

THE STATE OF TEXAS

AGREEMENTS
ENGINEERING SERVICES AGREEMENT
OUTDOOR EDUCATION CENTER
PUBLIC SERVICES & OPERATIONS

COUNTY OF COLLIN

On **October 23, 2000**, the Commissioners Court of Collin County, Texas, met in **regular session** with the following members present and participating, to wit:

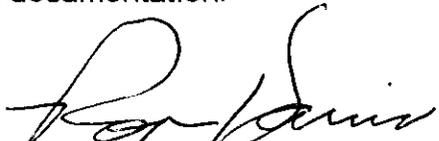
Ron Harris
Phyllis Cole
Jerry Hoagland
Joe Jaynes
Jack Hatchell

NOT PRESENT

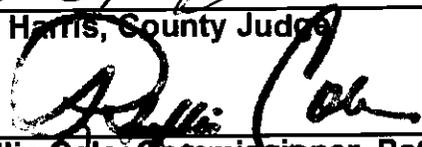
County Judge, Presiding
Commissioner, Precinct 1
Commissioner, Precinct 2
Commissioner, Precinct 3
Commissioner, Precinct 4

During such session the court considered a request for approval of an Engineering Services Agreement with Doucet & Associates, Inc., to complete a Conceptual Master Plan for an Outdoor Education Center.

Thereupon, a motion was made, seconded and carried with a majority vote of the court to approve an Engineering Services Agreement with DOUCET & ASSOCIATES, INC., to complete a Conceptual Master Plan for an Outdoor Education Center; grant exemption per VTCA LGC 262.024; and further authorize Purchasing Agent to finalize agreement. Same is hereby approved in accordance with the attached documentation.



Ron Harris, County Judge



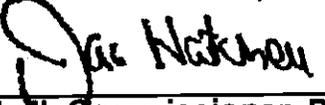
Phyllis Cole, Commissioner, Pct. 1



Jerry Hoagland, Commissioner, Pct. 2

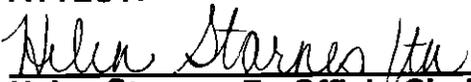
NOT PRESENT

Joe Jaynes, Commissioner, Pct. 3

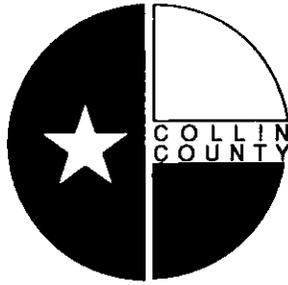


Jack Hatchell, Commissioner, Pct. 4

ATTEST:



Helen Starnes, Ex-Officio Clerk
Commissioners' Court
Collin County, T E X A S



Department of Public Services & Operations

October 17, 2000

To: Judge Harris and Commissioners

From: Bobby Atteberry 

Re: Collin County Outdoor Education Center
Proposal for Conceptual Master Plan – Sister Grove Creek Site

The Department of Public Services and Operations requests Commissioners Court's consideration of the attached proposal from Doucet and Associates, Inc. for the preparation of a Conceptual Master Plan for the Collin County Outdoor Education Center, Sister Grove Creek site.

I will be available to answer any questions you might have concerning this matter.

Proposal for

Conceptual Master Plan

**Collin County
Outdoor Education Center**

Sister Grove Creek Site

Submitted to

**Collin County, Texas
Commissioners Court**

October 2000

Submitted by

Doucet & Associates, Inc.
In cooperation with
Municipal Planning Resources Group, Inc.

PROPOSAL FOR COLLIN COUNTY OUTDOOR EDUCATION CENTER
CONCEPTUAL MASTER PLAN
SISTER GROVE CREEK SITE

INTRODUCTION

Due to the recent change in availability of property on the eastern side of Lake Lavon the location focus of the Collin County Outdoor Education Center has shifted from the Caddo site to the western side of the lake. The current site under consideration is referred to as the "Sister Grove Creek" site and generally lies north of US Highway 380, east of Princeton and just west of the existing US Army Corp of Engineers' (USCOE) Blue Ridge Park. Specifically the site consists of 75 acres of land owned by Collin County and approximately 150 acres of adjacent USCOE land. A revised Conceptual Master Plan for the Outdoor Education Center that addresses this site is to be prepared.

