Attachment B

July 22, 2026

Project No. (AVO): 56948.002

City of Lewisville
Stacie Anaya
Parks & Recreation Department
191 Civic Cir
Lewisville, TX 75067

RE: VISTA RIDGE PARK CONSTRUCTION DOCUMENTS

Dear Stacie Anaya,

At Halff we improve lives and communities by turning ideas into reality. We do that by working with great clients on meaningful projects. As such, we are pleased to submit the following Scope of Services for the Vista Ridge Park Construction Documents for the City of Lewisville, Texas.

The proposed services to be performed are described in the Scope of Services (**Attachment A**). Services not included as part of this Scope are listed in the Exclusions/Available Additional Services Section (**Attachment B**). A PROJECT Exhibit (**Attachment C**) and estimated PROJECT Schedule (**Attachment D**) are also included.

Please note that this proposed Scope of Services as described herein shall remain valid for a period of 90 calendar days, after which this proposal will require renewal in writing by CONSULTANT and CLIENT.

Thank you for the opportunity to work with you to improve lives and communities. Please feel free to contact me if you have any questions or comments regarding this Scope of Services.

Sincerely,

Brett Mann, PLA, ASLA
Vice President
Director of Landscape Architecture, Halff Associates, Inc.
214.217.6472
bmann@halff.com

ATTACHMENT A
SCOPE OF SERVICES

PURPOSE

Halff (CONSULTANT) shall provide Landscape Architecture and Engineering Services for Vista Ridge Park (PROJECT), an approximately 20.55-acre park located at 2950 Lake Vista Drive in Lewisville, Texas, to the City of Lewisville, Texas (CLIENT). The purpose of the PROJECT is to advance the approved 30% Schematic Design Plans to the 60%, 90% and 100% Construction Documents (PS&E) stages.

SCOPE

This Scope of Services includes project management and coordination of professional services, public and stakeholder engagement, subsurface utility engineering (SUE), survey, geotechnical engineering, civil engineering, and landscape architecture, and architectural services. The final deliverable will provide 100% construction documents, estimate of probable construction cost, specifications, and a bid package for the PROJECT while adhering to the Trinity Corridor Development Certificate (CDC), City of Lewisville, United States Army Corps of Engineers (USACE), and Denton County Improvement District (DCLID) criteria.

ASSUMPTIONS

This Scope of Services has been prepared using the following assumptions:

GENERAL ASSUMPTIONS

1. The Scope of Services represents a single, stand-alone project consisting of tasks described below for the design and construction of the proposed improvements, in their entirety, with no removal or separation of tasks for the completion of the PROJECT.

2. Preparation of plans at each milestone is on a one-time only basis. CLIENT or agency directed changes after a milestone submittal will result in additional fees. The fee for changes will be determined prior to initiation of work for directed changes. This does not apply to changes required to bring plans into compliance with required standards or from errors in work product by the CONSULTANT.

3. CONSULTANT shall notify CLIENT and request additional compensation if meetings exceeding the number indicated herein are necessary for ongoing coordination and/or the completion of the PROJECT.

4. The CLIENT will be responsible for distributing, coordinating, and facilitating all submittal milestones/packages to necessary stakeholders, including correspondence during the submittal review period(s) and providing CONSULTANT with organized reviews and/or comments and feedback from reviewing entities.

5. All tasks/phases in this scope are lump sum unless stated otherwise (see Basis of Compensation)

6. CONSULTANT will utilize the previously assembled base information in addition to newly acquired Topographic Survey base data to develop these plans.

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PHASE 1 – PROJECT MANAGEMENT & PRE-DESIGN

TASK 1.1– PROJECT MANAGEMENT AND COMMUNICATION

Project Management Coordination, Communications, and Reporting:

CONSULTANT will conduct internal Team and subconsultant coordination meetings as needed for coordination and communication on this project.

CONSULTANT will meet with the CLIENT once per month to update the CLIENT on the PROJECT'S progress, schedule, and relevant issues affecting coordination and constructability. CONSULTANT will host up to eighteen (18) virtual/online meetings according to the project schedule. Notes will be taken by the CONSULTANT to record items discussed and decisions made during these meetings and distribute to all attendees.

Project Kick-off Meeting:

CONSULTANT will attend one (1) in-person project kick-off meeting with the CLIENT to confirm the goals, objectives, budget, schedule, and program of proposed improvements of the PROJECT. Notes will be taken by the CONSULTANT to record items discussed and decisions made during this meeting and distribute to all attendees.

TASK 1.2 – DONOR PROGRAM SUPPORT

Donor Program Support:

CONSULTANT will assist the CLIENT with the completion of the Donor Recognition Program. This includes refining previously provided package of donor opportunity program elements and incorporating their final design and the public art components within the Construction Document deliverable. This task also includes a 3-D model and "Fly-through" of the proposed site improvements. The 3-D model and Fly-through video will be provided in formats for CLIENT to use in public presentations and solicitation of donations. CLIENT shall be responsible for developing their "promotional video" and making final edits.

TASK 1.3 – GRANT ASSISTANCE

Grant Assistance:

Funding support includes review and research of potential State, Federal, and local grant/loan funding opportunities for Vista Ridge Park. Based on the selected funding opportunity, CONSULTANT will develop and submit one (1) funding application for Vista Ridge Park. This includes identifying eligible programs, evaluating alignment with Vista Ridge Park objectives, preparing required narrative content, assembling supporting documentation, and coordinating with city staff for necessary inputs. It does not include long-term grant administration or post-award reporting.

TASK 1.4 - SPECIALIST COORDINATION (ARTIST, PLAYGROUND & RAS):

Specialist Coordination (Artist, Playground & RAS):

The CONSULTANT will coordinate with the CLIENT and their specialist sub-consultants/vendors for the purpose of incorporating their designs into Task 1.2 deliverables and the final Construction Documents. CONSULTANT is not responsible for the accuracy, completeness, or performance of third-party designs.

- **Public Art Coordination:** CONSULTANT will coordinate with the CLIENT-selected artist(s) and/or their representatives to integrate the proposed art pieces into the overall site design. This effort includes verifying spatial placement, grading around the art elements, and coordinating necessary structural foundation requirements and electrical connection stubs within the construction documents.
    - **Meetings:** Up to three (3) virtual coordination meetings (1-hour maximum duration) with the artist and/or CLIENT to cover initial placement, technical requirements, and final plan review.

- **Playground Consultant Coordination:** CONSULTANT will coordinate with the selected playground consultant/vendor(-s) to integrate the inclusive playground equipment into the site design. This effort includes importing and incorporating vendor CAD files into the base map, verifying equipment layout, ensuring fall zones and safety surfacing limits meet applicable ADA and ASTM standards, and coordinating sub-base, site grading, and underdrainage requirements.
    - **Meetings:** Up to six (6) virtual coordination meetings (1-hour maximum duration) with the playground vendor and/or CLIENT including Parks Operations staff to review equipment selections, initial layout, utility coordination, grading/drainage integration, surfacing details, and final plan review.

- **Registered Accessibility Specialist (RAS) Coordination:** CONSULTANT will coordinate with a Registered Accessibility Specialist (RAS) for the required Texas Department of Licensing and Regulation (TDLR) Texas Accessibility Standards (TAS) plan review. This includes registering the project with TDLR (if authorized as the designated agent), submitting the 100% Construction Documents to the RAS, addressing any accessibility comments or deficiencies identified during the review, and integrating necessary adjustments into the final bid documents. (Note: TDLR registration will be paid by Halff and submitted for reimbursement.)
    - **Meetings:** Up to two (2) virtual coordination meetings (1-hour maximum duration) with the RAS to review comments and resolve TAS compliance design issues.

