



May 19, 2026

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 Final Design

Dear Mr. Kathuria,

We are pleased to submit our proposal to provide final design services based on the design that was presented as part of the landscape master plan for the Collin County Justice Center campus located in McKinney, Texas.

Project Understanding

PGAL and our landscape architecture consultant TNP provided landscape architecture master planning services for the approximately 270-acre Collin County Campus located at 2100 Bloomdale Rd, McKinney, TX. The final master plan was presented during Commissioner's Court on November 3, 2025. The master plan emphasized enhancing the pedestrian experience and creating a cohesive campus environment through strategic landscape planning. It was presented as a two-phase landscape and trail concept for the Bloomdale campus that includes trails, stormwater detention ponds, native plantings and connections to US-75 and the future 380 bypass. The plan is intended to connect to existing and future trails envisioned as part of the Collin County Regional Trails Master Plan that was adopted on November 10, 2025. It also utilizes an existing bridge that will be relocated to the campus as part of the project. The master plan was well received, and the County requested that we provide this fee proposal to implement final design documents so that the plan can be bid and built.

The landscape improvements encompass approximately 144 acres of the 270 acre campus. The first phase is located on the southern side of the campus, mainly along the creek between current County buildings. The second phase is located to the north of the planned extension of the east/west roadway between Bloomdale Road and the I-75 feeder road.

Scope of Services

Preliminary Engineering Services

Prior to Final Design services beginning, it will be necessary to perform several preliminary engineering services to gain important information about the site. These services include geotechnical engineering and an environmental investigation. The scope of work for those services are listed separately, below.

ALEXANDRIA
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LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

Geotechnical Engineering: The design team will contract with a Geotechnical Engineer to provide a geotechnical report with associated specifications based on 10 borings. Report will include pavement, footing, and foundation recommendations.

Environmental Report: The design team will contract with an Environmental Engineer / Consultant to provide an Environmental Investigation for the project. This item will include a report that will provide site information and delineation for proposed improvements. An archeological assessment and cultural resource assessment is also required and will be provided to ensure the project's compliance with ACT and NHPA Section 106 requirements. This assessment identifies if there may be potential archaeological or cultural artifacts or sites within the limitations of the project boundaries. Should potential sites be found, additional investigation and potentially excavation / backhoe trenching may be required. Fees for these services are listed separately under Specialty Consulting Services Fees.

The County will engage a surveyor to provide the Team with topographic and utility information along with a tree survey. Other services may include securing a Letter of Map Revision (LOMR) or a Conditional Letter of Map Revision (CLOMR) from FEMA. Should these activities be needed, fees for such are listed separately under Specialty Consulting Services fees.

Final Design

In the final design phase of the work PGAL and TNP will complete the construction documents for bidding/pricing and provide construction administration services through the completion of the project. We will provide a geotechnical investigation and report, a flood study by a hydraulic and hydrology engineer, civil engineering, landscape architecture, structural engineering (bridge abutments, and support, retaining walls, pavilion foundations and slabs, light pole bases) and electrical / lighting design. Specialty consulting services are listed separately, which include various hydraulic and hydrology engineering and design additional services, and archeological investigation of the site (if required). It is anticipated that documentation will be provided for both phases of the work, that Phase 1 documentation will be produced separately from Phase 2, and that the project will be bid out by a Competitive Sealed Proposal (CSP) or Construction Manager at Risk (CMAR) delivery method. We anticipate issuing documents for owner review at the Schematic Design, Design Development, 50% Construction Document and 90% Construction Document phases prior to issuing for permitting and bidding for each phase. A preliminary opinion of probable cost will be prepared and updated at each of these phases. The County may choose to proceed into design and/or construction with one or both phases.

The scope of work for Phase 2 includes Community Engagement. During this activity, a total of three meetings or events would include a combination of Community Project Update / Town Hall Meetings, Park Board Meetings or Commissioner's Court Worksessions followed by meeting notes and exhibits for record.

