



June 17, 2026

ATTACHMENT 'B' CONSULTANT PROPOSAL

Mr. Brett Bourgeois, City Engineer
City of Lewisville, Texas
11120 Tesson Ferry Road
Lewisville, Texas 75057

**RE: Professional Services
South Mill Street Landscape Improvements
Lewisville, Texas
WSP Proposal No. P-2026US550228**

Dear Mr. Bourgeois:

I am pleased to submit this proposal for professional Landscape Architectural design services for the landscape and streetscape development associated with the realignment of South Mill Street at SH 121.

OBJECTIVE

The objective of the professional services provided by WSP for the City of Lewisville, Texas, hereinafter referred to as the Client, will be to design an aesthetic landscape and streetscape plan for the former and new right-of-way created by the new South Mill Street alignment and intersection connection to SH121.

The landscape and streetscape plan will include a conceptual design of the available landscape areas and streetscape with ADA compliant sidewalk connections, decorative street lighting to match light poles and fixtures used along the north end of Mill Street, decorative crosswalk pavement, decorative median pavement, median plantings, irrigation coverage areas and under pavement sleeve layout, street tree plantings and potential tree mass and planting beds in open landscape areas. The conceptual design will include a rough order of magnitude cost opinion for the scope of improvements.

The approved concept will be developed into construction documents. Approved sleeve locations will be submitted as a construction bulletin plan drawing to TXDOT for review and incorporation into their current South Mill Street alignment construction project CSJ--0364-03-101 for installation.

The full aesthetic landscape and streetscape construction documents will be submitted to both the Client and to TXDOT for review and approval. Final approved documents will be advertised to bidders by the Client.

WSP USA
Suite 450
3102 Oak Lawn Avenue
Dallas, TX 75219

Tel.: +1 214 583-3407
Fax: +1 214 770-9757
wsp.com



SCOPE OF SERVICES

The WSP scope of services is designed to provide a landscape and streetscape design and construction documents that achieves the objectives above. To achieve the objectives, WSP will:

- A. **Conceptual Design:** WSP will conduct a review of existing roadway and utility project plans for the South Mill Street right-of-way and prepare a Conceptual Landscape Design as described above. The Conceptual Landscape Design will be prepared as a color rendered site plan plus images of proposed street lighting, decorative paving and plant materials at appropriate scale to convey detail of the design. A 30% level cost opinion will be developed to convey the rough order of magnitude cost of the design elements. The plans and estimate will be submitted to the Client for review and comments. WSP will schedule a virtual Microsoft Teams call with the Client staff to review the conceptual design, discuss comments and determine if the conceptual design is acceptable to move forward into construction documents. If the conceptual design comments require extensive redesign, WSP will provide one (1) redesign of the conceptual landscape plan per Client comments and resubmit for review and approval. This revised conceptual landscape and streetscape design will be taken into construction document development. Any Client review comments from the second submittal will be incorporated into the construction documents
- B. **60% Construction Documents:** WSP will develop the approved conceptual landscape and streetscape design into construction document plans, specifications and cost opinion estimate (PS&E) at a 60% Design Development level. The documents will include landscape plans to cover all areas within the project limits. The plans will include street lighting and power plans, planting plans, plant schedule, surface grading for stormwater control, decorative median pavement design, construction details, notes on plants, plant installation, establishment and maintenance requirements. The plans will include irrigation plans to show a proposed layout of irrigation areas, irrigation types, main line pipe routes and sleeve location under pavements. The irrigation system will be delegated design and will include a written performance specification and key irrigation details for design of an irrigation system to support plant health. TXDOT Standard Specifications and bid codes will be referenced for all materials. It is not anticipated that any new TXDOT Special Specifications will need to be written for this project. Any required specification of material, product or system will be noted on plans. The Conceptual Landscape Design cost opinion will be updated to include the additional detailed information provided in the 60% Design Development documents. The design documents will be submitted to Client for review, and a separate sleeving plan will be prepared for TXDOT to incorporate into their South Mill Street project work as determined with the 60% design. All documents for each scope of work will be submitted to the Client and TXDOT for review and comments.
- C. **90% Construction Documents:** 90% PS&E documents and cost opinion incorporating Client and TXDOT 60% plan review comments will be developed for submission to Client and TXDOT for review and comments.



