing consultation to the team throughout the construction phase. Assist in preparing clarifications and interpretations of the contract documents and responding to contractor RFIs as required.
6. Review materials testing reports, including geotechnical, foundation bearing capacity, soil compaction, and concrete quality.
7. Participate in periodic progress meetings when coordinated with our site visits, or via web conferencing.
 - a. Construction manager to lead and document progress meetings.
8. Preinstallation Meetings:
 - a. Attend concrete preinstallation meeting prior to construction of the concrete driving surfaces.
 - b. Attend preinstallation meetings for communication of project expectations with the following:
 - 1) Striping and floor graphics painter.
 - 2) Signage installer.
9. Construction Observation – Conduct construction observation visits at intervals deemed appropriate for timely and proper performance of the work and to confirm that the work is being completed in general conformance with the construction documents. Our estimated fee includes up to 30 total site visits for the various design disciplines.
10. Assist in preparing and reviewing bulletin items to document changes in the work.
11. Assist with preparing punch list.

Supplemental Services

Land Surveying Services for Parking Garage Site and Park Site

The extent of the proposed land survey is shown in the attached Exhibit B.

1. Topographic Survey services include:
 - a. Location of permanent improvements on, and immediately adjacent to, the site.
 - b. Spot elevations on a 50-foot grid.
 - c. Contours on one-foot intervals.
 - d. Top of curb and gutter elevations for paving on, and immediately adjacent to, the site.
 - e. Locations, common name and trunk diameter of trees.
 - f. Location of visible utilities and appurtenances.
 - g. Location and sizes of underground utilities based on available record information.
 - h. 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.
 - i. Graphical depiction of site boundaries adjacent to the survey area based upon the current deed or plat. If the site is platted, we will graphically show easements defined on the plat. This depiction is approximate, and the work does not include boundary research or review of found monumentation.
 - j. Services not included in topographic survey:
 - k. Species names of trees.
 - l. Tree locations and identification in heavily wooded areas.
 - m. Boundary surveying.

- n. Research or review of easements that may affect the subject tract.
 - o. Subsurface utility engineering services.
 - p. Location of irrigation control valves.
 - q. Topographic Survey services include:
2. Plat Preparation: We will prepare a Preliminary and Final Plat for the project based on a Boundary Verification of the site. These plats will show easements, dedications, and other information required by the City. The following services are not included in Plat preparation:
- a. Special monumentation requirements by the City, including block corners, interior lot corners, or floodplain corners.
 - b. Civil Engineering Services and/or plans.

Limited Traffic Impact Analysis

This limited traffic study will only analyze how the proposed parking structure concepts with driveway on Hunt Street will impact the three intersections shown in the attached Exhibit B. If the City desires further analysis, conditions, or analysis areas outside the three intersections shown in Exhibit B, we propose to use the “Extended Traffic Impact Analysis” fee allowance presented in the Professional Service Fees section of our letter proposal to provide the requested services. The Limited Traffic Impact Analysis includes the following services for the three intersections shown in Exhibit B:

1. Coordinate with City staff to determine the study scope parameters provided. Study scope items may include but are not limited to determination of:
 - a. Study area limits (i.e., intersections, etc.).
 - b. Types of operational analyses to be performed.
 - c. Analysis scenarios.
 - d. Study periods.
 - e. Assumed future changes to roadways or traffic control devices.
 - f. Traffic from future, off-site projects to be incorporated.
2. Unless adequate data is otherwise available, collect current traffic counts on surrounding roadways within the study area during study periods that are needed to perform the respective analyses.
3. Develop projected background traffic volumes for the assigned study area by applying estimated background traffic growth and/or traffic from specific, future, off-site developments.
4. Develop project-related traffic volumes generated by the proposed development within the assigned study area at the respective buildout conditions based on trip generation data from the Institute of Transportation Engineers *Trip Generation* handbook (or other sources, as appropriate) with applicable adjustments and the estimated orientation of those trips among the surrounding roadway network.
5. To determine the traffic impact of the proposed project, analyze peak hour traffic operations of study area roadway network at No Build conditions (without traffic generated by the proposed development) and build conditions (with traffic generated by the proposed development). Other analysis scenarios may be included, if required.
6. As appropriate, develop recommendations to mitigate undesirable traffic operations for each analysis scenario accordingly.
7. Prepare a Technical Memorandum summarizing the background, analyses, findings of the Traffic Impact Analysis for submittal to the Approving Agency.
8. After submittal of the study, the Approving Agency may issue review comments that require formal or information responses before the study is accepted. We will provide clarifications relative to the study contents; however, any comments that result in a change or expansion of study scope (including but not limited to: analysis scenarios, analysis assumptions, study area, etc.) or the addition of scope items (including but not limited to: warrant studies, site access evaluations, sight distance analyses, pro rata calculations,

design services, etc.) are subject to the need for utilizing the a portion of the “Extended Traffic Impact Analysis fee allowance as required.

Onsite Stormwater Detention

If required, we will design onsite stormwater detention facilities in accordance with standard criteria established by the City. Construction documents for these facilities will be prepared. Detention design will only cover onsite drainage, not regional detention.