Task Deliverables:

- One (1) Digital PDF copy of meeting summary notes
- Integrated playground layout, safety surfacing limits.
- TDLR Project Registration confirmation document.
- One (1) Digital PDF copy of RAS review comments and CONSULTANT responses.
- Incorporation of required TAS compliance modifications into the final 100% Bid Package.
- One (1) Post-construction CONSULTANT and RAS site inspection.

TASK 1.5 – COMMUNITY/STAKEHOLDER MEETINGS

***Community/Stakeholder Meetings*:**

CONSULTANT will conduct no more than two (2) Community/Stakeholder Meetings and four (4) Agency Meetings as described below. Anticipated length of Public Engagement Meetings shall be two (2) hours. Each Agency meeting is limited to one (1) hour each not including travel-related expenses. Anticipated number of CONSULTANT staff members present shall be (2). All meetings will be held at a public facility and coordinated by the CLIENT. If additional meetings are necessary for ongoing coordination and/or the completion of the Development Plan, CONSULTANT shall notify CLIENT and request additional compensation.

The public meetings and presentation materials will be as follows:

COMMUNITY/STAKEHOLDER MEETINGS

CONSULTANT will prepare and conduct two (2) in-person meetings on days and locations to be determined. Consultant will present the proposed design, accessibility improvements, and briefly discuss the ADA requirements for new construction and alterations. Following this presentation, we invite attendees to share feedback

- **Meeting 1:** CLIENT and CONSULTANT will present the 60% Design concepts. The goal of the meeting is to present the current design, material selections, and accessibility improvements. CONSULTANT will gather feedback that may be considered for incorporation into the design based on comments received from the Stakeholder group.

- **Meeting 2:** CLIENT and CONSULTANT will present the 90% Design. This meeting is meant for informational purposes only.

AGENCY MEETINGS (DCLID, Parks Board & City Council)
CONSULTANT will prepare and conduct six (6) in-person meetings on days and locations to be determined. We will review the proposed designs, improvements, and requirements for new construction and alterations. Following this presentation, we invite attendees to share feedback

- **Meeting 1&2:** DCLID - CONSULTANT will meet with DCLID representatives to review the proposed grading and H&H analysis to ensure compliance with the district's requirements and to facilitate necessary approvals for construction.

- **Meeting 3&4:** City of Lewisville Parks Board - Prepare for and attend up to two (2) meetings with the Parks Board to present design progress and recommendations.

- **Meeting 5&6:** City of Lewisville Council - Prepare for and attend two (2) City Council briefing to present the final design for approval.

TASK 1.6 – QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)
CONSULTANT will perform internal Quality Assurance and Quality Control (QA/QC) reviews of deliverables prior to each submittal milestone. CONSULTANT will perform the QA/QC review according to Halff's QA/QC program requirements.

PHASE 2 – DATA COLLECTION AND ANALYSIS

TASK 2.1 – TOPOGRAPHIC & TREE SURVEYS
CONSULTANT will perform detailed topographical surveying for the PROJECT. The updated survey for this project site will be based on the topographic survey for this site that was completed in December of 2019 and provided to CONSULTANT for use on the previous phase of work. The proposed updated topographic survey will verify the accuracy of the existing data and will include the following:

- Client coordination
- Establish vertical and horizontal control for the site and tie to City Survey Benchmarks and/or City's GPS Survey Monuments
- Update topographic survey
- Tie all visible existing utilities
- Process field data
- Prepare contour map and text file of data in ACAD format

Tree Survey and Summary Tables:
CONSULTANT will utilize the existing tree survey for this site and will use field-based measurement methods to locate and tag trees 6" in diameter and larger as measured at DBH. A tree assessment will confirm existing tree species and condition. If based on the assessment additional survey is required, a contract amendment will be submitted and approved by CLIENT prior to proceeding with additional work.

Tree survey information will be compiled into a single table which summarizes the information from the tree survey including total number of trees and caliper inches. As part of the 60% design package, the tree summary information will be provided to understand the potential impacts of the proposed improvements, and will determine status of existing trees to remain, be removed, or to be protected.

Task Deliverables:
- *One (1) digital PDF copy of the tree inventory and summary table.*

TASK 2.2 – SUE SERVICES

Consultant will perform SUE in accordance with ASCE/UESI/CI 38-22 "Standard Guideline for Investigating and Documenting Existing Utilities." This standard defines the following Quality Levels:

Quality Level-B Utility Designating:

Halff will designate the approximate horizontal position of conductive/toneable utilities within the project limits using geophysical prospecting equipment and mark using paint and/or pin flags. We anticipate the designation of buried communication, electric, natural gas, traffic signal, water, wastewater/sanitary sewer, and storm drain/storm sewer. Designation of irrigation lines, HDPE lines, gathering lines, asbestos concrete and/or pvc lines, as well as pvc lines without tracer wire or access are not part of this Scope of Services.

Because of limited utility record information and the possibility of non-conductive/un-toneable utilities, Halff cannot guarantee all utilities will be found and marked within the project limits.

In such a case where the utility does not have a metallic composition, a metallic tracer line attached, or access to insert a tracer line, the approximate location of the utility may be determined by the use of utility records and direct correspondence with the utility owner/representative. In these areas, the information will be considered Quality Level-D, depicted according to utility record information only.

SUE Field Manager / Professional Engineer:

A SUE Field Manager will be on-site for a portion of this project for field crew supervision, field quality control, and coordination with on-site personnel. A Professional Engineer will be responsible for QA/QC, management of the contract, and coordination with the project team.

Task Deliverables:

- Deliverables for the Quality Level B 2D Utility Designation will be Electronic CADD files depicting the findings of the investigation. Electronic files will be provided in AutoCAD format.

Work Zone Traffic Control:

Halff will provide standard temporary work zone traffic control consisting of cones and free-standing signage for this project. This Scope of Services does not include lane closure(s), flag person(s), changeable message board(s), arrow board(s) and/or engineered traffic control plans.

1. If an engineered traffic control plan is required for permit approval or if unique traffic control conditions exist, Halff will notify the Client and submit a supplemental agreement for authorization prior to proceeding with additional work.

TASK 2.3 – GEOTECHNICAL REPORT

The objective of this geotechnical investigation will be to obtain subsurface data and develop foundation, pavement, pavement subgrade and earthwork recommendations for the facility. All services provided will be performed in accordance with and limited to those generally accepted engineering standards prevailing at the time and in the area where the work is performed.

Subsurface Exploration

Experienced drillers and technicians will evaluate subsurface conditions with a total of seven (7) sample borings drilled to a depth of 25 feet below existing grades.

Cohesive and non-cohesive soil samples will be obtained using 3-inch diameter Shelby tube samplers 2-inch diameter standard split-spoon samplers, respectively. In addition, rock encountered will be evaluated by use of Texas Department of Transportation (TxDOT) cone penetration tests. A soils logger

will extrude the samples in the field, check the samples for consistency with a hand penetrometer, carefully wrap them to preserve their condition, and return them to the laboratory for testing. A log of each boring will be prepared to document field activities and results.

Subconsultant's personnel will stake the boring locations using handheld GPS equipment. Approximate locations of the borings will be shown on the plan of borings. Precise survey of boring locations and elevations are not included in this Scope. These services may be provided as Additional Services upon request. At the completion of drilling operations, boreholes will be backfilled with drill cuttings and plugged at the surface by hand tamping.

Laboratory Services

Considering the planned facilities, anticipated soil conditions and geology, laboratory tests will be required for classification purposes, and to determine strength characteristics. The following types of tests are therefore recommended:

- Moisture content and soil identification
- Percent passing No. 200 mesh sieve
- Sieve and hydrometer analysis
- Liquid and plastic limit determinations
- Unconfined compressive strength on soil
- Unit weight determinations
- Absorption pressure and/or one-point pressure swell tests

The specific types and quantities of tests will be determined based on geologic conditions encountered in the borings.