- D. **100% Construction Documents:** 100% sealed Issue for Bid PS&E documents and cost opinion incorporating Client and TXDOT 90% plan review comments will be developed for submission to Client and TXDOT for review and comments. WSP will resubmit the 100% documents if there are additional comments. The revised 100% PS&E documents will be submitted to Client for bidding and TXDOT for reference or amendment pricing as applicable.
- E. **Bidding Services:** The Client will conduct the bidding process, prepare any written bidder requirements or information, and advertise the project for bidding. WSP will participate virtually in a pre-bid meeting at the request of the Client, will provide written responses to bidder questions and prepare addendums as required during the bidding process. The Client will collect the bids, conduct the bid opening, evaluate the bids, award the project and get the contractor under contract.
- F. **Construction Services:** WSP will review all required construction submittals for approval and respond to all requests for information (RFI). WSP will conduct one (1) on-site review of the Final completed construction and provide a punch list report of items that do not comply with construction documents and must be corrected. The Client will need to follow up with the contractor to review and approve repaired work after the Final punchlist is prepared. The on-site Final review requests must come from the Client, after they have reviewed the work and believe that it is substantially complete.
- G. **Deliverables:**
1. Conceptual Landscape and Streetscape Design color rendered site plan plus images of proposed key site furnishing, decorative pavements, and plant materials at appropriate scale to convey detail of the design submitted to Client.
 2. A 30% level cost opinion will be developed to convey the rough order of magnitude cost of the design elements and submitted to Client.
 3. PS&E document submittals at the 60%, 90%, and 100% levels of completion as identified above in accordance with TXDOT standards. Cost opinion will be updated and provided with each milestone submittal.
 4. A separate 100% final irrigation and electrical sleeve drawing set prepared under this proposal will be provided to TXDOT to incorporate in their CSJ-0364-03-101 project that is under construction. The sleeve drawing set submitted to TXDOT will not include a project cover sheet or sheet index.
 5. Landscape and Streetscape PS&E documents submitted to the Client will be a full plan set with estimate of probable cost. WSP will provide .pdf file format drawings at 11"x17" size for the submissions.
 6. Maximum of four (4) Bid Addendums during one bid process.
 7. WSP will review all digital PDF construction submittals that are required by the construction documents for approval, stamp and sign them as appropriate, and return the reviewed and stamped submittal to the contractor and Client for action or reference as noted on the submittal.
 8. WSP will provide written responses to all requests for information (RFI) pertaining to project design and installation.
 9. WSP will conduct one (1) on-site review of the Final completed construction and provide a punch list report of items that do not comply with construction documents and must be corrected.



EXCLUSIONS

The following item(s) are not included in the proposed Scope of Services:

Irrigation design beyond delegated design description.

Utility design, re-design or relocation design.

Any Services for the project after December 31, 2027.

Re-bidding of the project and services such as RFI responses or addendums for a second bidding of the project.

Plan submittal to reviewing agencies other than Client or TXDOT.

Construction observation site visits in addition to the final site investigation punch list review.

Preparation of project progress reports beyond the final site investigation punch list review report.

Payment of any plan review or permit fees.

PROVIDED BY CLIENT

To assist WSP in the provision of professional services, the Client must provide:

Within five (5) work days after issuance of accepted Professional Services Agreement (PSA) to Consultant, provide Consultant with available digital South Mill Street and SH121 area site survey, utility, and TXDOT CSJ-0364-03-101 South Mill Street project construction drawings in Autocad, Microstation or Open Roads Designer software format.

Within five (5) work days after issuance of accepted PSA to Consultant, provide Consultant with available PDF digital format plans of the South Mill Street and SH121 area survey, utility, and TXDOT CSJ-0364-03-101 South Mill Street project site permit drawings, including approved grading plan and planting plan.

Plan review and comments submitted to WSP within 5 working days after submittals.

Selection, coordination, and finalizing of contract with a contractor for landscape and streetscape design installation within 30 working days after receipt of bids.

Payment of any plan review or permit fees prior to submitting plans to reviewing entities.

Coordination with landscape and streetscape contractors on final payment, project close-out tasks, and completion of any outstanding inspection punch list review items after receipt of Final inspection punch list report of landscape and streetscape design installation.