Project scopes of work by phase will be as follows:

Phase 1:

Scope includes pedestrian trail (approx. 5,600 linear feet), habitat restoration (approx. 10 acres), vehicular access (approx. 2,000 linear feet), existing bridge abutments (structural and civil engineering to support and place the bridge), benches (3 units), and pavilion.

Phase 2:

Scope includes pedestrian trail (approx. 6,750 linear feet), habitat restoration (approx. 23 acres), benches (3 units), and pavilion.

Construction Administration

During construction, PGAL and TNP will provide Construction Administration Services, which include responding to requests for information (RFIs), reviewing submittals, attending on-site project meetings, making periodic site observations, and reviewing contractor pay applications and change proposals. We will also perform a final site observation and create a punch list of items to be finalized. We will be available for on-site meetings, construction observation at key points in construction, for the initial concrete slab pour, and for any preconstruction / pre-installation meetings.

COMPENSATION

We have provided a lump sum fee for design services. The overall fee breakdown based on discipline is as follows:

Preliminary Engineering Services Design Fee:

• PGAL Management	\$ 9,800
• Geotechnical Investigation, Report and Engineering	\$ 30,500
• Hydraulic and Hydrology Engineering / Design	
o Flood Study	\$ 67,500
Total Preliminary Engineering Services Design Fee:	\$ 107,800

Basic Services Design Fee – Phase I:

• PGAL Management	\$ 26,350
• Construction Documentation (Landscape Architecture, Civil Engineering, Structural Engineering, Electrical / Lighting Design)	\$ 263,500
Subtotal Basic Services Phase I Design Fee:	\$ 289,850

Basic Services Design Fee – Phase II:

• PGAL Management	\$ 22,560
• Construction Documentation (Landscape Architecture, Civil Engineering, Structural Engineering, Electrical / Lighting Design)	\$ 216,600
o Community Engagement	\$ 9,000
Subtotal Basic Services Phase II Design Fee:	\$ 248,160
Total Basic Services Design Fee:	\$ 538,010

Specialty Consulting Services Fees:

The following is a list of additional specialty consulting services are optional to the project (except for those noted below as being code required) and are beyond the scope of the basic services listed above. Though we have broken out these additional consultants and services separately should the County decide to obtain these services separately from this design contract, we and our consultant team are fully capable of providing each service.

• Surveying	
o Coordination of Easement Documentation	\$ 3,500 each (one assumed)
• Hydraulic and Hydrology Engineering / Design	
o Floodplain Development Survey	\$ 3,000
o Letter of Map Revision (LOMR)	\$ 35,000
o Conditional Letter of Map Revision (CLOMR)	\$ 25,000
• Environmental Consulting	
o Waters of the US Delineation	\$ 8,500
o Cultural Resource Survey & Agency Coord.	\$ 34,000
o Archeological Site Recording (\$3,500 per site)	\$ 10,500
o Archeological Backhoe Trenching	\$ 15,400
o Deed Title Research	\$ 2,500
• <u>PGAL Management (Max. 10% of selected services)</u>	<u>\$ 13,740</u>
Total Specialty Consulting Services Fees	\$ 151,140

Total Fees:

Preliminary Engineering Services Design Fee:	\$ 107,800
Basic Services Phase I Design Fee:	\$ 289,850
Basic Services Phase II Design Fee:	\$ 248,160
Specialty Consulting Services Design Fee:	\$ 151,140
Total Design Fee:	\$ 796,950

The hourly rates utilized by TNP to develop the fees for this project match those previously agreed upon with Collin County through their Continuing Landscape Services agreement.

Reimbursable Costs: We would expect to be reimbursed for any reasonable out-of-pocket expenses we incur on behalf of the project, in accordance with the County's reimbursable expense policy, such as cost of reproduction, photography, color graphic work, plotting, permitting, TDLR plan review and inspection, special handling or delivery and mileage. Reimbursable expenses will be billed at our cost. Expenses required for this project are estimated to be **\$50,000.00**.