Duct Bank Plan

If required, we will prepare horizontal and vertical alignments for electrical and data duct banks to serve the proposed development. These plans will include proposed manhole locations, conduit alignment, and details. The duct bank(s) will be designed based upon information provided by the City and/or franchise utility providers. The current duct bank located in W Herndon Street from the intersection of W Herndon and N Wood Street and terminates at the intersection of W Herndon and N Kentucky Street. It is assumed the existing overhead electric lines are three phase power lines, with two to three fiber lines located on them, with three pole mounted transformers that will need to be relocated to pad mounted transformers. It is anticipated the proposed design will include four/five 6-inch electrical conduits and four/five 4-inch data conduits for a max distance of 275 LF of duct bank.

Services included:

1. Coordination of City/Franchise Utility provider review and approval of plans prepared as part of this item.
2. One revision to the plan to reflect site plan changes as a result of Franchise Utility Company or City comments.
3. Horizontal and vertical alignments of duct banks.
4. Appropriate reference to franchise utility provider standard details.

Services not included:

1. Design of any off-site utility improvements, removals, or extensions not described above.
2. Design and sizing of conduits, equipment/pads, appurtenances, load calculations, transformers, manholes, racks, pipe material, etc.
3. Cable pulling calculations.
4. Design of new pole installation(s).
5. Design of new overhead line extensions and/or replacements.
6. SUE or Field locating of any existing lines.

Project Scope Clarifications

We will provide structural assistance in preparing “performance specifications” for the following work, as applicable to the project:

1. Design of temporary earth retention systems.
2. Design of metal stairs.
3. Design of precast concrete components and their connections.

We understand that the City will engage – at the City’s expense – a special inspector for the purposes of performing special inspections in accordance with the requirements of the project and of the AHJ. We also understand that construction materials testing services will be performed under a separate contract with an independent provider engaged directly by the City.

Scope Exclusions

The following work items are not included in our scope of services:

1. Pedestrian bridges.
2. Commercial/retail space and associated waterproofing.
3. Interior stormwater detention.
4. Below grade construction.
5. Mixed-use building above parking structure.
6. Enclosed parking structure.
7. Redesign effort for value engineering.
8. Preparation of record drawings based on documentation provided by contractors (optional additional service).
9. Development of maintenance manual (optional additional service).
10. Parking demand analysis (optional additional service).
11. Zoning/variance approval representation (optional additional service).
12. Life cycle cost analysis of different combinations of durability features (optional additional service).
13. Development of parking structure maintenance manual (optional additional service).
14. Parksmart certification (LEED equivalent for parking structures) (optional additional service).
15. Attendance at 11-month walkthrough (optional additional service).
16. Structural design and detailing of steel stairs, handrails, and their connections to the structure.
17. Design and detailing of structural supports and connections for window washing equipment and safety tieback systems.
18. Design of pipe supports, and electrical/mechanical equipment supports typically provided by the mechanical/electrical contractors.
19. Structural design of pre-manufactured systems.
20. Design and detailing required during the construction phase to address contractor means and methods or issues created by the contractor.
21. Structural design of exterior cladding and its connections to the cladding back-up system.
22. Structural design of light gage metal stud exterior cladding back-up systems.
23. Structural design of the slab-on-grade for conditions like hydraulic pressure or expansive soil.
24. Hydrology studies, environmental impact studies, and air quality assessments.
25. Geotechnical investigations, engineering analysis and recommendations.
26. Demolition of existing buildings.
27. Special inspections and materials testing.
28. Permit application and acquisition or associated fees.
29. Land title, ALTA, metes and bounds, or any other property documents not listed in our proposed scope of services.
30. Easement(s) by separate instrument.
31. Detailed tree survey.
32. Zoning
33. Off-site and onsite public infrastructure improvements (roadways, water, sanitary sewer and/or storm sewer).
34. Construction staking or survey re-staking.
35. Pad rough grade, street rough grade verification, or any rough grade verification.
36. TxDOT access permits (Form 1058) or TxDOT utility permits (Form 1032).
37. USACE 404 permitting.
38. Services associated with filing of the "Notice of Intent" form (NOI) to the Texas Commission on Environmental Quality (TCEQ) for the proposed construction activities.
39. TCEQ permitting.

40. Contractor will be responsible for regulatory agency permitting and preparation of a Stormwater Pollution Prevention Plan (SWPPP).
41. Flood study preparation, wetland delineation or studies.
42. Design of franchise utilities (gas, power, phone service and cable television service, etc.).
43. Locations of underground utilities and utility lines by way of digging or uncovering.
44. Franchise utility coordination.
45. Coordination on relocation of existing nearby AT&T Pedestals, if required.
46. Coordination of electric lines removal or relocation.
47. Traffic Signal Improvements.

EXHIBIT B - EXTENT OF LAND SURVEY AND LIMITED TRAFFIC STUDY

Legend

-  Approximate Limit of Garage Survey
-  Approximate Limit of Park Survey
-  Approximate Limit of Traffic Study
-  Approximate Location of Garage
-  Relocated Central Park Location