Engineering Analysis and Report

An engineering report will be prepared to present the results of the field and laboratory data together with our analysis of the results and recommendations. We will provide two copies of the report and an electronic copy. The report will address:

- General soil and groundwater conditions
- Recommendations for foundation type, depth, and allowable loading
- Minimum penetration of piers to resist uplift
- Foundation construction requirements
- Recommended lateral pressures for the design of retaining structures
- Recommendations for floor slab support, including an evaluation of the swell characteristics (PVR) of the subgrade soils
- Earthwork recommendations
- Guidelines for pavement design

Items other than those specified above, which are revealed by these studies or are necessitated by a change in project scope, may require revised field, laboratory, and engineering services. These services, if required and requested, will be performed as Additional Services.

CONDITIONS & ASSUMPTIONS

- CONSULTANT will contact DigTess/Texas811 One Call for general subsurface utility clearing within the easements. Locating and marking any private non-franchise subsurface utilities or other structures or items which might be damaged during the field exploration program is not part of this scope. If required these services can be provided by third-party vendor to CONSULTANT for an additional fee. CONSULTANT will not be responsible for damaged utilities that are not clearly marked.
- Additional subsurface exploration, including quantities or items other than described in Basic Services, is not included. If requested, CONSULTANT will provide a proposal for additional services.

- Bulldozer or other equipment services required to achieve access to boring locations in addition to those indicated above will result in additional services.
- Stand-by time or time in excess of one-half hour required for travel between boring locations is not included.
- Additional laboratory services, including quantities or items other than those described in Basic Services will result in additional services.
- Additional insurance coverage or limits (if available) other than SUBCONSULTANT's standard policies will result in additional services.
- Additional engineering services, including personnel time and expenses for items not specifically described in Basic Services will result in additional services. This may include, but is not limited to, additional meetings requested by Client or Client's other consultants, assistance to Client in dealing with regulatory agencies, preparation and engineering assistance in legal proceedings, and evaluation of alternative designs for the project or relocation of structure, following initial submittal of the geotechnical report.

Task 2.3 Deliverables

Deliverables provided by the CONSULTANT shall include the following:

- *One (1) PDF electronic copy of the report*

TASK 2.4 – ENVIRONMENTAL SERVICES

Cultural Resources Assessment:

Because the project is being developed by the City of Lewisville, a political sub-entity of the State of Texas, it falls under purview of the Texas Antiquities Code (TAC), which requires that the Texas Historical Commission (THC) review actions that have the potential to impact archeological historic properties within the public domain. In addition, the project may require authorization pursuant to Section 404 of the Clean Water Act, which is considered a federal action requiring compliance with Section 106 of the National Historic Preservation Act (Section 106) through consultation the U.S. Army Corps of Engineers and THC. To enable the CLIENT to comply with the TAC and Section 106, Halff will perform the services that include:

- **Antiquities Permit Application:** Halff will consult the Texas Archeological Sites Atlas, historical maps, and other pertinent data to determine whether any archeological historic properties listed on or eligible for listing on the National Register of Historic Places (NRHP) or State Antiquities Landmarks (SALs) are documented within the project area or adjacent properties, the extent to which the project area has undergone prior cultural resources investigations, and the potential for buried and intact archeological sites. The results of the background review will be summarized in a scope of work that outlines the methodology developed for an archeological survey of the project area. The scope of work will accompany an Antiquities Permit Application submitted for review and approval by the THC. A copy of the scope of work will be provided to USACE for review and approval.

- **Field Survey:** Upon issuance of the antiquities permit number by the THC, Halff will conduct an intensive archeological survey augmented with mechanical trenching. The survey will conform to the Council of Texas Archeologists Survey Standards (Survey Standards) and be conducted by Halff archeologists who meet the U.S. Secretary of the Interior (SOI) Professional Qualification Standards for Archeology and Historic Preservation under the direction of an SOI-qualified Principal Investigator. The survey will include pedestrian reconnaissance, shovel testing, and mechanical trenching in accordance with the Survey Standards within the proposed construction footprint.

- **Survey Report:** At the conclusion of the field survey, Halff will prepare and submit a draft report that conforms to the Council of Texas Archeologists Reporting Standards. The report will summarize the findings of the archeological survey and provide recommendations regarding any effects to archeological historic properties and any additional TAC and/or Section 106 requirements. Following a period of City review and comment, the draft report will be submitted for review by THC and USACE. After addressing any agency comments, Halff will submit a final report to the City and THC.

- **Curation:** Pursuant to 13 TAC 26.17, and after acceptance of the final report by the THC, all field records, photographs and standardized curation forms will be prepared for permanent housing at the Center for Archaeological Studies located at Texas State University in San Marcos, Texas.

Threatened and Endangered Species Assessment:
Because a Section 404 permit is a federal action, documentation must be provided to make an effect determination under the Endangered Species Act to remain in compliance with the conditions of the Section 404 permit program. The Threatened and Endangered Species Assessment will include the following:

- Obtaining an official species list for the project area and other related construction areas utilizing the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPAC) service;

- Conducting background research including review of aerial photography, topographic maps, vegetation cover data, and soil survey maps to identify potential suitable habitat for species listed in the IPaC report;

- An opinion regarding the potential of the proposed projects to affect federally listed threatened and endangered species.

Nationwide Permit Pre-construction Notification:
This task assumes the PROJECT would not exceed the impact thresholds of a Nationwide Permit. Activities that do not qualify for authorization under the nationwide permit program may qualify for authorization by standard individual permit. This task further assumes that a single pre-construction notification (PCN) will be submitted for the PROJECT. This task will include preparation and submittal of all permit components required for the NWP PCN, including coordination with the USACE, outlined as follows:

- Name, address, and telephone numbers of the prospective permittee.
- Location of the proposed PROJECT.
- A description of the proposed PROJECT; the purpose of the proposed PROJECT; direct and indirect adverse environmental effects the PROJECT would cause, including the anticipated amount of loss of waters of the United States expected to result from the activity, in acre, linear feet, or other appropriate unit of measure.
- Delineation of waters of the United States.
- Threatened and endangered species assessment.
- Cultural resources assessment; and
- Compensatory mitigation plan.

TASK 2.5 – WATER RESOURCES ENGINEERING SERVICES

The PROJECT includes updated proposed hydraulic models for Denton Creek to reflect the 60% and 100% design for Vista Ridge Park while adhering to Trinity CDC, City of Lewisville, and DCLID criteria. A FEMA CLOMR submittal and CDC submittal are also included for the 100% design phase only.

Model will utilize the 100-year and SPF discharges for the hydraulic model using the CDC model for the feasibility analysis. FEMA effective model will be utilized for the Conditional Letter of Map Revision (CLOMR) only.

Floodplain Feasibility Studies for 60% and 100% Design:

- Data Collection and Basemap Preparation- CONSULTANT will obtain most up-to-date digital data from the Trinity CDC at Vista Ridge Park and FEMA. The CDC HEC-RAS model in its original version will be used to evaluate the Conceptual Design of Vista Ridge Park as the City's effective model.
- Hydraulic Analysis – The hydraulic analysis will include the following tasks for Vista Ridge Park:
    - Model will use effective discharges for the 25-year, 50-year, 100-year, and SPF storm events.
    - No hydrologic modeling is included as part of the current scope.
    - Utilize the CDC model for the hydraulic analysis. Verify the existing conditions model to determine site improvement locations and adjust / add cross-sections as necessary to facilitate the modeling of the proposed improvements.
    - Develop a proposed conditions model based on the 60% schematic design for Vista Ridge Park.
    - Execute and debug the proposed conditions model for the 25-year, 50-year, 100-year, and SPF storm events.
    - Evaluate proposed conditions modeling for 100-year and SPF storm events to satisfy the City of Lewisville and CDC criteria.
    - Evaluate proposed conditions modeling for 100-year and SPF storm events valley storage criteria. Up to 0% and 5% valley storage loss is permitted for the 100-year and SPF storm events respectively with regards to CDC criteria.
    - If hydraulic criteria is not met, model up to two (2) additional alternatives.
    - If hydraulic criteria is met, map the existing and proposed 100-year floodplains.
    - Conduct Quality Assurance and Quality Control check of hydraulic model.

