



May 2, 2025

Mr. Sandeep Kathuria  
Collin County Director of Building Projects  
2300 Bloomsdale Rd.  
McKinney, TX 75071

Re: Fee Proposal for Collin County Campus Landscape Master Plan

Dear Mr. Kathuria,

We are pleased to submit our proposal to provide landscape master planning services for the Collin County justice center campus located in McKinney, Texas.

### **Project Understanding**

PGAL and our landscape architecture consultant TNP propose to provide landscape architecture master planning services for the approximately 270-acre Collin County Campus located at 2100 Bloomdale Rd, McKinney, TX. This master plan will emphasize enhancing the pedestrian experience and creating a cohesive campus environment through strategic landscape planning.

### **Scope of Services**

#### **Phase 1: Preliminary Planning**

##### **Site Inventory and Analysis**

- o Field assessment of existing landscape elements
- o Digital base mapping
- o Inventory plan showing plantings, features, grading, and drainage

##### **Conceptual Design**

- o Up to two design alternatives with renderings and cost opinions
- o Preferred option development based on client input
- o Coordination with client and consultants

#### **Phase 2: Master Planning**

##### **Campus Landscape Master Plan**

- o Final conceptual master plan with detailed layout of program elements
- o Cost estimates and design intent documentation
- o One revision based on client feedback

ALEXANDRIA  
ATLANTA  
AUSTIN  
BOCA RATON  
DALLAS/FORT WORTH  
DENVER  
HOBOKEN  
HOUSTON  
LAS VEGAS  
LOS ANGELES  
SALT LAKE CITY  
SAN DIEGO

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Phasing considerations for implementation will be an important factor in determining the success of the plan. The schemes and recommendations that will be developed will take input from the County's facilities management team and ultimately Commissioner's Court to make sound and informed decisions. The goal will be to make decisions on the most practical and cost effective means of achieving the long term goals of the County.

### Fee Proposal

We propose a lump sum fee of \$43,400. A breakdown is as follows:

| Task                            | Fee              |
|---------------------------------|------------------|
| PGAL – Architecture, Management | \$ 15,000        |
| TNP – Landscape Architecture    | \$ 28,400        |
| <b>Total</b>                    | <b>\$ 43,400</b> |

Reimbursable Costs: We would expect to be reimbursed for any reasonable out-of-pocket expenses we incur on behalf of the project such as cost of reproduction, photography, color graphic work, plotting, special handling or delivery and mileage. Reimbursable expenses will be billed at our cost. Expenses required for this project are estimated to be **\$2,500.00.**

Additional Services: If services other than those described as Basic Services are requested by the County, they will be billed in addition to the above compensation in accordance with the attached rate schedule. Additional Services shall only be performed subsequent to review of estimated fees and written authorization from the County. Additional Services include but are not limited to the following:

- Third party cost estimating
- Site survey
- Site Environmental Assessment
- Geotechnical Investigation
- Work beyond that specifically included above.

### Project Schedule

We anticipate a 3-month planning timeline.

We are ready to start work immediately upon receipt of an executed contract. Please don't hesitate to call should you have any questions or concerns regarding this proposal.

We look forward to working with you and your team.

Sincerely,



Paul D. Bonnette, AIA  
Principal