The revised Conceptual Master Plan will use as its basis the following three reports:

"Collin County Outdoor Education and Conference Center, Phase IA, Preliminary Site and Facilities Analysis", TranSystems Corporation and MPRG, October 1998;

"Collin County Outdoor Education and Conference Center, Phase IB, Market and Financial Analysis Report", Fanning & Associates, September 1998; and

"Collin County Outdoor Education Center, Phase II, Conceptual Plan", Doucet & Associates and MPRG, August 2000.

Specifically the revised plan will use as its basis of design the same considerations developed in the Phase IA and IB reports and applied in the Phase II report. It will re-apply these considerations to the new site. This proposal outlines the tasks to be completed and presents a budget for the work.

PREPARATION OF REVISED CONCEPTUAL MASTER PLAN

Anticipated tasks include the following:

1. Site Visits

One visit to the new site is anticipated. During this visit a general reconnaissance of the Collin County property and the adjacent USCOE land will be conducted in order to identify positive and negative aspects of the site such as topography, floodplain, vegetation, views, access points and accommodation for utilities. The ability of the

property to accommodate the proposed camp facilities will be generally evaluated during this visit and locations for various facilities will be identified. The site visitation team will include Mr. Kraus, Mr. Hudson, a County representative and, if available, Ms. Ann McWilliams from Plano ISD.

2. Infrastructure Analysis

Due to the new location on the western side of the lake, the feasibility of serving the site with infrastructure (roads, water, sewer, etc.) will be re-evaluated. Constraints to development such as floodplain, wetlands, right-of-ways, etc. will be documented. It is anticipated that most of the conclusions reached during the preparation of the Phase II Conceptual Plan will apply to the new location and that the majority of the current effort will be verifying the applicability of those conclusions.

3. Conceptual Site Plan

A color conceptual site plan exhibit will be prepared, with supporting documentation for the proposed Education Center facilities and supporting infrastructure. Included will be proposed primary and support facilities in essentially the same level of detail as presented in the Phase II Conceptual Plan.

4. Preliminary Opinions of Cost

A preliminary opinion of cost will be prepared. For the Education Center facilities this will consist of adapting and revising the previously prepared costs for the Caddo site to account for changes caused by moving to the new location. For facilities costs it will consist primarily of restating costs. The only anticipated changes will be in the type or number of activity areas based upon the new site layout. For supporting infrastructure, it will consist of completing new estimates based upon the new location but using the same unit costs.

5. Report Preparation

Based upon input received at the Collin County Committee meeting, a brief report detailing the changes in the conceptual plan and presenting the new associated costs will be prepared. The report will document the criteria established and procedures followed in developing this revised Conceptual Plan.

6. Meetings with the Collin County Committee and Other Entities

The Team will meet with the Collin County Outdoor Education Center Committee during the course of the plan preparation. It is anticipated that the following meetings will be required:

- Initial meeting with the committee to present a draft of the revised Conceptual Plan and new opinion of cost; and

- Follow up meeting with the committee to present the final plan based upon response to comments.

COMPENSATION

It is anticipated that this effort will be considered as a change order to our existing contract with Collin County. All conditions of that contract regarding billing procedures will remain. We anticipate the following level of effort.