Flood Study Report

- Write, edit, and compile technical report summarizing findings of the hydraulic analysis.
- Prepare exhibits and tables as needed for the report. Tables to include water surface elevation and valley storage comparisons for the 100-year and SPF events.
- Address City comments, if any.
- Submit one (1) digital report for the City's records for the 60% submittal and submit (1) digital report the City's records for the 100% submittal.

CDC Submittal for the 100% Design Only:

- The hydraulic models and flood study report developed as part of **Task 2** will be used for this task. If design changes occur, additional fee will be required to revise and evaluate results against City and CDC criteria.
- Prepare a CDC permit application for submittal to the City and Trinity River CDC. Permitting fees will be paid by OWNER and are included in this proposal.

- Assist the City of Lewisville in answering technical questions from the Trinity River CDC. If additional technical data (beyond the scope of this proposal) is requested by the Trinity River CDC, additional services beyond the scope of this proposal will be required.
- Provide Final CDC Report and Application to CLIENT for submittal to NCTCOG and USACE.

Note: Current CDC review fees are $6,000 and are included in the budget for this scope of work.

FEMA Conditional Letter of Map Revision (CLOMR) for 100% Design Only:

Halff will develop a FEMA CLOMR based on the 100% schematic design results of the Denton Creek Feasibility Study. FEMA effective model will be used as basis of the CLOMR submittal. CLOMR fees and any other data retrieval fee will be paid for by OWNER and are included in this proposal. The CLOMR tasks include the following:

Data Collection and Coordination:

- Obtain effective FEMA effective model for Denton Creek.
- The City approved flood development study will be utilized as the basis for the CLOMR.
- Coordinate with the City of Lewisville and FEMA during the review process, including modifications to analysis and report as required by FEMA.

Hydraulic Modeling:

- Utilize and revise the FEMA effective model (as needed) with the City approved 100% design results to determine base flood elevations through the site.
- Model will use FEMA effective discharges for the 10-, 50-, 100-, and 500-year storm events. No hydrologic modeling is included as part of the current scope.
- Modify the FEMA effective model as necessary to reflect existing site conditions.
- Execute and debug the revised existing conditions model for the 10-, 50-, 100-, and 500-year storm events.
- Develop a proposed conditions model based on the 100% schematic design for Vista Ridge Park.
- Execute and debug the proposed conditions model for the 10-, 50-, 100-, and 500-year storm events.
- Perform floodway analysis for revised existing and proposed models.
- Delineate 100- and 500-year floodplain and generate regulatory floodway boundaries for existing and proposed conditions.

Forms and Exhibits:

- Halff will complete the following forms, including attachments, and exhibits as required by FEMA:
  - Form 1 – Overview and Concurrence Form
  - Form 2 – Riverine Hydraulics and Hydrology Form
  - Form 3 – Riverine Structures Form
  - Form 4 – Payment Information Form
- Prepare FEMA required work map showing existing and proposed topography, proposed site plan, existing and proposed floodplains, and floodway.
- Prepare a scaled, revised DFIRM exhibit and annotate.
- Prepare documentation and notification letters to affected property owners.
- Prepare newspaper publication floodway notice if needed.

Compliance with Endangered Species Act:

- A desktop review of listed species and limited field work will be conducted to confirm that no endangered species will be harmed.

CLOMR Application Report:

- Update the 100% design flood study to a CLOMR Report to be submitted to the City of Lewisville.
- Compile comparison tables, including but not limited to, a 100-year water surface elevation comparison table and floodway comparison table.
- Assemble and submit a digital copy of the report to the City of Lewisville for review, approval, and signatures.
- Digital CLOMR submittal to FEMA LOMC Depot in Virginia via online submittal.
- Online FEMA fee for CLOMR review is $6,500 (subject to change) as of February 2024 and is to be paid by CLIENT. The fee in this proposal does include the submittal fee for the CLOMR application.
- Coordination with City of Lewisville during review.
- Coordination with FEMA during the review stage, modifications to analysis and report as required by FEMA.

FEMA Letter of Map Revision (LOMR) for Post-Project Conditions:

Halff will develop a FEMA LOMR based on the previously developed CLOMR (as mentioned in task 4). The submitted and FEMA-approved CLOMR model will be utilized as basis of this LOMR submittal. LOMR fees and any other data retrieval fee will be paid for by OWNER and are included in this proposal. The LOMR Fee is based on the assumption that the site was constructed in general conformance with the plans associated with the approved CLOMR. Deviations that impact the results and conclusions of the CLOMR will require additional services and fees and field modifications may be necessary to comply with FEMA requirements. The LOMR tasks include the following:

Data Collection and Coordination

- Obtain effective FEMA effective model for Denton Creek.
- The approved CLOMR will be utilized as the basis for the LOMR.
- As-built survey will be obtained as part of the survey services in this contract. Survey is not included in the H&H fee.
- Coordinate with the City of Lewisville and FEMA during the review process, including modifications to analysis and report as required by FEMA.

Hydraulic Modeling for As-Built conditions

- Utilize and modify the FEMA effective model as necessary to reflect existing site conditions to develop the revised existing conditions model.
- Develop a post-project conditions model based on the as-built grading for Vista Ridge Park.
- Model will use FEMA effective discharges for the 10-, 50-, 100-, and 500-year storm events. No hydrologic modeling is included as part of the current scope.
- Execute and debug the model for the 10-, 50-, 100-, and 500-year storm events.
- Perform floodway analysis for revised existing and post-project models.
- Delineate 100- and 500-year floodplain and generate regulatory floodway boundaries for revised existing and post-project conditions.

Forms and Exhibits

- Halff will complete the following forms, including attachments, and exhibits as required by FEMA:
  Form 1 – Overview and Concurrence Form

Form 2 – Riverine Hydraulics and Hydrology Form
Form 3 – Riverine Structures Form
Form 4 – Payment Information Form

- Compile comparison tables including a 1-percent-annual-chance flood elevation (100-year) comparison table
- Prepare FEMA required work map showing existing and proposed topography, proposed site plan, existing and proposed floodplains.
- Prepare a scaled revised DFIRM exhibit and annotate.
- Under the NFIP, it is the community's responsibility to coordinate and inform their local constituents about the flood hazard changes so the delivery method should be the community's choice. The City can select one of the following two options:

    - Property Owner Notification: Prepare documentation and notification letters for affected property owners (if needed) and submit a draft to FEMA for review before mailing.

LOMR Application Report

- Update the CLOMR Report to reflect the LOMR as-built conditions for submittal to the City of Lewisville.
- Assemble and submit a digital copy of the report to the City of Lewisville for review, approval, and signatures.
- Digital LOMR submittal to FEMA LOMC Depot in Virginia via online submittal.
- Online FEMA fee for LOMR review is $8,000 (subject to change) as of June 2026 and is to be paid by CLIENT. The fee in this proposal does include the submittal fee for the CLOMR application.
- Coordination with City of Lewisville during review.
- Coordination with FEMA during the review stage, modifications to analysis and report as required by FEMA.