TIME OF PERFORMANCE

WSP will commence performance of the services within five (5) business days after receipt of a signed PSA from the Client, and, barring circumstances beyond WSP's



control, complete the landscape and streetscape design tasks within the time periods given below:

Conceptual Design

Within 10 working days after receipt of signed PSA:

Provide Client with a draft Conceptual Plan and list of proposed plants with full scientific name, common name, planting size, and recommended plant spacing and photo for each plant.

Allow 5 working days for Client review and call to discuss comments and design revisions.

Allow 5 working days for Conceptual Plan revisions and submit back to Client for review.

Allow 5 working days for Client review and comments and approval to proceed to construction documents. Also submit to TXDOT for review and comments. Contact TXDOT for initial comments or design issues or conflicts after 3 working days.

Construction Documents – 60 % Level

Within 15 working days after approval of Conceptual Design by Client:

Provide Client with a set of landscape and streetscape design construction documents at a 60 percent level of completeness that includes hardscape and planting plans, design and installation and maintenance notes, schedules, details, and estimate of probable cost for review and comments.

Allow 5 working days for Client review and call to discuss comments and direction on design revisions.

Construction Documents – 90 % Level

Within 10 working days after receiving and discussing Client comments on the 60 percent level documents:

Provide Client with a set of revised landscape and streetscape design construction documents at a 90 percent level of completeness that addresses all Client comments and includes revised and more detailed design hardscape and planting plans, design and installation and maintenance notes, schedules, details, and estimate of probable cost for review and comments.

Allow 5 working days for Client review and call to discuss comments and direction on design revisions.

Construction Documents – 100 % Level

Within 10 working days after receiving and discussing Client comments on the 90 percent level documents:

Provide Client with a set of revised and sealed landscape and streetscape design construction documents at a final 100 percent level of completeness that addresses all Client comments and includes revised and completely detailed design hardscape and planting plans, design and installation and maintenance notes, schedules, details, and final estimate of probable cost for review and comments.

Allow 5 working days for Client review and call to discuss comments and direction on design revisions.



Allow 5 working days for 100% construction document revisions, quality control review, sealing and submitting back to Client for review and to advertise for bids.

TOTAL Estimated Time to Complete Design = 80 Working Days (16 weeks)

Bidding by Client:

Allow 15 working days to advertise for bids and to hold a pre-bid meeting for interested prospective bidders.

Allow 15 working days for bidders to prepare proposals, submit requests for information, incorporate a maximum of two (2) addendum submittals, and bid opening.

Allow 2 working days to review and evaluate bids and recommend award.

Allow 30 working days to get City Council approval to award the project.

Allow 20 working days to get the awarded contractor under contract.

Construction Services:

Within 5 days after contractor signed contract, conduct a virtual pre-construction phone call with Client and contractor and key sub-contractors as appropriate.

Within 10 working days after receiving notice from Client that the revised installation is complete:

Inspect landscape and streetscape installation at project site for conformance to construction documents and submit email inspection report spreadsheet of any remaining deficiencies to Client. Client would then coordinate with contractor to review final corrected work for acceptance and coordinate final payment or any remaining issues with the contractor.

FEES AND PAYMENTS

The Client must compensate WSP for the provision of the professional services described in the Scope of Services above on a LUMP SUM basis. The total amount paid to WSP for services shall be **One Hundred Thirty-One Thousand Six Hundred Forty Dollars (\$131,640)**. No other charges will be added without prior authorization from the Client. The lump sum fee includes \$3,397.50 for anticipated travel expenses. Any required expenses beyond \$3,397.50 will be coordinated with you prior to any action and will be billed at cost as reimbursable expenses beyond this Lump Sum proposal. The Client can request additional services at any time and WSP will prepare a modified contract agreement to be approved in writing by the Client prior to performance of the additional service.

Payment must be made upon submission of a proper invoice in an amount based on the actual employee hours spent on the project during the preceding month and reimbursable expenses incurred. All invoices shall be due and payable within thirty (30) calendar days. WSP must be paid in full for all professional services properly provided and invoiced by WSP under the terms in this proposal without regard to the success or failure of the Client's project, schedule, or the Client's receipt of payment therefore from third parties.