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:

- Any design consultants other than those specifically included.
- Topographic, Utility and Tree Survey
- Surveying for Easement Instruments / Documentation
- Excavation to locate underground utilities
- Retaining wall design for walls over 30 inches or with surcharge
- Irrigation systems utilizing reclaimed water requiring storage, pumps, filters and associated controls
- Information Technology Consulting
- Security System Consulting
- Audio/Visual System Consulting
- Custom designed architectural pavilions (basic services scope of work will be delegated design by manufacturer)
- Revisions to approved documents beyond minor changes.
- Value engineering services.
- Materials testing services during construction
- Final Survey of Property at Project Completion
- Traffic Impact Analysis.
- Off-site roadway, signal or utility design work
- Photometric analysis
- Special inspections for site photometrics.
- Design and/or upgrades to the County's central plant.
- LEED Design, Consulting or Certification.
- Public art selection, design or coordination
- Third party cost estimating

Project Schedule

We anticipate that design work, beginning with preliminary engineering and working through the end of Phase I final permit / bid documents will take approximately 300 calendar days.

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.

Mr. Sandeep Kathuria
Collin County Director of Building Projects
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We look forward to working with you and your team.

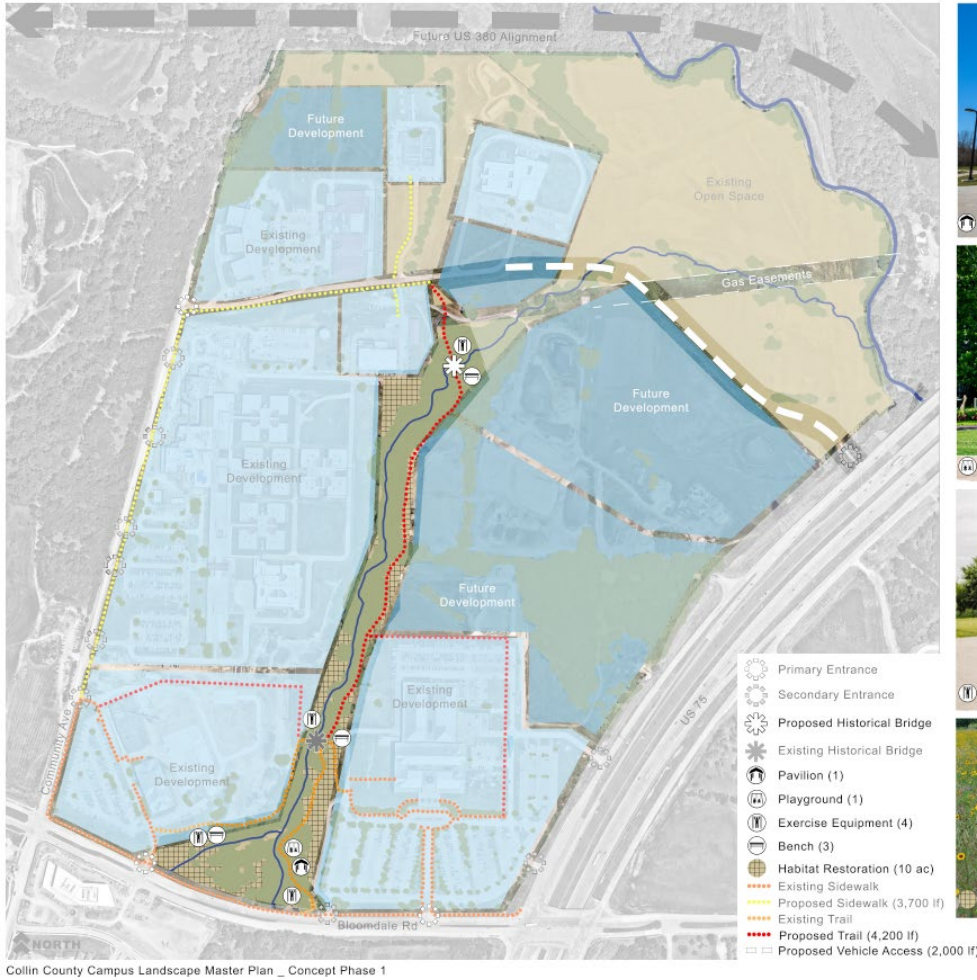
Sincerely,

A handwritten signature in black ink, appearing to read 'P. Bonnette', with a vertical line to its left.