Other Misc. Fees (Direct Costs for Water Resources Engineering specific efforts):

Direct expenses will be billed at 1.1 times direct cost incurred. Direct expenses include, but are not limited to, the following items listed; plus, applicable sales, use, value added, business transfer, gross receipts, or other similar taxes

- Fees associated with data collection (model retrieval fee from data libraries, etc). FEMA Project Library model retrieval costs are included here.
- Federal (FEMA) review and processing fees for LOMR are included. A review and processing fee of at least $8,000 for a Letter of Map Revision will be assessed by FEMA. The fee listed is current as of date of this proposal, although FEMA fees may increase without warning.
- FEMA will require that a public notice of revisions to the floodplain maps be inserted in at least one local newspaper, the cost of which is determined by each newspaper. The fee associated with this is an estimate and is contingent on number of letters being mailed out and the cost of newspaper at the time of LOMR submittal.
- The CDC Technical Review fee for a project within the effective flow area is included here. The fee listed is current as of date of this proposal, although CDC fees may increase without warning.

PHASE 3 – CONSTRUCTION DOCUMENTS

Construction Document Preparation:

CONSULTANT shall prepare 60%, 90% and 100% construction documents that include design drawings, bid documents and technical specifications for the PROJECT.

The 60%, 90%, and 100% submittal milestones shall include the anticipated improvements identified in the PROJECT's Scope and Assumptions sections. Design for improvements shall follow current CLIENT standards, supplemented with state and federal ADA standards where necessary. In addition to the anticipated improvements described above, CONSULTANT's 60%, 90%, and 100% submittal milestones shall also contain the following base information:

- PROJECT name; and if applicable, the street address, and lot and block description.
- Date, scale, north arrow, and the name of the Licensed Professional preparing the plan.
- Location of existing property lines and/or ROW limits.
- Approximate centerlines of existing water courses and the location of the floodplain; the approximate location of significant drainage features; and the location of existing parking lots, streets, driveways, and sidewalks 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.
- Approved program items from the 30% Schematic Design includes the following. These items will be the basis for the 60%, 90% and 100% Construction Documents:

    - Multi-use All-abilities Field, 1 Ballfield, storage shed and shade structures
    - Park entry signage and site wayfinding/educational signage
    - All-abilities, All-inclusive Playground layout including equipment location and safety surfacing
    - Retention / Detention Pond and drainage structure
    - Pond Overlook, Boardwalk and Trail including layout, location, and materials
    - Permanent and portable restrooms
    - Pavilion structures and Overlook
    - Wildlife Observation Blinds including location and layout
    - Picnic Area including layout, location, and materials
    - Wetland Entry Plaza including layout, location, and materials
    - Accessible path up and over DCLID Levee
    - Public Art components

TASK 3.1 - 60% DESIGN SUBMITTAL

Civil Engineering:

Coordinate with other disciplines on various site components to be included in PROJECT. Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% civil design plans. Plan submittal for Task 3.1 will include, but may not be limited to the following:

- Cover Sheet
- Site Survey
- Survey Control Plan
- Erosion Control Plans and Details
- Preliminary Mass Grading Plans
- Preliminary Design Plans for Retention / Detention Pond
- Drainage Area Map(s)
- Stormwater Plans

- Preliminary Paving Plans
- Midblock crosswalk with traffic controls (striping/signage and a solar powered Rectangular Rapid Flashing Beacon pedestrian signal or equivalent control)
- Preliminary Utility Plans
- Standard Details

Landscape Architecture:

Coordinate with other disciplines on various site components to be included in PROJECT. Based on the final schematic site plan (30% Submittal) Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% Site Amenity plans. Plan submittal for Task 3.1 will include, but may not be limited to the following:

- General Notes
- Quantity Summary Sheets
- Demolition Plans
- Preliminary Layout Plans, Notes, Schedule(s), and Details
- Preliminary Fine Grading Plans
  - Including drainage plans for site amenity areas
- Preliminary Materials Plans
  - The site materials plans will show the materials, colors, finishes, and details for site amenities components such as shade structures, furniture, walls, walks, etc.
- Preliminary Planting Plans
- Tree Preservation & Protection Plan
- Preliminary Irrigation Plans
- Preliminary Construction Details
- Outline of Technical Specifications

Architecture:

Coordinate with other disciplines on various site components to be included in PROJECT. Architect will provide Design & Documentation (including Structural and MEP for canopies, shade structures, and buildings under the Architect's scope of work) for the following:

- Various sports field canopies and shade structures
- One (1) storage building
- One (1) Public Restroom Building to include storage area
- An "overlook" structure at terminus of playground
- A lakeside "pavilion"

Subject to specific assumptions and exclusions as described herein, the designs will be generally based on the concepts provided at the 30% Submittal and as approved by the CLIENT. This task will include further schematic design and analysis appropriate for review and approval as part of this submission. Plan submittal for Task 3.1 may include, but shall not be limited to the following:

- Building & Pavilion Plans
- Elevations & Sections
- Preliminary Material Plans
- Preliminary Construction Details
- Preliminary MEP Plans for Buildings

Structural

Coordinate with other disciplines on various site components to be included in PROJECT. Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% design plans, including:

- Preliminary Structural Plans & Details for designed amenities including:
  - Three (3) boardwalks (grand entry, wetlands, and south end of pond)
  - One (1) "Bird Blind" structure. Includes foundation and framing plans, details and general notes.
  - One (1) Seat Wall – Design of CIP concrete seat wall. Typical section.
  - Security Light Poles – Foundation design for light poles. Assumed 2 variations.
  - Entry Moment Sign – Foundation design for two (2) type of sign.
  - Retaining wall – Design of site retaining walls for an approximate total of 1300 LF.
    - Ramp North of Levee - ~500 LF
    - South End of Pond – ~800 LF
  - Review and comments for baseball backstop design and fencing.
- Prepare PROJECT specific Technical Specifications for work items not covered by either City, NCTCOG, or TxDOT specifications

Electrical

Coordinate with other disciplines on various site components to be included in PROJECT. Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% design plans, including:

- Preliminary Site lighting and field lighting tailored to meet site requirements.
- Preliminary Power supply and routing for Entry Sign, Irrigation System, Concession & Restroom Buildings
- Preliminary Lighting cutsheets for typical fixtures will be included.
- Preliminary One line riser for electrical service and feeders.
- Preliminary Specifications

Plumbing

Coordinate with other disciplines on various site components to be included in PROJECT.
Based on the final schematic site plan Approved by the CLIENT, and utilizing information obtained from Phases as described above, prepare 60% design plans, including

- Preliminary Plumbing fixture cutsheets and typical piping will be included.
- Preliminary Specifications

Water Resources

Coordinate with other disciplines with regards to drainage and floodplain constraints. Obtain floodplain development permit through the CLIENT. Perform final drainage and flood studies to determine if the revised grading and drainage within the site will impact adjacent properties. Refer to Task 2.5 for a full listing of services.