	<u>Descriptions</u>	<u>Basis of Payment</u>	<u>Estimate of Fees</u>
1.	Site Visits	Lump Sum	\$2,050
2.	Infrastructure Analysis	Lump Sum	\$1,920
3.	Conceptual Site Plan	Lump Sum	\$3,600
4.	Opinion of Cost	Lump Sum	\$2,050
5.	Report Preparation	Lump Sum	\$2,220
6.	Meetings	Lump Sum	\$2,460
	Reimbursables	At Cost	<u>\$ 500</u>
TOTAL			\$14,800

ASSUMPTIONS/LIMITATIONS

1. Only one site visit will be made which will not involve any detailed engineering studies or design.
2. The size and type of facilities and activity areas to be considered are essentially the same as those identified in the Phase II Conceptual Plan for the Caddo site.
3. Ten (10) copies of the draft report and fifty (50) copies of the final report will be submitted in hard copy in addition to electronic format.
4. The Conceptual Site Plan will consist of one overall concept drawing with appropriate documentation.
5. All opinions of cost will be general, conceptual costs based upon readily available information and will utilize unit costs from the Phase II Conceptual Plan.

6. No detailed engineering design, analysis or cost estimation are included
7. The fee quoted limits Collin County Committee meetings to two (2) and includes no outside agency meetings. It is assumed that these meetings will require only minimal preparation and coordination on the consultant's part.
8. Additional meetings beyond the completion of the report and conceptual site plan, such as meetings to make presentation to bond committees or other interested parties has already been budgeted in our current scope of work with Collin County. This work, if needed, will be completed under the existing budget for these items and is not included herein.
7. Environmental assessments or environmental impact analysis are not included.

SCHEDULE

Doucet & Associates proposes the following tentative schedule:

Proposal Approval	October 23, 2000
Site Visit	October 27, 2000
Draft Report	November 14, 2000
Committee Meeting	November 21, 2000
Revised Report	December 6, 2000
Committee Meeting	December 12, 2000

COLLIN COUNTY PURCHASING DEPARTMENT

CONTRACT AMENDMENT NO: ONE (1)

CONTRACT: Outdoor Education Camp: Conceptual Master Plan

EFFECTIVE DATE: October 23, 2000

CONTRACT NO. 2000-039-01-24

CONTRACT AMENDMENT ISSUED TO: DOUCET & ASSOCIATES, INC. 9400 N. Central Expwy., Suite 1640 Dallas, Texas 75231

AWARDED BY: Original Court Order No. 2000-039-01-24 AMENDMENT #1, COURT ORDER NO. 2000-449-07-24 AMENDMENT #2, COURT ORDER NO. 2000-695-10-23

YOU ARE DIRECTED TO MAKE THE FOLLOWING AMENDMENT TO THIS CONTRACT:

1. To allow for the preparation of a Conceptual Master Plan for the Outdoor Education Camp at the Sister Grove Creek Site. Work to be performed shall include site visits, infrastructure analysis, conceptual site plan, preliminary opinions of cost, report preparation and meetings with Collin County Committees and other Entities, per the attached proposal.

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

The original (contract sum) was \$22,165.00

Net Change to Contract Amendment(s) (show \$ plus, minus or unchanged) PREVIOUS Contract Amendment No. 1 \$ +9,635.00 CURRENT Contract Amendment No. 1 \$ +14,800.00

TOTAL CONTRACT AMENDMENTS TO DATE: \$ 24,435.00

The new (contract sum) including this Contract Amendment will be \$ 46,600.00

ACCEPTED BY:

DOUCET & ASSOCIATES

CONTRACTOR/ENGINEER

ADDRESS

9400 N. Central Expressway, Suite 1640 Dallas, Texas 75231

Signature of Paul Crava

SIGNATURE

TITLE: VICE PRESIDENT

DATE: 11/21/00

ACCEPTED AND AUTHORIZED BY AUTHORITY OF COLLIN COUNTY COMMISSIONERS' COURT

Collin County Courthouse 210 S. McDonald McKinney, Texas 75069

Signature of Steve Mendelsohn

Steve Mendelsohn, C.P.M.

Purchasing Agent

DATE: 11/22/00

MAIL SIGNED CONTRACT AMENDMENT TO:

Purchasing Agent, 200 S. McDonald, Suite 230, McKinney, Texas 75069

Distribution to: Contract File () Contractor () Copies to: Department () Auditor () Other ()