Paul D. Bonnette, AIA
Principal

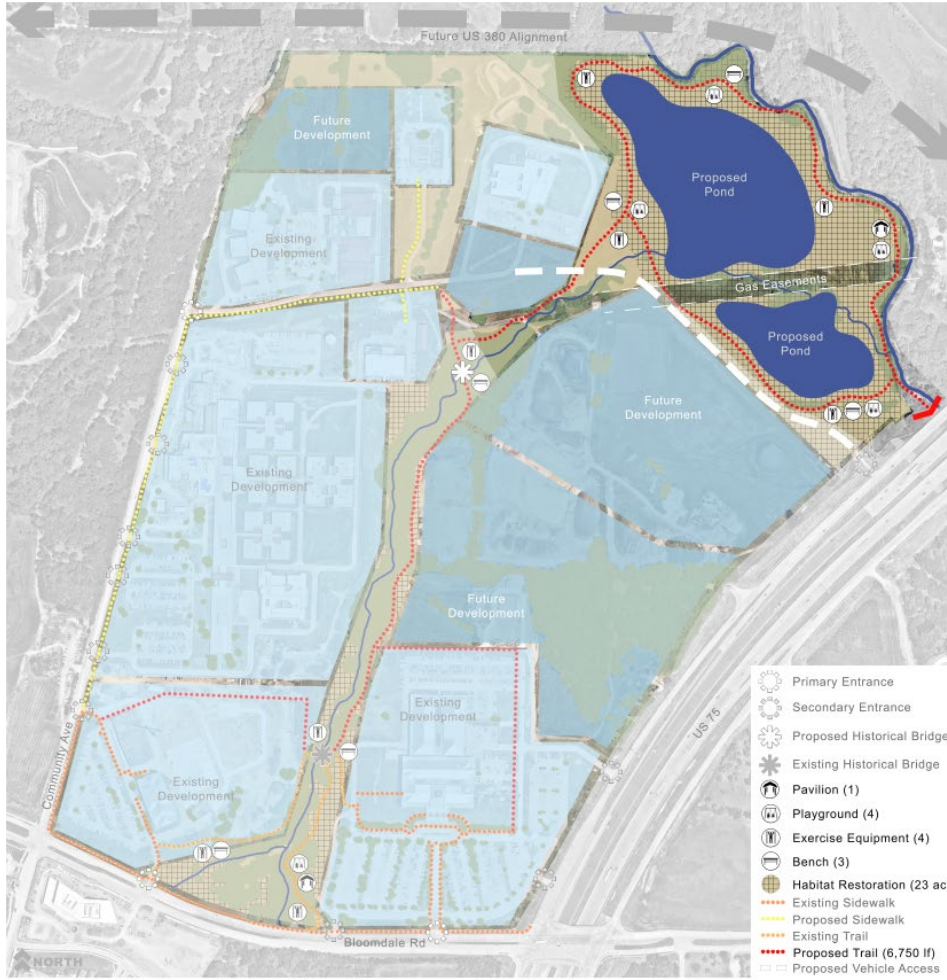
PHASE 1 PROJECT LOCATION

The area shown below indicates the approximate project limits for Phase 1.



PHASE 2 PROJECT LOCATION

The area shown below indicates the approximate project limits for Phase 2.



Collin County Campus Landscape Master Plan _ Concept Phase 2