- Hydrology
  - Revise the proposed times of concentration and percent impervious values to reflect the revised site and drainage plans
  - Confirm no adverse impacts are shown to Denton Creek or any adjacent properties
- Hydraulics
  - Revise the proposed hydraulic conditions model to reflect the revised grading plan
  - Confirm no adverse impacts and that the results meet all CLIENT and FEMA criteria
  - Prepare final drainage study and flood study report in support of grading and floodplain development permits for submittal to the CLIENT
- FEMA Conditional Letter of Map Revision (CLOMR), If needed
  - Utilize modeling developed during the 60% design phase
  - Execute the FEMA 10-, 50-, 100-, and 500-year flood profiles for the duplicate effective, revised existing, and proposed conditions floodplain and floodway models
  - Delineate the limits of the revised existing and proposed 100-year floodplain, 500-year floodplain, and floodway for Denton Creek
  - Prepare the FEMA CLOMR application including the hydraulic report, work maps, and application forms.
  - Deliver digital copy of the CLOMR Report to the CLIENT
  - Address one round of comments from the CLIENT
  - Submit the CLOMR Report to FEMA via the FEMA online LOM-C site. The current review fee for the CLOMR is $6,500 and can be paid for by the CLIENT
  - Coordinate with FEMA to address any comments

TASK 3.1.1 - 60% OPINION OF PROBABLE COST (OPCC)

CONSULTANT shall provide an OPCC at 60% construction document submittal. CONSULTANT's OPCC shall be based on the quantities indicated on the CONSULTANT's plans. Unit costs for these items shall be developed utilizing recently let PROJECTs by Halff of similar scope and size, pricing data from suppliers, and from TxDOT's available 3-month and 12-month rolling averages. Quantities and available unit pricing included in the 60% OPCC are preliminary and may be subject to change due to fluctuations in pricing beyond the CONSULTANT'S control. OPCCs are intended for budget purposes only.

CONSULTANT will not proceed to 90% submittal until the CLIENT has provided CONSULTANT with a formal Notice to Proceed (NTP) confirming the acceptance of the 60% design. CONSULTANT will review and incorporate applicable review comments and

feedback received during the Drawing Deliverable Review/Comment Resolution Meeting into the preparation of the subsequent submittal milestones. **Any changes to plans following acceptance of 60% plans by the client will be considered a change order and billed hourly to the client.**

TASK 3.2/3.3 - 90% CONSTRUCTION DOCUMENTS/100% BID PACKAGE SUBMITTAL MILESTONE PREPARATION:

CONSULTANT shall prepare both the 90% Construction Documents and 100% Bid Package submittal milestones. The anticipated deliverables will consist of a comprehensive set of construction drawings necessary to fully communicate the design intent and facilitate bidding and construction. These documents will generally include, but are not limited to, cover and general note sheets, comprehensive Civil Engineering, Landscape Architecture, Architecture, Structural, Electrical, Plumbing, and the Project Manual and all supporting documents as described herein.

Civil Engineering:
Coordinate with other disciplines on various site components to be included in PROJECT. CONSULTANT shall address comments from the 60% review and advance Civil Engineering Plans, PROJECT specific specifications, and quantities from the 60% Submittal to a 90%/100% stage.

Landscape Architecture:
Coordinate with other disciplines on various site components to be included in PROJECT. CONSULTANT shall address comments from the 60% review and advance Landscape Architecture Plans, PROJECT specifications, and quantities from the 60% Submittal to a 90%/100% stage.

Architecture:
Coordinate with other disciplines on various site components to be included in PROJECT. CONSULTANT shall address comments from the 60% review and advance Architecture Plans, PROJECT specifications, and quantities from the 60% Submittal to a 90%/100% stage.

Structural
Coordinate with other disciplines on various site components to be included in PROJECT. CONSULTANT shall address comments from the 60% review and advance Structural Plans, PROJECT specific specifications, and quantities from the 60% Submittal to a 90%/100% stage.

Electrical
Coordinate with other disciplines on various site components to be included in PROJECT. CONSULTANT shall address comments from the 60% review and advance Electrical Plans, PROJECT specific specifications, and quantities from the 60% Submittal to a 90%/100% stage.

Plumbing
Coordinate with other disciplines on various site components to be included in PROJECT. CONSULTANT shall address comments from the 60% review and advance

civil design drawings, PROJECT specific specifications, and quantities from the 60% Submittal to a 90%/100% stage.

Water Resources
60% Documentation will be carried forward.

Project Manual
CONSULTANT will assemble a comprehensive Project Manual for the site improvements in accordance with CLIENT and PROJECT-specific standards. This manual will include the CLIENT's required front-end documents, bidding forms, the Bid Schedule, and Technical Specifications. The Technical Specifications will be submitted for CLIENT review at the 90% and 100% milestones.

Comment Resolution Meetings:
CONSULTANT will conduct a virtual review meeting (2-hour maximum each) to discuss and resolve CLIENT comments following the 60% and 90% Construction Document submittals for a total of two (2) meetings. CONSULTANT will document decisions made during these meetings.

CONSULTANT will provide electronic copies of project work products upon CLIENT request. After incorporating all 90% review comments, CONSULTANT will deliver the final 100% Bid Package containing the sealed and signed construction documents.

Task 3.2/3.3 Deliverables:
Deliverables provided by the CONSULTANT at each submittal milestone shall include the following:

- *Digital copies of all required Environmental documentation including copies of correspondence and submittals to specific agencies.*
- *One (1) Digital PDF copy of Comment Resolution meeting notes.*
- *One (1) Digital PDF copy of the Construction Documents and PROJECT Manual (90% and 100% only).*
- *Three (3) bound copies of the Construction Documents (only upon written request).*
- *Three (3) bound copies of the PROJECT Manual (only upon written request).*
- *One (1) Digital PDF copy of the Opinion of Probable Construction Cost listing bid items, quantities, and estimated bid costs.*

TASK 3.2.1/3.3.1 - 90% & 100% Opinion of Probable Cost (OPCC)

CONSULTANT shall provide OPCC's at 90% & 100% construction document submittals. CONSULTANT's OPCC's shall be based on the quantities indicated on the CONSULTANT's plans. Unit costs for these items shall be developed utilizing recently let PROJECTs by Halff of similar scope and size, pricing data from suppliers, and from TxDOT's available 3-month and 12-month rolling averages. Quantities and available unit pricing included in the 90% & 100% OPCC's. OPCC's are preliminary and may be subject to change due to fluctuations in pricing beyond the CONSULTANT'S control. OPCCs are intended for budget purposes only.

PHASE 4 – BID PHASE SERVICES

Bidding Phase Services
Bidding phase services will be provided on a Time and Materials basis until the authorized budget for these services is exhausted. A modification and budget increase will be required to continue providing these services once the budget is exhausted.

A. Bid Phase Assistance / Addenda:
CONSULTANT will provide support during the bid phase of the project to assist the CLIENT with advertisement, distribution of bid documents, and communication with bidders. Tasks may include the following as required by the CLIENT:

- Attend one (1) pre-bid meeting to assist the CLIENT with describing the project design and construction requirements to prospective bidders.
- CONSULTANT will assist the CLIENT during the bidding process by addressing technical questions and bidder inquiries.
- Attendance at the bid opening, review of bid packages, review of references, preparation of bid tabulation, and award recommendations are excluded from this scope of services.
- It is assumed that this project will only have one (1) advertisement and bid opening.

BASIS OF COMPENSATION

The basis of compensation for the services below shall be as follows:

	Phase/Tasks	Fees
PHASE 1 PROJECT MANAGEMENT & PRE-DESIGN		
1.1	Project Management and Communication	$180,500
1.2	Donor Program Support	$15,000
1.3	Grant Funding Assistance	$25,000
1.4	Specialist Coordination (Artist, Playground and RAS)	$18,000
1.5	Community/Stakeholder Meetings	$18,000
1.6	Quality Assurance/Quality Control	$25,000
	PHASE 1 TOTAL (Tasks 1.1 – 1.5)	**$281,500**
PHASE 2 – DATA COLLECTION AND ANALYSIS		
2.1	Topographic and Tree Surveys	$16,000
2.2	SUE Services	$24,500
2.3	Geotechnical Report	$16,000
2.4	Environmental Services	$65,000
2.5	Water Resources Engineering Services	$239,000
	PHASE 2 TOTAL (Tasks 2.1 – 2.5)	**$360,500**
PHASE 3 – CONSTRUCTION DOCUMENTS		
3.1	60% CD's and OPCC	$421,800
3.2	90% CD's and OPCC	$543,900
3.3	100% CD's and OPCC	$269,300
	PHASE 3 TOTAL (Tasks 3.1 – 3.3)	**$1,235,000**
PHASE 4 – BID PHASE SERVICES		
4.1	Bid Phase Services (Time & Materials est.)	$20,000
	PHASE 4 TOTAL	**$20,000**
	** Billed Hourly (Cost Plus Max, Not to Exceed)*	
	****Direct Costs (Estimated Reimbursable Expenses)**	**$10,000**
PROJECT GRAND TOTAL (Phases 1-3 + Direct Costs)		**$1,907,000**

HOURLY BILLING RATES

2026

Labor Category	Level	Billing Rate Range		Description
		Low	High	
Landscape Architect /Planner	II	120.00	140.00	Landscape Designer
	III	153.00	173.00	Landscape Architect
	IV	191.00	233.00	PM / Sr. Landscape Architect
	V	300.00	380.00	Sr. PM / Principal
Engineer	I	116.00	155.00	EIT
	II	136.00	166.00	EIT / PE
	III	174.00	216.00	Sr. PE / PM
	IV	227.00	286.00	Sr. PM / Sr. PE
	V	287.00	380.00	Tech Advisor / Principal
Scientist (Environmental / Geologist)	I	86.00	102.00	Professional (BS in ENG, Geology or ENV Science)
	II	123.00	144.00	Experienced Professional
	III	151.00	193.00	PE, PG or similar license / registration
	IV	212.00	248.00	PM / Sr. Scientist
Surveyor	IV	182.00	224.00	RPLS / Geospatial PM
	V	229.00	345.00	Sr. / PM RPLS
Office/Field Tech (SUE)	III	102.00	127.00	Utility Coordinator
	IV	131.00	166.00	SUE Field Manager
	V	213.00	226.00	SUE Manager
Office Tech (CADD, Designer and Survey)	III	107.00	158.00	Jr. CADD/Designer/Survey Tech
	IV	133.00	166.00	Sr. CADD/Designer/Survey
	V	176.00	276.00	CADD Manager/Geo Spatial PM (unlicensed)
Clerical		97.00	150.00	Admin Assistant
Specialist (GIS)	I	90.00	109.00	Jr. Level GIS Analyst / ROW Support Staff
	II	118.00	148.00	GIS Analyst / ROW Agent
	III	152.00	200.00	Sr. / PM – GIS Analyst / ROW Agent
	IV	201.00	249.00	Sr. PM – GIS Analyst / ROW Agent
Intern		55.00	116.00	

The labor rates are valid through December 31, 2026. The above billing rates are based upon the total salary cost times a multiplier of 2.3.

ATTACHMENT B
EXCLUSIONS / AVAILABLE ADDITIONAL SERVICES

The following services are not included in the scope or fees for this proposal; but can be provided by CONSULTANT, subject to negotiation:

GENERAL:

1. Any work not specifically included in this Scope of Services will be undertaken as an Additional Service. Additional Services will be proposed to the Client and approved prior to beginning of work.
2. Revisions to the plans requested by the CLIENT after the plans are approved, are excluded.
3. Design of areas outside the limits of the defined project site are excluded.
4. Design and coordination of existing utility relocations and modifications including gas, telephone, or other franchise utility improvements is excluded.
5. Additional graphic products are excluded.
6. Additional meetings not identified in the project scope of services are excluded.
7. Printing of additional drawings, specifications and contract documents not identified in the project deliverables is excluded.
8. The development design alternatives, or preparation of feasibility studies are excluded.
9. Negotiations with adjacent property owners are excluded.
10. Off-site bus and overflow parking area for identification only, no proposed improvements.
11. Water and Wastewater service connections, sizes, and locations to be specified by splashpad designer/manufacturer.
12. Civil specifications will refer to NCTCOG, TxDOT, City of Lewisville Standards or as provided by individual manufacturers.
13. Separation of project documents into multiple submittals or tasks is excluded.
14. Creation of record drawings will be included in Construction Administration as a separate phase.

ARCHITECT:

15. Design of sitework and site amenities included in other disciplines' scope of work is excluded
16. Design and detailing of any specialty delegated design items is excluded
17. Design and detailing of attachment and bracing of mechanical, electrical, and plumbing equipment is excluded
18. Structural as-built drawings and re-designs to meet construction budgets
19. Design of storm shelters is excluded
20. Design of temporary or permanent earth retention systems are excluded
21. Special inspections or responsibility for special inspections as the Registered Design Professional in Responsible Charge (as defined by the International Building Code are excluded
22. Energy modeling is excluded
23. Renderings and animations are excluded
24. Value engineering is excluded
25. Bidding & Negotiations
26. Contract Administration
27. Record drawings based on contractor's markup are excluded
28. Expedited permit reviews are excluded
29. LEED documentation and submissions are excluded

Additional Architecture Services:

- Structurally suspended slabs - $8,500
- Structural site visits by structural engineer - $800 per visit + expenses
- Low voltage services, including IT & Telecommunication design, CCTV,
- Intrusion Detection, Access Control and Speaker Coordination - $6,800

- Additional site visits by MEP beyond 1 visit.
- More than two revisions to previously approved plans or specifications

PUBLIC ENGAGEMENT:

30. Any meetings not specified in the above scope of work is excluded.

TRAFFIC:

31. Preparation of Traffic engineering reports or studies is excluded.
32. Detailed Traffic Control and/or Roadway/Traffic Modification Plans are excluded.

PERMITTING:

33. Payment of any fees including but not limited to permit fees, filing fees, pro-rated fees, impact fees, taxes, federal and/or state regulatory agency review fees are excluded, unless noted otherwise.

SUE:

34. Quality Level A and C are excluded.
35. Permitting is excluded.

SURVEY:

36. Any survey beyond what is identified in this Scope of Work is excluded
37. Geospatial Survey Services are excluded.
38. Right of Entry preparation and coordination is excluded.
39. Boundary Research and Boundary Resolution Services are excluded.

ENVIRONMENTAL:

40. NEPA Environmental Documentation – Technical analyses and reports are excluded from this scope of services including air, noise, waters, biology, cultural resources, community, hazardous materials, indirect, cumulative analyses, etc. are excluded.
41. Additional regulatory agency requirements not identified in the proposed scope of services are excluded.
42. Threatened or endangered species surveys or Section 7 consultation with the United States Fish and Wildlife Service (USFWS) under the Endangered Species Act are excluded.
43. Presence/absence surveys for state listed threatened or endangered species, and species of greatest conservation needs and consultation with Texas Parks and Wildlife (TPWD) are excluded.
44. Preparation of a Preconstruction Notification (PCN), mitigation plan, or a U.S. Army Corps of Engineers (USACE) Section 404 Individual Permit Application is excluded.
45. Preparation of any permitting documents (e.g. preconstruction notification) for yet to be determined applicable federal or state regulations (e.g., Section 404 of the Clean Water Act) are excluded.
46. Obtaining an Antiquities Permit from the Texas Historical Commission (THC), preparation of a research design, performing a reconnaissance survey or intensive surveys (i.e., on the ground or archival research for historic structures/districts and shovel testing/deep trenching for archeological sites), evaluation of National Register of Historic Places (NRHP) eligibility for any resources, evaluation of effects on NRHP-eligible or -listed sites, development of mitigation plans, or Section 4(f) evaluations are excluded.
47. Phase I and II Environmental Site Assessment performed in accordance with applicable American Society for Testing and Materials (ASTM) standards or any surveys/investigations involving sampling and laboratory analysis (e.g., hazardous materials sampling and analysis, asbestos surveys, and lead-based paint surveys) are excluded.
48. Federal, state, or local review and processing fees are excluded.
49. This scope excludes a historical resources survey and architectural assessment.
50. Formal NRHP/SAL eligibility evaluations of archeological historic properties documented in the project area are excluded.

51. Documentation or removal of human burials encountered during field investigations or inadvertent discovery during construction is excluded.

HYDROLOGIC & HYDRAULIC (H&H):

52. Hydrologic Analysis is not included.
53. Scour analysis is excluded.
54. 2D hydraulic analysis is excluded.
55. Detention, downstream assessments, and local drainage analysis are excluded.
56. Fees associated with data collection (model retrieval fee from data libraries, etc) and FEMA Project Library model retrieval costs are included. The fee depends on FEMA library charges for model retrieval and may increase without warning. FEMA Project Library model retrieval costs are included. This may be $350.00 or greater. FEMA requests $150.00 up front plus costs of materials
57. Federal (FEMA) review and processing fees for LOMR/CLOMR are included. A review and processing fee of at least $8,000 for a Letter of Map Revision and $6,500 for a Conditional Letter of Map Revision will be assessed by FEMA. The fee listed is current as of date of this proposal, although fees may increase without warning.
58. FEMA will require that a public notice of revisions to the floodplain maps be inserted in at least one local newspaper, the cost of which is determined by each newspaper. This cost is not included in the scope of work.

REIMBURSABLE EXPENSES:

59. Costs for software licenses, logins, trainings, or annual fees are excluded.

CONSTRUCTION ADMINISTRATION SERVICES:

60. Construction Administration Services are excluded
61. Construction/Pre-construction meetings are excluded.
62. Site observations are excluded.
63. Coordination with contractors is excluded.
64. As-built/record drawings are excluded.

ATTACHMENT C

PROJECT LOCATION AND LIMITS

ATTACHMENT D
PROJECT SCHEDULE

Project schedule is intended to run for 70-weeks or approximately 16-months. Project schedule is subject to modifications due to delays, agency review turnaround time, etc. A project schedule indicating contract execution date and Notice to Proceed (NTP) will be provided upon receipt of executed contract from the CLIENT. Any modifications to this schedule will be communicated to all parties of the contract and approved by written agreement between the CLIENT and CONSULTANT and made an amendment to the contract.

See following page for schedule chart.

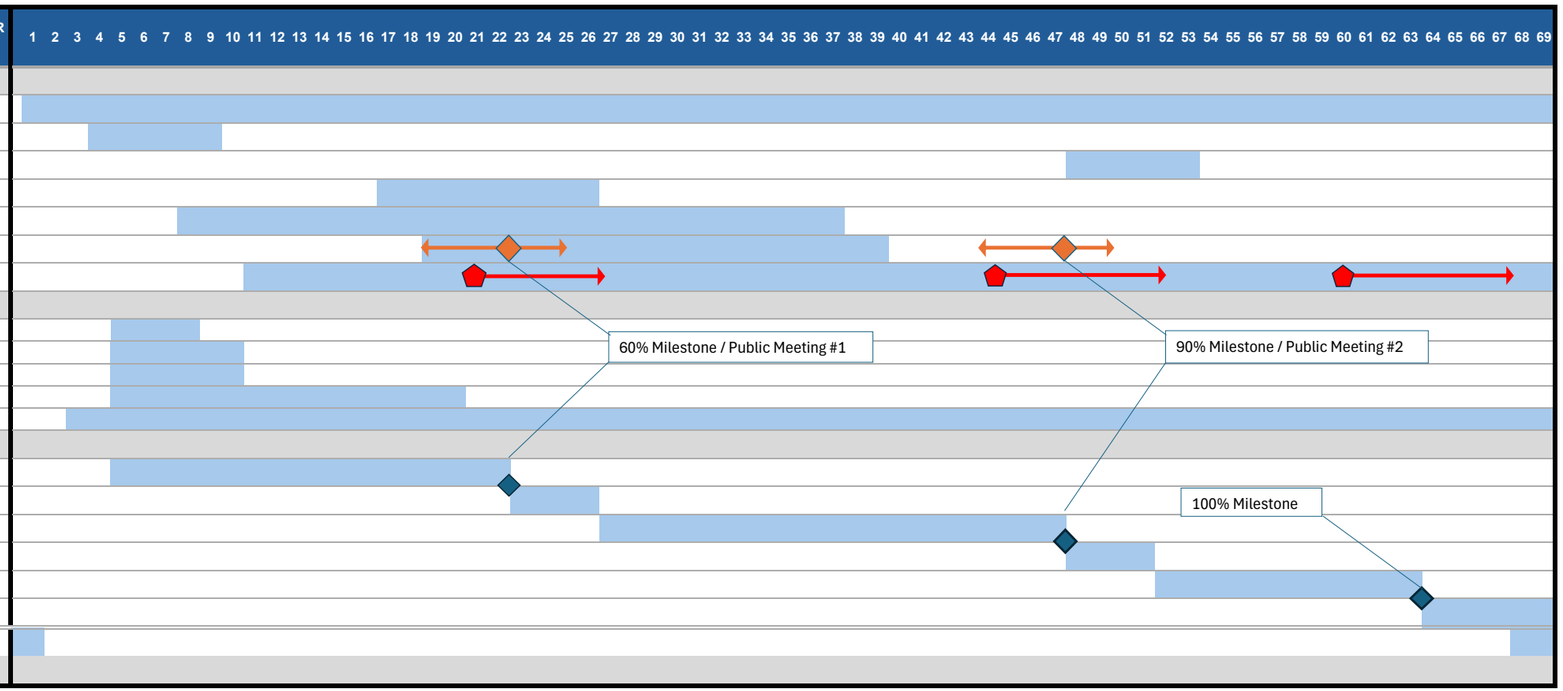
VISTA RIDGE PARK CD's

halff

7/15/2026

Project Start Date = Notice to Proceed (NTP)
NTP is intended to reflect "within 10 days of the contract's execution by the City"

FEE		TASK	WORK DAYS	START WEEK	END WEEK	CALENDAR WEEKS
$ 296,500.00	**1**	**Project Management and Pre-Design**				
$ 180,500.00	1.1	Project Management	350	1	70	70
$ 30,000.00	1.2	Donor Program Support	30	4	9	6
	1.2.1	Donor Program Support	30	47	52	6
$ 25,000.00	1.3	Grant Funding Assistance	50	17	26	10
$ 18,000.00	1.4	Specialist Coordination	150	8	37	30
$ 18,000.00	1.5	Community/StakeHolder Meetings	101	19	38	20
$ 25,000.00	1.6	Quality Assurance/Quality Control	300	11	70	60
$ 357,900.00	**2**	**Data Collection**	-			
$ 16,000.00	2.1	Topographic and Tree Surveys	20	5	7	4
$ 24,500.00	2.2	SUE Services	30	5	9	6
$ 13,400.00	2.3	Geotechnical Report	30	5	9	6
$ 65,000.00	2.4	Environmental Services	80	5	19	16
$ 239,000.00	2.5	Water Resources Engineering Services	342	3	70	68
$ 1,240,000.00	**3**	**Construction Documents**	-			
$ 431,800.00	3.1	60% Construction Documents	90	5	21	18
	3.1.1	60% Client Review Period	21	22	26	4
$ 528,900.00	3.2	90% Construction Documents	105	27	46	21
	3.2.1	90% Client Review Period	21	47	51	4
$ 279,300.00	3.3	100% Construction Documents	60	52	62	12
	3.2.1	100% Client Review Period	21	63	67	4
$ 10,000		Direct Costs				
$ 1,904,400.00		**Project Total**				



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